

APPENDIX C



APPENDIX C: PLAN AUDIT

The Plan Audit was completed by staff to gauge what progress had been made in implementing the City of Greeley's *2060 Comprehensive Plan* since its adoption in 2009. The audit examined each of the recommendations, actions, and policies set forth in the Plan's 12 chapters, and noted if the action was done, being done, or not being done. The topics addressed in the chapters of the *2060 Comprehensive Plan* include:

- Community Design
- Culture
- Economy
- Education
- Environment
- Growth
- Health, Housing, and Human Services
- Land Use
- Parks and Recreation
- Public Safety
- Redevelopment
- Transportation

Recommendation, Action, or Policy

Status Remarks

COMMUNITY DESIGN

GOAL: Promote a well-designed community that attracts and retains progressive development which is dynamic, interesting, and visually pleasing, thereby increasing property values and improving the community reputation, livability, and appeal

CD1						
	CD1	COMMUNITY IMAGE AND DESIGN				
CD1A	Objective	A	Reflect the community's distinctive context in the built environment through deliberate and attractive design, public art, landscaping, and related features	Being done	Regulations for design reviews require meeting architectural standards. Public works projects	
CD1A1		1	Identify and promote the city's unique assets to reinforce Greeley's individual sense of place in northern Colorado	Being done		
CD1A1a		a	Review the City's building and site design standards to assure that they reflect contemporary, progressive and sustainable building design trends consistent with the goals of this 2060 Comprehensive Plan	Not done	Reviewed in 1998, 2003, 2008, and 2009. Landscape Code being amended in 2016	
CD1A2		2	Identify areas in Greeley's planned growth area that could function as "community separators" to distinguish development in Greeley from surrounding jurisdictions and contribute to a distinct community identity for the city (see also EN7C, EN7C1b, LU7B1 and PR2B2d)	In process	The Parks, Trails, and Open Lands Plan addresses this.	
CD1A2a		a	Develop standards that establish an open space or transitional land use buffer between Greeley and adjacent communities to distinguish the communities from one another. Work with adjacent communities to identify and develop such transitional areas to	Being done	The Parks, Trails, and Open Lands Plan addresses this.	
CD1A3		3	Promote and expand the City's One Percent for Art and Sculpture on Loan programs to enhance the appearance and function of the City's infrastructure and public places through thoughtful and imaginative design, making the built environment more interesting, enjoyable,	Being done		
CD1A3a		a	Work with business, development and neighborhoods to partner in the installation of artwork in a variety of locations for enjoyment by the public	Being done		
CD1A4		4	Encourage and sponsor programs that promote the beautification and preservation of distinctive neighborhoods and the city			
CD1A4a		a	Review policies to support more cooperative ventures which improve the appearance and function of public and common areas, such as with improvement and maintenance districts, expansion of the "Shared Concrete" and "Share the Shade" programs,	Being done	N I Grant	
CD1A4b		b	Establish programs to support beautification and building rehabilitation, especially in designated Redevelopment Districts and established areas of the community	Being done	GURA	
CD1A5		5	Retain and update the City's standards that require new development to offer unique physical elements of area character and identity such as distinct site elements or architecture; historic or cultural resources; amenities such as view, open space, water courses, or varied	Unchanged from earlier Code		
CD1A5a		a	At least every three years, inventory these features that have been incorporated into projects since adoption of the standard. Develop and update guides to such community amenities as part of the Neighborhood Building Blocks program and as a guide for	Not being done.		
CD1A6		6	Support and strengthen new and redevelopment residential neighborhoods through appropriate building scale and compatible character, mixed uses, and public facilities, including sensitive design and sizing of rights-of-way (see also RE1A2)	Implemented by the Redevelop-		
CD1A7		7	Update the City's Sign Code to reflect contemporary design elements and construction options and promote the attractive appearance of commercial corridors through functional and appealing property and business identification that is well-integrated into other site	Being done	Has been done but needs to be redone because of recent Supreme Court Decision	
CD1B	Objective	B	Honor prevalent and historic architecture			
CD1B1		1	Reinforce the value and importance of historic aspects of the community's development by promoting the preservation of historic structures (see also CU1A3a, CU1C5, LU2A9, RE2A1 and RE3D1)	Being done		
CD1B2		2	Make reasonable efforts to protect existing trees and groups of trees which carry historical, environmental, horticultural, and/or aesthetic value (see also EN4A7)	Some of this is being done		
CD1B2a		a	Catalogue the trees and plantings which carry such significance and share such information with land owners and the public to enhance the protection and appreciation of such natural elements	Being done	Within public rights-of-way and parks	
CD1B3		3	Promote the character and quality of established residential neighborhoods through sensitive design of adjacent commercial uses and incorporation of mixed uses	Being done	Buffering requirements in land use code	
CD1C	Objective	C	Foster creativity in design excellence			
CD1C1		1	Encourage, recognize and reward outstanding building design by continuing and/or expanding the <i>Excellence in Community Design Awards</i> program (see also LU2A14c)	Being done		
CD1C2		2	Foster awareness and use of desired community design standards	Being done		
CD1C2a		a	Sponsor educational clinics to provide technical assistance and support in the application of design standards	Being done		

CD1C2b		b	Assure that community design expectations and outcomes are understood and effectively incorporated into a wide variety of projects through community education and guides	Some is being done	
CD1C3		3	Promote commercial and industrial areas that are functional, well-defined and designed, which complement adjacent residential neighborhoods and provide a positive visual image of the community	Some is being done	
CD1D		D	Achieve an urban form that uses land efficiently and enhances the natural environment		
CD1D1		1	Promote overall moderate-density development as a means to create mixed-use areas with complementary design for strategic preservation of open space and natural areas	?	
CD1D1a		a	Review Development Code amendments that would support the development of complementary mixed-uses as a means to increase density, reach transportation and environmental objectives of this 2060 Comprehensive Plan, to achieve a vibrant and attractive	Not done	
CD1D2		2	Reinforce the community's image as a "Tree City" by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment (see also (EN4A2)	Some is being done	
CD1D2a		a	Provide support for the effective maintenance of the community's urban forest through proper tree care and planting	Being done	
CD1D2b		b	Continue tree planting and replacement incentive programs accompanied by educational materials to support a successful establishment of the new installations	Some is being done	
CD1D2c		c	When reviewing landscape plans, consider the entire context of the surrounding area to ensure it is appropriate and well-integrated into and a complement to any prevailing themes or patterns	Some is being done	
CD1D2d		d	Alternative Compliance should be encouraged to achieve the intent of attractive and interesting streetscapes and cohesive travel corridors where appropriate	Policy	
CD1D3		3	Encourage the "infill" and redevelopment of the community to achieve a compact, efficient, pedestrian friendly and attractive community form (see also GR3A1bv, PS1A4a, RE2B2, RE2C3, TR1A3 and TR1B2)		
CD1D3a		a	Develop standards that discourage non-contiguous, scattered, or leapfrog development except where a compelling community objective of this 2060 Comprehensive Plan is achieved	APFA does this to some extent	
CD1D4		4	Design land uses to encourage self-contained neighborhoods which project a distinctive sense of place, and which have a focal point as a sense of identification of the area, but which also are interconnected with the overall community design and well-integrated into the	Some is being done	
CD1D5		5	Require the design of public trail, open space, and wetland areas to respect the environmentally sensitive nature of the area (see also CD1D5, EN1A2, LU8A7 and PR2B13)	Being done	
CD1D5a		a	Continue support for the full development and enhancement of the Poudre River Trail, and recreational areas as defined in City-adopted plans	Being done	
CD1D6		6	Develop standards that promote well-designed open space areas in neighborhoods which provide opportunities for informal gathering and/or points of interest (see also CU4A2 and PS2A8)	Being done	
CD2					
	CD2		APPEARANCE STANDARDS		
CD2A	Objective	A	Establish and maintain building appearance standards that promote quality community form and design		
CD2A1		1	Maintain the role of the citizen Architectural Review Advisory Committee which acts as a technical and community resource to City staff and applicants, in evaluating and trouble- shooting specific project design issues, as requested	Not done	Staff reviews this as part of development review
CD2A2		2	Aggressively enforce property maintenance codes to convey community pride, preserve and promote stable property values through the maintenance of a quality urban environment and streetscape free from unsightly materials such as trash and refuse; inoperable vehicles;	Being done	Code Enforcement does this
CD2A3		3	Encourage revitalization and redevelopment of areas showing signs of decline or disinvestment (see also EC4B2, RE3C1a)		GURA does this
CD2A4		4	Identify and protect significant public view corridors and sites	Some are protected	
CD2A4a		a	Inventory and designate areas which carry important views and establish special design treatments to protect and complement these areas	Not done	
CD2A5		5	Promote the development of the city as a pedestrian friendly community through neighborhood and commercial design with easy and safe access to neighborhood centers, community facilities, transit stops, shared public spaces, and amenities (see also PS2A11, PS2A12,	Working on this.	
CD2A6		6	Promote the development of subdivisions which offer a variety of external building facades and which avoid repetitious building design without an off-setting common feature or amenity. Discourage the design of subdivisions which are tedious in pattern and offer little	Being done	Part of the Subdivision Code
CD2B	Objective	B	Promote design standards and practices that improve design connectivity and enhance neighborhood characteristics		
CD2B1		1	Review and update as appropriate the requirement for perimeter landscape treatment plans for new subdivisions	Some is being done	

CD2B1a		a	Incorporate neighborhood perimeter treatment plans into adopted entryway corridor design plans		
CD2B1b		b	Develop an accepted range of strategies that can be used to link neighborhoods via complementary perimeter treatment schemes		
CD2B2		2	Preserve, protect, and improve the appearance of existing low income neighborhoods, especially in established areas of the community (see also H55A5)	Code Enforcement,	
CD2B3		3	Periodically review and revise the City's codes as appropriate to enable the use of site design standards to assure compatibility between land uses of different intensity rather than relying solely on the graduation of land use types to achieve compatibility	Not done	
CD2C	Objective	C	Blend form and function to achieve an attractive and sustainable built environment		
CD2C		1	Review the Subdivision Regulations and Development Code to assure aesthetics are well-integrated in public places, roadways, adjacent uses, and natural land forms is well integrated	Some is being done	
CD2C		2	Incorporate and promote the use of environmentally sensitive, sustainable, and efficient design through the flexible application of code standards (see also EN3D1 and EN5B1e, TR2D7)	Some is being done	
CD2C		3	Take reasonable steps to ensure that new construction and redevelopment is designed and constructed in a manner which is sensitive to social and physical needs such as accessibility; facilities are available for multi-modal transportation users; sites provide functional	Done and continuing	
CD3					
	CD3		INFRASTRUCTURE DESIGN		
CD3A	Objective	A	Promote connectivity of the City's street system and corridors that also meet environmental, safety, and transportation objectives of adopted community aesthetic themes (see also TR4D3)		
CD3A1		1	Improve the appearance and function of the city's major corridors and entryways		
CD3A1a		a	Update the City's Entryway Master Plan, which establishes guidelines and design standards for the treatment of major roadway entrances to the city, to improve the major arrival zone of the city with attractive, interesting and distinctive features (see also EC4A5a,		
CD3A1b		b	Develop specific corridor design plans to provide complementary and cohesive design characteristics along key arterial roadways, prioritized as follows:		
CD3A1bi		I	Immediate priority 11th Avenue from US Hwy 34 to "O" Street	Not done	
CD3A1bi			8th Avenue from 22nd Street to the US 85 Bypass	Not done	
CD3A1bi			US 85 Bypass from the City of Evans to "O" Street	Not done	
CD3A1bi			US 34 Bypass from 8 th Avenue to WCR 17	Not done	
CD3A1bii		II	Mid-range priority 10 th Street from 11 th Avenue to 101 st Avenue	Some is being done	Portion from 24th Ave to 35th Ave is complete
CD3A1bii			8th Street from 8th Avenue to the Greeley/Weld County Airport	Plan is ready to be adopted	Additional planning will need to take place to complete the design plan but funding will need to
CD3A1bii			83rd Avenue (Two Rivers Parkway) from "O" Street to 37th Street	Not done	
CD3A1biii		III	Long-range priority "O" Street from 8th Avenue to 83rd Avenue	Not done	
CD3A1biii			SH 257 from the Town of Windsor to WCR 54	Not done	
CD3A1biii			SH 392 between WCR 23 and 8th Avenue	Not done	
CD3A1c		c	Cooperate with adjacent jurisdictions, CDOT, and other governmental entities to create a favorable and complementary travel corridor along key Greeley entryways	Some is being done	Some entryways have been completed
CD3A1d		d	Develop a specific strategy to address pedestrian, bicycle, and mass transit design elements that enhance the safety, appeal, and use of these travel corridors. Incorporate specific elements into the City's Subdivision and Development Code standards	Being done	See Bicycle Master Plan
CD3A2		2	Evaluate and update the City's Street Design Standards related to roadway width, pedestrian amenities, landscaping, public art, and related elements to assure that the design of these significant improvements maintain safety and efficiency while being designed to be a	Some work has been done.	
CD3A2a		a	Reconsider current street design standards relative to the ultimate use of the site, including street widths, utility placement, drainage, and access points		

CD3A3		3	Promote the delivery of emergency services through effective project design (see also PS1C1)	Being done	
CD3A4		4	Develop a design plan for roadway overpass and underpass areas which is consistent with the City's Entryway Plan to improve the attractiveness of these properties to the traveling public (see also TR4A2)	Not done	
CD3A5		5	Incorporate traffic-calming techniques into street and subdivision design with initial construction and in redevelopment projects that is attractive, effective and complementary to adjacent land uses (see also PS2A11 and TR4E1)	Not doing Traffic calming	
CD3A6		6	Develop a comprehensive way-finding signage plan to direct travelers to key community destinations which is attractive, distinctive and reinforces the City's entryway and community design themes	Some such as University	
CD3B	Objective	B	Incorporate deliberate and attractive design, maintenance, and multi-functionality into drainage and detention areas, open space, natural areas, pedestrian and other travel corridors		
CD3B1		1	Complete a basin-wide study to set out a plan for drainage infrastructure to be accommodated through larger shared facilities that facilitate more effective efficient and aesthetic development (see also EN2B7, GR2A2, LU6B1and PR2B1a)	Some is being done	Stormwater basin masterplans are under discussion
CD3B1a		a	Review the Parks and Recreation Master Plan to coordinate key locations for new area drainage facilities that also offer complementary uses for parks and open space facilities	Done and continuing	
CD3B1b		b	Consider alternatives to on-site drainage within the Redevelopment District in order to promote infill projects, such as a means to pay a cash-in- lieu fee to address area-wide drainage needs (see also RE1B1)	Not done	
CD3C	Objective	C	Provide distinctive design of public buildings and structures which represent the City's leadership and commitment to design excellence		City Center Project
CD3C1		1	Establish and implement standards for public improvements and street furniture, such as: traffic mast arms, bus benches and shelters and related infrastructure which is attractive and contributes to the overall community design elements (see also PS2A12 and TR4D3)	Some is being done	
CD3C1a		a	Adapt the thematic schemes of the established city-wide standards into the design elements of individual corridor plans to provide complementary linkages between areas of the travel corridor	Some is being done	
CD3C2		2	Continue the City standard to require all utility service lines to be placed underground with new construction and major redevelopment in accordance with City and utility policies	Done and continuing	
CD3C2a		a	Renew and utilize funds from the designated electric franchise agreement and budget to relocate existing lines along key community roadways to underground locations (see also EN7B1a)	Not done	
CD3C2b		b	Develop a Utility Master Plan which prioritizes the use of designated franchise fees to place underground electric utility lines, with a priority of use within the Redevelopment District	Not done	
CD3C2c		c	Consider the merits of "utilidors" which encompass multiple utility needs; evaluate the benefits and constraints in moving utility placement to the back of lots in certain applications, such as where alleys or other access corridors are available to allow more	Not done	
CD3C3		3	Work with utility companies to locate service boxes in locations and in a manner in which their appearance has minimal impact on the surrounding properties, outside of clear vision areas, and in consideration of utility safety operations (see also EN7A1 and PS2A15)	This has failed	

Recommendations, Actions or Policy

Status

Remarks

CULTURE

GOAL:

Support and celebrate the rich diversity of human experience within the community, foster understanding and cooperation among its residents and establish unique community distinction

CU1A	Objective A	Provide a context for the community's development by encouraging sensitive and complementary redevelopment in established neighborhoods		
CU1A1	1	Without compromise to essential safety and land use considerations, support amendments that add flexibility to local municipal codes to support adaptive reuse and preservation of historic structures (see also RE1B1)	Not done	The Land Use Code was not updated to implement the 2060 Comprehensive Plan
CU1A1a	a	Utilize the Existing Building Code as adopted as part of the Greeley Municipal Code to provide reasonable flexibility in the application of building and fire code standards to older, established properties	Not done	The Land Use Code was not updated to implement the 2060 Comprehensive Plan
CU1A2	2	Through recognition and financial and related incentives, reduce barriers to preservation support and induce land owners to protect, improve and designate historically significant structures (see also RE2A1 and TR7B1)	This has been done	The City has a program to solicit nominations and recognize examples of superior design through the annual "Excellence in Community Design Awards".
CU1A2a	a	Continue and expand the City's historic preservation loan program for façade renovation of significant structures	Done	See above
CU1A2b	b	Facilitate the availability of private loans at attractive rates and terms through local lenders for landowners seeking financial support in the renovation, rehabilitation, or restoration of an historic structure	Not done	
CU1A2c	c	Explore other financial sources of support for historic preservation activities, including state, federal and private foundation sources which will bring new funds to community preservation endeavors	Being done	
CU1A3	3	When considering land use applications, weigh the potential impact to any structures or areas of historic or potential historic merit	Being done	
CU1A3a	a	Review Development Code standards to assure standards provide complementary site and building design within established areas in order to maintain the character of an area (see also CD1B1 and RE1A2)	Being done	Being done as part of the development review process
CU1A3b	b	Ensure that infrastructure installed in established areas matches prevailing layouts to achieve neighborhood compatibility when the existing conditions have design merit. Sidewalk location and design, street lighting and curb types are examples of the type of infrastructure which should be reviewed for complementary design	Being done	Being done as part of the development review process
CU1A3c	c	Acquaint the community with the option to propose a "character overlay district" to support neighborhood driven covenants or design characteristics to protect the distinctiveness of an area	Not implemented	The Land Use Code was not updated to implement the 2060 Comprehensive Plan
CU1A4	4	Explore the development of landscape standards for established areas of town which support reforestation and a range of complementary design options to help maintain the character of an area while supporting water conservation objectives (see also policies (EN4B2 and RE3A3)		Landscape Code is being updated. Policy on maintenance of landscaping in street rights-of-way is being developed.
CU1B	Objective B	Promote local heritage with identification of structures, facilities, and areas which carry historical, cultural, architectural, or geographical significance		
CU1B1	1	Through this 2060 Plan readopt the 1996 Preservation Plan, as amended and managed by the Greeley Historic Preservation Commission	Done	Historic Preservation Plan is proposed to be updated in 2018
CU1B1a	a	Conduct a comprehensive review and update of the Preservation Plan to assure its continued relevance in application		Historic Preservation Plan is proposed to be updated in 2018
CU1B1b	b	Promote awareness and application of the Preservation Plan's objectives		Historic Preservation Plan is proposed to be updated in 2018

CU1B2	2	Continue the identification of historically significant elements of the built environment associated with important people and events (see also policies CD1A5 and RE3D1)	Being done	Surveys are being conducted. Guided walking tours of historic areas are scheduled and conducted.
CU1B3	3	Encourage community education that facilitates a deeper understanding and appreciation for local historic resources through activities which could include, but not be limited to, the following:	Being done	
CU1B3a	a	Produce materials which describe and illustrate elements associated with historic structures, architectural styles and related topics	Being done	
CU1B3b	b	Continue to program events and extend opportunities which assist residents to experience history and preservation appreciation in a dynamic and hands-on manner, such as through "living history" settings (Centennial Village, Plumb Farm Learning Center)	Being done	Many successful community events are being implemented.
CU1B3c	c	Produce self-guided tour maps and listings of historic resources to encourage resident awareness of local resources of historic significance	Has been done	
CU1B3d	d	Seek grants and other resources to provide markers, plaques, and other identification, as appropriate, at sites of historic significance	Has been done	
CU1B3e	e	Explore technological opportunities to expose the public to historic preservation programs and resources	Has been done	
CU1B4	4	Display leadership in the care, promotion, and use of City-owned facilities which are of historic significance and encourage other public entities to offer like stewardship	Being done	
CU1B4a	a	Work with Weld County government, local school districts, the University of Northern Colorado, area library districts and other government entities to honor and protect historic resources	Being done	One example is the potential conversion of the existing City Hall to a library
CU1B4b	b	Explore the option of an intergovernmental agreement to provide historic preservation support within the Long Range Expected Growth Area (LREGA)	Not done	
CU1B5	5	Protect and expand the City's museum archives as a resource for documentation of the human experience in Greeley	Being done	
CU1B5a	a	Promote partnerships among cultural heritage organizations in the community to develop interpretative and educational programming about Greeley's heritage, such as with the "Windows of Time" series	Being done	
CU1B5b	b	Encourage public participation in the documentation of Greeley's history through such means as acquisition of oral histories for	Being done	
CU1C	Objective C	Preserve important structures, facilities, and areas in the community for perpetual appreciation and historic reference and to contribute to the community's unique character	Being done	
CU1C1	1	Promote the designation of historically significant buildings and districts to the local register	Being done	
CU1C2	2	Seek funding and tax credits to support the maintenance and improvement of locally significant structures	Being done	
CU1C3	3	Educate the public about the available resources to support rehabilitation of historic structures	Being done	
CU1C4	4	Provide technical assistance and resources to the community and landowners wishing to explore designation of a structure as historically significant	Being done	
CU1C5	5	Work with neighborhood residents and business owners, as requested, to evaluate the potential for area designation as an historic district (see also CD1B1 and LU2A9)	Being done	
CU2	CU2	CU2 CELEBRATING COMMUNITY THROUGH EVENTS AND FESTIVALS	Being done	
CU2A	Objective A		Being done	
CU2A1		Observe important events and provide opportunities for individuals to experience the rich diversity of the community		
	1	Encourage and support the celebration, preservation and transmission of traditions through cultural activities, the arts, education, literature and public events (see also RE2C1)	Being done	

CU2A2		2	Develop and expand resources, exhibits, and programs through the museums, libraries and other public venues which educate residents in a thoughtful manner about the diverse cultures within the community	Being done	
CU2B	Objective B		Provide emotional renewal and relief from normal routines through art, entertainment and activities that add to the community's quality of life	Being done	
CU2B1		1	Provide programs and events that offer residents the opportunity to experience art and entertainment within the community	Being done	
CU2B1a		a	Continue to offer such City events as Neighborhood Nights, Arts Picnic, Oktoberfest, Friday Fest, Historic Preservation Month, Festival of Trees; University of Northern Colorado programs such as the Gala, Jazz Festival, and concerts; along with the many other similar and regular community entertainment events such as the Blues Festival and the Fiesta	Being done	
CU2B1b		b	Support the Downtown Development initiative to create an Arts and Entertainment District identity (see also RE2C5)	Being done	Creative District Greeley Unexpected
CU2C	Objective C		Promote the community as a unique destination for visitors, travelers and conferences that expose newcomers to the city's vitality and diversity, thereby enhancing its image and economic development appeal	Being done	
CU2C1		1	Work with the Convention and Visitors Bureau to promote conferences and events that showcase Greeley's many offerings to visitors	Being done	
CU2C1a		a	Continue to promote Operation Safe Stay to hospitality providers to increase the safety and well being of travelers and guests in Greeley hotel accommodations (see also PS4A8)	Being done	
CU2C2		2	Support community branding programs that reinforce and promote Greeley's assets	Being done	Greeley Unexpected
CU2D	Objective D		Plan, promote, and stage a variety of community events and festivals to enhance a sense of the community culture and facilitate understanding and appreciation of customs, beliefs, and behaviors of different social groups and cultures	Being done	
CU2D1		1	Involve neighborhood residents in area-specific art and cultural events	Being done	Chalk-a-Lot
CU2E	Objective E		Increase appreciation and understanding of important local events and features through community education	Being done	
CU2E1		1	Promote and expand celebrations such as Potato Day and Homesteaders' Holidays to provide an opportunity to learn about and experience events of local and historical significance	Being done	
CU3	CU3 UNDERSTANDING DIVERSITY				
CU3A	Objective A		Foster understanding between people from varied backgrounds and promote conditions which enable different people to live together without conflict and with mutual respect		
CU3A1		1	Demonstrate cultural sensitivity and encourage the participation of diverse populations in municipal and community services	Needs more work	
CU3A1a		a	To the extent feasible, anticipate and provide language support and interpretation to assist with program access	Some is being done	
CU3A1b		b	Use international and universal symbols to guide visitors to important local destinations	Some is being done	
CU3A2		2	Support reciprocal international understanding and goodwill through such activities as exchange programs and related means	Some is being done	
CU3A3		3	Use cultural events to promote cross-cultural awareness in order to foster healthy interactions with one another and minimize conditions that contribute to isolation and segregation	Not being done	

CU3A4	4	Support safe and appropriate opportunities to explore differing points of view in order to address issues and conditions that may divide neighborhoods so that actions can be taken to address and overcome obstacles to community harmony (see also PS3C1)	Not being done	
CU3A5	5	Support the work of such groups as "Realizing Our Community" and the Human Relations Commission which exist to foster healthy and successful relationships and living situations for all members of the community	Being done	
CU3A6	6	Solicit citizen participation on City boards and commissions which represent a broad geographic, cultural, gender, age and ability cross-section of the community		
CU3A6a	a	Continue efforts to achieve a city work force which is a reflection of the cultural and demographic population of the community		
CU3B	Objective B	Provide venues for the healthy and harmonious discussion of dissimilar orientations, opinions and values		
CU3B1	1	Promote opportunities to increase the involvement of diverse groups of residents in community issues and in City-sponsored events	Some is being done	
CU3B2	2	Continue support for the City Mediation program to help residents and businesses work through differences (see also PS3C1)	Being done	
CU3B3	3	Explore venues to expand knowledge, understanding and appreciation of differences between people in order to diminish stereotypes and reduce intolerance and disparities between various community populations	Some is being done	
CU4A	CU4	CULTURAL RESOURCES		CPR
CU4A	Objective A	Promote opportunities for residents to experience their community and world in an expansive manner while appreciating unique local offerings	Being done	Historic Preservation, Poudre Trail, and Cache la Poudre National Heritage Area
CU4A1	1	Promote a full array of cultural facilities, including libraries, schools, parks, performing arts and art exhibition facilities, museums, and community centers throughout the community	Being done	
CU4A1a	a	Locate those facilities which attract large attendance in urban centers that also function as major commercial, business or governmental gathering places and that have regional identity and good transportation access	Being done	
CU4A1b	b	Locate small cultural facilities in neighborhoods with a scale and design compatible with the character of the surrounding area	Being done	
CU4A2	2	Foster public interaction throughout the city by providing open spaces that are well-integrated into the neighborhood areas they serve and which may also function as informal gathering areas (see also CD1D6 and PS2A8)	Being done	Creative District
CU4A3	3	Promote community use and access to the local library system	Being done	
CU4A3a	a	Explore, expand, and integrate awareness of the library system in partnership with other community events to introduce library resources to the broadest community audience possible	Being done	
CU4B	Objective B	Strengthen, promote and expand the cultural resources within the community		
CU4B1	1	Catalogue and promote places in the community which have special significance to the development of the area, such as the Cache la Poudre River, the Union Pacific Railroad Department, irrigation ditches and improvements, and similar features which provide an important context of community identity	Being done	Historic Preservation, Poudre Trail, and Cache la Poudre National Heritage Area
CU4B2	2	Encourage informal opportunities for learning and enjoyment of the arts through creative ways of presenting cultural resources to the public such as via mass transit, the treatment of publications and flyers about public events, at public gatherings, billing statements, library resources, and programming	Being done	
CU4B3	3	Work with community artists, arts organizations, ethnic, cultural, entertainment and community associations to foster life-long cultural exploration for all city residents	Being done	
CU4B4	4	Encourage cultural programs and public art projects that involve youth in the participation of their design and implementation	Being done	

CU4B5	5	Promote the City's One Percent for Art Program which incorporates artistic design and art works installation as a component of its capital construction projects, thereby enriching both the interest, quality and relevance of public improvements and the community areas in which they are located (see also policy CD1A3)	Being done	Creative District
CU4B6	6	Continue and expand programming of performances and events in non-traditional settings, such as neighborhood parks, schools, transit areas and public areas within private developments, to reach new audiences and increase access for people who might no otherwise attend such events	Some is being done	
CU4B7	7	Promote and expand local museum facilities and/or programming to provide a context for residents to understand those who preceded them in the development of the community, as well as to provide a mechanism to document key events, people and community features to help bring history alive for area residents and visitors	Being done	
CU4B7a	a	Promote events throughout the region to add to Greeley's image as a culturally-rich and diverse community (see also CD1A5)	Being done	
CU4B7b	b	Continue neighborhood history walking tours and character enactments, such as at the cemetery, to help residents appreciate the local context of settlement development and local events in history	Being done	
CU4B8	8	Integrate cultural and art elements as an integral part of the City's capital improvements program	Being done	
CU4B9	9	Retool the City's art program to expand community awareness experience and involvement through hands-on demonstrations and outreach	Being done	
CU4B9a	a	Provide a 'mobile gallery' that brings artwork to various parts of the community	Not being done	
CU4B9b	b	Expand community exposure to the arts through an "art- mobile" type of venue that brings art to community residents in a variety of neighborhoods, facilities and settings	Not being done	

Recommendations, Actions or Policy

Status

Remarks

Economy

EC	GOAL:	Promote a healthy, progressive and competitive local economy that supports community vitality and appeal within the region, state, nation and internationally			
EC1	EC1	ECONOMY			
EC1A	Objective A	Achieve a full and balanced spectrum of goods, services and products for the community, for export, and that attracts a customer base to Greeley from outside the area			
EC1A1		1	Adopt through this 2060 Comprehensive Plan the Greeley Economic Development Strategic Plan (EDSP) to outline a deliberate approach, policies, and fee structure to attract and retain desired business (see also EC2C1, HS4A1, RE1B4, and TR2C1)	Done	
EC1A2		2	Identify segments of the Greeley market which appear limited in terms of availability as evidenced by sales tax leakage to other communities	Not done	
EC1A2a		a	Periodically conduct a market analysis of the Greeley trade area to ascertain products and/or services that are sought by consumers outside the local trade area	Not done	
EC1A2b		b	Analyze market or other local conditions to identify impediments to the attraction of desired goods and services to the area	Not done	
EC1A3		3	Research market opportunities related to existing sectors of the economy, particularly in areas such as agri-tech associated with added value products, crop production and services, energy, education, medical, aviation and convention and visitor activity	In the early stages	
EC1A3a		a	Work with local resources to explore emerging economic development fields in the target interest areas and develop business profiles to facilitate a local climate conducive to growth and expansion of such businesses	In the early stages	
EC1A4		4	Support programs and actions which foster economic opportunities related to the export of goods and services on the regional, national and international market level	Started with the Northwest Rail	
EC1A4a		a	Work with local resources to explore emerging economic development fields in the target interest areas and develop business profiles to facilitate a local climate conducive to growth and expansion of such businesses	No available rail outside the	
EC1A5		5	Establish and maintain a business environment that encourages the retention, growth, and prosperity of existing businesses where consistent with the overall objectives of this 2060 Comprehensive Plan		
EC1A5a		a	Continue to partner with other local business advocacy groups to conduct "business retention visits" to facilitate communication and resource sharing to support local business expansion		
EC1A6		6	Support tourism in its advancement of state, national and international trade to the area and support of the community's retail core	Being done	
EC1A6a		a	Promote Greeley's unique attractions and attributes which appeal to visitors without compromising the community's quality of life	Being done	Greeley Museum; Greeley Unexpected
EC1A6b		b	In cooperation with UNC, Aims, and the Convention and Visitors Bureau, promote expansion of quality local convention space to attract events and visitors to Greeley's abundant community offerings	Being done	Downtown hotel
EC1B	Objective B	Provide a dependable tax base that supports the well being of the community with essential governmental services and a quality of life that leads the Northern Colorado region			
EC1B1		1	Recruit business development that:	Being done	Noble Energy
EC1B1		0	brings new capital into the local economy, providing multiplier effects in addition to higher wages		
EC1B1		0	has promising growth prospects		
EC1B1		0	involves a cluster of commerce engaging in complementary activities		
EC1B2		2	Support a balanced tax base in geographic areas with overlapping jurisdictional interests	Being done	Vestas
EC1B2a		a	Where mutually beneficial, craft intergovernmental agreements to address areas where joint governance and revenue sharing may be advantageous to the area		
EC1B2b		b	Periodically assess the effects of City policies regarding taxes, fees, services, and economic development tools, considering financial health of the city and impact on overlapping jurisdictions as well as other policies of this Plan		
EC1B2c		c	Continue support of organizations and community efforts which promote retention and expansion of desired area businesses		
EC1B3		3	Diversify the area employment base to assure stability in times of changing markets	Some is being	Small Business Development Center
EC1B3a		a	In partnership with the Greeley Chamber of Commerce, assess the ongoing needs of the Greeley workforce and cultivate training programs to upgrade and retool workers to competitively respond to the needs of commerce		
EC1B4		4	Encourage the start-up and growth of small businesses through actions which may include the following	Some is being	City supports the Small Business Development
EC1B4a		a	Work with area financial institutions, the Small Business Development Center, the business community, UNC and Aims Community College to support the following (see also ED3F1):		

EC1B4a		0	special financing programs to increase access to capital;	
EC1B4a		0	research and develop referral systems;	
EC1B4a		0	training and support programs	
EC1B4a		0	the availability of suitable business facilities and/or sites	
EC1B4a		0	development of appropriate initiatives and innovative programs	
EC1B4a		0	home occupations and/or,	
EC1B4a		0	provide business incubation support	
EC1B4b		b	Develop information guides to available resources, municipal codes and incentive programs as well as a checklist of things to consider when starting or expanding a business in Greeley and a "Frequently Asked Question" guide	
EC1B4c		c	Streamline the City process involved with acquiring the necessary business permits	Being done
EC1B4d		d	Develop a protocol that provides City follow-up to new and expanding businesses to offer support and a personal contact for questions in the early stages of business development	
EC1B5		5	Streamline local regulations or processes affecting primary business or industrial development, particularly as it relates to the development of land, without compromising the welfare of the public	Some is being done
EC1B6		6	Adjust incentive programs and priorities to attain identified employment and community income objectives	This is starting to happen
EC1B6a		a	Regularly analyze and report available economic information to assess the status of the local economic base and the regional economy	
EC1C	Objective C		Attract and retain business and industry that promote a positive community profile as a result of conscientious environmental, worker, and consumer standards and practices	
EC1C1		1	Seek economic growth in business sectors which maintain quality environmental practices which improve the area's image and appeal (see also EC2C1a and EN5G3)	
EC1C2		2	Develop strategies to disallow, discourage and/or mitigate impacts from businesses unsuitable for an urban environment, or which produce a product or service which significantly detracts from the local image or quality of life and deters community investment (see also LU1C2)	
EC1C2a		a	Work with industrial interests, economic development agencies and community leaders to identify the economic profile which matches desired growth in commerce.	Some is being done
EC1C2b		b	Consider amendment of ordinances, as necessary, to permit discretion with economic incentives to reinforce desired business growth	Not being done
EC1C3		3	Direct financial incentives only to those primary jobs or businesses whose establishment and/or expansion in the community will result in meeting the objectives as set forth in this Chapter and Plan and which represent a reasonable return on the incentive investment	Being done
EC1C3a		a	Actively pursue all available federal, state, or other economic development programs to facilitate capital investment for business location or expansion	Not being done
EC1C4		4	Encourage Greeley's major public institutions which significantly contribute to a diversified economy to strive to improve Greeley's business climate by:	Passive and secondary
EC1C4		0	providing above-average wages	
EC1C4		0	bringing new activity and capital into the economy	
EC1C4		0	developing and promoting advanced technology	
EC1C4		0	providing public benefits and needed services to area residents	
EC1C4a		a	Work with UNC and Aims to support efforts through legislative and all other means to promote the competitiveness of Greeley's business climate	Passive and secondary
EC1C5		5	Support regulatory reform which would decrease the financial impacts of regulation on businesses and developers without reducing the safeguards in place for environmental protection, worker or consumer safety	Passive and secondary
EC1C6		6	Promote Greeley as a desirable community for active retirees	Being done
EC1C6a		a	Encourage local institutions and businesses to promote goods and services for this demographic	
EC1C6b		b	Consider avenues to harvest the talents and skills of retirees to enrich the community's employment and intellectual resources	As volunteers
EC2	EC2		EMPLOYMENT BASE / WORK FORCE	
EC2A	A		Attract and maintain an employed work force which fully utilizes and expands the skill base of residents to accommodate economic growth	
EC2A1		1	Work with local school districts to maintain and improve the quality of public education in order to increase the likelihood of high school equivalency achievement and the basic competency needed to continue in career or work force paths (see also ED2B1)	Some is being done

EC2A2	2	Reinforce the efforts of local business, labor and educational institutions to develop competency-based education and training programs for community members which are targeted to the needs of business. Such programs may include, but not be limited to (see also HS4A3):	Some is being done	
EC2A2a	a	Career Technical Education		
EC2A2b	b	Continuing education		
EC2A2c	c	Entrepreneurial skills training		
EC2A2d	d	Customized on- and off-site training		
EC2A2e	e	"Re-tooling" workers with new skills for an evolving marketplace		
EC2A3	3	Promote community-wide and regional approaches to better-link individuals in distressed neighborhoods or from special populations with job resources and livable-wage job opportunities in growth employment sectors (see also HS2A1)	Not being done	
EC2A3a	a	Promote access to job opportunities through such events as job fairs that help match those seeking employment with employer needs		
EC2A4	4	Encourage the development of ongoing training programs, such as through the Northern Colorado Workforce Initiative program, for people currently employed in order that they may improve and expand their skills in present or new employment areas	There is no information on	
EC2A4a	a	With local industry, develop and maintain an inventory of emerging employment needs, skills necessary to successfully perform such jobs, and training available to prepare for area employment opportunities		
EC2A5	5	Support programs and services for dislocated workers to assist in successful transition to new jobs	Some is being done	
EC2A6	6	Encourage educational and training institutions and private vendors to provide curricula and training modules which enable people to better function in the international marketplace, such as with ISO (International Standards Organization) certification	There is no information on this	
EC2A7	7	Support increased access for those in need of assistance overcoming literacy and language barriers to employability (see also ED2B1b and HS2A5)	Some is being done	"Right to read"
EC2A7a	a	Identify and support local businesses which incorporate reading and communication training for their employees to increase their productivity and personal growth		
EC2A8	8	Support efforts in all employment sectors to offer internships, apprenticeship and other workplace learning and support opportunities as an extension of the educational and training process (see also ED3B2& 3)		
EC2A8a	a	Promote employee association networks that foster interest, growth, and satisfaction related to business activities, such as with the Young Professionals group		
EC2A9	9	Promote Greeley's attractiveness as an educational and training center for specialized employment and continuing education including, but not limited to the following (see also TR6A5):	Being done	
EC2A9		o Pilot and Air Traffic Control education (Aims)	Being done	
EC2A9		o Teacher preparation (UNC)	Being done	
EC2A9		o Music and the Arts (UNC)	Being done	
EC2A9		o Business Education (UNC)	Being done	
EC2A9		o Customized training (Aims)	Being done	
EC2A9		o Nursing (UNC) and Health Sciences (Aims)	Being done	
EC2A9		o Special Education and Rehabilitation Services (UNC)	Being done	
EC2A9		o Applied Technology (UNC, Aims)	Being done	
EC2A9		o Emergency Medical Services (Aims)	Being done	
EC2A9		o Entrepreneurship Program (UNC)	Being done	
EC2A10	10	Encourage businesses to provide employee support services, such as child care, health clinics, education and access to other community resources to promote employee self-sufficiency (see also HS3A5)	Not being done	
EC2A11	11	Work with area employers to identify employee housing needs in order to facilitate the provision of adequate and attractive housing for the local workforce (see also HS5A2a)	Some is being done	G Hope
EC2A12	12	Promote area assets, facilities, and attractions to draw top professionals and skilled workers to Greeley (See also HS4A2)		
EC2A12a	a	Foster job promotion that attracts the "creative class" segment of the population		
EC2A12b	b	Promote employment opportunities for "green collar workers" in the emerging energy and eco-economic field		
EC2B	B	Achieve an average household income level that represents per capita wage earnings and benefits that is at or above the state levels	Yes for now	Based on energy economy
EC2B1	1	Monitor community-wide employee workplace services and amenities, such as childcare, in order to proactively address gaps in facilities and/or services needed to attract and support a diversified work force		
EC2B2	2	Support efforts by local business organizations to provide affordable and competitive employee benefit options		

EC2C	C	Promote an employer profile which increases the presence of desired economic sectors		
EC2C1		1	Implement the Economic Development Strategic Plan, which should be reviewed and updated at least every other year, to accomplish the following:	Not being updated
EC2C1a		a	Identification of key industry and business sectors that should be cultivated for location or expansion that meet the objectives of this Plan including wage rates, expansion potential, complementary fit to other area industry and emerging markets, meet local standards for design and environmental compatibility, and which will contribute to a positive reputation for Greeley	
EC2C1b		b	Establishes a range of business incentives, resources, and processes that promote attraction and retention of desired industry and commerce to the area	Some is being done
EC2C1c		c	Coordinate community growth and development policies of this 2060 Comprehensive Plan to ensure that adequate infrastructure is available to attract, retain and grow business within Greeley	Some is being done
EC2C1d		d	Measure progress in meeting Strategic Plan objectives on an ongoing basis	Not being done
EC2C1e		e	Seek coordination and partnership with other jurisdiction, economic development and business support agencies in the community and region to achieve the objectives of the Strategic Plan	Some is being done
EC3	EC3	COMMUNITY & BUSINESS ENVIRONMENT		
EC3A	A	Achieve, maintain, and promote community assets and amenities in an environment which attracts desired business and industry		
EC3A1		1	Work with area economic development interests to identify community assets and characteristics deemed a priority for business and industry and which match the employer profile under this 2060 Comprehensive Plan	
EC3A1a		a	Develop a strategy to cultivate, as appropriate and practical, those assets and amenities which will foster Greeley's appeal as a community in which to establish and grow industry and business, consistent with the goals of this 2060 Plan (see also EC3A1b)	
EC3A1ai		i	Through the annual Capital Improvements Plan process, consider the provision of improvements that would enhance and support business development	
EC3A1aii		ii	Develop intergovernmental agreements, where needed and possible, to address community and area asset development	
EC3A1aiii		iii	Promote school achievement as an essential component to attract desired economic development to the area	
EC3A1b		b	Promote community assets as identified under this 2060 Comprehensive Plan (policy EC3A1a) to enhance desired business recruitment and retention	Some is being done
EC3A1bi		i	Continue to support organizations and community efforts which convey and promote an overall positive image to firms considering a business location in Greeley	Being done
EC3A2		2	Promote the development of virtual communication systems, such as Wi-Fi and wiki systems, to provide business and the community access to information in progressive and competitive formats	Not being done
EC3B	B	Provide responsive governmental services, facilities, regulations, and business practices that promote a healthy economic climate with adequate and attractive infrastructure, demographic and informational resources, and thoughtful and responsible community planning		
EC3B1		1	Regularly review and report the City's performance in its service delivery by meeting with and/or surveying business consumers as to their customer satisfaction level	Being done
EC3B1a		a	Partner with the Greeley Chamber of Commerce to evaluate such feedback and respond to customer concerns and suggestions	
EC3B2		2	Make demographic and related City information readily available to those seeking such information for use in the management of their businesses and organizations	Being done
EC3B3		3	Maintain the City's infrastructure and appeal as a progressive and "complete" community consistent with the goals and objectives throughout this 2060 Comprehensive Plan to attract economic growth and development	Some is being done
EC3C	C	Maintain a climate conducive to new ideas and innovations that will evolve and progress the community with a sustainable and diversified economy that presents stability and a long-term return on investment to the advantage of the entire community		
EC3C1		1	Regularly research and explore emerging markets and services that provide growth and development opportunities that can be complemented with supportive municipal infrastructure	Some is being done
EC3C2		2	Incorporate planning for new industry needs by proactively reviewing the City's ability to respond to business interests and needs	Some is being done
EC3C3		3	The City should lead by example in the incorporation of "Best Management Practices" to demonstrate its leading edge orientation to its delivery of municipal services and interface with the changes in business and industry	Some is being done

EC3D	D	Facilitate intergovernmental and public/private partnerships which foster successful economic development that is consistent with other community development goals			
EC3D1		1	Explore opportunities with UNC, Aims, and the school districts to expand their roles in providing research, professional, and technical assistance to industrial and economic development projects, including programs which involve the implementation of technology transfer programs (see also ED2G)		
EC3D2		2	Promote educational achievement and performance to attract economic development (see also ED2F)		
EC4	EC4	BUSINESS AND INDUSTRIAL LOCATION AND DEVELOPMENT			
EC4A	A	Identify strategic locations for business and industry to accomplish economic and community development objectives and work with property owners to assure sufficient land is available for that purpose (see also LU4B4)		Some is being done	In the Comprehensive Plan
EC4A1		1	Promote primary employment opportunities, where appropriate to the business and neighborhood, within Regional Activity Centers and Employment Corridors where the greatest concentration of jobs and job growth are planned and supported (see also TR6A4)		Fuzzy
EC4A2		2	Encourage appropriate support of retail development in established Regional Activity Centers and Employment Corridors to provide a wide range of goods and services to residents and businesses in these areas	Some is being done	with Community Development efforts
EC4A3		3	Support proposals to cluster related primary-wage businesses and industry in order to facilitate collaboration among business interests and to market such areas as magnets for capital, research talent and high-skill manufacturing jobs		
EC4A4		4	Promote related technology -oriented businesses to locate in close proximity to one another within the city and near major research institutions to facilitate the attractiveness of a technology campus environment		
EC4A5		5	Incorporate high-quality, practical design standards into building and site layout for industrial development to ensure that such uses contribute a positive image to Greeley	Being done	
EC4A5a		a	Develop corridor plans along major entryways that reinforce a desirable industrial and business image along with community appeal (see also CD3A1a)	Some is being done	East 8th Street, 10th Street, 8th Avenue
EC4A6		6	Coordinate the timing of City utility extensions and related infrastructure with the private sector as it improves business and industrial sites	Some is being done	
EC4A7		7	Encourage business and industrial parks to include appropriate employee amenities such as recreational areas, child care, health centers or other similar support facilities or services		
EC4A8		8	Facilitate the development of intergovernmental agreements where business/industrial development is promoted through joint efforts to attract and retain industry to the area which supports other Comprehensive Plan objectives and goals as described in this Chapter		
EC4B	B	Regularly assess and reinforce the economic health of all community centers and neighborhoods to assure the comprehensive goods and services are available throughout the city			
EC4B1		1	Support the economic health and importance of Downtown and adjacent areas as a key economic center within the city and region	Being done	
EC4B2		2	Encourage reinvestment in and improvement of older industrial areas to maintain and improve their economic vitality, appearance and performance (see also CD2A3 and RE3C1a)	Being done	
EC4B3		3	Reinvest in and improve public infrastructure in older industrial areas in order to retain these existing sites as viable industrial centers	Being done	Tax Increment Finance Districts
EC4B3a		a	To the degree that such areas have become obsolete or neglected, explore the potential to designate these areas as "blighted" and then eligible for tax increment financing to support their redevelopment	Has been used	
EC4B3b		b	Employ the use of Enterprise Zone incentives and other similar tools to encourage business use and development in established areas	Some is being done	
EC4B4		4	Promote Neighborhood Markets that serve the convenience needs of adjacent residential areas, keeping such areas viable and lessening transportation impacts	Being done	
EC4B5		5	Promote linkages between key community attractions and adjacent business centers to foster beneficial relationships, such as with the Downtown/Mercado/Poudre River (see also EN1A2c and RE2C4)	Being done	University District, 8th Avenue, 10th Street
EC4C	C	Facilitate resolution of competing land use objectives that may deter successful or efficient land use and economic development			
EC4C1		1	Evaluate the amount of land and desirable location of such property to further the City's economic development objectives	Some is being	
EC4C1a		a	Use the City's annexation policies, land use authority, and capital improvements construction to provide an adequate supply of finished sites and raw land suitable for industrial/economic development to attract and accommodate desired business development		
EC4C1b		b	Provide business and industrial park development in locations which proportionally balance tax base considerations for other governmental districts, such as schools (see also ED1A4, GR3B1a, LU1A4 and PS1A4a)		

EC4C1c	c	Promote business park, industrial development and employment corridors in the following areas:	All are being done except the
EC4C1ci	i	Downtown	Two Rivers
EC4C1cii	ii	Airport Corridor	Parkway
EC4C1ciii	iii	Weld County Business Park	Corridor
EC4C1civ	iv	City Center West (former Hewlett-Packard campus)	
EC4C1cv	v	Commerce Center	
EC4C1cvi	vi	Promontory	
EC4C1cvii	vii	High Point	
EC4C1cviii	viii	North Poudre Annexation Area	
EC4C1cix	ix	Two Rivers Parkway Corridor	
EC4C1cx	x	Identified Strategic Employment Corridors	
EC4C2	2	Where practical and feasible, promote the development of industrial/business parks, using site and building design standards to ensure that industrial uses are self-contained on the site with minimal impacts on adjacent properties	Being done
EC4C3	3	Incorporate site and building design techniques so that business and industrial development sites are compatible with area residential or retail business	
EC4C3a	a	Review Greeley Development Code standards and strategies to ascertain the appropriateness of current building materials and design standards. Clarify the intent to achieve compatible design and consider Alternative Compliance options and strategies	This has been a struggle
EC4C4	4	Where conflicts exist between industrial and other area use, seek ways to reduce impacts through redesign, relocation, or other site improvements	Being done
EC4C5	5	Periodically evaluate and revise City regulations, where appropriate and prudent to facilitate development or rehabilitation of properties to meet contemporary needs of business and industry while meeting other goals and objectives of this 2060 Comprehensive Plan	
EC4C6	6	Locate industrial/economic development land uses in appropriate areas, considering their potential use, impact, and expansion in light of adjacent land uses and in conformance with the standards called out in the Land Use Chapter of this 2060 Comprehensive Plan	

Recommendation, Actions, or Policy

Status

Remarks

EDUCATION

GOAL: Promote a full continuum of outstanding, progressive educational institutions that achieve academic excellence, produce a competitive and dedicated work force, stimulate effective community partnerships, and facilitate the development of imaginative and productive members of the community and society

ED1	ED1	ECONOMIC PROFILE		
ED1A	Objective	A SCHOOL LOCATION, DESIGN, AND OPERATION		
ED1A1	1	Include area school districts in the review of proposed new residential development to assess and prepare for its expected impact on area schools		Through referrals
ED1A1a	a	Identify and reinforce the design and construction of safe school walking routes as part of the new residential growth		
ED1A2	2	Based upon expected community development patterns, work with area school districts to formulate a school location master plan for all levels and types of public schools	Working with Windsor on this	
ED1A2a	a	Use the plan to guide developers on reservation of appropriate locations for schools to serve the area		
ED1A3	3	In general, use the following standards to locate school facilities:		
ED1A3a	a	Elementary Schools: should be located in areas which are principally residential in nature and served by local streets	Not being done	
ED1A3b	b	Middle and High Schools: should be located in areas which are principally residential in nature, but may also include office and professional services and light industry and served by collector or arterial streets	Not being done	
ED1A3c	c	Retail, restaurants, and entertainment facilities are generally discouraged adjacent to school sites and equally, schools are discouraged from locating adjacent to such commercial uses (see also ED1A5, HS4A6, LU6C1 and LU3A4bviii)	Not being done	
ED1A4	4	When contemplating land use zoning requests, consider the proportion of residential and non-residential zoned and development land within each school district and strive to provide a balanced tax base to adequately support area schools (see also EC4C1b, GR3B1a, LU1A4, LU3A4cviii and PS2A1)		
ED1A5	5	Formalize school location criteria with area school districts which anticipate needs and address the following criteria, differentiated by grade level:		Jurisdictional issues
ED1A5a	a	minimum and maximum physical size		
ED1A5b	b	location relative to adjacent roadway classifications and proximity to types of land uses (see also ED1A3c)		
ED1A5c	c	attendance areas to be served by the school and maximum travel distance		
ED1A5d	d	school population size		
ED1A5e	e	separation from potential land use hazards or "attractive nuisances"		
ED1A5f	f	beneficial co-location opportunities with other public or quasi-public entities, such as parks (see also LU6C1 and PR1C1)		
ED1A5g	g	transportation considerations and opportunities, including routes which link home and school destinations in the safest manner (see also TR1A5)		
ED1A6	6	Continue on-going review cooperation with the University of Northern Colorado and Aims Community College to coordinate campus master planning objectives to assure that students and faculty are well-served with infrastructure, housing, transportation, and related services in a manner that is safe to the college population and a complement to adjacent neighborhoods and areas	Have done some	
ED1Aa	a	Multi-family housing should be encouraged and favorably considered proximate to institutions of higher learning		
ED1Ab	b	Service and retail commercial should be present within a reasonable distance from college campus facilities		
ED1Ac	c	Pedestrian access, public transportation, and bicycle routes and other non-motorized travel should effectively serve and connect campus areas with other community destinations (see also TR2B7)		
ED1Ad	7	Continue to provide review comments relative to the development of academic facilities in such areas as site design, architectural elements and related improvements in order to complement neighborhood features and meet the 2060 Comprehensive Plan objectives relative to community design (see also CD1C4)		
ED1B	B	Pursue intergovernmental cooperation and joint use opportunities between public entities and educational facilities to maximize taxpayer investment with public institutions	Doing this	
ED1B1	1	Coordinate the elementary school location sites, where possible, to be situated adjacent to City parks to take advantage of opportunities for		
ED1B2	2	Explore the options to coordinate or share educational facilities with different districts as well as the City or other entities or agencies in order to best serve area residents within their neighborhoods, such as with health services or recreational programs		

ED1B2a	a	When planning new facilities consider the merits of shared bond issues or other financial mechanisms to construct facilities that could serve a multitude of public purposes		
ED1B3	3	Support a land dedication or 'cash-in-lieu' fee as may be requested by area school districts to support land acquisition for school sites commensurate with new residential growth to the degree that the application of such a fee is universally applied with adjacent jurisdictions and with all districts serving Greeley residents	Has not happened	
ED1B4	4	Work with the school districts, community college and university, as well as private schools, area libraries, cultural centers and community organizations to link services into a seamless system which helps students maximize school achievement and self fulfillment	Poudre Leaning center	
ED1B4a	a	Encourage co-location and joint use of facilities to optimize the variety of services and resources available to students and instructors		
ED1C	C Limit land use and operational conflicts between school sites and adjacent uses and assure the public infrastructure is available to support the safe, efficient and productive use of the school site		Through development review Through development	
ED1C1	1	Discourage rezoning or land uses near schools which will negatively impact the safety of school children related to travel to and from the school		
ED1C1a	a	Evaluate proposed land use proposals against the City's level of service standards for pedestrian access, public transportation, bicycle routes and other non-motorized travel with particular attention to the age and movement of school children (see also TR8A1)		Through Adequate Public Facilities mapping
ED1C2	2	Avoid the location of grade schools near land uses which would be considered an "attractive nuisance" for students or, conversely, where the impacts from large numbers of students could negatively impact business or sensitive land uses	Some of this is being done	
ED1D	D Retain the vitality of neighborhoods in proximity to educational facilities		Being done	University District
ED1D1	1	Discourage rezoning or development which diminishes residential population in areas which are served by a neighborhood school		
ED1D2	2	When considering land use proposals, support projects which expand the diversity of housing types and population which could be served by area schools, including housing to support community college, and university student populations	Some of this is being done	We encourage this
ED1DE	E Promote the health, safety and well-being of students in their journey to and from school as well as within the school setting			
ED1DE1	1	Coordinate and jointly support ways to safely navigate students to and from school along well-planned and improved routes and, as necessary and possible, with the support of school crossing guards		Sidewalks
ED1DE1a	a	Work with school districts to develop a volunteer supported crossing guard program		
ED1DE2	2	Continue to support school safety and appropriate behaviors by students with the use of School Resource Officers (SROs) in area high schools (see also PS3C2)		
ED1DE3	3	In recognition of the impact good nutrition and exercise has on academic performance, work with area health providers and school districts to promote healthy habits associated with diet and fitness activities (see also PR3A2)	Doing this	
ED1DE4	4	Support programs which facilitate constructive conflict resolution such as peer counseling and mediation programs	Some of this is being done	
ED1DE5	5	Work with school personnel to provide training to students, parents and faculty to promote personal safety related to behaviors, preparedness, prevention, and response to emergency situations	Some of this is being done	
ED2	SCHOOL ACHIEVEMENT AND PERFORMANCE			
ED2A	A Promote student achievement in translating academic skills into successful employment, the ability to live independently, and contribute to the community and society			
ED2A1	1	Support efforts by local school districts to meet or exceed statewide averages for student performance as mandated by state testing standards	Ongoing	Vague
ED2A2	2	Strive for a world class education that will enable all students to be players on that stage		
ED2B	B Recognize and support educational opportunities for learners who may need non-traditional educational support			
ED2B1	1	Support programs which increase literacy and that prepare individuals to achieve high school equivalency degrees, such as General Equivalency Degree (see also EC2A1 and HS4A3)		
ED2B1a	a	Provide support for shared space such as through City facilities to increase access to literacy programs	Some of this is being done	
ED2B1b	b	Promote training to assist those with language barriers to gain needed communication skills, such as through English as a Second Language program (ESL) (see also HS2A5)	Being done	
ED2B1c	c	Work with community partners to facilitate assimilation and civility skills to help individuals in need of such social support to successfully acclimate into the learning environment and community	Being done	

ED2C	C Promote youth leadership skills and opportunities to experience areas of increasing responsibility and community representation	Youth Summit Cities
ED2C1	1 Promote youth leadership opportunities through such avenues as City appointments and recognition by the Youth Commission, Sister City Exchange Program, internships, and mentoring opportunities	
ED2D	D Support the efforts of school districts to develop and monitor measurement indicators which assess a broad range of student proficiency including academic performance, behavior traits, social skills, problem-solving capability, psychological adjustment, and sense of community	?
ED2E	E Engage all sectors of the community to support and promote the success of area educational institutions	
ED2E1	1 Promote community-wide participation to support student success through such activities as:	
ED2E1a	a Parent and volunteer assistance in the classroom to improve teacher/student ratios and enrich special learning activities	
ED2E1b	b Expansion of school resources, such as equipment, supplies, books, and related materials	Not being done Mill levy override
ED2E1c	c Support of school co-curricular activities and events	
ED2E1d	d Access to 'loaned' professionals and leaders who may act as mentors, problem-solvers, and resources for students and academic staff	Some of this is being done
ED2E1e	e Promoting businesses and civic groups to participate in an "adopt-a-school" program to provide support services	Not being done
ED2E2	2 Support schools in their efforts to encourage families to access parenting classes and early childhood development activities and programs to support child preparation and readiness to learn as they begin school	Being done
ED2E2a	a Support service delivery to families and their children through school-linked programs and services such as after school and tutorial assistance available through City Leisure Services programming	Has happened
ED2E3	3 Consider the value of charter and private schools in contribution to choice and variety in the range of educational opportunities and settings in the community	
ED2E3a	a Include charter and private schools in appropriate intergovernmental dialogue relative to the goals of this 2060 Comprehensive Plan	Has happened
ED2F	F Maintain a climate conducive to new ideas and innovations that will evolve and advance educational performance and achievement and further Greeley's reputation as an educational leader (see also EC3D2)	
ED2F1	1 Seek opportunities to utilize academic professionals and students in community projects and problem-solving	Some of this is being done
ED2F2	2 Utilize student classes and talent in supporting community businesses and other organizations, such as with marketing ideas, volunteer endeavors, and similar measures which provide "real life" experiences	Some PLC internships
ED2F3	3 Support the efforts of all educational institutions to recruit, retain, reward, and develop exceptional instructors in Greeley	
ED2F3i	i Promote instructional excellence by encouraging the University of Northern Colorado and Aims Community College to take an active role with initiatives to support the academic excellence and achievement of Greeley students	G-Town Promise
ED2G	G Facilitate intergovernmental and public/private partnerships that foster successful educational achievement consistent with other community development goals (see also EC3D1)	University District
ED3	ED3 WORK FORCE EDUCATION	
ED3A	A Promote a dynamic community climate for career enhancement and work productivity	
ED3A	1 Join with other area educational and economic interests to facilitate assessment tools and training to adapt workforce readiness with employer needs	
ED3A	2 Cultivate an interactive climate among the key employers and educational facilities to identify and promote talent within their organizations to supply workforce demands as needed	
ED3B	B Assess employer expectations and needs in local industry and business to foster the development of a trained, motivated and productive work force	
ED3B1	1 Work with area employers to determine skill, education, experience, and work ethic expectations which prepare and enhance individuals to be considered attractive candidates for employment	
ED3B2	2 Explore opportunities to enhance "school to work" career tracks for students at all educational levels (see also EC2A8)	Some of this is being done
ED3B3	3 Offer mentor opportunities or internships with local businesses to enhance career placement and job satisfaction (see also EC2A8)	
ED3C	C Support preparation of students to achieve workforce expectations and maximize job satisfaction via appropriate job placement	STEM shadowing

ED3C1		1 Work closely with schools, other educational institutions, and community organizations to develop strong linkages between educational resources and training programs	Some of this is being done	
ED3C2		2 Work with those services which promote employability to reduce unemployment, under-employment and dependence upon social and human service agencies (see also HS2A4)		
ED3D		D Achieve, maintain, and promote community educational assets in an environment which attracts desired business and industry (see also HS4A1)		City has supported middle school athletic programs as City recreation programs
ED3D1		1 Work with other agencies to evaluate opportunities for local institutions of higher learning to support research and technical assistance to economic development interests		
ED3E		E Promote a seamless transition between school and workforce entry		
ED3E1		1 Encourage classrooms to be technologically advanced to mirror conditions and opportunities found in the workplace		
ED3F		F Promote workforce education to support small business start-ups		
ED3F1		1 Support the work of such entities as the Small Business Development Center to provide assistance via training to assist smaller businesses with business management needs (see also EC1B4)		UNC Bus Hub
ED4	ED4	COMMUNITY AND LIFE-LONG LEARNING		
ED4A		A Enhance Greeley's image as a place to live, learn, and work through meaningful and abundant community educational offerings	Being done	
ED4A1		1 Develop and strengthen museum and library resources, including technological support, in order to promote access to community information, educational resources, and cultural appreciation	Being done	
ED4A2		2 Provide civic education to area residents through such opportunities as the Greeley Government Academy, Citizen Policy Academy and Citizen Fire Academy offerings		Police academy and Walking tours. Fire academy?
ED4A2a		a Explore other opportunities to expand these academies to expose the public to a wide range of career and work professions		
ED4B		B Enhance enjoyment of the community and promote personal growth and development through the extension of life-long learning opportunities		
ED4B1		1 Work with community organizations to improve and enhance educational opportunities for Greeley residents of all ages and abilities		
ED4B1a		a Explore opportunities for non-traditional learning environments in the everyday aspects of municipal service delivery	Some of this is being done	
ED4B1b		b Expand volunteer opportunities and resources within the community as a means of learning new skills and enhancing organizational strength from citizen participation (see also HS2A2)	Some of this is being done	
ED4B1c		c Encourage adult education providers to offer a diverse variety of classes, of both academic and non-academic content, provided in flexible environments and times to promote life-long education as both an academic goal and source of personal enrichment	Some of this is being done	There is more potential in this area
ED4B1d		d Explore opportunities to "send families to school" by encouraging parental involvement and role modeling by such means as family discounts or other incentives	Some of this is being done	Some is being done in the Billie Martinez neighborhood
ED4B1di		i Provide after school learning opportunities for parents and other adult learners		
ED4B1dii		ii Partner with other academic institutions or other community partners to reinforce schools as resources for life-long learning and self improvement		
ED4B1e		e Promote the expanded use of communication technologies for off-site educational and community information access		
ED4B1f		f Research the development and use of "virtual classrooms" to access exceptional instructors, speakers and other experts	A minimal amount is being done	
ED4B1fi		i Use creative technology, such as holographic imaging, satellite links, and emerging communication tools, to expand the opportunities to learn from the world stage of educators and experts		
ED4B1fii		ii Facilitate community sponsors and partnerships to expose and support the benefit realized from access to leading authorities and to make such information available to a broad school and community audience	Some of this is being done	Bright Futures & G-Town Promise
ED4B1g		g Stimulate opportunities for access to educational resources for all age groups, ranging from early childhood development programs to "Elder-garden" settings (see also HS3A6)		
ED5	ED5	INTERGOVERNMENTAL COOPERATION		
ED5A		A Build cooperation and maximize taxpayer return on investment in educational facilities and operations		
ED5A1		1 Develop intergovernmental agreements with area educational institutions which define a coordinated approach to such matters as school location and construction, facility maintenance and joint use objectives (see also PR3A3)	Some of this is being done	More needs to be done
ED5B		B Ensure the quality and quantity of public facilities which integrate City and school objectives and produce an atmosphere of cooperation and success in achievement		

ED5B1

1 Undertake cooperative relationships with educational, economic and community organizations to elevate the performance and distinction of Greeley as an educational leader in the state of Colorado and the nation

Needs to be done

Recommendations, Actions or Policy

Status Remarks

ENVIRONMENT

GOAL: Demonstrate stewardship of natural resources to create a high quality of life and attractive community design which incorporates sustainability, preservation, and protection of important native wildlife and habitats

EN1	EN1	RESOURCE PROTECTION	Status	Remarks
EN1A1	Objective	A Protect wildlife and natural habitats through attentive identification, mapping and regulation of such sensitive areas in concert with new and infill development projects	Being done	Poudre Initiative
EN1A1		1 The City's Areas of Ecological Significance Map (AESM) is hereby re-adopted and incorporated by reference into this 2060 Comprehensive Plan	Done	Updates are needed
EN1A1a		a The Map should be reviewed and updated in conjunction with the Annual Growth and Population Projections conducted in support of capital improvements and Adequate Public Facilities Area (APFA) map updates. The AESM may be adjusted more often if new data is available in conjunction with pending development to refine location and treatment of sensitive natural resources (see also LU7A1 and PR2A3)	Not being done	Updates are needed
EN1A2		2 Maintain and enhance the Poudre River Trail and Corridor for natural resource and habitat preservation as well as for educational use and enjoyment by the public in an appropriate manner (see also CD1D5, LU8A7 PR2B13)	Being done	
EN1A2a		a Complete the study of the easterly extension of the Poudre River Trail to its confluence with the South Platte River as a tool to assist in the further protection and use of this important local river corridor	Done	
EN1A2b		b Enhance the use and access to the Poudre River Trail by developing linkages to other trail corridors, such as Sheep Draw,	Done	
EN1A2c		c Increase the appreciation of Downtown and the North Greeley Island Grove and Mercado District through the development of linkages and more urban level river walk activities in those areas of the Poudre River Trail that intersect with urban areas of the community (see also EC4B5 and RE2C4)	Not being done	
EN1A3		3 Consider wildlife movement corridors in the location, design and development of urban uses in sensitive environmental areas to assure that native species can access habitats with minimal human interference	Minimal amount is being done	
EN1A3a		a Design development in these areas to maximize successful habitat accommodation (e.g. limit fences that restrict movement		
EN1A4		4 Manage and control non-native vegetation to prevent invasive displacement of native species of plants and animals (see also EN4)	Being done	
EN1A4a		a Continue active code enforcement to control the spread of noxious vegetation as identified by the state and through local ordinances	Being done	
EN1A4ai		i Expand educational and information guides to the public to assist in understanding the impact and control of problematic vegetation		
EN1A4aii		ii Work with area nurseries and outlets for plant materials to solicit their help in providing guidance to consumers relative to appropriate plant materials (see also EN4)	Not being done	
EN1B		B Encourage a growth pattern for the city that preserves unique and sensitive natural resources and areas	Being done	Through Adequate Public Facilities Area, Areas of Ecological Significance, and purchase
EN1B1		1 Cooperate with other area jurisdictions to develop programs for the preservation of areas of environmental importance such as river corridors, gravel mining reclamation sites, scenic views, open space and community separator areas of mutual influence and significance	Being done	Through the Poudre Initiative and IGAs
EN1B1a		a Initiate discussions with adjacent jurisdictions to actively identify and protect these important areas prior to development	Being done	Middle South Platte River Alliance
EN1B1b		b Produce intergovernmental agreements and related joint management tools to memorialize and commit to a shared level of attention and vigilance for these important areas	Being done	See above
EN1C		C Minimize impacts and hazards associated with flood plains and drainage ways	Working on	
EN1C1		1 Fully enforce flood plain regulations to permit acceptable development in these hazard prone areas	Working on	
EN2	EN2	WATER RESOURCES	Being done	
EN2A	A	Protect, conserve, maintain, and improve the quality and quantity of water available to Greeley residents and commerce	Being done	

EN2A1	1	Protect the drinking water supply available to city residents by designating domestic use of the City's water rights as superior to	Being done	
EN2A2	2	Secure the economic vitality of the community in its ability to attract and grow desired business and industry and accommodate future residential development by purchasing raw water commensurate with the expected pace of community growth tempered with expected conservation actions	Being done	
EN2A2a	a	Aggressively develop intergovernmental agreements or service agreements with other water districts to secure a reliable water source or service in areas of projected growth as defined by the Long Range Expected Growth Area defined in this 2060 Comprehensive Plan in a timely manner and in advance of development	Being done	
EN2A2b	b	Support timely and effective support for development in the Long Range Expected Growth Area as it relates to 208 Wastewater planning and treatment. Where possible and practical, look for opportunities to share and/or coordinate such capital improvements with other jurisdictions to efficiently use consumer resources	Being done	More needs to be done
EN2A3	3	Protect the quality of water sources by meeting or exceeding all Colorado Primary Drinking Water standards and assure the integrity of its drinking water supplies through timely testing and quality management practices	Being done	
EN2A4	4	Promote the most efficient use of water through conservation and related practices.	Being done	
EN2A4a	a	Regularly review building and fire codes to assure standards include "best management practices" concerning energy efficiency installations related to plumbing fixtures and conservation measures	Being done	
EN2A4b	b	Review and revise land use development codes, as appropriate, to encourage:	Being done	Through the landscape code update
EN2A4bo	o	drought-resistant and xeric plantings in landscape installations		
EN2A4bo	o	proper installation of landscape materials to conserve plantings at water, such as with soil amendments		
EN2A4bo	o	planting at optimal seasons to minimize water use and plant stress		
EN2A4bo	o	an appropriate ratio of required landscape and permeable area to site improvements consistent with the other objectives of this 2060 Comprehensive Plan		
EN2A4c	c	Audit water use associated with City facilities and review options to convert to xeric landscape treatments o strategically redesign sites for water conservation	Some of this is being done	
EN2A4d	d	Develop incentive programs which induce water conservation installations and practices, including irrigation systems	Some of this is being done	
EN2A4e	e	Develop a water rate structure that provides incentives for the efficient use of water and reflects actual cost of service	Some of this is being done	
EN2A4f	f	Provide extensive education of the public in efficient and cost effective water conservation practices, including access to water audits for developed sites to measure actual water use patterns	Being done	
EN2A5	5	Assertively promote the use of non-potable water for irrigation as a viable and efficient alternative to treated water for landscapes (see also PR2B12)	Some of this is being done	A non-potable master plan is being completed. City parks and HOA open spaces appear to be the most promising areas
EN2A5a	a	Develop incentives to encourage use of non-potable water in landscape and other appropriate applications		
EN2A5b	b	Consider the extension of water lines to serve larger groups of users and along primary roadways to provide non-potable		
EN2A6	6	Review Development Code standards to assure that they encourage the sensitive, effective and desirable incorporation of water elements into site design in such a way as to protect water interests and create more natural and appealing development design and function	Some of this is being done	Through the landscape code update

EN2A7	7	Cooperate with regional partners in the effective and efficient management of water interests in planning for future area growth (see also GR2A1)		
EN2B	B	Manage the system of groundwater, surface water, and storm water in planning for future community needs that foster other complementary natural resource opportunities		Not being done
EN2B1	1	Evaluate aquifers, groundwater recharge areas, and sources of groundwater pollution within Greeley watersheds and formulate appropriate protection programs.		Not being done
EN2B1a	a	Consider the effects of non-point source pollution such as from chemicals and practices associated with agricultural activity, and landscape maintenance and seasonal roadway treatments (e.g. pest control, fertilizers, de-icing applications) to storm sewer drainage and return water flow quality. Develop appropriate management strategies to address these areas of potential concern (see also PR2C1a, TR1B3 and TR3A1)		Very minimal
EN2B1b	b	Consider and provide comment on area land use applications which may include potential ground and surface water pollution from such development, such as from mining and mineral extraction activities, which may also impact area economies and community reputation	Being done	Through development review
EN2B2	2	In conjunction with the annual review and update to the Areas of Ecological Significance Map, review and revise area wetland resources to assure accuracy in identification of these natural resources		Updates are needed. Biologists Reports and wetland delineations are required for areas in Ecologically Significant Areas
EN2B3	3	Develop programs to protect and enhance area wetlands as a component of open space and natural habitat corridor preservation (see also CD1D5 and PR2B10)	Some of this is being done	Through development review
EN2B4	4	Discourage the destruction of wetlands by requiring appropriate mitigation measures in conjunction with site work or development activity	Being done	Mitigation generally permits rather than discourage destruction of wetlands.
EN2B5	5	Undertake a study to evaluate the merits of establishing a program to aid the development of new wetland areas to restore natural habitats and to improve water quality. Consider the merits of the development of a "wetlands bank" as part of this evaluation	Some of this is being done	
EN2B6	6	Develop minimum standards which must be achieved as a condition of accepting wetland areas which have been impacted or re-created in conjunction with development. Consider a requirement to install native vegetation as part of such standards (see also PR2A4iii)		Not being done
EN2B7	7	Complete a storm drainage study of area basins to identify sites to acquire and develop as larger area storm drainage detention facilities in order to accomplish more effective, attractive, and useful improvements within the community and provide a means for smaller sites to pay a fee-in-lieu of providing on-site detention thus gaining more flexibility for site development (see also CD3B1, LU6B1, PR2A3, PR2B6 and PR2B9)	Planned	The Stormwater Division is planning this for 2017
EN2B7a	a	Develop options to provide more natural-appearing storm drainage and water storage facilities such as with swales and with the use of slope and shape of detention areas		
EN2B8	8	Regularly and proactively update floodplain data and, a necessary, modify designated boundaries and classifications to minimize potential for property damage	Being done	
EN2B8a	a	Encourage the use of such areas, as well as major drainage facilities, for recreation, open space, and other appropriate uses that would preserve the natural environment and limit the potential for damage due to flooding (see also EN5D5, PR2B11 and PS2A2)	Being done	
EN2B9	9	Ensure that water delivery from ditches is sustained through active maintenance		Some of this is being done
EN2B10	10	Evaluate the feasibility and advisability of establishing and maintaining minimum stream flows		Not being done

EN3 EN3 AIR & ENVIRONMENTAL QUALITY

EN3A	A	Improve local air quality to have a minimum of pollutants and offensive odors	
EN3A1	1	Maintain full compliance with regional, state and federal air quality standards and work to reduce stationary and mobile source emissions of pollutants with special emphasis on the reduction of pollutants that cause adverse health effects and impair visibility (see also TR1B4)	Not being done
EN3A1a	a	Evaluate the impacts as part of employing best practices related to road sanding and other snow/ice treatments, wood burning fireplace installations, and agricultural and ditch burning practices	Not being done
EN3A1b	b	Work with the local Extension Agent, Farm Bureau, or other appropriate agencies and organizations to identify and encourage crop management practices that limit air quality impacts	Not being done
EN3A2	2	Integrate air quality considerations into the transportation planning and traffic management processes, encouraging alternatives to single occupant vehicle travel. Initiate and provide community education to describe how the following actions, among others, could help achieve this objective (see also TR3B1):	Not being done
EN3A2a	a	Prioritize pedestrian travel in the city's transportation system	Some of this is being done
EN3A2b	b	Support bicycle travel as an integral component of the transportation network	Being done
EN3A2c	c	Enhance mass transportation forms of travel	Not being done
EN3A2d	d	Promote car maintenance practices which increase efficiency in use and operation thereby reducing pollutants	Not being done
EN3A2e	e	Enumerate the costs of travel choices and viable alternatives, including telecommuting, commuter trip reduction, and a variety of transportation demand management (TDM) strategies (see also TR1B1)	Not being done
EN3A3	3	Explore, recognize and reward the use of environmentally friendly fuels and sources of energy, as available, energy-efficient modes of travel, and other ecologically-sound technologies (see also TR3B1d)	Some of this is being done
EN3A3a	a	The City should lead by example in converting its fleet of vehicles to sustainable, low emissions and cost-effective fuels and to down-size where possible and practical to reduce the environmental impact of vehicle use and maintenance	Not being done
EN3A4	4	Incorporate air quality objectives into the land use planning and development process by encouraging land use patterns and transportation systems which reduce travel and air emissions	Some of this is being done
EN3A4a	a	Evaluate all zoning and land use requests for their impact on air quality and, when feasible and practical, encourage redesign, relocation, or project adjustments where such adjustments can be incorporated to make a positive impact on air quality (see also LU1C3)	Not being done
EN3A4b	b	Discourage developments which do not prioritize or protect pedestrian movements within the project or neglect interconnectivity to adjacent developments or projects, such as with parking lot access (see also TR1A9)	Some of this is being done
EN3A4c	c	Seek relationships and/or agreements with adjacent jurisdictions to adopt similar standards which would allow a complementary interface	Not being done
EN3A4d	d	Examine alternative street designs and traffic control tools, such as "coving", round-abouts, and right-on-red turning movements, to reduce vehicle idling	Some of this is being done

A recently completed Transit Strategic Plan may lead to changes

EN3A4e	e	Explore the impacts and benefits of adoption of anti-idling regulations to limit the excessive emission of pollutants from vehicles that are temporarily parked or stopped	Not being done	
EN3A5	5	Maintain an aggressive posture in the identification, tracking, management, and reduction of offensive outdoor odors through efforts which shall include, but not be limited to the following activities:	Being done	
EN3A5a	a	Disallow the establishment of any new animal confinement facilities within the city	Being done	
EN3A5b	b	Maintain an odor hotline to report offensive odors that are then investigated and reported through code enforcement	Being done	
EN3A5c	c	Retain local ordinances which carry consequences to odor generating businesses or activities that negatively impact the quality of life for community residents	Being done	
EN3A6	6	Maintain air quality standards related to odor and other emissions that are adhered to by new and expanding businesses or industry	Being done	
EN3A6a	a	In conjunction with affected business and industry, seek methods to reduce odors generated from existing operations	Being done	
EN3A6b	b	Disallow the establishment of any new business or industry which is not able to contain offensive outdoor odors generated from its operation	Being done	
EN3A7	7	Work with other governmental entities to formulate and employ strategies to eliminate or minimize offensive odors from land uses in and around urban populations, and particularly within expected urban growth boundaries by encouraging best management practices associated with those operations	Not being done	
EN3B	B	Promote acceptable noise levels throughout the community		
EN3B1	1	Minimize the exposure to excessive and disturbing noise through the enforcement of daytime and nighttime noise ordinances, as well as through assertive traffic enforcement actions (see also P54A9)	Some of this is being done	
EN3B1a	a	In particular, attend to noise from air conditioning units, loud parties and gatherings, barking dogs, loud vehicle noise, and vehicles that emit excessive noise from radios	Not being done	
EN3B1b	b	Review the practices related to the use of sirens by emergency response vehicles to balance alerting motorists of the imminent presence of such vehicle movements with excessive and disruptive use of sirens	Not being done	
EN3B1c	c	Work with the airport on a regular basis to ensure that flight patterns are minimal over occupied portions of the community (see also TR3A2d)	Not being done	
EN3B1d	d	Explore the use of "Quiet Zones" to lessen impacts from rail train movements and warning whistles (see also TR3A2)		This is in its early stages
EN3B2	2	Minimize noise conflicts through improved land use relationships, with special attention afforded the impact of transportation and industrial facilities and proper acoustical design (see also LU1C5 and T3A2)	Being done	Through development review
EN3B2a	a	Evaluate the need for sound barrier walls and landscape treatment adjacent to major arterial roads and, if warranted, pursue funding to install such noise buffers	Being done	Through development review
EN3B2b	b	Require the proposed land use which will generate noise to prepare an analysis of where the noise will be heard in order to consider appropriate mitigation measures	Being done	Through development review
EN3B2c	c	Disallow land use requests that will result in conflicts between operations of disparate land uses relative to noise generation unless substantial bufferyard or building treatments by the applicant can be demonstrated to adequately mitigate the impacts from anticipated noise	Some of this is being done	Through development review

EN3B2d	d	Encourage the consistent courtesy and enforcement of air traffic patterns to reduce impacts to residential areas, such as is generated by emergency medical and airport air traffic (see also PS1C3d and TR6C2)	Not being done	
EN3B2e	e	Explore and employ all available and practical options to reduce noise generated from rail traffic (see also RE2C3d, TR3A2 and TR7B4)	Not being done	
EN3C	C	Employ strategies for the judicious use of outdoor lighting	Some of this is being done	Through development review
EN3C1	1	Through land use development standards, encourage the efficient use of outdoor lighting to reduce light pollution and conserve energy without compromising public safety	Some of this is being done	Lighting code is being revised to reflect new technologies
EN3C1a	a	Review proposed lighting levels with each type of development proposed for conformance with City codes and to limit the impacts from errant light to adjacent properties or to the public rights-of-way	Some of this is being done	
EN3C1b	b	Enforce adopted standards for illumination levels for various types of development	Some of this is being done	
EN3C1c	c	Minimize glare and the halo effect from lighted areas through standards which require shielding techniques to direct light away from reflective surfaces, rights-of-way and adjacent land uses	Some of this is being done	
EN3C1d	d	Promote the use of energy-efficient lights in municipal applications and throughout the city through new installations and upgrades to existing facilities and devices	Some of this is being done	
EN3C2	2	Promote the appropriate disposal of lights that may contain hazardous substances	Not being done	
EN3D	D	Promote effective development which minimizes negative effects to temperature levels, such as through the reduction of “urban heat islands”		
EN3D1	1	Reduce ambient air temperature produced from “urban heat islands” created from large areas comprised of asphalt or dark materials such as roads, parking lots, and roof tops (see also CD2C2 and TR2D7)	Not being done	
EN3D1a	a	Collect and evaluate data from national studies dealing with alternatives to the use of dark materials on rooftops, roads, and in parking areas or in other large surfaces	Not being done	
EN3D1b	b	Actively explore the merits of adopting local design standards for future construction and major redevelopment to effect a reduction in heat from such sources (see also TR4D1C). Consider standards related landscape and traffic median applications	Some of this is being done	Landscape code is being updated
EN4	EN4	URBAN FOREST & VEGETATION		
EN4A	A	Protect and expand the urban forest within and around the city through appropriate species diversification	Some of this is being done	
EN4A1	1	Actively manage the tree population within area parks, recreational facilities, open spaces, and rights-of-way as a primary objective	Being done	
EN4A2	2	Facilitate the strategic planting of large vegetation and trees along major transportation corridors and view sheds to preserve and improve important vistas (see also CD1D2)	Some of this is being done	
EN4A3	3	Protect selected trees by utilizing proper pruning and tree care to achieve compatibility with other urban needs and support of a diverse ecosystem which is more resilient to insect disease and climate changes	Some of this is being done	
EN4A3a	a	Limit the monoculture planting of trees and vegetation, except in limited applications, to reduce the potential for extensive	Being done	
EN4A4	4	Weigh the value of trees when resolving infrastructure conflicts; select and plant appropriate tree species on public rights-of-way which maximize benefits from the plantings while protecting the safety of area residents	Some of this is being done	

EN4A5	5	In land development applications, where appropriate, give recognition and credit for maintaining existing tree and vegetation cover and consider tree replacement when removal is unavoidable	Being done	
EN4A6 EN4A6a	6 a	Work with neighborhoods to define the character of their areas by the types and locations of trees and major vegetation Identify the tree species and their locations on the University of Northern Colorado campus and provide a self-guided tour publication to educate the public as to the unusual and varied trees found there	Being done Complete	tree tours
EN4A6b	b	Encourage other community facilities and institutions to provide visitors with identification of trees and vegetation and the reasons for their selection (e.g.) drought tolerance, local significance; attraction to wildlife)	Some of this is being done	
EN4A7	7	Protect and retain trees and groups of trees with significant historical, cultural, horticultural, habitat, environmental, and aesthetic value (see also CD1B2, CU1A4, LU7B2 and RE3A3). Replace such trees and vegetation when their removal is not avoidable	Some of this is being done	
EN4B	B	Enhance the beauty and comfort of the community through protection and incorporation of its natural and urban wildlife habitats		
EN4B1	1	Promote, reward and advocate stewardship practices associated with management of the urban forest among community residents and businesses through education, training, and volunteer participation in community programs which address care of the environmental infrastructure	A minimal amount is being done	
EN4B1a	a	Develop educational materials, clinics and related means of providing a framework within which to stimulate community stewardship	A minimal amount is being	
EN4B2	2	Reinforce the City's designation as a "Tree City" through support of tree plantings, re-plantings, and maintenance, especially in public areas including street rights-of-way (see also policy CD1D2)	Being done	
EN4B3	3	Promote the City's Backyard and Natural Areas Certification Program to foster greater appreciation and stewardship of such areas for urban wildlife	Not being done	
EN4C	C	Promote the use of landscaping with species appropriate to the local climate conditions through proper implementation of xeric landscaping principles	Being done	
EN4C1	1	Plant species which provide sustainable landscapes relative to drought and pest tolerance and which add interest, variety, appeal and beauty to the community	Being done	Landscape code is being updated
EN4C2	2	Encourage the planting and maintenance of native species of trees, shrubs, and other vegetation to encourage native wildlife and minimize water demand to support a healthy landscape	Being done	Landscape code is being updated
EN4C2a	a	Provide educational materials, clinics and incentives to promote the community's understanding and use of native plants in landscape applications	Being done	
EN4CD	D	Protect natural areas and wildlife habitats through comprehensive noxious and invasive weed management programs		
EN4CD1	1	Provide on-going education to the public, area plant nurseries, and landscape businesses about noxious weeds, their threat to local habitats and wildlife, and regulatory provisions and fines related to the presence of such weeds on property	Some of this is being done	
EN5 EN5A	EN5 A	DEVELOPMENT & RESOURCE CONSIDERATIONS Incorporate short- and long-term resource benefits to support sustainable community planning decisions and building activity		
EN5A1	1	Incorporate short- and long-term resource benefits to support sustainable community planning decisions and building activity	Some of this is being done	

EN5A1a	a	Provide the public and the building community with information about the short- and long-term return on investment (monetarily and environmentally) with the use of energy-wise products	Not being done
EN5A1b	b	Encourage agencies which develop housing for lower income residents to maximize energy efficient installations to help reduce housing costs as it relates to energy consumption	Not being done
EN5A1c	c	Examine Development Code standards related to site requirements, such as parking, to limit the “footprint” of development to the degree it can be done and meet the overall objectives of this 2060 Plan	Not being done Development code was not updated
EN5A2	2	Provide community leadership by example in maximizing energy efficiency in all City operations, programs and equipment	Not being done
EN5A2a	a	Upgrade the energy efficiency of existing municipal buildings through the use of renewable resources, such as solar, wind, and similar technologies and energy reduction strategies	Not being done
EN5A2b	b	Assure energy efficiency in new construction and redevelopment of City facilities	Not being done
EN5A2c	c	Maintain an audit of City facilities and operations to reflect and report on the City’s success in achieving energy efficiencies	Not being done
EN5B	B	Maximize the efficiency of resource use and promote incorporation of renewable resources throughout the community	
EN5B1	1	Through land use development, encourage the conservation of energy through policies and regulations governing placement, orientation, and clustering of development such as:	Not being done
EN5B1a	a	Density and efficiency of land use patterns	Not being done
EN5B1b	b	Cluster housing units to make effective use of sensitive open lands and developed areas (see also LU5B1a)	Not being done
EN5B1c	c	Mixed and multiple use developments which reduce the need for automobile traffic	Not being done
EN5B1d	d	Development of mass transportation corridors which interface into planned development nodes within residential and commercial centers of development (see also LU8A10)	Not being done
EN5B1e	e	Solar and wind collection opportunities through building orientation and site design (see also CD2C2)	Not being done
EN5B1f	f	Preserve established housing stock of historic significance by encouraging owners of such residences to apply for local designation (see also RE3D1)	Being done
EN5C	C	Support the reasonable coexistence of human and natural environments through measures that educate, support, and incorporate complementary accommodation	
EN5C1	1	Delineate deposits of subsurface resources, such as aggregate material and oil and gas, and encourage the extraction of such materials in advance of surface development in accordance with state law (see also GR2A4)	Being done
EN5C1a	a	Develop incentives to minimize surface use conflicts through the co-location of oil storage tanks and directional drilling	Being done
EN5C1b	b	Maintain minimum setback and site design standards from oil and gas wells and storage tanks which protect the public’s interest through attention to safety and compatibility issues relative to adjacent properties and uses (see also PS2A3)	Being done
EN5C1c	c	Encourage the thoughtful reclamation of land which has been mined for sand and gravel to provide sites which will complement and enhance the community and adjacent development. Work with the property owner early in the aggregate mining land use permitting process to establish expectations for reclamation of the site upon completion	Some of this is being done

EN5C1ci	i	Incorporate these standards into the initial land use permitting process	Some of this is being done	Being included in the Poudre Greenway Plan
EN5C1cii	ii	Undertake a study of the Poudre River sand and gravel mining corridor to establish a comprehensive design scheme for this important reclaimed mining area and identify means by which to ensure its accomplishment (see also LU7E2)	Some of this is being done	Being included in the Poudre Greenway Plan
EN5C2	2	Review and revise as appropriate, local regulations related to the extraction of subsurface aggregate material which mitigates impacts to the natural environment, surrounding neighborhoods and properties and which provides for the review of reclamation plans	Not being done	
EN5C2a	a	Develop minimum standards expected with the reclamation of sites used to extract minerals	Not being done	
EN5C3	3	Cooperate with other jurisdictions to address concerns relating to mineral extraction activity, proposed mining sites, and reclamation plans	Not being done	
EN5C3a	a	Seek reclamation which facilitates the re-establishment of the disturbed, natural environment and minimizes loss of other resources, such as water	Not being done	
EN5C3b	b	Promote site development standards which accomplish the re-establishment of wildlife habitat through creative reclamation design	Not being done	
EN5C3c	c	Carefully balance economic benefits from mining activities with the social costs, such as health and safety, related to the impacted environment	Not being done	
EN5C4	4	Through this 2060 Plan, re-adopt the Greeley Natural Resources and Wildlife Master Plan, which provides guidance for protection of urban and area wildlife and habitats	Being done	
EN5C4a	a	Update this Wildlife Master Plan within two years to assure relevance and best management practices are incorporated into this guide	Not being done	
EN5C5	5	Support the development of programs which foster greater understanding and accommodation of area wildlife needs, such as through the Natural Areas Certification Program	Not being done	
EN5D	D	Adopt development standards which minimize impacts to natural areas and promote the health and safety of the developing urban community (see also GR3B2a)	Not being done	
EN5D1	1	Support green construction practices to assure energy efficiency in new development and redevelopment. Promote sensitive location of improvements to take advantage of renewable energy opportunities and the use of recycled and alternative building materials	Not being done	
EN5D2	2	Maintain development standards which define the appropriate design and level of construction in areas where slopes and hillsides are prevalent (see also PS2A5)	Not being done	
EN5D2a	a	Require development on hillsides to adhere to engineering standards of slope stability and safety	Not being done	
EN5D2b	b	Continue to enforce standards to minimize aesthetic concerns with the placement of structures along slope ridges to avoid a dominant ridgeline profile; use of sensitive color palettes to blend features into the hillside area; and minimizing artificial structures which would be necessary to limit drainage and erosion concerns	Not being done	
EN5D3	3	Adopt and vigorously enforce sediment erosion control standards to manage construction activity and limit impacts to adjacent properties from silting and fugitive dust		State Stormwater Discharge Permits
EN5D3a	a	Require construction and developed sites to reduce movement of mud and weed seeds off-site	Not being done	
EN5D4	4	Preserve and enhance the functional and aesthetic qualities of drainage courses and waterways by using, in general, a non-structural approach to flood control which emphasizes a natural appearance. Where structural solutions are used, they should be consistent with the adopted master plans for the neighborhood or area	Some of this is being done	
EN5D5	5	Prevent new development in floodway areas and retain such areas in their natural state whenever possible (see also EN2B8, PR2B11 and PS2A2)	Being done	

EN5D6	6	Limit new development in flood fringe and flood plain areas and employ construction standards which minimize hazards to persons and property consistent with best practices and with rules set by the Federal Emergency Management Administration (FEMA) and Army Corps of Engineers (ACOE)	Being done
EN5D6a	a	Evaluate the impacts of prohibiting or severely limiting new development in such areas and consider the possibility of dedicating flood plains as a wetlands “bank” to replace such areas needing to mitigate loss of wetland due to development (see also PR2B11)	Not being done
EN5D7	7	Require a comprehensive environmental inventory and assessment as a component of the annexation, zoning and development process. Incorporate consideration of special environmental features into the planning and development of property (see also GR2B1)	Not being done
ENSE	E	Enhance the community through the development of features that provide new habitats and amenities as part of the built environment	
ENSE1	1	In conjunction with the Division of Wildlife, consider development in proximity to natural areas to assure sensitivity in the location and design of urban features in key wildlife and related habitat areas	
EN5F	F	Promote the efficient and appropriate disposal and/or recycling of waste products	
EN5F1	1	Promote the efficient and appropriate disposal and/or recycling of waste products	
EN5F1a	a	Encourage productive reuse of yard waste through composting and mulching which does not create or result in offensive outdoor odors	Some of this is being done
EN5F1b	b	Pursue programs which encourage the creative treatment of wastewater and composted wastewater sludge	Some of this is being done
EN5F1c	c	Encourage programs which provide precycling and source separation recycling programs, such as curbside recycling for households and businesses, additional community recycling centers, and recycling centers at multi-family residences and institutional uses	Some of this is being done
EN5F1ci	i	Promote the use of energy conscious products when such alternatives exist	Some of this is being done
EN5F1d	d	Encourage a shift from land fill disposal to alternatives that more effectively conserve energy and natural resources, including diverting organic material to the City’s Greencycle site for composting	Some of this is being done
EN5F1di	i	Encourage recycling of construction and demolition waste	
EN5F1e	e	Continue partnerships with other governmental entities and private operations to reduce solid waste and emphasize precycling, recycling and reuse through incentive programs and waste disposal fee structures	Studied
EN5F1f	f	Explore options to limit the number of waste haulers servicing a single neighborhood area to reduce the impact of large trucks in local streets and limit the amount of curbside trash that is present at a time	Studied
EN5F1fi	i	Facilitate the option by homeowners associations and similar neighborhood organizations to voluntarily contract for one trash hauling company to serve the neighborhood	A few HOAs are doing this
EN5F2	2	Minimize the public’s exposure to hazardous waste, and prevent hazardous waste contamination through the facilitation of proper use and disposal	Some of this is being done
EN5F2a	a	Cooperate with the County’s Household Hazardous Waste Program in providing educational support to increase public awareness and to encourage proper disposal of household hazardous material	Some of this is being done Drug takeback
EN5F2b	b	Work with other governments and community organizations to acquaint the public with non-toxic alternatives, pollution prevention, and responsible use and disposal of hazardous waste	Some of this is being done

EN5F2c	c	Encourage public and private efforts to reduce the use of chemical herbicides, pesticides, and fungicides. Through this 2060 Plan, commit the City to the use of integrated pest management, emphasizing the selection of the most environmentally sound approach with the intention of reducing or eliminating dependence on chemical pest control strategies	Some of this is being done	
EN5F2d	d	Update the hazardous material truck routing plan to assure the safe and predictable transport of hazardous materials to and through the city (see also HS4B2, PS2A4a, TR2B4b and TR4B2)	Not being done	Transportation plan
EN5F3	3	Work with community partners to assess the effects of household hazards in the form of lead-based paint, radon, asbestos, carbon monoxide, mold, and other potential indoor hazards; and support continued efforts to educate residents on the identification and management of such household hazards (see also HS4B2, PS2A4b & c, and RE1B2)	Some of this is being done	
EN5G	G	Expand opportunities to capture waste energy to supply local utility needs and drive the local economic development engine	Being done	Being done at the Wastewater Treatment Plant
EN5G1	1	Aggressively pursue energy development activity to tap and convert unused energy sources for potential use in the municipal and franchise utility systems	Not being done	
EN5G2	2	Identify all community energy applications and their potential to be converted to renewable energy; create an environment where research and support for alternative energy is an automatic endeavor	Some of this is being done	
EN5G3	3	Promote development of "green jobs" to further expand the community's movement toward renewable energy resources (see also EC1C1 and EC2A12b)	Some of this is being done	
EN6	EN6	COMMUNITY ENVIRONMENTAL EDUCATION		
EN6A	A	Promote education of the public about issues of local and regional environmental concern		
EN6A1	1	Work with school district educators, Aims Community College and the University of the Northern Colorado to develop curricula and learning opportunities which provide hands-on exposure and promotion of environmental awareness and stewardship, as well as opportunities to shape policies and procedures	Some of this is being done	
EN6A1	a	Retain a youth representative member on the City's Air Quality and Natural Resource Commission	Not being done	
EN6A1	b	Explore opportunities for student internships, field trips, and research projects to further the understanding, appreciation and protection of the natural environment	Being done	
EN6A1	c	Utilize educational opportunities presented through the Poudre Learning Center and through the Poudre River Trail	Being done	
EN6B	B	Engage all citizens in the process of supporting the protection and improvement of the quality of the natural and built environment	Some of this is being done	
EN6B1	1	Collaborate with other community partners to pursue all possible avenues to expand public awareness and stewardship of the community's natural and environmental assets, including:	Some of this is being done	
EN6B1o	o	written publications		
EN6B1o	o	electronic media		
EN6B1o	o	cable and telecommunications		
EN6B1o	o	field excursions and demonstration sites		
EN6B1a	a	Develop an annual report to the community that provides an inventory of environmental amenities, use considerations and emerging areas of stewardship	Not being done	
EN6B1b	b	Cultivate citizen stewardship and responsibility for the care and protection of special natural areas in the community through Adopt-a-Trail and related programs	Not being done	
EN6C	C	Recognize and celebrate environmental stewardship in all aspects of community life		
EN6C1	1	Involve citizens in a wide range of volunteer opportunities to expose them to local environmental assets, needs, and experiences	Some of this is being done	
EN6C2	2	Consider inducements to community residents and businesses to promote good ecological practices and conservation of natural resources (see also CD1A4a)	Some of this is being done	

EN6C2a	a	Identify areas where natural resource conservation will have financial benefit to the City, such as water conservation, and assess how incentives can be offered to reward desired behaviors or improvements	Some of this is being done
EN7 EN7A	EN7 A	VIEW SHED & IMPORTANT CORRIDOR Promote community development in such a way as to protect key view sheds and travel corridors	
EN7A1	1	Identify important corridors that carry environmental significance and/or visual appeal related to its natural features and establish special design treatments and protections in such areas (see also CD3C3)	Not being done
EN7A2	2	Consider the special designation of these view shed areas to elevate their prominence, appreciation and significance	
EN7A2a	a	Within two years of the adoption of this 2060 Plan develop a list of criteria of features which relate to visual significance;	Not being done
EN7A2b	b	Applying such criteria to area features, research and identify potential area for view shed protection. Evaluate the merits of the following areas for inclusion for special attention:	Not being done
EN7A2bi	i	Applying such criteria to area features, research and identify potential area for view shed protection. Evaluate the merits of the following areas for inclusion for special attention:	Not being done
EN7A2bii	ii	Sheep Draw	Not being done
EN7A2biii	iii	Ashcroft Draw	Not being done
EN7A2biv	iv	Confluence of the Cache la Poudre and South Platte Rivers	Not being done
EN7A2bv	v	"O" Street Corridor	Not being done
EN7A2bvi	vi	SH 392 Corridor	Not being done
EN7A2bvii	vii	US Hwy 34 Corridor (Business & Bypass routes)	Not being done
EN7A2bviii	viii	Cache la Poudre Corridor	Not being done
EN7A2bix	ix	4th Street west of 35th Avenue	Not being done
EN7A2bx	x	20th Street west of 23rd Avenue	Not being done
EN7A2bxi	xi	59th Avenue from 4th Street to US Hwy 34 Bypass	Not being done
EN7A2c	c	Work with land owners in special corridors to develop land use protections and development design to facilitate this objective	
EN7B EN7B1	B 1	Reflect a sensitivity to areas of ecological significance in the built environment Review, update, and maintain regulations which blend built structures into the natural environment in a sympathetic manner. Such efforts should include, at a minimum:	Not being done
EN7B1a	a	Camouflage of cell towers (see also CD3C2a)	Some of this is being done
EN7B1b	b	Low profile buildings in significant view corridors	Not being done
EN7B1c	c	Non reflective building materials and subtle and complementary color use	Not being done
EN7B1d	d	Undergrounding of utilities and co-location of sites (see also CD3C2a)	Not being done
EN7B1e	e	Complementary land forms and landscape	Not being done
EN7B1f	f	Low profile oil tanks and accessory structures	Not being done
EN7B1g	g	Fencing that is wildlife-friendly	Not being done
EN7C EN7C1	C 1	Protect open lands in strategic areas within and around the community in order to provide visual relief from the urban landscape, preserve "food sheds" and important vistas, and/or retain separation from other communities (see also CD1A2, CD3A1a, LU 7B1, PR2B2d, PR2B8 and TR4D) Consider opportunities to retain agricultural cropland in acknowledgment of the community's heritage to help meet this strategy	Some of this is being done
EN7C1a	a	Pursue agricultural/conservation easements that offer value for forgone surface development as a tool to conserve cropland as an open land area	PTOL Not being done

EN7C1b

- b Catalogue those farms purchased as part of the City's Water Department "dry up" farmland acquisitions for possible use in the open lands inventory to meet this objective (see also CD1A2a and LU7D1) Not being done

Recommendations, Actions or Policy

Status

Remarks

GROWTH

GOAL: Employ a strategic growth management plan that promotes Greeley as an attractive and appealing community in which to live and work which sustains its high quality of life through the effective and efficient delivery of governmental services and careful stewardship of its natural resources

GR1	Objective	A	Anticipate needs for infrastructure development and growth demands in a foresightful manner	Being done	
GR1A	Objective	1	Continue to estimate and publish annual population changes using the Bureau of the Census as a base from which to estimate community growth	Being done	
GR1A2		2	On a periodic basis, develop population estimates and growth scenarios to help shape desired community development	Being done	
GR1A3		3	Monitor the construction of new dwellings, structures, businesses, and industry to track development trends, estimate impact to other municipal services and budgets and project future infrastructure needs through its annual Capital Improvements Plan	Being done	
GR1A3a		a	Annually review and update the City's Adequate Public Facilities Area (APFA) as described in the Development Code concurrent with annual growth and development projections to assist in the planning and funding of municipal infrastructure to accommodate growth	Being done	
GR1B		B	Calculate trends which measure the community progress in areas of greatest concern		
GR1B1		1	Identify key indicators which represent trends that have an undesirable impact on Greeley's quality of life standard and work with community agencies and organizations to formulate a strategic response to correct conditions leading to the negative trend	Some of this is being done	
GR1C		C	Maintain attention to demographic statistics, trends, and forecasts in order to act on important changes and opportunities affecting community development	Being done	
GR1C1		1	Adopt, through this Plan, the Community Indicators report (June 2008), which measures Greeley's status and progress in various area of local concern as it grows in population and physical size (see Appendix B)	Being done	
GR1C1a		a	Review the indicators and share findings with community agencies most affected by the trends	Being done	
GR1C1b		b	Monitor the status of key indicators on an annual basis, or periodically if data is collected in such a manner, to ascertain community health and success in sustaining or impacting important trends	Being done	
GR1C1c		c	Update the full Community Indicators report at 5-year intervals to maintain access and review of important community trends toward desired outcomes	Some of this is being done	This is done in conjunction with Comprehensive Plan updates
GR1C2		2	Evaluate local population trends in order to better anticipate and respond to service needs, such as transportation of an aging population, or bilingual services for non-English speaking citizens	Some of this is being done	
GR1D		D	Identify and stimulate development in areas of desired growth		
GR1D1		1	Collect and evaluate use trends of municipal services, as they relate to population patterns to estimate and plan for the future needs of community residents for such areas as parks and recreation, entertainment and leisure, utility usage, public safety and emergency services,	Being done	APFA mapping updates
GR1D2		2	Research key population size or economic thresholds associated with certain types of growth to ascertain opportunities or cautions associated with certain community size levels as it relates to community attributes	Not being done	
GR1D3		3	Evaluate the cost benefit ratio associated with the size of the community "footprint" in determining the benefits and cautions related to the physical size of the community relative to provision of public services in a cost effective manner	Some of this is being done	
GR2		GR2	NATURAL RESOURCES & GROWTH		
GR2A		A	Direct growth in a manner which creates the least impact on the natural indigenous environment		
GR2A1		1	Cooperate with regional partners in the effective and efficient management of water resources to accommodate future area growth (see also EN2A7)		
GR2A2		2	Complete a basin wide storm drainage study to identify sites for regional drainage detention facilities and a finance mechanism to provide for their construction in order to effectively establish such improvements in accommodation of urban growth (see also CD1D3, CD3B1, EN2B7, LU6B1 and PR2A3 and PR2B9)	Being done	
GR2A3		3	Encourage the extraction of recoverable resources, such as aggregate material and oil and gas, in advance of annexation and/or surface development (see also EN5C1)	Not being done	
GR2A3a		a	Develop intergovernmental agreements with Weld County to assure that the manner of mineral extraction and reclamation is consistent with City standards within its Long Range Expected Growth Area. Such an agreement should address the provision of buffer areas from existing development and sensitive natural areas	Not being done	

GR2B	B	Manage resources to assure that, as development occurs, important natural features are protected or enhanced through effective stewardship	Not being done	
GR2B1		1 Utilize the 2060 Comprehensive Plan's physiographic and capital improvements maps to ascertain the most logical, cost effective, and desirable areas in which to extend the physical boundaries of the city based upon the location of natural resources, topographic considerations, and other impediments to efficient land development consistent with the policies of this 2060 Comprehensive Plan (see also EN5DE)	Some of this is being done	
GR2C	C	Secure and protect meaningful public open space areas within and proximate to the city (see also PR2A16)		
GR2C1		1 Identify those areas which have natural features which possess special qualities that should be protected from development encroachment and where particular treatments would promote the co-existence of urban and open lands	Being done	Through the PTOL
GR2C1a		a Review various community master plans including the Parks and Recreation Master Plan, Poudre River Trail Master Plan, and the Comprehensive Drainage Master Plan to ascertain areas of potential protection	Being done	Through the PTOL
GR2C1b		b Explore land use tools to assist in the preservation of important natural features, farmlands, and open space while permitting growth conducive to a shared objective (see also PR2B6 and LU7D)	Not being done	
GR3	GR3	GROWTH BOUNDARIES AND COMMUNITY FORM		
GR3A		Plan, guide and accommodate growth that promotes the most efficient use of resources and maintains or improves the quality of life standard for its residents		
GR3A1	A	1 Adopt, through this 2060 Comprehensive Plan, the Growth & Service Area Map which depicts the Long-Range Expected Growth Area (LREGA), the Adequate Public Facilities Area (APFA), and the Cooperative Planning Area (CPA), as illustrated on Exhibit B. The CPA's reflect areas with approved development referral agreements or intergovernmental agreements describe shared community development goals to provide a planned area of desired and expected community growth for the life of this 2060 Plan	Done	
GR3A1a		a Review the LREGA boundaries as part of the annual growth projections and preparation of the Capital Improvements Plan. Minor amendments which extend the boundaries up to ¼ mile in any one direction may be approved as part of this annual review. Major amendments must be addressed in accordance with the provisions as set forth in this Plan	Some of this is being done	This is done in conjunction with Comprehensive Plan updates
GR3A1b		b The following assumptions and objectives are incorporated into the establishment and amendment of the LREGA boundaries:	LREGA boundaries have not been amended	This is done in conjunction with Comprehensive Plan updates
GR3A1bi		i No Greeley urban growth is planned east or south of the confluence of the Cache la Poudre and South Platte rivers;	"	
GR3A1bii		ii Political and service boundaries will be considered, as described in intergovernmental agreements which define municipal annexation boundaries;	"	
GR3A1biii		iii Annexation of land is appropriate in areas where no urban development is anticipated if another community goal is achieved such as procurement of open land for a community separator/buffer, or for open space or conserved farmland use;	"	
GR3A1biv		iv Except as it relates to the Strategic Employment Development Corridors as identified on the Land Use Guidance Map (Exhibit A), development within the Redevelopment District and the Adequate Public Facilities Area (APFA) will be a priority to accommodate new growth	"	
GR3A1bv		v A compact urban form is desirable to linear physical growth or development patterns which promote sprawl or leap-frog development that results in less efficient use of capital improvements or municipal services	"	
GR3A1bvi		vi New residential growth will be encouraged to develop at a target average net density of no lower than 6.0 dwelling units/acre	"	
GR3A1bvii		vii Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community	Some of this is being done	Adequate Public Facilities are significantly limited north of the Cache la Poudre
GR3A1d		d The Cooperative Planning Areas (CPA) are those areas which represents transitional development and development referral areas between Greeley and adjacent municipalities and for which there is common interest in complementary development	Being done	Greeley has IGAs with Evans, Severance, and Windsor
GR3A1da		a Pursue intergovernmental agreements within the CPA which fosters efficient installation of capital improvements and which could also include sharing revenue and land use decisions, such as open space, trails and other area development to the benefit of all area governments and communities	Being done	Working with Windsor on the Poudre River Greenway Master Plan.
GR3A1db		b Include property owners and Weld County Government in all such discussions and agreements		

GR3A2	2	As adopted through this 2060 Plan, the Adequate Public Facilities Area (APFA) represents the area within which full and adequate municipal infrastructure and services are in place or scheduled within the City's bi-annual budget to accommodate planned growth. The APFA area infrastructure shall include:	Being done	
GR3A2a	a	Streets and associated improvements (e.g. streetlights, sidewalks, bike lanes)	Being done	
GR3A2b	b	Water and sewer lines and service	Being done	
GR3A2c	c	Park, trails and open space	Being done	
GR3A2d	d	Area drainage and detention facilities	Being done	
GR3A2e	e	Police services	Being done	
GR3A2f	f	Fire protection & emergency services	Being done	
GR3A3	3	Restrict development to the APFA except where the following occurs under Alternative Compliance:	In Development Code	
GR3A3a	a	The developer of the area outside the APFA provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install that infrastructure which would otherwise be provided by the City through its Capital Improvements Plan	In Development Code	
GR3A3ai	i	Establish a process whereby the developer may submit a plan for infrastructure development, demonstrating its adequate installation, to the satisfaction of the City, commensurate with the private development. Such plan shall also discuss and consider municipal service delivery associated with the capital improvement installation, such as maintenance obligations, personnel (such as fire fighters) and similar impacts to City obligations	In Development Code	
GR3A3aii	ii	Provide an accounting of the actual investment in required infrastructure (not including interest) and a system whereby the original developer may be reimbursed by other development which is allowed to advance due to the installation of the infrastructure. The period for reimbursement should not exceed ten years and be payable only to the original developer, or assignee if such information is provided in writing to the City in a timely manner	In Development Code	
GR3A3b	b	Amend the Development Code to formalize the method of establishing the APFA		
GR3A3bi	i	boundary, identify what new or expanded infrastructure would be necessary and appropriate for the developer to provide to support the proposed new construction as well as the timing for installation of such new infrastructure. In general, the developer shall provide a complete expansion of the APFA infrastructure at equivalent service levels	In Development Code	
GR3A3bii	ii	Establish a system that graduates the development fees due by the development, in addition to the infrastructure expansion, proportionate to its distance from the APFA	Not being done	
GR3A3biii	iii	Develop a mechanism for subsequent developers who benefit from the new infrastructure to reimburse a pro-rata share of the cost of the new infrastructure if subsequent development occurs within ten years of its initial installation or expansion		
GR3A4	4	Major influences to the rate of city population growth as described under Comprehensive Policy Section GR1 should be monitored to ascertain trend and development patterns and better respond to market changes. Such influences would include items such as:	Some of this is being done	More needs to be done on how Greeley fits into a regional context
GR3A4a	a	Annexation and projected urban growth boundaries of adjacent communities;	Some of this is being done	
GR3A4b	b	Expansion or growth in major transportation systems including:	Some of this is being done	
GR3A4bi	i	US Hwy 34	Some of this is being done	
GR3A4bii	ii	US Hwy 85	Some of this is being done	
GR3A4biii	iii	Rail Corridors	Some of this is being done	
GR3A4biv	iv	Area airports	Some of this is being done	
GR3A4c	c	Pending development of a major employment area or Regional Activity Center	Some of this is being done	
GR3A4d	d	Cost and availability of major utilities and services	Being done	

GR3A5	5	Measure and monitor the cost of development as it relates to the provision of municipal infrastructure and services at equivalent and appropriate levels throughout the community and adjust development fees in a timely manner and as appropriate to provide a predictable and adequate revenue source from which to accommodate growth consistent with the other goals of this 2060 Plan	Some of this is being done	Area Plans and System Plans such as the PTOL
GR3A5a	a	Plan areas in advance of development so the City can identify the level of services that the City and other entities need to provide to accommodate the anticipated development	Some of this is being done	Area Plans and System Plans such as the PTOL
GR3A6	6	Explore options to share governance, costs and revenues in those areas described as Cooperative Planning Areas on the Land Use Guidance Map	Some of this is being done	
GR3B	B	Establish clear standards under which a property may be annexed and/or developed		
GR3B1	1	When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City's jurisdiction meets Comprehensive Plan growth objectives and can be developed in a manner which will be a positive addition to the city, improve the quality of Greeley's neighborhoods, and can be provided with municipal services	Being done	Through the development review process
GR3B1a	a	For each proposed addition of land into the corporate boundaries, an annexation impact report should be completed by the City which discusses the appropriateness of the annexation relative to the LREGA boundaries, impact to taxing districts, financial impact to provide services to the new site, environmental aspects, and other such considerations as may be called out in this 2060 Plan (see also EC4C1b, ED1A4, EN5D, LU1B2and PS1A4)	Being done	Required by state law
GR3B1b	b	Develop a method the City can use to anticipate, monitor and respond to the cumulative fiscal impacts of new development as build-out occurs	Not being done	
GR3B1c	c	Consider annexation of enclave tracts as soon as they are eligible for incorporation into the City	Being done	
GR3B1d	d	Pursue adjustments to City fee and tax structures related to development, such as arterial street fees, water and sewer plant investment fees, and related areas in order to credit and encourage greater infill and redevelopment (see also RE1B)	Being done	
GR3C	C	Develop intergovernmental agreements with adjacent communities to promote the cost effective delivery of municipal services through shared efforts while also complementing the perceptions, distinct boundaries, and identity, of each community		
GR3C1	1	Pursue intergovernmental agreements with adjacent governmental entities and property owners to establish cooperative methods of accommodating community development objectives related to the efficient and effective delivery of municipal services to city residents and businesses; community design and development goals concerning key entryways area open lands and community buffer areas; and orderly community growth	This has been done	
GR3C2	2	Take action to annex and manage through intergovernmental agreements the development of the US Hwy 34 route into Greeley from the west, especially along the Strategic Employment Corridor with attention to the following:	This has been done	
GR3C2a	a	Use various means, such as the City's Industrial Water Bank, to provide incentives to promote the location of desired industry and employment in this area, consistent with the Economy Chapter of this 2060 Comprehensive Plan	Not being done	
GR3C2b	b	Work with corridor property owners to establish a means to accomplish development of desirable industrial and employment uses along the corridor, while retaining important open space and distinction, separation, or buffering from other area communities	Not being done	
GR3C2c	c	Develop standards for qualified industrial and employment uses which provide high quality design, generous setbacks from rights-of-way which effectively provide a sense of expansive open areas and entryways, attractive site design, and compatible landscape treatment considering the xeric nature of the area, adjacent land uses, and the objectives of this 2060 Plan relative to entry-way treatment and natural resources management	Not being done	
GR3C2d	d	Work with adjacent communities and Weld County government to forge agreements that reflect a cooperative posture in providing infrastructure services to qualified and desired industries	A minimal amount is being	
GR3D	D	Explore the options to co-locate oil and gas drilling operations to promote efficient development of surface uses	Being done	
GR3D1	1	Maintain adequate building and land use setbacks and site design standards relative to oil and gas development to limit public	Being done	
GR3D1a	a	Allow for Alternative Compliance, such as the construction of blast walls or other engineering solutions which allow the equivalent level of safety as provided by the designated setback standards to allow more productive or attractive surface area development	Being done	

Recommendations, Actions or Policy

Status

Remarks

HEALTH, HOUSING, AND HUMAN SERVICES

GOAL: Reinforce Greeley's image as a caring community by promoting access to health, housing, and human services as an integral element of the community's growth and development

HS1	Objective	A	Integrate human services into overall community planning and development		
HS1A1		1	Work with community partners to maintain an inventory of human service programs which are available to area residents	Not being done	
HS1A2		2	Work in cooperation with local service providers to offer a coordinated information system which describes the availability of services in the community, making use of available and new technologies to improve access to services and information	Not being done	
HS1A2a		a	Support opportunities to combine resource information and referral opportunities concerning services to enable one-stop service for those in need of assistance, to the degree possible	Not being done	
HS1A2b		b	Regularly update the City's contact and program information on directory resources, such as the United Way 211 Information and Referral Line, to facilitate the effective referral of service request questions to appropriate City departments	Not being done	
HS1A2c		c	Explore the feasibility of establishing a 311 line to provide ready access to residents needing to access government services	Not being done	
HS1B		B	Assure that each resident has ample awareness of and access to those services and facilities which are intended to respond to the basic needs of the city's residents		
HS1B1		1	Collaborate with community organizations and other governmental entities to advocate for effective health and human service system including those for which the City does not carry a primary responsibility	Being done	
HS1B2		2	Promote effective ways to measure human service program performance and results, balancing accountability and efficiency with innovation in service delivery	Some of this is being done	
HS1B3		3	Participate fully in the decennial census population count to assure the City gets a representational sample of the population from which to assess a variety of local characteristics and to assure the City receives its fair share of funding that is calculated and provided on the basis of population size	Being done	
HS2		HS2	SPECIAL POPULATIONS AND SERVICES		
HS2A		A	Provide opportunities to all residents to fully participate in their community		
HS2A1		1	Prioritize and direct resources to those programs which help provide a seamless continuum of services to assist residents with basic survival support to early intervention and prevention that address human conditions or issues before they develop into significant individual, family and/or community issues (see also EC2A3)	Being done	By United Way
HS2A2		2	Identify areas for potential improvement in efficiency and which fill service gaps, such as encouraging volunteerism, eliminating service duplication, and reducing administrative overhead (see also ED4B1b)	Some of this is being done	
HS2A2a		a	Promote resident involvement in the City's "Neighbor Labor" program which works with United Way to match volunteers with special needs residents to address property care issues that may limit quality of life and impact neighborhood well-being	Some of this is being done	Somewhat active
HS2A2b		b	Assess special population and service needs and opportunities to coordinate response through the City's Neighborhood Building Blocks program	Being done	
HS2A3		3	Foster a customer-focused approach to service delivery with feedback and involvement from consumers in identifying opportunities to strengthen and improve such service		
HS2A3a		a	Employ a variety of customer satisfaction assessment tools to evaluate the adequacy of the service provided and avenues to improve response	May be happening	
HS2A3b		b	Use City and community boards and commissions to provide regular feedback and advice on the adequacy of service delivery	May be happening	
HS2A4		4	Support programs which build the strengths and abilities of an individual or family to reach self-reliance and minimize dependence on the human service delivery systems (see also ED3C2)	Some of this is being done	
HS2A4a		a	Encourage and participate in cooperative planning, decision-making and appropriate funding partnerships for health and human service delivery throughout the city, county and region in order to establish and maintain a stable and adequate funding base for services that support safe and healthy communities	Some of this is being done	
HS2A4b		b	Promote effective, efficient, and integrated community-based services using a combination of public, private, community and personal resources	Some of this is being done	
HS2A4c		c	Continue to regularly convene meetings of the Urgent Responders Coalition of area emergency, human service and related service providers to share information, service challenges and strategies to optimize service response and encourage self-sufficiency of community members	Some of this is being done	

HS2A4d		d	Structure assistance and services in a manner that expects and rewards self-sufficiency and responsibility		
HS2A5		5	Work with community partners to provide services and programs which are accessible to residents and which reflect respect and dignity to the diversity of people served		
HS2A5a		a	Provide bi-lingual materials and interpretation whenever possible to communicate with those who have limited English language skills (see also EC2A7 and ED2B1)	Being done	
HS2A5b		b	Provide City and community resource and referral information in as many outlets and forms as reasonably possible to offer multiple avenues to share such material with its intended audience. Cooperate with the community partners and organizations to share access to and outlets for such information	Some of this is being done	
HS2B		B	Participate in the assessment of the needs of special populations within the general community and employ strategies that enable independence and productive lifestyles		
HS2B1		1	Cooperate with local agencies and organizations to regularly assess the adequacy of resources and delivery of basic services to meet the needs of special needs populations, with particular attention to the elderly, disabled, children and youth, low- income and those with language barriers	Some of this is being done	
HS3	HS3		INFRASTRUCTURE AND COMMUNITY RESOURCES		
HS3A		A	Identify optimal locations and systems for land uses and access to human services that may have a bearing on the ability of residents to fully participate in their community		
HS3A1		1	With each new development proposal, evaluate impacts such development may have on the community's ability to access City facilities and human services		
HS3A1a		a	Consider access to transit and other transportation services and systems, such as pedestrian and bicycle access, as a part of the proposed development (see also LU1C4,TR8A1 and TR2B2)	Some of this is being done	Transit Master Plan
HS3A1b		b	Evaluate the diversity of land uses serving an area to assure a full range of uses are or will be in place to serve area residents without traveling distances of over one mile, on average, to obtain basic goods or services	Not being done	
HS3A1c		c	Continue to explore the development of all City facilities with the needs of special populations in mind, such as sensory parks for disabled children, accessibility for wheelchairs and other physical limitations, and use of international symbols to communicate directions and permissions (see also PR1A2d)	Some of this is being done	Aven's Village (a disabled accessible playground)
HS3A2		2	When considering development proposals, work to ensure the distribution of facilities in ways that promote access and efficient use of community resources		
HS3A2a		a	Distribute services, residential uses and related facilities throughout the community in order to offer varied consumer choices, maximize consumer access to services and neighborhood levels and avoid the concentration of special needs populations in limited geographic areas	Some of this is being done	
HS3A2b		b	Encourage the use of existing facilities and co-location of services, including joint use of schools, City and community facilities, to make services more available at neighborhood levels	Some of this is being done	Parks and schools
HS3A3		3	Provide access to dispersed human service programs through effective and efficient transportation service (see alsoTR8A1a)	Being done	GET and Crown Jewells. Ride free with ID
HS3A4		4	Consider the special needs of service-dependent populations in planning and designing community facilities and programs and directly seek their input in the development of program to maximize effectiveness in addressing important community issues	Being done	PTOL, GET. Planning
HS3A5		5	Encourage incentive programs for businesses that provide human services to their employees, such as child area and health care benefits as well as educational resources to foster greater self-sufficiency (see also EC2A10)	Some of this is being done	
HS3A6		6	Promote access to educational resources for all age groups to promote life-long learning (see also ED4B1g)	Some of this is being done	University Neighborhood and UNC
HS3B		B	Incorporate human service delivery consideration into neighborhood and sub area plans		
HS3B1		1	In the development of neighborhood plans, address a broad range of human service issues in the context of both strengths and needs in the area and identify solutions to address service shortcomings	Not being done	
HS3C		C	Maintain communication systems that allow independence and connectivity to resources		
HS3C1		1	Increase awareness of programs and activities available to special needs populations through the broadest means possible	Some of this is being done	Municipal broadband
HS4	HS4		HEALTH SERVICES		
HS4A		A	Promote community excellence related to a fully-integrated health care system		
HS4A1		1	Capitalize upon the health sciences educational offerings at medical facilities and higher educational institutions to propel Greeley's image as the nucleus of state of the art health education training in Colorado (see also ED3D and EC1A2)	Being done	UNC nursing program
HS4A2		2	Promote the exceptional medical services such as are provided by North Colorado Medical Center and its affiliate service providers as a magnet to attract top health care professionals to Greeley (see also EC2A12)	Being done	

HS4A3	3	Support and promote the continuum of health care services, clinics, and facilities ranging from school-based and neighborhood clinics, emergency response and urgent care facilities to fully-equipped and staffed hospital care as a measure of the local quality of life and attractions of Greeley	Being done	
HS4A4	4	Promote school-based programs which provide school-to-work internships, mentoring and career opportunities (see also EC2A2 and ED2B1)	Some of this is being done	
HS4A5	5	Consider programs and promotions which provide basic safety and first-aid training to foster a well-informed community that minimizes risks and can support the efforts of emergency personnel to provide appropriate support until professional support is available, such as with basic first aid, life guard training and other related programs (see also PS1B and PS1B1c)	Being done	
HS4A6	6	Pursue economic development opportunities related to the medical field to foster continued and progressive advances in such fields and excellence in local health services delivery (see also ED1A3)	Some of this is being done	
HS4B	B	Integrate healthy living into community planning and development	Being done	
HS4B1	1	Cooperate with community partners to create a healthy environment where residents are able to practice healthy living, are well-nourished, and have access to affordable health care	Being done	
HS4B2	2	Reduce environmental threats and hazards to health through enforcement of City building and fire codes to minimize exposure to such dangers as lead-based paint, hazardous waste, carbon monoxide and radon (see also EN5F3, PS2A4a and RE1B2)	Some of this is being done	
HS4B3	3	Work with community health agencies and partners to reduce health risks and behaviors leading to chronic and infectious diseases and infant mortality, with particular emphasis on populations most affected or vulnerable to these conditions	Some of this is being done	Weld connects
HS4B4	4	Encourage community efforts that support nutritional services to meet the needs of vulnerable populations	Some of this is being done	Schools working to increase nutrition
HS4B5	5	Encourage residents to adopt healthy lifestyles to improve their general health and well-being, and promote opportunities to participate in fitness and recreation activities (see also PR3A)	Being done	
HS4B5a	a	Provide transportation systems and services which effectively link residents with community recreational outlets and essential health services	Being done	
HS4B5b	b	Through Neighborhood Building Blocks and related City programs address neighborhood safety where it is perceived as a barrier to an active lifestyle	Being done	
HS4B5c	c	Foster consumer choice in food options by encouraging the expansion of local health food markets and organic foods store	Being done	Greeley Farmers' Market
HS4B5ci	i	Promote community access to locally grown produce and foods	Being done	Greeley Farmers' Market
HS4B5cii	ii	Promote healthy diet through the continuation of the Greeley Farmers' Market and use of debit cards and food vouchers to purchase food products	Being done	Greeley Farmers' Market
HS4B5d	d	Support and expand the availability of community garden plots throughout the City	Being done	Recently doubled
HS4B5e	e	Lead by example in the food products and choices offered in public facilities through vendors and vending machines, with a priority and emphasis on healthy food and drink choices (see also PR3A2)	Not being done	
HS4B5f	f	Continue the City's employee wellness program to support a healthy employee population	Being done	
HS4B6	6	Promote land use decisions that provide a means for all neighborhoods to have access to basic neighborhood markets, such as grocery outlets as well as medical and personal services. Support access to goods and services that support health and wellness in all neighborhood sectors	Some of this is being done	Economic Development
HS5	HS5	HOUSING		Much remains to be done
HS5A	A	Meet the basic human need of safe and decent shelter for those residents whose income or special needs may restrict their ability to locate and afford reasonable housing		Housing affordability is becoming a major issue in Northern Colorado
HS5A1	1	Work with community service and housing agencies to identify the scope of the community's need for housing for low- and moderate income households	Some of this is being done	
HS5A1a	a	Inventory existing housing available through the public and private sectors	Not being done	
HS5A1b	b	Index the affordability of housing as it relates to community labor and wage scales	Not being done	
HS5A1c	c	Establish goals for new housing development based on the expected needs for low- and moderate income households as a percentage of the total household inventory	Not being done	
HS5A2	2	Develop a comprehensive strategy to facilitate the availability of housing to meet the capabilities of low-to moderate income persons	Not being done	Major need in Northern Colorado
HS5A2a	a	Work with areas employers to provide housing support packages to help area workers to have access to reasonable housing choices, thus helping to stabilize the local employment base (see also EC2A11)	Some of this is being done	G-HOPE
HS5A2b	b	Explore all governmental programs and resources to meet the needs of the community's low income population	Some of this is being done	

HS5A2c	c	Consider the use of incentives and regulations to encourage construction of affordable housing	Some of this is being done	GURA
HS5A2d	d	In supporting low-income housing, expect development to be well-designed, practical, sustainable and to complement the full range of community development objectives in this Plan	Some of this is being done	Mission Village
HS5A2e	e	Support programs which provide homebuyer education and support of successful, sustained homeownership which increases the value of the living unit as well as the neighborhood in which it is situated	Not being done	
HS5A3	3	Evaluate the proportion of permanently subsidized or affordable housing as a percentage of the total housing stock and establish a baseline goal to monitor and maintain to continue to meet the needs of this sector of the community	Not being done	Good idea
HS5A4	4	In cooperation with community agencies, facilitate the dispersal of housing options throughout the community for low-income families (see also LU2A5a)		
HS5A4a	a	When considering land use requests, support proposals which disperse housing opportunities for low-income households throughout the community	Some of this is being done	Habitat for Humanity
HS5A4b	b	When public resources support a low-income housing project, restrict funding where there are high concentrations of assisted low-income housing and promote funding for assisted rental housing in areas where such developments are in limited supply	Some of this is being done	GURA
HS5A5	5	Take special measures to preserve, protect and improve the condition and appearance of existing low-income housing, especially in established areas of the community (see also CD2B2 and RE1B1)	Some of this is being done	Code enforcement and GURA
HS5A5a	a	Encourage acquisition of housing by nonprofit organizations, land trusts or tenants, to protect housing from upward pressure on prices and rents	Some of this is being done	Code enforcement and GURA
HS5A5b	b	Encourage the application for low interest rate loans to improve the condition of older, established housing		
HS5A6	6	Encourage development of housing for special needs populations including facilities for the elderly, the disabled and other populations requiring group homes as a result of age, physical or mental limitations	Some of this is being done	
HS5A6a	a	When considering land use proposals for such housing, evidence should be provided demonstrating that the proposed facilities will be in close proximity to shopping, medical services, entertainment, and public transportation before approval is granted. Every effort should be made to avoid concentration of these homes in one area of the community (see also LU2A62)	Some of this is being done	
HS5A7	7	In conjunction with other community organizations, pursue a comprehensive approach to foster a decrease in homelessness, stop recurring homelessness and promote long-term self-sufficiency	This is starting to be done	
HS5A8	8	Coordinate housing support services with other community organizations which include such areas as:	This is starting to be done	
HS5A8a	a	Emergency housing needs	This is starting to be done	
HS5A8b	b	Educational services	This is starting to be done	
HS5A8c	c	Landlord/tenant mediation	Some of this is being done	City Mediation Program
HS5B	B	Promote a comprehensive continuum of housing options and services in the community that supports the needs and desires of all residents		
HS5B1	1	In conjunction with other community agencies and partners, develop a strategy to maintain and improve the city's home ownership rate to match statewide averages	Some of this is being done	Mainly through non-profits
HS5B1a	a	Encourage home ownership through such services as first-time home buyer's assistance programs	Some of this is being done	Mainly through non-profits
HS5B1b	b	Provide new and prospective home buyers with information concerning property maintenance, budgeting, community resources and related areas to support a successful transition from renting to ownership	Some of this is being done	Mainly through non-profits
HS5B1c	c	Focus incentive programs in established neighborhoods to achieve a balanced and even ratio of owner-occupied and rental units	Not being done	
HS5B2	2	Foster the development of attractive, safe and well-maintained rental properties for those who do not qualify for or desire to own property		
HS5B2a	a	Continue to conduct an annual multi-family vacancy study to evaluate the location, rental rates, vacancy levels and other related information about rental units to be aware of trends that may impact the viability of new apartment construction	No longer being done by GURA	City is now using Colorado Housing Division report
HS5B2b	b	Encourage landlords to enroll in the City's Operation Safe Stay program to foster safe, attractive and well-functioning multi-family units that contribute to the neighborhood quality of life	Being done	
HS5B3	3	Address the impacts to neighborhoods from foreclosures by attending to the neglect that may accompany vacant structures or nuisance conditions through pro-active code enforcement (see also CD2A2, LU2A11, PS4B2 and RE1C3)	Less of a problem in 2016	

HS5B3a	a	Continue to work with other community partners on the Weld Foreclosure Coalition to provide counseling and support to homeowners struggling to maintain their homes	Less of a problem in 2016	
HS5B3b	b	Explore options with banks and lenders holding title to foreclosed homes to provide property maintenance at a level that protects neighborhood investments and minimizes the problems associated with a vacant property (see also LU2A5cii)	Less of a problem in 2016	
HS5B4	4	Promote the stability of established neighborhoods through infill and redevelopment opportunities to maintain the viability of these areas and provide new housing options (see also RE1B1)	Being done	Housing near UNC
HS5B4a	a	Pay particular attention to the housing in neighborhoods in proximity to UNC as to its viability, maintenance, appeal and impression it represents by association to the university and the City	Some of this is being done	Success rate is low
HS5B4ai	i	Continue to work with the university on education of students concerning how to be a tenant and make a good decision about a rental property and "good neighbor conduct"	Some of this is being done	Success rate is low
HS5B4aii	ii	Work with the university, "Greek-life", and affiliated off-campus student organizations to be sure such residences are well-maintained and compatible with surrounding properties	Not being done	

	Recommendation, Action or Policy	Status	Remarks
LAND USE			
GOAL:	Establish clear direction for the location, amount, design, and mix of land uses throughout the community that promotes Greeley as a “complete community” which is sustainable, well designed, efficient, attractive and harmonious		
	LU1 LAND USE CHARACTERISTICS - GENERAL		
LU1A	Objective A Provide an appropriate and desired development pattern consistent with the goals of this Plan		
LU1A1	1 Provide direction through the policies of this chapter to guide the general areas where each land use type is desired and which corresponds to other objectives of this Plan	Being done	
LU1A2	2 With adoption of this Plan hereby adopt the Land Use Guidance Map, attached to this Plan as Exhibit LU-A, as a general guide for land use zoning and development within the annexed and Long Range Expected Growth Area	Done	
LU1A3	3 With adoption of this Plan hereby adopt the Growth Boundaries and Cooperative Planning Area Map, attached to this Plan as Exhibit LU-B, to reflect and direct growth and development timing parameters as a general guide for land use zoning and development	Done	
LU1A4	4 Anticipate and foster development of a balance of land use types within the developed portion of the city to provide a sufficient supply and distribution of land uses to serve all community residents with basic and desired services and amenities in convenient and appropriate locations and that promote the goals and objectives of this Plan (see also EC4C1b and ED1A4)	Some of this is being done	
LU1A5	5 Allow new development that is commensurate with the level of available infrastructure and that can meet the goals of this Plan (see GR3A2 for discussion of development within or outside of the Adequate Public Facilities Area)	Being done	Through the annual APFA updates
LU1A6	6 Optimize the public infrastructure investment by promoting multi-purpose development which effectively and efficiently blends land use that provides complementary development (see also PR2A3 and PS1A4a)	Some of this is being done	
LU1A7	7 Make prudent use of limited land use resources; use open space to enhance the character of the neighborhood	Being done	
LU1A8	8 Promote high quality design, attention to neighborhood character and an appropriate mix of land uses to serve all residents with effective access to a complete range of housing, recreation, employment, and business goods and services	Being done	
LU1A9	9 Promote the development of land uses which accomplish the goals of the 2060 Comprehensive Plan and the following		
LU1A9a	a Zoning should support land uses sufficient to accommodate the residential, public use, commercial and employment targets as listed in LU1A.10	Being done	
LU1A9b	b Zoning should support commercial services which are convenient to residents and workers	Being done	Market driven
LU1A9c	c Land use approvals should accommodate a diversity of housing types within each neighborhood area	More is needed	
LU1A9d	d Zoning decisions should support and enhance the public facilities and improvements, such as parks and schools, which generally serve the immediate neighborhood	Being done	
LU1A9e	e Provide recreational, natural areas, and open space proportionate to the density of residential units in the area	Being done	
LU1A9f	f Development should be provided in a way that creates a meaningful focal point for the neighborhood and its support services and uses	Some of this is being done	
LU1A9g	g As appropriate and desired by residents, promote the development of sub-area plans in established neighborhoods to strengthen and guide land use decisions to shared objectives for the area	Some of this is being done	
LU1A9gi	i Defer to the more specific principles set forth in formally adopted sub-area Plans where differences exist or more specific standards are set forth in the sub-area plan from the general elements contained in this 2060 Comprehensive Plan	Being done	
LU1A10	10 Maintain an inventory of the existing and approved land use types established through zoning decisions. Consistent with the location of uses as presented in the Land Use Guidance Map, promote the following proportionate development of land uses throughout the city:	Not being done	
LU1A10a	a In general, and where appropriate, support zoning and development of land which promotes a city-wide jobs/housing ratio of 1.5 jobs per dwelling unit (.55 jobs per capita)	Not being done	Need to match jobs to land uses. This is a major effort
LU1A10b	b Residential uses should not comprise more than 65.0% of the net land area with an average density city-wide of at least 6 net dwelling units per acre	Some of this is being done	
LU1A10bi	i the net area dedicated to residential uses should not exceed more than 312 acres per square mile	Some of this is being done	

LU1A10bii	ii	greater density can be achieved with more intense, vertical, and mixed use development in an area	Some of this is being done	
LU1A10c	c	Neighborhood markets which provide retail sales and services to the surrounding area should be sized to:		Needs to be updated
LU1A10ci	i	Support a minimum residential population of 5,000 to 7,000 persons that are in residential units located within		
LU1A10cii	ii	Contain a full service grocery store		
LU1A10ciii	iii	Include retail uses at a rate of between 20-32 acres per square mile to serve the residential population as described in subsection c-i above		
LU1A10civ	iv	Contain office, professional and personal service uses at a rate of between 16-26 acres per square mile to serve the residential population as described in subsection c i above		
LU1A10cv	v	The proportion of land area and/or sq ft devoted to the Neighborhood Market may be increased proportionate to the increase in housing density within the one square mile service area		
LU1A10cvi	vi	For purposes of calculating the one square mile area an expressway (US Hwy 34 Bypass, US Hwy 85) or other		
LU1A10d	d	Community Commercial centers serve an approximate 6 square mile area with a proportionate increase in population served as a minimum of 30,000 to 42,000 residents	Not being done	Needs to be revisited
LU1A10d1	i	Community Commercial Center or uses may include approximately 30 acres as an individual center or represent a net 230-346 acres within the larger 6-mile area inclusive of one or more Neighborhood Markets		
LU1A10dii	ii	Office and personal services may reach a net of between 96-156 acres		
LU1A10e	e	Industrial or employment centers should occupy a minimum net acreage that equates to at least 10.0% of the net land area	Not being done	Needs to be revisited
LU1A10f	f	Public uses such as schools, fire stations, and storm water detention, should comprise an average of 15.0% of the net		
LU1A10f1	i	Elementary schools are expected at a rate of one per square mile		
LU1A10fii	ii	Middle schools are expected at a rate of one per two square miles		
LU1A10fiii	iii	High schools are expected at a rate of one per six square mile		
LU1A10fiv	iv	In accordance with the Parks and Recreation Master Plan standards, neighborhood parks and natural areas		
LU1A10fiv	o	An additional average of 5 acres per 1,000 residents should be reserved for community parks		
LU1A10fiv	o	Dedicated open space should be reserved per the Land Use Guidance Map and constitute approximately 8.0% of the total net land area suggested for public/community use, recognizing that a substantial portion of this area can be realized in undeveloped flood plain areas and reclaimed sand and gravel mining sites		
LU1A10g	g	A higher density of residential population than as a described target allows a proportionate increase in all other categories of land use		
LU1A11	11	Undertake an assessment to consider the merits of a mini-public facilities campus of uses within each six square mile areas of the community to determine if a shared facility would promote best practices and land sharing for common needs (e.g. parking). Such a public use campus or node could include a variety of uses such as a fire station, school facilities, drainage facilities, and area parks	Done on a site-by-site basis	
LU1B	B	Define the parameters within which various types of land uses of differing intensity may be located		
LU1B1	1	To provide consistency with the goals of this 2060 Comprehensive Plan, initiate an update of the standards of the Development Code, as contained in the Greeley Municipal Code (see also TR2D1)	Being done	
LU1B1a	a	Continue the Development Code standard which requires submittal of a zoning suitability plan at time of subdivision or zone change request that demonstrates the physical suitability and appropriateness of the site for the intended use(s). The Suitability Plan should, at a minimum, demonstrate:	Being done	
LU1B1ai	i	The interconnectivity between all site elements and adjacent uses	Being done	
LU1B1aaii	ii	Manage access through shared points of ingress and egress from a site	Being done	
LU1B1aaiii	iii	Suitability of the site as it relates to topographical and physical characteristics of the site	Being done	
LU1B2	2	Utilize the goals and policies within this 2060 Comprehensive Plan as a basis for the establishment of zoning on each	Being done	
LU1B2a	a	Holding Agriculture (H-A) zoning should be placed on undeveloped tracts as a "default" zoning to allow continued crop production or vacant land until a permanent zoning designation is submitted for consideration	Being done	

LU1B3	3	Utilize the goals and policies within this Plan as the basis for the review of land use referrals from Weld County government and adjacent jurisdictions as it relates to the modification of, rezoning, or development of any parcel of land within the Long Range Expected Growth Area, Cooperative Planning Area, or as otherwise described in related intergovernmental agreements	Being done	
LU1B4	4	Utilize the goals and policies within this 2060 Plan as the basis for decisions concerning requests for rezoning or land use modifications within the municipal boundaries of Greeley	Being done	At a staff level
LU1B5	5	Where there is a discrepancy or conflict with a specific land use application as it relates to different chapters within this 2060 Comprehensive Plan, the provisions of the Land Use Chapter shall be considered as primary objectives to meet for the purpose of that land use request	Some of this is being done	Not done at all times
LU1B6	6	Establish the type, mix, character and intensity of development desired within each land use category through the designation of zoning for all parcels within the city	Being done	
LU1C	C Promote the health, safety and welfare of the public through land use development			
LU1C1	1	Utilize the policies and objectives of this 2060 Comprehensive Plan and employ a “best practices” approach to its execution, to promote development in Greeley that is progressive, competitive, effective, and efficient in achieving the best interests of the community (see also EC1C2)	Some of this is being done	
LU1C2	2	Enhance public safety by supporting land use mixes that foster live/work/play environments that reflect area vibrancy through the development of “complete” neighborhoods (see also PS2A1)	Some of this is being done	
LU1C3	3	Promote land use densities and combinations that promote safe and appealing pedestrian use, the viability of transit, bicycle and other non-motorized forms of travel and improved air quality (see also EN3A4a, TR1C1b, TR2A1a, and TR2B1)	Some of this is being done	
LU1C4	4	With new and redevelopment proposals, evaluate impacts on the ability of persons who are transportation dependent to access the development (see also HS3A1a)	A minimum is being done	
LU1C5	5	Consider environmental impacts with the siting of redevelopment and new projects relative to air and water quality, light and noise compatibility, and related impacts to the natural environment (see also EN3B3)	Being done	
LU1C6	6	Promote logical linkages and graduated levels of impact between land uses of different intensity to achieve a functional, attractive, and effective transition. Such transition can be accomplished through landscaping, building design and massing, and a blend of mixed land uses, among other strategies	Being done	
LU2A	LU2 LAND USE CHARACTERISTICS - RESIDENTIAL			
LU2A	A Promote the location of residential uses in a way as that reinforces the goals and polices of this 2060 Comprehensive Plan related to environmental compatibility, safety, and community appeal			
LU2A1	1	Apply residential zoning designations to areas intended primarily for residential use		
LU2A2	2	Distinguish between single-family, multi-family and institutional residential land uses through zoning designations and development requirements	Being done	
LU2A2a	a	Create distinct zoning categories which define specific land use limitations based upon the predominant type of housing intended, including the following:	Being done	
LU2A2ai	i	Single family estate detached units	Being done	
LU2A2aii	ii	Single family detached units	Being done	
LU2A2aiii	iii	Medium density attached units	Being done	
LU2A2aiv	iv	Manufactured/mobile home detached units as part of a land lease community	Being done	
LU2A2av	v	High density attached units	Being done	
LU2A2b	b	Consider the development of a Residential Mixed Density District (“RXD”) which defines a minimum density of development (at least 8 net dwelling units/acre), but accomplishes that through a deliberate blend of various residential housing types within a single district by:	Some of this is being done	Not using a separate zoning district but using PUDs
LU2A2bi	i	Providing a blend of housing products in a single development at a higher density than can be developed		
LU2A2bii	ii	Establishing a cohesive design to accomplish the complementary, interconnected, and dynamic blend of housing		
LU2A2biii	iii	Providing district design such that open space and landscaped areas are effectively provided in strategic		
LU2A3	3	Permit non-residential uses within residential zones when such a use provides non-retail service which is either necessary to the function of residential neighborhoods (i.e. neighborhood schools, community centers) or are typical and incidental uses which can be compatible with and support residential activity with certain site and building design considerations (e.g. child care centers, churches)	Being done	See land use chart in Development Code

LU2A3a	a	The location and scale of the non-residential service area should be proportionate to the development intensity of the neighborhood, including infrastructure support		
LU2A4	4	Foster the development of "Complete Neighborhoods" that exhibit the following characteristics:	Not being done	
LU2A4a	a	Contain a variety of attributes that contribute to a resident's day-to-day living (residential, commercial, employment, mixed uses)		
LU2A4b	b	Accommodate multi-modal transportation in an interconnected manner (pedestrians, bicyclists, transit, drivers)		
LU2A4c	c	Convey architectural features that are visually interesting and add to a cohesive identity, both internally and as a transition to other adjacent neighborhoods		
LU2A4d	d	Area uses and design encourage human contact and social activities and interaction		
LU2A4e	e	Promotes community involvement and maintains a secure environment		
LU2A4f	f	Promotes sustainability and is environmentally astute		
LU2A4g	g	Has a memorable character or sense of place, conveyed by its design as well as the features associated with its common areas and public spaces		
LU2A5	5	Monitor the housing market on a periodic basis to assess the need to implement development policies to influence the housing supply consistent with the policies of this 2060 Plan	Being done	through the annual Growth and Development Projections Report
LU2A5a	a	In cooperation with other agencies, pursue more housing opportunities dispersed throughout the comments for persons of low-and moderate income (see also H55A4)	Some of this is being done	GURA, Habitat for Humanity
LU2A5b	b	Continue to annually survey the status of housing occupancy in multi-family and, as possible, single family developments to determine the capacity to absorb and/or need to stimulate new housing development	Being done	through the annual Growth and Development Projections Report
LU2A5bi	i	Refrain from supporting housing applications with economic support or stimulus when multi-family vacancy rates are at or above 6%	Not being done	
LU2A5	c	In cooperation with other local housing interests, monitor the quantity, characteristics, and status of foreclosed residential properties	Not being done	The amount of foreclosures is significantly lower than when this plan was written
LU2A5i	i	Assertively engage in community education to assist in efforts to alleviate conditions leading to foreclosure	Being done	
LU2A5ii	ii	To the extent possible, explore avenues to address the negative impacts experienced in neighborhoods with foreclosed properties, including property care, building neglect and similar issues. Consider options for a "green lien" which would extend watering and maintenance of landscaped areas to preserve turf, trees, and vegetation to lessen impacts to neighboring properties and limit loss of the urban forest and related property improvements (see also CD2A2, H55B3b, LU2A5cii, LU2A11, PS4B2, and RE1C3)	Being done	
LU2A6	6	Promote development patterns which provide an efficient and balanced mix of residential and related land use in each section of land in the city		
LU2A6a	a	Avoid establishing large areas of a single type of residential zoning or use in order to:	Some of this is being done	The response from developers is mixed
LU2A6ai	i	Provide a higher average density of residential use in each area of the community		
LU2A6aia	ii	Support neighborhood markets		
LU2A6aiaa	iii	Support effective transit and transportation movements and also air quality		
LU2A6aiaa	iv	Avoid monotonous community design and		
LU2A6av	v	Avoid a concentration of a single type of housing use, such as for students, low-income persons, and other types		
LU2A6b	b	Promote cluster development which groups dwellings in closer proximity allowing for more cost effective installation of infrastructure and creative and productive use of common open space	Some of this is being done	
LU2A7	7	Use the following criteria to guide the location of residential land uses:		
LU2A7a	a	Very low density residential (up to 1 unit/3 net acres) should be located in areas:		
LU2A7ai	i	Adjacent to public open space or environmentally sensitive areas;		
LU2A7aia	ii	With severe physiographic considerations		
LU2A7aiaa	iii	Primarily served by local streets or with sufficient property setbacks from roads of greater intensity		
LU2A7b	b	Promote cluster development which groups dwellings in closer proximity allowing for more cost effective installation of infrastructure and creative and productive use of common open space		
LU2A7bi	i	In which the housing will not be adversely impacted by surrounding land use, nor negatively impact land uses of very different intensity and character (e.g. industrial, manufacturing uses);		
LU2A7bia	ii	With no physiographic or environmental constraints;		

LU2A7biii	iii	Reasonably free from nuisance noise from business or industry, transportation or similar impacts;		
LU2A7biv	iv	Within ½ mile walking distance of neighborhood markets or community commercial service and shopping, educational, and/or parks and other recreational facilities		
LU2A7bv	v	Primarily served by local streets or with sufficient property setbacks from roads of greater intensity		
LU2A7c	c	Medium density residential (6 - 12 units/net acre) should be located in areas:		
LU2A7ci	i	Serving as a transitional land use between low and high density residential uses;		
LU2A7cii	ii	Within one-half mile of commercial shopping and services, educational and recreational facilities;		
LU2A7ciii	iii	Adjacent to minor arterial or collector streets or accessible to such roads without passing through less intensive land uses;		
LU2A7civ	iv	Where medium density residential uses are not adversely impacted by surrounding land uses, nor would negatively impact land uses of substantially different intensity and character;		
LU2A7cv	v	Which are served by public transportation;		
LU2A7cvi	vi	Which are targeted for infill development of a higher density and for which a medium density development		
LU2A7d	d	High-density residential density (greater than 12 units/ net acre) should be located in areas:		
LU2A7di	i	Adjacent to or within walking distance from schools, parks and neighborhood or community-level commercial		
LU2A7dii	ii	Proximate to employment centers or regional activity centers;		
LU2A7diii	iii	Adjacent to arterial streets or major collector streets or accessible to them without passing through less		
LU2A7div	iv	Where high-intensity residential is compatible with the surrounding neighborhood;		
LU2A7dv	v	Served by public transportation;		
LU2A7dvi	vi	Where high-density residential will not adversely impact or create congestion in existing and planned facilities		
LU2A7dvii	vii	Slated for mixed-use development, of which the high-density residential is a planned component;		
LU2A7dviii	viii	Which are targeted for infill development and for which a higher density residential land use is a specific		
LU2A7e	e	Discourage the location of any new residential development adjacent to medium or high intensity industrial zoning		
LU2A7ei	i	residential may be located near light industrial zoning or land uses when significant separation and/or buffering and compatible traffic management are provided through site design		
LU2A7eii	ii	residential zoning land uses shall be prohibited from locating in the Airport Runway Areas in order to prevent conflicts from noise, vibration and related environmental impacts (see also TR6C)		
LU2A8	8	Residential land use should be the primary land use adjacent to elementary, middle, and high schools	Some of this is being done	The City cannot control the location of schools.
LU2A8a	a	Discourage zoning or development of property which diminishes residential population in an area which is supported by a neighborhood school, or which poses safety impacts to children (see also ED1A3c)	Some of this is being done	
LU2A9	9	Work with residents to preserve the historic or development character of their neighborhoods through historic district designation or character district applications as defined in the Greeley Municipal Code (see also CD1B1, CU1C5, and RE3D1)	Some of this is being done	
LU2A10	10	Protect established neighborhoods from encroachment by incompatible land uses	Some of this is being done	
LU2A10a	a	Design and locate public and quasi-public facilities to minimize their negative impact on established residential neighborhoods, such as noise, traffic and nuisance activities	Being done	
LU2A10b	b	Design transportation systems to support integration of neighborhood elements; avoid the development of major roadways which divide a neighborhood and create hazards for pedestrian travel		
LU2A10c	c	Where housing is adjacent to a major roadway, use design techniques to minimize negative impacts and buffer residents from traffic	Some of this is being done	
LU2A11	11	Provide active code enforcement to limit the negative impacts to neighborhoods from "broken window" conditions, such as weeds, trash, inoperable vehicles and general property neglect (see also CD2A2, HS5B3, LU2A5cii, PS4B2, and RE1C3)	Being done	
LU2A11a	a	Maintain a high profile community awareness program of the importance of property care and upkeep, and consequences of neglect	Being done	
LU2A11b	b	Pursue regulation amendments which provide greater attention and penalties to properties with chronic neglect and	Being done	
LU2A11c	c	Continue programs, such as "Operation Safe Stay", that encourage and reward partnerships with land owners and	Being done	
LU2A11d	d	Study the merits of adopting minimum standards for the condition of rental housing properties	Being done	

LU2A12	12	Make measured progress in providing infrastructure such as sidewalks, curb and gutter, lighting, fire hydrants and parks to maintain and enhance established neighborhoods and provide them with equivalent improvements to newer areas of the community (see also RE3C1c)	Some of this is being done	
LU2A13	13	Continue to monitor and assess the condition of older, established neighborhoods to determine if areas are exhibiting at-risk conditions which warrant attention to prevent decline (see also PS4B1 and RE3C1)	Being done	GURA
LU2A13a	a	Identify areas, with neighborhood interest and input, that would benefit from a Sub-area Neighborhood Plan to articulate a strategy for desired land use, stability and area improvement	Some of this is being done	
LU2A14	14	Review and revise, as appropriate, development regulations to encourage high-quality residential development	Some of this is being done	
LU2A14a	a	Evaluate zoning techniques available to promote residential projects that incorporate innovative design features	Some of this is being done	
LU2A14b	b	Cultivate public/private partnerships to produce more affordable housing of high-quality design and efficiency	Some of this is being done	
LU2A14c	c	Continue the Excellence in Community Design awards program that recognizes exceptional design of local properties	Being done	
LU2A15	15	Protect neighborhoods from inappropriate development and transportation impacts by assuring that		
LU2A15a	a	New neighborhoods incorporate design elements to assist in transitions between residential areas of differing intensity and character	Being done	bufferyard standards
LU2A15b	b	Area-wide impacts to residential neighborhoods from the re-routing or traffic calming measures planned for an area are fully evaluated		
LU2A16	16	Advise residents and landowners of rezoning and development applications in areas close to their homes and encourage participation in the public review process to express sentiments about a given project in an informed and constructive manner.	Some of this is being done	
LU2A16a	a	Encourage developers to work with areas residents early in the development of a land use proposal to identify concerns, incorporate suggestions, and provide accurate information on the scope of an intended land use request	Some of this is being done	
LU2B	B	Encourage a broad diversity of residential products proportionate to the needs and desires of community residents		
LU2B1	1	Explore new housing products that appeal to and are responsive to an evolving market of consumers. Evaluate the intent of these products as it relates to their appropriate location and zoning designation, possibly as a form of Alternative Compliance	More needs to be done	
LU2B1a	a	Encourage appropriate mixed use products, as residential density mixes or as part of a commercial project		
LU2B1b	b	Consider "carriage house" or "mother-in-law" units that allow accessory housing to an owner-occupied single family dwelling		
LU2B1c	c	Evaluate options for "single resident occupancies" (SRO) units in complexes where a combination of common features and individual units are blended to provide optional affordable housing accommodations		
LU2B2	2	Review and update Development Code standards related to the redevelopment of land lease or manufactured home communities	Not being done	No major update of the Development Code has been done. The Land Use Code has only had minor amendments since this plan was adopted.
LU2B2a	a	Consider how the development of these communities can promote ownership of the units and a stable neighborhood setting		
LU2B2b	b	Explore modified or transitional standards and incentives that can be applied to older, established communities to		
LU2B3	3	Review and revise, as appropriate the City's Development Code to encourage the development of quality housing of all types in balance throughout the entire community	Some of this is being done	
LU2B3a	a	Ensure that code provisions exist that require support facilities and services needed for residential development, such as trash collection, to be continuously provided		
LU3A	LU3	LAND USE CHARACTERISTICS – COMMERCIAL		
LU3A	A	Adopt commercial land use standards related to type, size, location and design which support neighborhoods and the		
LU3A1	1	Provide diverse uses that contribute to the city's total employment base and provide services needed by community residents and businesses	Done	
LU3A2	2	Encourage business development, expansion and vitality by allowing a mix of business activities while maintaining compatibility with the area and goals for Neighborhood Markets and Community Commercial Districts	Done	
LU3A3	3	In order to accommodate desired development which is compatible with adjacent neighborhoods, the City's Development	Done	

- LU3A3a a Different mixes and intensities of commercial use
- LU3A3b b Varying scales of development reflective of the level of pedestrian or auto orientation
- LU3A3c c Development that is commensurate with and in relationship to the surrounding area
- LU3A4 4 Adhere to the following policies when evaluating commercial zoning applications:
- LU3A4a a Office/professional services
- LU3A4ai i Development should be clustered with shared access to adjacent roadways;
- LU3A4aii ii A master plan should be in place which provides effectively integrated site design components, such as parking
- LU3A4aiii iii Where a single development exceeds a 40,000 square foot footprint or which has a long or high wall as part of the building, its design should incorporate building articulation standards;
- LU3A4aiv iv Location of development is appropriate in mixed-use buildings and projects and adjacent to most types of
- LU3A4av v Office uses adjacent to residential uses should be limited in hours of operation, including automated services
- LU3A4b b General Retail
- LU3A4bi i Micro-commercial
- LU3A4bi o Should be allowed as part of a self-contained high density residential or commercial office/employment center, or in a residential area which has a density of at least 6 dwelling units/net acre within a ½ square mile area and a population of at least 2,500;
- LU3A4bi o Is incidental to the adjacent residential or as support to the adjacent office uses and does not exceed 5% of the total project square footage it intends to serve, or five acres, whichever is greater;
- LU3A4bi o Is multi-tenant and does not exceed 9,000 square feet in a single building unless architectural design is used to reduce the appearance of mass;
- LU3A4bi o Design components are low profile, complementary to the adjacent land uses, resist franchise architecture and relate principally to the occupants of the primary land use;
- LU3A4bi o Is developed under a master plan which effectively integrates site design components, such as pedestrian and parking routes, compatible building design and site layout, lighting and landscaping;
- LU3A4bi o Limit hours of operation;
- LU3A4bi o Generally contains land uses of personal service nature, such as laundry, coffee/sandwich shop, bakery and food outlets, small office, child care, and incidental personal products and services;
- LU3A4bi o Convenience stores with gas sales, storage facilities, gas stations, automotive uses, and those uses with drive-up and drive through services or 24-hour functions should not be allowed in these centers;
- LU3A4bi o Where such centers are not internal to another commercial or mixed use development they should be located at the intersection of collector and arterial roadway classifications with primary access from such streets;
- LU3A4bi o When located adjacent to a Neighborhood Market, the combined acreage should not exceed 25 acres
- LU3A4bii ii Neighborhood Market
- LU3A4bii o Is located to primarily serve an adjacent neighborhood area with an average density of 6 dwelling units/net acre serving a population of at least 5,000 within a primary trade area of 1½ to 3 miles;
- LU3A4bii o Neighborhood markets are generally separated from the next nearest market by at least two miles, as measured by the most direct transportation route along major roadways;
- LU3A4bii o includes a grocery anchor use and may also have one “junior box” store of less than 40,000 square feet;
- LU3A4bii o At least 50% of the uses, as measured in square footage, should be neighborhood related and incorporate design elements that emphasize pedestrian access;
- LU3A4bii o Allowed uses include no more than two drive-thru or pick up window restaurants, convenience store with gas and up to one car wash bay, and movie theater with less than four screens. Automotive sales or full repair services and hotels/motels should be discouraged;
- LU3A4bii o A master plan should be in place which effectively provides integrated site design including access, parking and pedestrian routes, compatible building design and site layout, lighting and landscaping

- LU3A4bii
 - o Neighborhood Markets should be located at the intersection of arterial roads and collector/arterial roads with primary access occurring from such streets in locations consistent with the Land Use Guidance Map; and,
 - o A Neighborhood Market is generally sized between 5 and 20 acres
- LU3A4bii
 - o A Neighborhood Market is generally sized between 5 and 20 acres
- LU3A4biii
 - iii Community Commercial Center
 - o Is located along major arterial roads and serves an approximate 6 square mile area with adjacent residential of 6 dwelling units/net acre and population of at least 30,000;
- LU3A4biii
 - o Community Centers are generally separated from the next nearest center by at least 3-5 miles, as measured by the most direct transportation route along major roadways;
- LU3A4biii
 - o Should be located on a single site or a collection of contiguous parcels which are logically associated and integrated in terms of cross access;
- LU3A4biii
 - o the Center site should be able to support up to 50% of the gross land area for 'big box' (large, single-store retail)uses; large-scale recreation uses and multiplex movie theaters with more than four screens; carwash and smaller auto service facilities, and restaurants with drive-thru and pick up windows and related commercial uses which are conducive to location along higher speed and capacity roadways; no single automotive sales use should exceed 5 acres in size with no more than 25% of the total center uses dedicated to automotive uses; all such uses should be subject to special design review; mini-storage facilities should be limited to 10% of a site and subject to special design review;
- LU3A4biii
 - o A master plan should be in place which effectively integrates site design, including access, parking, and pedestrian routes, compatible building design and site layout, lighting and landscaping;
- LU3A4biii
 - o Centers are permitted only adjacent to arterial roadways with primary access coming from such streets or from adjacent collector roadways; and
- LU3A4biii
 - o Community Commercial Centers are suggested to be sized between 2- 40 acres and should not exceed 45 acres in a single site or within an area of individually developed commercial parcels
- LU3A4c
 - c Regional and Special Use Districts
 - i Are intended to serve the full community and region with a population of at least 75,000;
 - ii Are between 45 and 320 acres in a given area;
 - iii As it relates to retail operations, should be located on major arterial roads or expressways with primary access coming from such streets or adjacent arterial roads; other less traffic-intense commercial operations may be located adjacent to arterials or major collectors
 - iv A master plan should be in place which effectively integrates site design including access, parking and pedestrian routes, compatible building design and site layout, lighting and landscaping, and impact to adjacent neighborhoods;
 - v May include major employment centers, large scale buildings and mixed residential uses with an average target
 - vi Regional and Special Use Districts currently include
 - 1 Downtown;
 - 2 UNC
 - 3 Aims College
 - 4 North Colorado Medical Center
 - 5 Promontory Development
 - 6 Island Grove Park
 - 7 Family FunPlex Complex
 - vii When the residential density within a Neighborhood Market and/or Community Commercial Center exceeds
 - viii Retail, restaurant, and entertainment facilities and generally discouraged adjacent to school sites. Similarly,
- LU3A4d
 - d Consider the development of a Commercial Mixed Development District ("CXD") which defines minimum and
 - i Provide a blend of commercial development in a single development with a mix of uses that can be developed from a more precise menu of business types and hours of operation that can promote a sympathetic fit to adjacent uses
 - ii When developing the land use menu, consider a mix of uses that promote Transit-Oriented Development and other transportation system linkages
- LU3A4dii
 - ii When developing the land use menu, consider a mix of uses that promote Transit-Oriented Development and other transportation system linkages

LU3A4diii	iii	Establish a cohesive design to accomplish the complementary, interconnected, and dynamic blend of commercial uses that are well integrated throughout the development	
LU3A4div	iv	Provide district design such that shared access, parking, lighting, drainage, common area amenities and identification, and landscaped areas are effectively provided in strategic locations to facilitate center identity and use by the adjacent neighborhood	
LU3A4dv	v	Due to a more defined range of uses, allow Alternative Compliance in the form of reduced parking requirements, pedestrian and bicycle credits if the density in adjacent residential areas is at or above the 6 dwelling unit/net acre target, and trade-offs for a percentage of landscaping with plaza areas, public art or similar common area features	
LU3B	B	Assure that commercial development is attractive, compatible with its setting, efficiently located, and designed to be aesthetically and functionally related to a defined service	
LU3B1	1	Prior to or concurrent with the subdivision of commercial property, a master plan must be submitted and approved which illustrates the following site design elements	
LU3B1a	a	Interconnectivity between all site establishments and adjacent commercial properties; and,	Being done
LU3B1b	b	Vehicular access management through shared points of project entry	
1bi	i	Where applicable, direct access to adjacent commercial projects should also be shown	
LU3B2	2	Maintain an active, attractive, accessible pedestrian environment within and between commercial and residential uses which accomplishes the following:	
LU3B2a	a	Development of vibrant, healthy business areas which provide essential goods and services for and are compatible with adjacent neighborhoods;	
LU3B2b	b	To the degree practical, integrate mixed activity in commercial areas with development in adjacent neighborhoods;	
LU3B2c	c	Provide an appropriate transition in the scale, intensity and design of development between areas;	Being done
LU3B2d	d	Appealing residential development that is compatible with the adjacent commercial uses; and,	
LU3B2e	e	Meets target pedestrian level-of-service standards and interfaces with transit opportunities	
LU3B3	3	Prior to issuance of a building permit for development of commercial property, a master plan must be submitted and approved which illustrates the following site design elements:	
LU3B3a	a	Continuity in site design elements including landscape theme, signage patterns, lighting, traffic patterns, building materials, building massing, roof lines, and general building design;	
LU3B3b	b	Treatment of common area improvements, such as drainage areas, street signage, perimeter buffering, and related	
LU3B3c	c	Includes a plan that describes how the property will be maintained with particular attention to drainage and open space areas	
LU3B4	4	Through street access, subdivision, depth of lot and commercial design standards, prevent the development of strip commercial sites which are characterized by shallow lot depth along the facing roadway corridor, multiple curb cuts onto an adjacent street, and long, linear building layout	
LU4A	LU4	LAND USE CHARACTERISTICS – INDUSTRIAL	
LU4A	A	Adopt specific location, size and design standards for industrial land uses which achieve the economic and community development objectives as stated in this 2060 Comprehensive Plan	
LU4A1	1	Consistent with the Land Use Guidance Map, industrial uses should be located as follows:	
LU4A1a	a	Heavy industrial and manufacturing uses should be located to take advantage of existing freight rail corridors, air transportation, and major arterial roads	
LU4A1ai	i	Consider strategic design and construction of heavy industrial uses located along major community entryways	
LU4A1aii	ii	Promote corridor design that presents an appealing and cohesive image of the community	
LU4Ab	b	Medium-industrial uses should be located along arterial roads and/or as part of an industrial park	
LU4Abi	i	Utilize site and building design to effectively screen storage areas and transition into adjacent development	
LU4Abii	ii	Design and construct medium-industrial uses to promote the functional and appealing use of materials, building orientation, and other site improvements that are complementary to adjacent development	

LU4Abiii	iii	Promote the synergistic location of uses within an industrial park that promotes its identity and attracts complementary uses, such as in the airport area		
LU4Ac	c	Light industrial uses may involve uses that include buildings and development that are lower impact in site design and building profiles from more intense industrial use and, as such, can be located along arterials and collector roads		
LU4Aci	i	Design of these uses should involve a higher level of design sympathetic to adjacent uses of less intensity and which accommodates the tendency of industrial uses to carry a higher level of site size and building mass		
LU4Acii	ii	Light industrial uses should be promoted along major community entryways, within industrial parks, and as transitional uses between areas of less intense land use, including residential, depending upon the degree to which off-site impacts can be successfully addressed		
LU4Ad	d	Consider the development of an Industrial Mixed Development District ("IXD") which defines minimum and maximum proportions of a variety of industrial development, and a limited allowance of commercial uses to provide a setting which complements the flexibility of a range of businesses with the following objectives:		
LU4Adi	i	Provide a blend of industrial development in a single development with a range of allowed uses that can be developed in a manner that is sympathetic to adjacent uses		
LU4Adii	ii	When developing the land use menu, consider a mix of uses that promote Transit Oriented Development and other transportation system linkages, especially as it relates to employees and shift work		
LU4Adiii	iii	Establish a cohesive design to accomplish the complementary, interconnected and dynamic blend of industrial uses that are well integrated throughout the development		
LU4Adiv	iv	Provide district design such that shared access, parking, lighting, common area improvements, and site identification are effectively provided in strategic locations to facilitate center identity and use		
LU4Adv	v	Due to a more defined range of uses, allow Alternative Compliance in the form of reduced parking requirements or other site improvements as may be appropriate to achieve a higher level of compatibility and site appeal		
LU4A2	2	In newly developing areas, residential uses should not be allowed immediately adjacent to medium- or high-intensity industrial uses and zoning districts without a Development Concept Master Plan or other overlay protection in order to:		
LU4A2a	a	Prevent unnecessary land use conflicts between uses of significantly different intensity and function; and,		
LU4A2b	b	Promote the expansion of industrial sites without undue hardship associated with the need to mitigate or buffer impacts to residential and other low-impact uses from industrial use and operation		
LU4A3	3	In the Redevelopment District, residential uses may be allowed adjacent to industrial when a specific neighborhood area master plan is in place which addresses design and use compatibility issues	Not being done	
LU4A4	4	Disallow high impact agricultural and heavy industrial land uses that create obnoxious impacts, such as noise, fumes, odor, health concerns, or other hazards to the community	Being done	All concentrated animal feeding operations are now outside the City limits
LU4B	B	Promote industrial development which is attractive, compatible with adjacent land uses, environmentally sound, and efficiently located and designed to be functional for its intended use		
LU4B1	1	Facilitate the development of business and industrial parks to group like uses together with a coordinated design and site development scheme	Being done	
LU4B1a	a	Anticipate how accessory or incidental uses could be allowed if designed or sited to complement and function effectively within a business or industrial park setting		
LU4B2	2	Allow and encourage on-site employee amenities within industrial development, such as employee child care, health clinics and appropriate recreational facilities	This has been done once	
LU4B3	3	Encourage reinvestment in older industrial areas to maintain and improve their economic vitality and appearance		
LU4B3a	a	Reinvest and improve, where feasible, public infrastructure in older industrial areas;		
LU4B3b	b	Evaluate and revise, as appropriate, City development regulations to facilitate the rehabilitation or development of older industrial properties to meet evolving needs of business while making a positive visual impact to the area in which these sites may be located	Some of this is being done	
LU4B4	4	Through annexation, land use authority, and capital improvement policies, provide an adequate supply of both finished and raw land sites suitable for industrial/economic development in a range of sizes and locations (see also EC4A)	Not being done	

LU4B5	5	Incorporate design techniques to plan and develop new industrial sites that are attractive and compatible with adjacent land uses	Being done	
LU5A	LU5	LAND USE CHARACTERISTICS – MIXED USE		
LU5A	A	Promote mixed use development that assures compatibility between different land uses through sensitive design		
LU5A1	1	Recognize opportunities for more efficient land utilization and interesting community form through the strategic and	Not being done	
1a	a	As used in this 2060 Comprehensive Plan, mixed use refers to the combination of traditionally separated land uses (such as commercial and residential) in a single structure or complex, and not the placement of distinctly different uses in separate tracts within a larger subdivision		
LU5A2	2	Review and update, as appropriate, Development Code standards to promote mixed-use development through regulatory means as described in this 2060 Comprehensive Plan	Not being done	
LU5A2a	a	Consistent with the Redevelopment Chapter of this 2060 Comprehensive Plan, explore the merits of establishing a Mixed Use District (“MXD”) zoning category that sets the parameters for allowing a blend of land and building uses that are typically segregated by land use designation in order to promote land use flexibility in established and transitional areas of the community (see also RE1B1c)	Not being done	
LU5A2b	b	Provide safeguards to ensure that design of such projects are compatible with and sensitive to adjacent uses as it relates to project access, odor, noise, hours of operation, general operating practices, and typical patrons or occupants of the mixed use development; and	Not being done	
LU5A2c	c	Adopt development standards that prescribe accepted design measures to ensure that mixed land uses are physically compatible within the site and with neighboring developments	Not being done	
LU5A2ci	i	Such standards should include, but not be limited to improvements such as landscaping, lighting, building mass, building material selection, and site design		
LU5B	B	Utilize land efficiently, reduce the need to travel by automobile to obtain neighborhood conveniences, by producing “complete” neighborhoods which offer better interest, public safety, and add to a sense of community vitality	Not being done	
LU5B1	1	Consider environmental consequences and benefits with mixed-use development		
LU5B1a	a	Encourage the conservation of energy through policies and regulations governing placement, orientation, and clustering of development (see also ENSB1b)	Some of this is being done	
LU5B2	2	Promote mixed land uses in order to integrate a full complement of development within neighborhood and redevelopment areas, resulting in “complete” communities with a presence or occupancy by users in day and evening periods, thereby providing more opportunity for neighborhood vigilance and crime reduction (see also CD1D1, PS2A1, and RE2B3)	Some of this is being done	In downtown
LU5B3	3	Review Development Code standards to utilize parking standards to promote mixed-use developments with joint use and opportunity for parking space reduction (see also TR2D2)	Some of this is being done	
LU5B4	4	Promote the use of mixed-use developments which achieve the other goals of this 2060 Comprehensive Plan, in particular as it relates to the objectives found in the Redevelopment and Transportation chapters	More needs to be done	
LU6A	LU6	LAND USE CHARACTERISTICS – PUBLIC LAND USES		
LU6A	A	Promote the harmonious co-existence with the natural environment and agricultural uses		
LU6A	1	Use the Areas of Ecological Significance Map to direct development to those areas which have the least impact to natural resources and habitats (see also EN1A1a and PR2B3)	Not being done	
LU6A	2	Disallow the establishment or expansion of high impact agricultural uses which produce obnoxious influences such as odor, dust, or noise within the city’s expected growth boundaries unless such uses can be fully compliant with local nuisance standards and have ample control over the management of the environmental impacts they produce	Done	
LU6B	B	Maximize the recreational and open space value of those areas reserved from development due to flood plain or storm drainage limitations	Being done	
LU6B	1	Promptly undertake the development of basin-wide storm drainage facilities plan which will enhance the handling of community detention needs, foster growth in appropriate locations, and offer new site(s) for community recreational facilities (see also CD3B1, EN2B7, GR2A2 and PR2B29)	Being done	Stormwater is taking the lead on basin master plans
LU6C	C	Devise a deliberate strategy to secure and/or develop sensitive or important lands for their intended public purpose	Some of this is being done	Poudre Initiative
LU6C	1	Work with area school districts to locate schools at sites appropriate to the age of the attendees and, where possible, in combination with neighborhood and other area park sites (see also ED1A5f and PR1C1)	Some of this is being done	Poudre Learning Center
LU6C	2	Through the annual Population Growth and Projections and Capital Improvements Plan, identify the location for new fire stations, parks and other public facilities commensurate with growth patterns, pending development, and the policies of this 2060 Comprehensive Plan	More needs to be done	

LU6C	a	In addition to annual capital improvements funding, the City should pursue a deliberate plan to acquire and develop public facilities consistent with the goals of this Chapter and other adopted master plans	Some of this is being done	
LU7A	LU7	LAND USE CHARACTERISTICS – AGRICULTURAL, OPEN SPACE, NATURAL AREAS, & NATURAL RESOURCES		
LU7A	A	Promote the harmonious co-existence with the natural environment and agricultural uses		
LU7A	1	Use the Areas of Ecological Significance Map to direct development to those areas which have the least impact to natural resources and habitats (see also EN1A1a and PR2B3)	Not being done	
LU7A	2	Disallow the establishment or expansion of high impact agricultural uses which produce obnoxious influences such as odor, dust, or noise within the city's expected growth boundaries unless such uses can be fully compliant with local nuisance standards and have ample control over the management of the environmental impacts they produce	Being done	
LU7A	a	Prevent conflicts with an emerging urban population of residents and businesses as a result of new agricultural uses that have significant off-site impacts (e.g. confined animal feeding operations, truck washouts)	Some of this is being done	
LU7B	B	Preserve important vistas and locally significant natural areas		
LU7B	1	Review development proposals in conjunction with the goals and objectives in the Community Design Chapter of this 2060 Comprehensive Plan to assure design consistency with entryways, major thoroughfares and other significant public areas as it relates to the natural environment (see also CD1A2, CD1A4a and EN7c)	More needs to be done	
LU7B	2	Review development proposals in context with the goals and objectives in the Environmental Chapter of this 2060 Comprehensive Plan to promote a careful balance between development interests and the natural environment (see also EN4A7 and RE3A3)	Some of this is being done	
LU7C	C	Provide relief from the urban form		
LU7C	1	Utilize intergovernmental agreements to protect important natural areas, community entryways, significant agricultural areas, and open space in areas of common interest	Some of this is being done	IGAs with Windsor, Severance
LU7D	D	Secure arrangements with land owners, developers, farmers, and environmental interests to identify and protect areas of importance to assure their perpetual availability for future generations (see also PR2B6)		
LU7D	1	Consistent with the goals of this 2060 Comprehensive Plan, consider the use of agricultural conservation easements to retain appropriate farming sites in conjunction with the preservation of open land and significant vistas, community separators and related objectives (see also EN7C1)	Not being done	
LU7D	a	Support the use of farmland in crop production and without animal confinement feeding operations to achieve important buffers from roadways corridors and other significant land use impacts, where the property rights of the owner are reasonably compensated for or credited with other development trade-offs	Not being done	
LU7E	E	Provide for the extraction of sand, gravel, oil and gas resources in a way that also promotes compatible, efficient and attractive surface development		
LU7E1	1	Identify and map areas with a probability of sand, gravel, and mineral mining	Not being done	
LU7E1a	a	Consider strategies to work with area land interests to optimize the surface development adjacent to such sites during and following the mining activity	Some of this is being done	
LU7E1ai	i	Avoid land use conflicts that may occur as a result of a mining process and the attendant influences such as noise, dust, truck traffic, hours of operation, and visual impacts		
LU7E1aii	ii	Consider zoning applications in light of both the short- and long-term conditions that will exist proximate to a sand and gravel site and operation		
LU7E1aiii	iii	Evaluate and formally consider the recommendations, as appropriate, of the Army Corps of Engineers Study as it relates to the Cache la Poudre River		
LU7E1b	b	Review and update, as appropriate, the Development Code as it relates to the standards associated with sand and gravel mining to assure that reasonable mitigation and accommodation of potential impacts to adjacent land uses, such as from transportation, environmental quality, and nuisance conditions, are provided	Not being done	No major u[date of the Development Code has been done. The Land Use Code has only had minor amendments since this plan was adopted.
LU7E2	2	Immediately undertake an evaluation of the entire stretch of the Cache la Poudre River corridor in which sand, gravel, and mineral extraction will provide the opportunity to establish a series of lakes that can be used for water storage, recreation, open space, and related public uses (see also EN5C1cii)	Now being done	Poudre River Greenway Master Plan
LU7E2a	a	Develop conceptual renderings to visually describe the potential for the public use of this corridor	Now being done	Poudre River Greenway Master Plan
LU7E2b	b	Identify reclamation opportunities and measures that should be put into place to assure the thoughtful and attractive use of this corridor as it is mined		Poudre River Greenway Master Plan
LU7E3	3	Identify and map areas with a probability of oil and gas extraction	Not being done	

LU7E3a	a	Consider strategies to work with area land interests to optimize the surface development of property in conjunction with the location of wells, storage tanks and other site appurtenances	
LU7E3ai	i	Avoid land use conflicts that may occur as a result of the oil and gas extraction process and operation and the attendant influences such as noise, dust, truck traffic, hours of operation, safety and visual impacts	Not being done
LU7E3aii	ii	Consider zoning applications in light of both the short- and long-term conditions that will exist proximate to a sand and gravel site and operation	Some of this is being done
LU7E3aiii	iii	Encourage the use of directional drilling to limit surface land use impacts and to optimize the development of the community and use of public resources in an efficient manner	Some of this is being done
LU7E3b	b	Review and update, as appropriate, the Development Code as it relates to the standards associated with oil and gas drilling, extraction, and storage to assure that standards consider environmental objectives of this 2060 Comprehensive Plan, reasonably accommodate mineral extraction, as well as mitigate impacts to adjacent land uses	Not done because State regulations preempt local regulations
LU7F	F	Consider opportunities to incorporate renewable energy into land use design and development, such as with wind, solar, and other emerging technology	No major update of the Development Code has been done. The Land Use Code has only had minor amendments since this plan was adopted.
LU8	LU8	LAND USE CHARACTERISTICS - SPECIAL USES AND AREAS	
LU8A	A	Accommodate unique uses which, by their nature, are significant in the form of traffic, noise, appearance, or performance	City is the largest sponsor of solar development in Northern Colorado
LU8A1	1	Greeley-Weld County Airport: incorporate by reference the Airport Master Plan and regularly review that plan for its	
LU8A1a	a	Disallow land uses within critical flight routes of the airport, such as residential, which will be impacted by noise and air traffic activity	Being done
LU8A1b	b	Encourage the establishment and expansion of land uses surrounding the airport which complement the airport in both use and design	Being done
LU8A1c	c	Allow airport development to occur when key infrastructure and support facilities and services are capable of supporting new development	Being done
LU8A2	2	North Colorado Medical Center: work with the medical center to promote continued development of the facility while paying special attention to strategies and design to mitigate impacts associated with:	Being done
LU8A2a	a	Neighborhood traffic and parking patterns;	Being done
LU8A2b	b	Building and site design to provide a sensitive transition from modest-scale adjacent residential uses to a multi-story, substantial commercial structure with attendant facilities;	Being done
LU8A2c	c	Emergency vehicle and flight routes through and over adjacent neighborhoods	Being done
LU8A3	3	University of Northern Colorado: work with the university to identify campus growth objectives and expectations and facilitate on-going coordination and mutual cooperation in areas which include:	Being done
LU8A3a	a	Off-campus housing;	Being done
LU8A3b	b	Transportation systems, parking, bike routes and shuttle services;	
LU8A3c	c	Security programs and management of neighborhood impacts typically experienced in high student rental areas, such as noise and property maintenance;	Being done
LU8A3d	d	University curricula and expansion of course offerings and services which support economic development objectives of this 2060 Comprehensive Plan;	Being done
LU8A3e	e	Building and site design which provides a sensitive transition between University uses and adjacent neighborhoods in the scale, mass, appearance, and function of land uses	Some of this is being done
LU8A4	4	Aims Community College: work with the college to identify campus master plan objectives and development and facilitate on-going dialogue and mutual cooperation in areas which include:	
LU8A4a	a	Joint use opportunities such as with parks and recreational facilities	Being done
LU8A4b	b	Age appropriate locations that accommodate safe pedestrian, bus, and vehicular movements for all travelers in the vicinity of the school	Some of this is being done
LU8A4c	c	Building and site design that provides a logical and appealing fit with other area land uses	Some of this is being done
LU8A5	5	Public Schools (K-12): work with school officials to adopt a school location master plan to support the following: (see also ED1A and PR1C1)	
LU8A5a	a	Joint use opportunities such as with parks and recreational facilities	Some of this is being done

LU8A5b	b	Age appropriate locations that accommodate safe pedestrian, bus, and vehicular movements for all travelers in the vicinity of the school	Being done	
LU8A5c	c	Building and site design that provides a logical and appealing fit with other area land uses	Some of this is being done	
LU8A6	6	Correctional facilities: work with Weld County government and other parties of interest to develop a wide range of correctional facilities to respond to local needs. Facilitate an on-going dialogue with interested entities to foster cooperation in such areas as:		
LU8A6a	a	The careful location of such uses only in industrial areas in which the uses will not negatively impact other businesses in the area;	Some of this is being done	
LU8A6b	b	Building and site design which provides a sensitive transition between area uses and the scale, mass, appearance and function of the correctional facility use and adjacent land uses;	Some of this is being done	
LU8A6c	c	Transit and transportation systems needed to support the use of the site and limit impacts to adjacent land uses		
LU8A7	7	River Corridor: continue to work within the existing intergovernmental agreement between the City of Greeley, Town of Windsor, and Weld County government to facilitate the protection of the Cache la Poudre River Corridor (see also CD1D5, EN1A2, and PR2B13)	Being done	Poudre River Greenway Master Plan
LU8A7a	a	Pursue other such agreements for the South Platte and Big Thompson River corridors, with attention to the following areas:	Some of this is being done	Middle South Platte River Alliance
LU8A7ai	i	Sensitive and effective trail development	Some of this is being done	
LU8A7aii	ii	Attention to cultural, environmental, and other natural resource management considerations;	Some of this is being done	
LU8A7aiii	iii	Sand and gravel extraction and site reclamation; and,		
LU8A7aiv	iv	Consideration of an overlay zone to provide guidance for land use, building and site design for areas adjacent to the river		
LU8A8	8	Primary Employment Corridors: take actions to direct the effective development of the US Hwy 85 and 34 Employment Corridors, N 11th Avenue corridor as reflected on the Land Use Guidance Map and consistent with other intergovernmental agreements, with particular attention to:	Being done	
LU8Aa	a	Options to promote desired and attractive primary employment operations and industry, and consistent with the Economy Chapter of this 2060 Comprehensive Plan, such as:	Being done	
LU8Aai	i	Industrial Water Bank incentives	Being done	
LU8Aaaii	ii	Sales and use tax credits		
LU8Aaiiii	iii	Expedited development review process		
LU8Ab	b	In the course of facilitating the desired development of this corridor, consistent with this 2060 Comprehensive Plan, some limited development of incidental uses that are not specifically associated with primary employment may be allowed		
LU8Abi	i	Such incidental use would be allowed when it is substantially setback from the US Hwy 34 travel corridor	Being done	
LU8Abii	ii	Retail uses would be allowed only after the combined residential and industrial uses warrant such commercial development	Not being done	
LU8Abiii	iii	Work with corridor property owners to establish a means to accomplish the primary employment uses along the corridor, while retaining important open space, as well as distinction or buffering from other area communities;	Not being done	
LU8Abiv	iv	Develop standards for the approved industrial and employment uses which provide high quality design, and setbacks from the rights-of-way which effectively create a sense of expansive open area, attractive site design, and compatible landscape treatment, considering the xeric nature of the area, adjacent land uses, and other objectives of this 2060 Comprehensive Plan relative to entry-way treatment and natural resource management (see also CD-3A1)	Some of this is being done	Some of this will be addressed through the updated Landscape Code
LU8Abv	v	Use intergovernmental agreements and other available means to work with adjacent communities and Weld County Government to cooperate in the provision of infrastructure services to qualified and desired industries	Being done	Working with North Weld Water in some areas
LU8A9	9	Special Areas of Significance; areas that are unique to Greeley and the area due to their historic or physical characteristics (e.g. bluffs) should be identified and accommodated with development to the maximum extent feasible	Some of this is being done	

LU8A10	10	Transit and Heavy Travel Corridors: incorporate the high impact travel corridors as identified in the Land Use Guidance Map in order to promote: (see also EN5B1d)	Some of this is being done	This is still in the planning stages. It is included in the Mass Transit Strategic Plan. More work needs to be done in the Update to the 2060 Plan.
LU8A10	o	Transit-oriented development		
LU8A10	o	Higher-density land uses		
LU8A10	o	Employment corridor development		
LU8A10	o	Preservation of key view shed and natural areas		
LU8A10	o	Location of larger utilities		
LU8A10	o	Effective emergency routes		
LU8B	B	Give special attention to the siting and design of such uses as well as the land uses surrounding higher impact facilities to assure that they may operate successfully for the intended purpose while balancing the needs and function of adjacent properties.	Being done	

Recommendations, Actions, or Policy

Status Remarks

Parks & Recreation

GOAL: Enhance the community quality of life through an integrated parks and recreation system that offers a full range of leisure opportunities for community residents and visitors

PR1	Objectives	PR1	PARK LAND LOCATION AND DEVELOPMENT						
PR1A		A	Provide ample places for people to interact with others, relax, and recreate in both passive and active forms						
PR1A1		1	Adopt by reference through this Plan the following City parks and recreation plans and use these guides when considering the		Done				These recommendations have been implemented by the 2013 updated PTOL Master plan and the 2016 PTOL
PR1A1a		a	2002 Parks and Trails Master Plan		Done				
PR1A1b		b	2002 Conceptual Trails Plan		Done				
PR1A1c		c	1992 Island Grove Regional Park Master Plan		Done				
PR1A1d		d	1993 Josephine Jones Park Master Plan		Done				
PR1A1e		e	1992 Jesus Rodarte Cultural Center 10-year Master Plan		Done				
PR1A2		2	Within the parks system, plan for the needs of residents through the development of the following categories of parks:		Done				PTOL
PR1A2a		a	Neighborhood or Mini-parks: using the following criteria, develop a neighborhood park to serve residents closest to where they live. Neighborhood parks should serve residents with facilities such as playgrounds, picnic and gathering areas, and walking paths. Neighborhood parks may have area devoted to active play space, but it is not the primary use of the park area		Done				PTOL
PR1A2ai		i	Provide neighborhood parks at a rate of 2 ½ acres per 1,000 population		Done				PTOL
PR1A2aia		ii	Size each Neighborhood Park to a range of 10 – 12 acres of developed area, depending upon the physical attributes of the site, the facilities to be provided, the configuration of any adjacent play area (such as with a school site) and the density of residents within the target service area. Additional land available should be left in a naturalized condition consistent with the City’s Open Space system		Done				PTOL
PR1A2aiaa		iii	Locate each park to have a service radius of one to two miles, with an ideal walking distance for most residents of approximately		Done				PTOL
PR1A2aiaa		iv	Locate parks on local or minor collector streets and adjacent to and in conjunction with area drainage facilities and/or elementary		Done				PTOL
PR1A2aiaa		v	Parking for the neighborhood park may be accommodated on-street for the most part, if adequate area is reserved for handicap parking and access to facilities. If active play area is included, which is used for organized events that will accommodate or attract users from outside the neighborhood, off-street parking should be provided to minimize the impact to adjacent residential uses. If the site is adjacent to a school or other facility with parking available, efforts should be made to make joint use of such facilities		Done				PTOL
PR1A2aiaa		vi	Sidewalks should be provided at an ample width to generously and safely accommodate a multitude of users. Sidewalks may be adjacent to local streets but should be detached if adjacent to streets carrying higher traffic levels. Whenever possible, sidewalks should be designed to meander through and around the park to add interest, safety and appeal for users		Done				PTOL
PR1A2aiaa		vii	Mini-parks may be developed in areas which serve area residents or businesses with passive open area including walking paths, plaza areas and small seating areas. The design of such areas should be sympathetic to the character and use of the immediate surroundings and designed to City standards and consistent with Consumer Product Safety codes. Mini-parks may be sized between ½ acre to 5 acres in size with a service radius of the immediately surrounding subdivision or commercial/business area accessed from walking paths and sidewalks. Contingent upon design and function, Mini-parks should count as credit toward a required neighborhood park development fees within a well-defined subdivision or development when the park is developed and perpetually maintained by the subdivision or business area. Residents could also request the City establish a maintenance district to support the park, funded by assessments to adjacent landowners. Mini-parks should be encouraged in Redevelopment Districts as Alternative Compliance to meeting standard open space requirements		Done				PTOL
PR1A2b		b	Community Parks; using the following criteria, develop a Community Park to serve residents with such amenities as indoor recreation facilities, athletic complexes or programmed play fields, water sports or other facilities the City cannot practically provide within neighborhood parks due to size or impact to adjacent residential areas		Done				PTOL
PR1A2bi		i	Provide community parkland at a rate of 5 acres per 1,000 population		Done				PTOL
PR1A2bii		ii	Locate each community park to have a service radius of 1 to 2 miles		Done				PTOL
PR1A2biii		iii	Size each park between 30–100 acres depending on the physical attributes of the site, its function and the facilities provided		Done				PTOL
PR1A2biv		iv	Locate community parks on or near arterial or collector roads either in non-residential areas or on the edge of residential areas with the intent of minimizing the impact of organized recreational activities on such areas		Done				PTOL

PR1A2bv	v	Parking for the Community Park may be accommodated with a combination of on-street and off-street parking. Where active play area is included for organized events, off-street parking should be provided at levels to minimize the impact to adjacent residential uses. If the site is adjacent to a school or other facility with parking available, efforts should be made to make joint use of such facilities	Done	PTOL
PR1A2bvi	vi	Sidewalks should be provided at an ample width to generously and safely accommodate a multitude of users. Sidewalks may be adjacent to local streets but should be detached if adjacent to streets carrying higher traffic levels. Whenever possible, sidewalks should be designed to meander through and around the park to add interest, safety and appeal for users	Done	PTOL
PR1A2c	c	Regional parks: using the following criteria, develop regional parks in a way that allows for their logical and practical distribution. Regional parks are those which serve the community and region with facilities such as outdoor arena space, exhibition facilities, institutional or professional sports associations, lit or unlit fields, moto cross or auto-related events, equestrian activities, fishing, water sports, and related events which by their nature produce off-site impacts which require sensitive placement, development and use.	Done	PTOL
PR1A2ci	i	Develop each park or facility in such a way that it includes sufficient area in which to locate support facilities so that they are	Done	PTOL
PR1A2cii	ii	Configure regional parks or facilities to provide access from arterial or major collector streets	Done	PTOL
PR1A2ciii	iii	A Regional Park would typically exceed 100 acres depending on the physical attributes of the site, its function, and the facilities provided	Done	PTOL
PR1A2civ	iv	Locate a Regional Park on or near arterial or collector roads either in non-residential areas or on the edge of residential areas with the intent of minimizing the impact of organized recreational activities on such areas	Done	PTOL
PR1A2cv	v	Parking for the Regional Park should be accommodated with a sufficient amount of off-street parking and provided at levels to minimize the impact to adjacent residential uses. If the site is adjacent to a school or other facility with parking available, efforts should be made to make joint-use of such facilities	Done	PTOL
PR1A2cvi	vi	Sidewalks should be provided at an ample width to generously and safely accommodate a multitude of users. Sidewalks may be adjacent to local streets but should be detached if adjacent to streets carrying higher traffic levels. Whenever possible, sidewalks should be designed to meander through and around the park to add interest, safety and appeal for users	Done	PTOL
PR1A2d	d	Special Use Parks and Facilities: these park areas are reserved for distinct populations that may be better served by separate facilities and include golf courses, dog parks, butterfly gardens, agri-tourism sites, wildlife sanctuaries, sensory parks, demonstration gardens with a xeric focus, community gardens and medical healing gardens, and other similar special use areas. Such distinct park and open space areas add interest and appeal to the community when they can be appropriately designed, located and managed (see alsoHS3A1c)	Done	PTOL
PR1A2di	i	Undertake an independent study or in conjunction with the Parks and Trails Master Plan update that considers the specific aspects of the development of these special parks within the community.	Done	PTOL
PR1A2dii	ii	Include users associated with Special Use Park Facilities in their location, design, development and maintenance	Done	PTOL
PR1B	B	Improve the city's visual appeal and economic attractiveness and enhance the community quality of life through planning and development of parkland and open space areas	Done	
PR1B1	1	Commensurate with community growth, the City should update plans to assure relevance to expected or planned development and	Done	
PR1B1a	a	By 2010 initiate a comprehensive update to the Parks and Trails Master Plan, including a companion component to the link with the	Done	PTOL updated in 2013 and rewritten in 2016
PR1B1b	b	Review the Annual Growth and Population Projections to determine optimal quantity and locations to serve the community based	Done	
PR1B1c	c	Review the growth projections and development plans with other entities which may have facilities with a beneficial and companion relationship to the location of parks, such as drainage systems and school development	Done	
PR1C	C	Coordinate the location of parks to coincide with and complement other beneficial uses	Being done	
PR1C1	1	Pursue a coordinated effort with area school districts for the joint siting, development and maintenance of schools and parks wherever possible and practical (see also ED1A5f, LU6C1 and LU8A5)	Being done	
PR2	PR2	GREENWAYS, OPEN SPACE AND ENVIRONMENTAL STEWARDSHIP		
PR2A	A	Develop greenways as linear corridors that permit public access and community connectivity	Being done	
PR2A1	1	Explore the use of abandoned rail lines and rights-of-way for linear trail corridors (see also TR1A10 and TR7B3)	Being done	No railroad rights-of-way. Exploring other rights-of-way
PR2A2	2	Promote the extension of the Poudre River Trail Corridor to its confluence with the South Platte River	Being done	See PTOL
PR2A2a	a	Establish linkages with the Poudre River Trail from other area linear trail corridors, such as Sheep Draw	Being done	Sheep Draw is connected. Others are being worked on
PR2A3	3	Review drainage basin master plans and identify opportunities for complementary open space uses as described in this 2060 Comprehensive Plan (see also EN2B7, GR2A2, LU6B1, LU7A1, PR2A3, P2B9 and TR1A10)	Being done	Drainage basin master plans are not yet complete. Sheep Draw Trail is an example

PR2A3a	a	Develop a greenway network of undeveloped linear corridors that optimizes multiple uses of drainage ways, assists in their effective maintenance, accommodates trail-oriented recreation, and connects residential areas to the bikeway network and with community activity areas	Being done	Poudre Greenway Master Plan
PR2A3ai	i	Formally designate primary greenways along ditches and draws that carry urban storm drainage when those areas can be integrated with the bikeway system and provide interconnectivity between neighborhood and community activity areas	Being done	Implementing along irrigation ditches where feasible
PR2A3aii	ii	Evaluate area ditches that carry urban storm drainage to determine those that would meet the functions of the greenway system	Being done	Implementing along irrigation ditches where feasible
PR2A3aiii	iii	Locate improvements within the greenway system in a way as to minimize negative impacts on wildlife habitats and desirable vegetation (see also EN2B6)	Some of this is being done	Landscaping with native plants for screening and habitat
PR2B	B	Identify and secure open space areas as part of a comprehensive strategy to protect, preserve, and enhance natural areas and environmentally sensitive portions of the community		
PR2B1	1	During the subdivision review process identify, locate, and develop secondary greenways as narrow corridors sufficient for bikeways use to provide direct, short links to primary greenways, parks and schools from and through residential developments	Being done	Through development review
PR2B2	2	Preserve area open space and undeveloped areas in accordance with master plan objectives and priorities and which include areas with any	Being done	Through the Poudre Initiative
PR2B2a	a	Contains significant natural features and resources	Being done	Through the Poudre Initiative
PR2B2b	b	Provides visual separation from adjacent communities, helping to retain Greeley's distinct identity	Being done	Through the Poudre Initiative
PR2B2c	c	Offers outdoor recreation opportunities	Being done	Through the Poudre Initiative
PR2B2d	d	Are associated with community entryways (see also CD1A2, EN7C and TR4D)		
PR2B3	3	Maintain an inventory of important natural areas for open space acquisition or designation and protection which include, but are not limited to, areas with important wildlife habitat and areas with a high quality of native vegetation and water resources (see also EN1A1, EN2B8, and LU7A1)	Being done	Through the PTOL and Ecologically Sensitive Areas Map
PR2B4	4	Preserve designated open space in developing areas through site design, development incentives, and related measures and considerations	Being done	Through development review
PR2B5	5	Designate and create open space community buffers in strategic locations to promote Greeley's unique identity	Some of this is being done	Through the Poudre Initiative
PR2B5a	a	Develop intergovernmental agreements or similar arrangements with other jurisdictions and conservation organizations to acquire open space areas	More needs to be done	
PR2B6	6	Consider options to conserve important area farmland used for crops, such as through agricultural easements, as one option to securing public open space (see also GR2C1b and LU7D)	Not being done	
PR2B7	7	Preserve locally significant, high quality natural resource-based recreational areas through designation and acquisition as community or regional parks	Some of this is being done	PTOL, Island Grove Master Plan, Poudre Initiative, Poudre Greenway Master Plan
PR2B8	8	Enhance scenic corridors and designated community entryways through special designations, improvements, and design standards (see also CD3A1a, EN7C, TR4A2 and TR4D)	Some of this is being done	
PR2B8a	a	Cooperate with other jurisdictions in designation, design and installation of entryway improvements	Not being done	
PR2B9	9	Complete and implement a basin-wide study that addresses drainage improvements through larger, shared, facilities which could also achieves an attractive, functional community or regional park use (see also CD3B1, EN2B7 and PR2A3)	Some of this is being done	Drainage basin master plans are not yet complete. Sheep Draw Trail is an example
PR2B10	10	Develop minimum standards for acceptance of wetland areas for public open space, greenways, or parks. Consider a requirement for installation of native vegetation for such areas (see also EN2B3)	Not being done	
PR2B11	11	Retain floodway and flood plain areas in their natural state whenever possible to augment the park, open space, and greenway system (see also EN5D5&6a and PS2A2)	Being done	
PR2B12	12	Promote the use of non-potable water for irrigation of park land and open space areas when it is available as a viable alternative to treated water (see also EN2A5)	Being done	
PR2B12a	a	Design non-potable facilities to complement the surrounding area through sensitive attention to the location, configuration, selection of materials and use of landscaping to blend the facility into the setting in an attractive and appropriate manner	Being done	
PR2B13	13	Support the continued use and development of the Poudre River Trail Corridor for community recreational and open space purposes (see also CD1D5, EN1A2, and LU8A7)	Being done	
PR2B13a	a	Explore opportunities to expand the trail with open space areas to further protect sensitive natural areas along this corridor	Being done	
PR2B1b	b	Where the Trail is in proximity to urban areas and uses, promote development with complementary land uses, such as a river walk loop trail near retail uses, to provide another way for residents to enjoy the river corridor	Being done	
PR2B14	14	Actively pursue opportunities for open space development in conjunction with gravel mining operations as part of the mining reclamation process	Being done	

PR2B14a	a	Make contact with potential gravel mining areas early in the mining review and permitting process to optimize use of the completed gravel site for complementary open space uses as part of the overall Opens Space & Parks & Trails Master Plan and system	Being done	Poudre Ponds
PR2B15	15	Establish a multi-departmental Open Space Team, including representation by companion citizen boards and community at large members to provide comprehensive interface and coordinated attention to oversee open space planning and management	Some of this is being done	Some staff level interaction is taking place through the prescribed burn, and at the department director level, and the monthly Poudre initiative meetings but much more is needed at a staff level to fully implement this recommendation.
PR2B15a	a	Explore ways to increase the community's financial means to secure meaningful and perpetual funding to support open space and natural areas acquisition, protection, and development	Not being done	
PR2B16	16	Update the Open Space Master Plan to identify areas within the Long Range Expected Growth Area that provide key areas that should be	Done	See PTOL
PR2B16a	a	Identify a range of funding and other alternatives that will enable implementation of the Open Space program in a way that balances individual property interests while securing important visual and natural areas for public enjoyment	Some of this is being done	This is focused primarily on grants to purchase unmined property and the use of Water funds to purchase mitigation sites and mined out gravel pits for water storage.
PR2B16b	b	Optimize open space opportunities by coordinating land use management with other City functions that may offer complementary objectives (e.g. drainage areas, water acquisitions, Poudre Trail, parks, and trail systems)	Some of this is being done	
PR2C	C	Provide responsible stewardship of one of the community's environmentally sensitive areas	Some of this is being done	
PR2C1	1	Promote the well-documented economic benefits of parks and open space such as its appeal in attraction of quality businesses and residents, stimulation of redevelopment and revitalization, contribution of tourism dollars, protection of farm economies, method of flood control and support of local natural habitats and areas, and general quality of life appeal	Some of this is being done	
PR2C1a	a	Review practices associated with parks and open space management that may affect area water quality (e.g. use of fertilizers) and modify to minimize harmful consequences of such use (see also EN2B1a and TR1B3)	Not being done	
PR3	PR3	RECREATIONAL FACILITIES AND ACTIVITIES		
PR3A	A	Promote healthy lifestyles of residents through a continuum of leisure life skills		
PR3A1	1	Provide opportunities for residents to learn, develop and participate in fitness and recreational activities to encourage an improved state of health and well-being (see also HS4B5)	Being done	
PR3A2	2	Help address obesity among residents and attempt to lead by example by offering healthy food and refreshment choices as an option in all City-owned facilities (see also ED1E3 and H4B5e-)	Not being done	
PR3A3	3	Continue to develop, maintain and expand joint use agreements with school districts, Aims Community College and the University of Northern Colorado to co-locate and maintain recreational facilities in order to maximize taxpayer funds and avoid duplication or lack of facility use or program development (see also ED5A1)	Being done	Only being done with District 6
PR3A4	4	Enhance the range of recreational options available by continuing the City support offered through its Leisure Services Department to enable community sporting activities and events the ability to grow and expand to levels otherwise not possible if they had to supply the facility and programming infrastructure independently	Being done	
PR3A5	5	Incorporate ADA accessibility standards and services into the design of all recreational facilities and parks to assure that all residents may access such public programs	Being done	
PR3B	B	Promote the constructive use of free time and increase the community's appeal		
PR3B1	1	Expose the community to the available and varied recreational opportunities through extensive, cooperative and coordinated promotional and education efforts	Being done	
PR3B1a	a	Consider joint advertising efforts and promotion with other City departments and programs	Being done	
PR3B1b	b	Continue to work with area employers, organizations and businesses to offer employee benefit activities and services associated with City recreational activities	Some of this is being done	
PR3B1bi	i	Consider program or service incentives for employers or agencies who commit support as youth coaches or other program support	Some of this is being done	
PR3B1bii	ii	Explore the use of organizational newsletters, publications, and other outlets to promote recreation programs	Some of this is being done	
PR3B1c	c	Explore non-traditional forms of promotion to engage the community in healthy behaviors and the use of community recreational facilities and programs		
PR3B1ci	i	Consider "celebrity" teams or challenges		
PR3B1cii	ii	Consider a City "mascot" that may appeal to and engage younger audiences		
PR3B1ciii	iii	Continue to engage local college and high school athletes and sports leaders to act as role models and spokespersons for an "Active Greeley"		
PR3B1d	d	Continue to work with the University of Northern Colorado to strengthen leisure and recreational programs, services and participation between the community and college	Some of this is being done	

PR3C	C	Develop recreational facilities and programs that meet the organized and unstructured leisure interests of its residents and visitors	Planned for2017	
PR3C1	1	Formulate a Leisure Services and Facilities Master Plan to guide the provision and priority of service delivery, capital improvements planning, assess user trends and satisfaction levels, and identify opportunities to enter into intergovernmental agreements and community organizations or private vendors to meet the needs of residents. The Plan should minimally include an assessment of the following components:	Planned for2017	
PR3C1a	a	An inventory of existing facilities and services	Planned for2017	
PR3C1b	b	User information (e.g. age, gender, residence, length of time in City programs, and/or similar information)	Planned for2017	
PR3C1c	c	Participation levels by program or service offered	Planned for2017	
PR3C1d	d	Cost of recreational services by type of activity	Planned for2017	
PR3C1e	e	Intergovernmental opportunities for shared facilities	Planned for2017	
PR3C1f	f	Vendor activity (e.g. concessions, equipment)	Planned for2017	
PR3C1g	g	User surveys that measure activity and service trends	Planned for2017	
PR3C1h	h	Forecasts of emerging recreational opportunities and trends	Planned for2017	
PR3C2	2	Identify funding resources, opportunities, and strategies to meet the objectives of the Leisure Services and Facilities Master Plan regarding facilities as well as programming	Being done	Through the City's capital budgeting process
PR3C2a	a	Continue to conduct assessments among parks and recreational facilities in the region to ascertain costs charged for similar services when setting a fee schedule. Balance the local economic profile of residents, competitive charges for similar programming, and the cost of service delivery when setting fees	Being done	
PR3C3	3	Support recreational activities for youth which teach leisure life skills and provide construction opportunities for free time, in both organized and unstructured activities	Being done	
PR3C3a	a	Continue to solicit volunteers to coach youth sports programs to promote positive role models for youth	Being done	
PR3C3b	b	Continue to support Girls of Tomorrow programs that provide young girls with exposure to life choices and support good decision making skills	Being done	
PR3C3c	c	For all youth, provide after-school tutoring and recreational programs that offer active play and constructive outlets for youth support and academic achievement	Being done	
PR3C4	4	Utilize recreational programming to facilitate youth leadership, support prevention of juvenile concerns and encourage parental involvement, and promote youth advocacy through community partnerships	Being done	Funding is a blend of City & Scholl District since the Great Recession
PR3C4a	a	Regularly review existing programs and opportunities to provide after school, weekend, and special recreational and social programs for youth	Being done	
PR3C4ai	i	Specifically focus on programming to address gap in organized youth activity for school age youth that exist between school and City recreational programs	Being done	
PR3C4aaii	ii	Seek ways to accomplish a continuum of youth support activities to maintain a supportive environment that promotes continued	Being done	
PR3C4aaiii	iii	Support collaborative efforts between the City, School Districts and other community organizations to support youth development	Being done	
PR3C4b	b	Fully support outdoor leadership development for all ages of participants and particularly for at-risk youth	Being done	
PR3C4bi	i	Continue collaborative programming with groups such as the Rocky Mountain Nature Association	Being done	
PR3C4bii	ii	Continue arts and music collaboration with UNC, School District No. 6 and other private partners in support of after-school	Being done	

	Recommendation, Action, or Policy	Status	Remarks
GOAL:	Achieve and sustain the reputation as a safe, vibrant, and healthy community which minimizes risks to its residents and commerce through coordinated, assertive, and practical means with a strong emphasis on hazard and crime prevention		
PS1 Objectives	PS1 EMERGENCY RESPONSE		
PS1A	A A Provide emergency services in the form of police, fire and medical aid in a comprehensive, coordinated and responsive fashion commensurate with community growth and development	Being done	
PS1A1	1 1 Emergency services should continue to be dispatched from a single, coordinated point to provide residents and businesses with the easiest, most effective and efficient response to calls for assistance	Being done	
PS1A2	2 Foster continued relationships with adjacent jurisdictions and other governmental entities, such as the University of Northern Colorado, Aims Community College, and School District No. Six, to provide coordinated response to emergencies, as well as mutual aid response to high impact events	Being done	
PS1A2a	a Expand communication to the Windsor, Eaton, Kersey and Milliken School Districts which are either within Greeley's existing corporate or Long Range Expected Growth Area	Being done	
PS1A2b	b Continue and expand community disaster preparedness training to encompass a large- scale exercise that includes all community partners who have a role in providing continuity of services during such occurrences	Being done	
PS1A3	3 3 Continue the prompt and systematic method of transferring jurisdictional responsibility for emergency service provision upon annexation of property to Greeley to avoid duplication by response agencies as well as taxation of land owners for such services	Being done	
PS1A3a	a Review the process by which Emergency Dispatch Services are made aware of annexation and changed jurisdictional responsibility	Being done	
PS1A3b	b Provide a consistent means to advise landowners of changed contacts for emergency and other public safety matters as well as the process by which that adjustment is formally accommodated through annexation	Being done	
PS1A4	4 Continue to provide complete annexation impact reports that describe service capabilities, timing and cost for emergency services in evaluation of the annexation of new land into the City. Notwithstanding the conditions under which the Strategic Employment Development Corridor and other defined industrial primary employment and other business parks are developed, the City should:	Being done	
PS1A4a	a Promote the development of land in a contiguous, reasonably dense manner to allow for cost effective and responsive emergency services (see also CD1D3, LU1A6, and RE2B2)	Being done	
PS1A4b	b Prioritize and incentivize infill and redevelopment over new growth in order to achieve an effective return on the community investment in capital facilities.	Being done	
PS1A5	5 Where cost effective and mutually beneficial for all parties, pursue intergovernmental agreements and contracts for services with other jurisdictions and governmental entities where duplication in emergency response service, capital improvements or equipment can be avoided and/or where the unique capabilities of the service or equipment needed is more effectively provided through a coordinated source. Examples of such services could include, but not be limited to: crime laboratory services, hazardous material equipment, firearms range, fire training facility, search and rescue, and water rescue and recovery	Being done	
PS1A5a	a Audit the costs and benefits accrued from standing cooperative agreements with other agencies on an on-going basis	Being done	
PS1A5b	b Regularly review auto-aid and mutual aid agreements to assure that they remain reciprocal and practical given community growth, demographics and available resources	Being done	
PS1A6	6 To the extent practical and cost advantageous, establish cross- training of emergency service personnel in order to maximize opportunity to protect life and property in crisis situations	Being done	
PS1A7	7 Promote a well-informed public related to local and regional emergency response protocol and services	Not being done	
PS1A7a	a Publish and distribute an annual Emergency Response Community Guide to inform residents and businesses of emergency protocol in the event of an area emergency. Such a guide should also describe actions community members should be prepared for and take in such circumstances to facilitate effective emergency response and better protect their own well-being	Not being done	
PS1A7b	b Expand current home and safety guides to include community emergency preparedness and work with community entities and partners to promote good access to such information by all residents and businesses	Not being done	
PS1B	B Minimize loss of life and property from accidents, hazardous incidents, crime, and other threats to well-being (see also HS4A5)		
PS1B1	1 Provide regular education and training to citizens and businesses to enable educated lay parties to initiate appropriate emergency and medical response until professional response is on scene	Some of this is being done	

PS1B1a	a	Use available communication and media resources, such as local newspapers, radio, municipal and linked websites, local television and other recorded means to provide citizen emergency response tips	Being done	
PS1B1b	b	Expand the training offered to Neighborhood leaders such as Neighborhood Watch Block Captains and HOA representatives to include emergency preparedness	Being done	
PS1B1c	c	Continue to recognize the efforts and contribution of citizens who respond appropriately and effectively to crisis situations thereby making the community as a safe and more caring place in which to live (see also HS4A5)		
PS1B1d	d	Continue to utilize Emergency Medical Dispatch to provide guidance and support to callers to enable them to render aid until emergency personnel can arrive on scene		
PS1B2	2	Commensurate with population growth, and/or the city's geographic expansion, continue to work closely with other City departments to identify locations and other capital improvements needed to provide emergency response throughout the community in an effective and responsive manner. Such efforts should include, but not be limited to:	Not being done	
PS1B2a	a	Strategic location of and timing of new fire station construction, equipment and staffing	Not being done	
PS1B2b	b	Assure adequate fire flow and infrastructure is in place to respond to fire emergencies throughout the community	Not being done	
PS1B2c	c	Clear addressing of properties and street sign maintenance to assure effective dispatch and response to calls for service	Not being done	
PS1B2d	d	Regular evaluation of police patrol beats and staffing based upon density of development and calls for service		
PS1B2e	e	Review the effectiveness of communication equipment and systems to respond to community emergencies		
PS1C	C Respond to emergencies in such a manner that maintains competitive rates for insurance and sustains a community-valued quality of life standard			
PS1C1	1	Continue to work closely with the development review process to identify areas or project design which could hinder emergency response in the form of access, traffic flow, building design or use, or site layout (see also CD3A3)	Being done	Though development review
PS1C2	2	Regularly review and maintain building and fire codes that address fire and structural safety consistent with insurance rating standards	Being done	As building and fire codes are updated
PS1C3	3	Maintain the following standards for emergency response		
PS1C3a	a	<u>Fire Response</u> : locate fire stations to service a nine square mile area or in such a way to achieve emergency response within five minutes or less from the time of dispatch, with the area served dependent upon the density of land use or fire hazard potential	Being done	6 minute response time
PS1C3ai	i	Strike an appropriate balance between fire station location, apparatus and personnel protection with built-in automatic fire systems. The Municipal Code emphasizes private sector self-protection through building and site design and construction, including the use of sprinklers in industrial, commercial, multi-family and other limited residential applications. Industry standards are expected to expand sprinkler requirements to include most residential applications in the near future	This is being considered	
PS1C3aii	ii	Cross-train personnel to assure an effective response to a wide array of emergencies in the most cost-effective manner. Training expectations include fire-fighting, emergency medical training, hazardous material response, rescue training for vehicles, and ice and water emergencies; and,	Being done	
PS1C3aiii	iii	In addition to fire suppression, prevention and rescue services, fire personnel also provide Basic and Advanced Life Support services as initial responders to emergency situations	Being done	
PS1Cb	b	Police Services: maintain a system which prioritizes calls for service in terms of threat and imminent danger or harm and sets a goals for response time based upon such priority		
PS1Cbi	i	When considering the most effective delivery of police services to the community, consider variables that impact law enforcement response such as: demographic features including population density, characteristics of the population, and economic influences, crime patterns/trends, expectations of the community, business and industry and also educational institutions, and type of policing and special programs that can be offered	Some of this is being done	
PS1Cbi	ii	Sustain the most visible element of police protection as the mobile delivery of service through patrol officers and beats. Develop measurable thresholds that project when additional resources will be needed to sustain the community's expected level of service	Being done	
PS1Cbi	iii	Continue to engage community residents and businesses in crime prevention and outreach partnerships through "community policing" initiatives, such as Neighborhood Watch, Neighborhood Building Blocks, youth recreational and educational clinics, and related programs	Being done	Neighborhood Building Blocks

PS1C3c	c	Emergency Medical Response: continue to provide a seamless continuum of Basic and Advanced Life Support services commencing with initial fire-fighter support response at the scene of an incident, and transfer them and being managed at the paramedic level, including transport to a hospital for further treatment, as needed. The multi-tiered emergency medical services allows patient care to be provided effectively and efficiently with progressive degrees of life support and medical response by the most appropriate responders in a timely way and to the maximum benefit of the consumer	This is being considered	
PS1C3d	d	To the degree practical, explore options to minimize excessive noise from air and rail traffic warning whistles and to use sirens judiciously in responding to emergency calls (see also EN3B2a)		
PS1D	D Protect citizens and businesses from dangerous situations			
PS1D1	1	Through this 2060 Comprehensive Plan adopt the Emergency Operations Plan, as administered through Union Colony Fire Rescue Authority, which describes governmental and community response roles related to natural and community-wide disasters and incidents	Done	
PS1D1a	a	Regularly review the types of incidents (e.g. Acts of Nature, Pandemic events, Terrorism, etc.) and appropriate response levels to each type of occurrence to assure strategic preparation, deployment and efficient use of public resources	Being done	Practice events
PS1D1b	b	Train and maintain the City's workforce emergency preparedness level through accepted standards such as the National Incident Management System (NIMS) and practice preparedness on a regular basis to maximize response effectiveness	A minimal amount is being done	
PS1D1c	c	Maintain the level of training and preparedness as recommended by the federal Homeland Security Office to provide community safety at levels deemed to be "best practices" and to qualify the City to access to emergency preparedness and response funding grants and services		
PS1D1d	d	Focus preparedness on the goal of "continuity of government operations" to allow the basic services required by residents to be available in times of emergency		
PS1D1e	e	Continue to convene informal service provider networks, such as the Urgent Responders Cooperative, to complement coordination of communication related to common community response needs		
PS1D1f	f	Regularly communicate with residents about disaster preparedness, particularly with seasonal awareness of potential incidents	Some of this is being done	
PS2	PS2 COMMUNITY DESIGN, DEVELOPMENT, AND CRIME PREVENTION			
PS2A	A Develop the built environment in such a way that is safe, aesthetically pleasing and livable			
PS2A1	1	Mixed land uses should be promoted in community development in order to integrate a variety of housing, commercial, employment, and recreational uses which may lessen the time residents spend away from their neighborhoods and, as a result, reduce opportunities for crime to occur (see also CD1D3, LU5B2, and RE2B3)	Being done	Not being done
PS2A2	2	Minimize the potential for property damage and risk to life by disallowing development with floodways and limiting development within flood plains, except uses which are compatible with the natural tendencies of these areas such as open space and recreation (see also EN2B8, EN5D5 and PR2B11)	Being done	
PS2A3	3	Maintain adequate building and land use setbacks and site design standards relative to oil and gas development to limit public exposure and property improvements from risk in the case of explosion or fire (see also EN5C1b and GR3D1)	Being done	
PS2A3a	a	Allow for Alternative Compliance, such as the construction of blast walls or other engineering solutions which allow the equivalent level of safety as provided by the designated setback standards to allow more productive or attractive surface area development	Some of this is being done	
PS2A4	4	Minimize citizen exposure to hazardous materials		
PS2A4a	a	Update and thereafter regularly maintain a Hazardous Materials Route which directs the movement of trucks and vehicles transporting hazardous materials to and thorough the community in a safe and appropriate manner (see also EN5F2&3, HS4B2, TR2B4b, and TR4B2)		
PS2A4ai	i	Provide adequate street signage that identifies the designated route		
PS2A4b	b	Promote the proper handling and disposal of household hazardous wastes (see also EN5F3)	Some of this is being done	
PS2A4c	c	Work with other community agencies to alert residents to common household hazards such as lead-based paint, radon, carbon monoxide and asbestos (see also EN5F3 and RE1B2)	Being done	Twice per year drug return and hazardous materials disposal
PS2A4ci	i	Coordinate with such agencies to provide community education on proper response to such hazards	Some of this is being done	There is a need for translators
PS2A4cii	ii	Provide responsive contacts to which residents and businesses can report the improper or illegal disposal of hazardous materials		

PS2A4d	d	Provide community information on the personal and property hazards associated with the use of methamphetamine, including regulatory requirements for its abatement in a structure, once discovered	Being done	
PS2A5	5	Maintain development standards which define construction parameters in areas with slopes and hillsides in order to assure soil and structure stability and safety (see also ENSD2)	Some of this is being done	More information needs to be provided to the public. Publish the slope map.
PS2A6	6	Use site design techniques to provide clear indication of places which are restricted from public access to prevent use of areas in manners which are inappropriate or unsafe	Some of this is being done	
PS2A7	7	Enhance public safety through the use of signage, information kiosks, lighting and other means to inform and direct the public to destinations in a straightforward and efficient manner (see also TR4D2c)	A minimal amount is being done	
PS2A7a	a	Enforce requirements to post property addresses in a clear manner to aid emergency response	A minimal amount is being done	
PS2A7b	b	Develop a system of common, integrated and well-designed way-finding signage to major public or quasi-public community destinations	A minimal amount is being done	
PS2A7c	c	Inspect street signage and lighting on a regular basis to assure maintenance is adequate, that signs remain legible and lights operable	A minimal amount is being done	
PS2A7ci	i	Familiarize residents with the method to report problem signs and lights to facilitate their proper maintenance	A minimal amount is being done	
PS2A8	8	Support development patterns which encourage constructive interactions with others to promote the opportunity for neighbors and businesses to mutually support common neighborhood interests such as hazard and crime prevention (see also CD1D6, CU2C1a and CU4A2)	Some of this is being done	
PS2A9	9	Through the annual Capital Improvements Plan, identify City infrastructure needs for funding and development related to safety in order to maintain and keep pace with growth and redevelopment. Improvements could include such items as new fire station construction, drainage and flood plain improvements, and sidewalk and traffic management	Some of this is being done	
PS2A9a	a	Periodically review fees to assure they keep pace with the actual cost of development	Some of this is being done	
PS2A9b	b	Consider Alternative Compliance for public infrastructure installation by private development where mutual benefit is realized with new construction or redevelopment	Some of this is being done	
PS2A1	10	Maintain City standards and procedures related to the effective method of roadway, rail and air traffic management related to emergency and weather conditions (see also TR2B5)	Some of this is being done	
PS2A10a	a	Continue a strong community awareness program of emergency snow routes and associated parking restrictions, regulations related to snow shoveling of sidewalks and volunteer programs to assist those unable to reasonably manage such requirements	Some of this is being done	
PS2A11	11	Support traffic calming methods through street design, by narrowing streets and providing visual references to help slow traffic, such as with medians and street trees, to prevent accidents (see also CD2A5 and TR4E)	Some of this is being done	
PS2A12	12	Design public improvements and furniture, such as bus shelters, parking lots, and bike storage areas with attention to security through such means as visibility, lighting, and related measures to encourage use and minimize opportunities for criminal behavior (see also CD2A5, CD3A2, CD3C1, and TR5B2)	Some of this is being done	
PS2A12a	a	Encourage businesses and home owners to attend to security issues through thoughtful site design and improvements	Some of this is being done	
PS2A13	13	Provide ample and safe sidewalks within and interconnected between developments to direct walkers and limit vehicle/pedestrian conflicts (see also TR1A3)	Being done	
PS2A14	14	In the development of property, prevent conflicts which could arise with mature landscaping and design such installations to avoid obstruction in the future, while maintaining appropriate site plantings to meet the objectives of this 2060 Plan	Being done	
PS2A15	15	Work with utility companies to place service boxes in locations which do not compromise clear line-of-sight for pedestrians and motorists while considering safe utility service and maintenance operations (see also CD3C3)	Some of this is being done	The City is getting closer to this
PS2B	B	Increase a positive public perception of Greeley as a safe place to live, work and play and deter opportunities for minimal and undesirable actions		
PS2B1	1	Identify top areas of concern by residents and businesses within Greeley and throughout the region related to Greeley's safety	Being done	
PS2B1a	a	Assess the actual rate of occurrence of such activities	Being done	
PS2B1ai	i	Communicate and, where applicable, correct misperceptions to educate residents and businesses	Being done	Greeley Unexpected
PS2B1aii	ii	Provide a realistic basis for the level of safety present in the community	Being done	Community Indicators Report
PS2B1b	b	Use this social norming framework to properly reflect community and environmental conditions and reinforce desired behaviors	Being done	Neighborhood Action, Safe Stay training, Good Neighbor Program

PS2B1c	c	Using law enforcement and emergency response data and community perceptions, employ a strategic response to address areas of greatest concern and threat		
PS2B2	2	Utilize a wide variety of community data and police response activity to understand and analyze crime trends and patterns to strategically and effectively deploy resources to curtail criminal activity and its victims	Being done	
PS2B3	3	Use a wide range of strategies to thwart undesirable activities including a well-informed community population that reduces its risk to be a victim of crime by prudent protection of property and personal behaviors (see also PS3)		
PS3	PS3	CITIZEN CONDUCT		
PS3A	A	Promote activities and programs which reinforce citizen responsibility for community and personal well-being		
PS3A1	1	Support and promote the continued operation of programs related to “restorative justice” which provide a venue through which victims of crime may meet with perpetrator(s) to confront and resolve unaddressed impacts experienced from the crime	Some of this is being done	
PS3A1a	a	Utilize the City’s existing mediation program to explore the concept of Neighborhood Councils to facilitate restorative justice when the crime involves a group of individuals in a neighborhood, such as with graffiti or vandalism	Being done	Mediation Program
PS3A2	2	Continue to work with the University of Northern Colorado, Aims Community College and local school districts and other educational faculties related to expected behaviors associated with a “code of conduct” to be adhered to by students	Being done	
PS3A2a	a	Work with area school districts to promote opportunities to access driver’s education through that setting to encourage well-informed, educated and courteous drivers	Not being done	
PS3A2b	b	Continue to explore options to retain middle and high school students on campus during lunch hours to lessen excessive traffic activity and violations attributable to this age group and disruption to businesses and neighborhoods while students are not in class during the school day	Not being done	
PS3A2c	c	Continue and expand the “Good Conduct” class option for violators of the City’s noise ordinance to promote more conscientious behaviors by students and other residents who have interfered with the quiet enjoyment of neighborhoods through disruptive noise	Being done	
PS3A3	3	Increase accessibility to driver’s education to new drivers, migrants and visitors from other countries, as well as those with repeat offenses, or when the changing health status and response time of the driver suggests a review of continued driving ability is in order	Not being done	
PS3B	B	Address behaviors that disregard public safety of others or property		
PS3B1	1	Address chronic violators of the Municipal Code in a way that graduates attention and punitive actions to their behaviors which repeatedly and negatively impact others and consume a disproportionate share of code and law enforcement attention	Some of this is being done	
PS3B1a	a	Consider adoption of a “public nuisance” ordinance that addresses chronic offenders through enhanced tracking of offenses and escalating consequences	Not being done	inappropriate
PS3B1b	b	Continue the devices to restrict the freedoms of those who pose a risk to themselves and others as a result of their continued behaviors (such as ankle monitors for alcohol abuse)	Not being done	inappropriate
PS3B1c	c	Continue aggressive law enforcement interdiction of criminal behavior by gang members	Being done	
PS3C	C	Support efforts to engage residents and businesses in resolving conflicts in a pro-active and sustained manner		
PS3C1	1	Develop safe and appropriate opportunities through which residents can express differing points of view or resolve conflicts (see also CU3A4, CU3B2 and ED1E2)	Being done	community outreach
PS3C1a	a	Promote the continued use and, to the degree feasible, expansion of the City’s Mediation Program to deal with neighborhood and resident conflict resolution	Being done	
PS3C2	2	Support community and school programs which offer peer counseling services to promote appropriate resolution of or referral for personal conflicts and issues that may avert more serious problems or actions		
PS4	PS4	SUPPORT, ENFORCEMENT, AND PREVENTION		
PS4A	A	Focus on and support actions which support constructive behaviors and deter undesirable activity		
PS4A1	1	Support redevelopment activities in Downtown and other existing areas to reduce the presence of vacant buildings, minimize conditions which contribute to blight, including area disinvestment and criminal activity (see also RE3C1)	Being done	
PS4A1a	a	Develop a target “Redevelopment District” within which to focus redevelopment support	Being done	
PS4A2	2	Continue cooperative efforts with other entities to foster a better understanding of consequences of disagreeable behaviors, such as noise from loud parties, public intoxication, sales of alcohol to minors, and related activities through the use of “Party Patrol” which circulates law enforcement through areas that typically have the highest rate of such incidents	Being done	

PS4A2a	a	Promote awareness of expected behaviors and minimize victim potential through the use of “party packs” and other educational material that supports responsible drinking and related activities through pro-active efforts	
PS4A3	3	Continue the effectiveness of community policing through the deployment of Neighborhood Action Team officers that develop a working relationship with neighborhoods	Being done
PS4A3a	a	Continue efforts to grow the Neighborhood Watch and related neighborhood leadership programs to foster pro-active and supportive collaboration in safety and crime prevention	Some of this is being done
PS4A4	4	Support recreational and leadership programs and services, particularly for youth and their families, which promote constructive use of leisure time	Being done
PS4A5	5	Work with school officials, parents and others to create safe learning environments before, during, and after school and during special events	Some of this is being done
PS4A6	6	Continue to offer Citizen Fire and Police Academies to provide an overview of these public safety operations and the citizen’s role in their support	Some of this is being done Police Academy; no fire academy
PS4A7	7	Continue to convene meetings of the UniverCity Coalition of communities and universities in northern Colorado to discuss common safety and response matters related to the management of college populations and their interface with the communities in which they exist	Some of this is being done
PS4A8	8	Promote Operation Safe Stay to increase safety of local hotel facilities and multi-family developments (see also CU2C1a)	Some of this is being done
PS4A9	9	Minimize the exposure to excessive and disturbing noise through active traffic, building and Municipal Code enforcement (see also EN3B1)	Being done
PS4B	B	Take actions to minimize more serious conditions or level of response needed to address threats which impede community and individual safety	
PS4B1	1	Undertake evaluations of areas which appear to be “at risk” as shown by the condition of buildings, presence of blight or crime,	Being done
PS4B2	2	Maintain an aggressive code enforcement program which focuses on property and building maintenance at a level which contributes to the neighborhood and the area (see also CD2A2, LU2A11, HS5B3, and RE1C3)	Being done
PS4B2a	a	Attend promptly to evidence of “broken window” situations and vacant and untended properties that, left unaddressed, have the probability of attracting more serious nuisance activities and negative impact to adjacent properties	Being done
PS4B3	3	Graffiti and other property destruction should be vigilantly monitored and removed to maintain a positive community appearance and discourage further vandalism	Being done

Recommendations, Actions or Policy

Redevelopment

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

RE1	Objectives	RE1	REDEVELOPMENT AND INFILL STANDARDS
RE1A		A	Sustain and promote complementary neighborhood design
RE1A1		1	Identify the boundaries and unique qualities of each established 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
RE1A1a		a	Undertake Neighborhood Sub-area plans in the Redevelopment Area of the community to define cohesive neighborhood boundary areas and physical characteristics and attributes that distinguish the neighborhood
RE1A1b		b	Review and strengthen as warranted those Development Code regulations related to infill design and redevelopment to protect the existing neighborhood areas
RE1A2		2	Require redevelopment or infill projects to utilize site design and building architecture which is sympathetic to the surrounding area in order to enhance the desirable character and form of the neighborhood to reinforce or improve its condition (see also CD1A6 and CU1A3a)
RE1A2a		a	Review the Development Code regulations to assure this standard is adequately addressed
RE1B		B	Encourage stability and reinvestment in established areas
RE1B1		1	Investigate amendment of municipal, building, and fire codes to encourage the rehabilitation and re-use of older structures (see also CD1A5, CD3B1b, CU1A1, EN5A1, GR3B1d, HS5A5, HS5B4, and RE1B4)
RE1B1a		a	Adopt a Redevelopment Code and thereafter review the code at least every three years to assure it is relevant and complementary to redevelopment objectives of this 2060 Comprehensive Plan
RE1B1b		b	Establish a financial resource whereby existing buildings may be improved to comply with or meet the intent of building and
RE1B2		2	Identify areas of concern or hazard for older structures and neighborhoods such as the presence of lead-based paint, asbestos, and other toxic materials (see also policies EN5F3, HS4B2, and PS2A4c)
RE1B2a		a	Educate the public about identification and effects of such hazards and appropriate mitigation or treatment options
RE1B2b		b	Establish, cultivate, and communicate financial resources available to assist with such mitigation
RE1B3		3	When considering requests for annexation and zoning for development in suburban areas, weigh the potential impacts to established commercial areas (see also LU1B2)
RE1B3a		a	Consider an amendment to the Development Code that specifically adds this as a land use zoning criteria
RE1B4		4	Review the City fee structures to provide incentives for reinvestment in older, existing areas of the community through infill and redevelopment activity (see EC1A1, RE 1B1a and TR2C1)
RE1C		C	Retain defined neighborhoods
RE1C1		1	Discourage “scrape offs” and demolition of structures older than 40 years without careful evaluation in order to maintain desirable

- RE1C1a a Identify older structures which may be vulnerable to demolition due to deteriorated condition or economic obsolescence
- RE1C1b b Work with land owners to assess viable alternatives to demolition
- RE1C1c c Investigate the development of financial resources and technical assistance to support landowner’s ability to retain older buildings
- RE1C2 2 Recognize the need for established neighborhoods to evolve to meet contemporary markets
- RE1C2a a Seek methods to encourage redevelopment within a context of change that balances existing development with adaptive reuse and renewal needs (RE1B1a)
- RE1C3 3 Engage in active code enforcement to protect area improvements and residents and address signs of neglect (see also policies CD2A2, HS5B3, LU2A5cii, LU2A11, and PS4B2)
- RE1C3a a Explore maintenance options for abandoned and foreclosed properties to reduce impact and to prevent distressed conditions from spreading throughout the neighborhood
- RE2 **RE2 DOWNTOWN**
- RE2A **A Maintain the historic genesis of the community as an essential “town center” and focal point**
- RE2A1 1 Encourage historic preservation downtown through the use of financial, building, and related incentives for rehabilitation and restoration of landmark structures and facilities (see also CD1B1 and CU1A2)
- RE2A1a a Work with the Downtown Development Authority and Historic Preservation Commission to update the menu of incentives available to Downtown landowners and provide information about such resources in broad formats and in a timely manner
- RE2A2 2 Adhere to the adopted Downtown architectural and design standards to guide redevelopment efforts in the rehabilitation, replacement, and reuse of existing structures to assure compatibility with the existing character of the urban center
- RE2A2a a Review the standards every five years to assure relevancy and efficacy of application
- RE2A3 3 Expand and improve Lincoln Park as a community open space for special events, leisure activity and as a gathering place as intended and provided for with the original settlement of the community
- RE2B **B Maximize the utilization of the existing public infrastructure in the area by stimulating reinvestment in Downtown and adjacent neighborhoods**
- RE2B1 1 Identify the major obstacles to the rehabilitation, reuse, and reinvestment in Downtown buildings and develop strategies to address such limitations (see also RE1B1a)
- RE2B1a a Identify and promote incentives available to Downtown development such as Enterprise Zone, Tax Increment Financing and other such inducements
- RE2B1b b Through this 2060 Plan, reaffirm the 2002 Downtown Development Authority Plan of Development, as updated, to guide development decisions in the established Downtown Development District
- RE2B2 2 Aggressively pursue new mixed use opportunities in Downtown to reduce vacancy rates, achieve an effective return on the City infrastructure investment and establish the area as a vibrant, stimulating and essential component of the City (see also CD1D3 and PS1A4a)

- RE2B3** **3** Support the versatility and appeal of Downtown by promoting unique mixed-use land use opportunities, such as residential lofts above stores, adaptive reuse of existing structures, and education, art, and entertainment venues (see also LU5B2 and PS2A1)
- RE2B3** **4** Support the viability of adjacent neighborhoods by promoting housing rehabilitation, infill and neighborhood improvement projects, particularly those which increase home ownership in the area
- RE2B3a** **a** Expand and investigate the development of programs to increase housing, and particularly ownership, for Downtown workers, such as with the Urban Homesteader program
- RE2B5** **5** Increase the stability of Downtown by increasing the overall density in this urban neighborhood with a measured blend of home ownership and multi-family uses and commensurate commercial uses to support the area
- RE2B5a** **a** Assess the commercial area to ascertain how the neighborhood marketplace uses and services could be enhanced and/or expanded to reinforce the attractiveness of the area for housing
- RE2C** **C** **Facilitate the rebirth of Downtown as a regional multi-use activity area while preserving and promoting the cultural aspects of the area**
- RE2C1** **1** Reinforce the use of Downtown as the gathering place for the celebration of important community events such as, but not limited to Arts Picnic, Cinco de Mayo, Farmers’ Market, First Fridays, Independence Day Parade, Greeley Lights the Nights, Friday Fest, Das Greeley Oktoberfest, and the Blues and Jazz Festivals (see also CU2A1)
- RE2C2** **2** Reinforce Downtown as a “public service campus” with a full range of governmental, entertainment, educational, public safety, recreational, library and civic services through enhanced pedestrian linkages
- RE2C3** **3** Promote a Downtown transportation system which provides complementary, unique, pedestrian-friendly area while meeting the mobility and transportation needs of the Central Business District and the community (see also CD1D3)
- RE2C3a** **a** Explore regulatory amendments to the Model Traffic Code which would allow for multiple, alternative and special forms of transportation to be allowed in a defined Downtown area, such as Seg-ways, Smart cars, horse drawn carriages, trolley, and other similar devices
- RE2C3b** **b** Retain and promote development of the Downtown as a key transportation hub for the community and the region; consider linking services with inter-City bus service to the Downtown
- RE2C3c** **c** Emphasize pedestrian importance and safety, linkages and comfort in the downtown transportation system
- RE2C3d** **d** Explore the improvement of the rail corridor with the use of “Quiet Zones” to minimize disturbances to adjacent land use
- RE2C4** **4** Reinforce linkages between Downtown and other nearby key community activity through such means as design, transportation shuttle services and land uses (see also EC4B5 and EN1A2c) Examples of key activity center connectors include:
 - RE2C4i** **i** University of Northern Colorado
 - RE2C4ii** **ii** Island Grove Regional Park
 - RE2C4iii** **iii** North Colorado Medical Center
 - RE2C4iv** **iv** North Greeley/Mercado District
 - RE2C4v** **v** E. 8th Street/Greeley-Weld Airport
 - RE2C4vi** **vi** Poudre River Trail
 - RE2C4vii** **vii** Weld County Business Park
- RE2C5** **5** Support the Downtown initiative to create an Arts and Entertainment District identity (see also CU2B1b)

RE3	RE3 ESTABLISHED NEIGHBORHOODS
RE3A	A Maintain, enhance and protect the character of established neighborhoods
RE3A1	<ol style="list-style-type: none"> 1 Educate and support neighborhoods in the development of Character Overlay District designation as well as locally designated historic districts to support the preservation of important physical features and land uses unique or characteristic of the area
RE3A2a	<ol style="list-style-type: none"> 2 Work in partnership with community organizations, property owners and businesses to develop a defined character that includes cohesive and complementary design features and land use standards to support renovation, reinvestment and reuse of those transitional areas (see also CD1A4a)
RE3A2a	<ol style="list-style-type: none"> a Develop and/or enhance corridor plans for the following existing areas, with the intent to provide a thematic linkage between the entirety of the corridor: <ul style="list-style-type: none"> o North Greeley Mercado District o 9th Street (14th to 23rd Ave) Corridor o 11th Avenue from US Hwy 34 Bypass to “0” Street o 8th Avenue o 10th Street between 14th Ave to 35th Ave o E. 8th Street from Downtown to the Airport o US Hwy 85 Bypass o 23rd Avenue /10th Street power station and road median o 9th Avenue/Monroe Avenue Historic District
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RE3A	<ol style="list-style-type: none"> 3 Protect and retain trees with important historical, cultural, horticultural, habitat or environmental value
RE3A	<ol style="list-style-type: none"> a Replace trees in established neighborhoods to retain the character of area habitats (see also CD1A4a, CD1B2, CU1A4, EN4A7,
RE3B	B Increase the viability of such areas with a full complement of housing, neighborhood commercial, recreational, school and related activities
RE3B1	<ol style="list-style-type: none"> 1 Stabilize older neighborhoods by increasing the overall density in these areas with a measured blend of home ownership and multi-family uses and commensurate commercial, recreational and related uses to support the area’s residents
RE3B2	<ol style="list-style-type: none"> 2 Create neighborhood associations to promote, advocate and provide leadership and liaison to the City to support the area’s
RE3C	C Address conditions which contribute to distress, disinvestment and blight in older areas of the community
RE3C1	<ol style="list-style-type: none"> 1 Identify conditions, when present in a neighborhood, that evidence distress or deterioration. Such conditions could include, but not be limited to, age and condition of structures, lack of or poor condition of neighborhood infrastructure, condition of property, economic status of the area, vacancy of commercial and multi-family structures, crime activity and related indicators (see also EC4B2, LU2A13 and PS4A1)
RE3C1a	<ol style="list-style-type: none"> a Identify community areas and specific neighborhoods which should be reviewed for the presence of at-risk conditions. Complete sub-area plans in these vulnerable neighborhood areas to review distress conditions and work with landowners to craft a strategy to address the concerns (see also CD2A3, LU2A13, and PS4B1)
RE3C1b	<ol style="list-style-type: none"> b Where appropriate and constructive, nominate neighborhoods to be placed on the Colorado
RE3C	<ol style="list-style-type: none"> c Make measured progress in providing infrastructure such as sidewalks, curb and gutter, lighting, fire hydrants, and parks in

RE3C

- 2** Encourage the establishment of neighborhood organizations to increase safety and attention to area conditions, but also celebrate the essence of neighborhood relationships and living thereby increasing the quality of life and appeal of established neighborhoods

RE3D

D Preserve and protect cultural, architectural and geographic structures and features of historic importance

RE3D1

- 1** Promote opportunities to support the placement of homes, structures or neighborhood areas on the local Register of Historic Places where appropriate and consistent with the City's Preservation Plan standards (see also CD1B1, CU1B2, EN5B1f, and LU2A9)

Recommendations, Actions or Policy

Status Remarks

Transportation

GOAL: Optimize the safe, efficient, and pleasing movement of people, goods and services into and throughout the community through a comprehensive, attractively designed transportation system that is locally and regionally interconnected

TR1	Objectives	TR1	TRAVEL BEHAVIOR AND MODES	Status	Remarks
TR1A		A	Provide a transportation system that is safe, efficient and integrated		
TR1A10		1	Periodically update the adopted Transportation Master Plan to incorporate the goals and objectives of this 2060 Comprehensive Plan	Being done	Last updated in 2011
TR1A2		2	Design, construct, and maintain a transportation system which includes all modes of travel which:	Being done	
TR1A2a		a	Meets the unique needs of each mode of travel	Being done	
TR1A2b		b	Integrates all modes of travel into a comprehensive transportation system	Being done	
TR1A2c		c	Ensures that the system provides efficient links between each mode of travel	Being done	
TR1A2d		d	Provides networks for pedestrians and bicyclists which are equal in priority, design and construction to the system provided to motorists	Being done	
TR1A2e		e	Anticipates future modes of travel by:	Being done	
TR1A2ei		x	Researching trends and emerging forms of travel and related support facilities	Being done	
TR1A2eii		x	Anticipating how emerging transportation systems might be accommodated such as with the reservation of rights-of-way	Being done	
TR1A3		3	Prioritize pedestrian movements in the design and construction of all public and private development projects (see also CD1D3, CD2A5, and PS2A13)	Some of this is being done	
TR1A3a		a	Install detached sidewalks on both sides of arterial and collector streets to comfortably separate pedestrians from motorists, lessen street noise and the potential for threats or impacts to walkers from vehicles traveling close by at higher speeds. Sidewalks in these areas should be ample in width to support a mix of user types	Some of this is being done	
TR1A3b		b	Consider how best to accommodate pedestrians with disabilities, with care given to remove obstacles and barriers to aid	Being done	sidewalk ramps
TR1A3c		c	Retain standards that promote the installation of detached sidewalks in residential areas to induce walking and add safety and ease of movement on sidewalks of a width ample to support a mix of user types	Some of this is being done	
TR1A3d		d	Within industrial settings assure that safe and sufficient pedestrian access is provided via sidewalks where employees are likely to access an area or to provide a link between other logical destinations	Some of this is being done	
TR1A3e		e	Provide sidewalks in areas leading up to and across railroad tracks	Being done	
TR1A3f		f	Design sidewalks to provide convenient and logical connections to and through a development as well as to the perimeter public sidewalk	Being done	
TR1A3g		g	Pay particular attention to the design of sidewalks in high traffic commercial areas with large parking areas to assure that pedestrians have designated and, where possible and logical, separated access to reach the business areas	Being done	
TR1A4		4	Establish sidewalk design standards which provide safe, attractive and effective pedestrian corridor travel to include, but not be limited to, the following design features (see also CD1D3, CD2A5, PS2A11, and TR4D):	Done	
TR1A4a		a	Detached sidewalks adjacent to arterial and collector streets	Being done	
TR1A4b		b	Adequate width for side-by-side pedestrian travel and opposing pedestrian traffic	Being done	
TR1A4c		c	Special pedestrian identification at intersections and crosswalks, including within parking lots	Being done	
TR1A4d		d	Adequate lighting for safe travel	Being done	
TR1A4e		e	Rest points or refuge islands in street medians to allow phased crossing of collector and arterial streets	Being done	
TR1A4f		f	Street crossing sequences and pedestrian signals associated with traffic lights timed to encourage safe pedestrian crossing	Being done	
TR1A4g		g	Amenities for pedestrians, such as benches, kiosks, call boxes, wayfinding signage, and similar public furniture installed where appropriate and practical to promote walking		
TR1A4h		h	Shortcuts and alternatives for pedestrians to avoid travel immediately next to high-volume streets		
TR1A5		5	Promote pedestrian and bicycle travel in school routing plans (see also ED1A5g)	A limited amount is being done	
TR1A5a		a	Work with area schools to provide parents and students with safe and appealing school routes	Some of this is being done	

TR1A5b	b	Work with community partners to explore design features or incentives to induce greater use of pedestrian or bicycle travel to school	Some of this is being done	
TR1A6	6	Consistently enforce traffic regulations which favor and protect pedestrians and bicyclists by addressing driver behaviors which threaten the safety of those traveling on foot or bicycle	?	
TR1A7	7	Provide detached bicycle paths on major collectors and all arterial streets to separate non-commuter bicyclists from high-speed, high-volume traffic wherever possible	Some of this is being done	Bike lanes are provided. Bike paths are appropriate in some places but not in others
TR1A8	8	Encourage bicycle travel and an effective bikeway system using standards for on-street bike lane widths which incorporate practical use and multi-modal expectations. Develop the standards with input from local commuter bicyclists and other users	Being done	
TR1A9	9	Promote street design configurations which foster interconnectivity between subdivisions and commercial development in order to move all modes of traffic in direct routes and limit extraneous travel on collector and arterial streets (see also EN3A4b)	Being done	
TR1A9a	a	Require proposed residential developments to demonstrate the ability of residents to get to and from their subdivision via at least three different arterial and major collector roadways either directly or by access through other adjacent subdivisions or developments	Being done	
TR1A9b	b	Discourage the use of dead-end streets and consider alternatives to the extensive use of cul-de-sacs in development of residential areas	Being done	
TR1A9bi	i	Explore the use of a "coving" design to limit intersections and promote safe travel within subdivisions	Being done	
TR1A9bii	ii	Consider the utilization of roundabouts (traffic circles) to manage traffic flow and speed	Being done	
TR1A10	10	Explore the use of abandoned railroad rights-of-way, drainage ways and canals for opportunities to serve alternative modes of transportation (see also PR2A1, PR2A3 and TR7B3)	Being done	Greeley does not have any abandoned RR rights-of-way but does take advantage of the other opportunities
TR1B	B	Create a transportation network that is compatible with the natural, social, and economic environment		
TR1B1	1	Endeavor to fully implement a Transportation Demand Management (TDM) program that provides incentives which encourage alternatives to single-occupancy vehicle trips (see also ED3A2e and TR3Aii). Establish and promote TDM programs at:	Not being done	There is a free "ride free with ID program for students riding GET
TR1B1a	a	Employment centers;	Not being done	
TR1B1b	b	Educational facilities;	Not being done	
TR1B1c	c	Recreational facilities;	Not being done	
TR1B1d	d	Large residential complexes or dense residential communities; and,	Not being done	
TR1B1e	e	Large retail and community commercial centers	Not being done	
TR1B2	2	Ensure that all proposed development projects demonstrate the ability to incorporate pedestrian, public transportation, and bicycling travel into site planning and development (see also CD1D3 and CD2A5)	Being done	
TR1B3	3	Employ best practices to improve programs and management strategies to prevent and reduce contamination of street runoff and storm water (see also EN2B1a, PR2C1a, and TR3A1)	Some of this is being done	
TR1B4	4	Coordinate with county, regional, state, and federal agencies concerning air quality maintenance programs and compliance with established and desired standards (see also EN3A1)	Some of this is being done	
TR1B5	5	Work with county, regional, and state agencies to identify and employ methods to minimize and mitigate noise impacts that generate from adjacent existing and planned traffic corridors and transit operations and capital improvements (see also EN3B)	Some of this is being done	
TR1B5a	a	Monitor traffic-related noise levels throughout the community to establish baseline standards	Some of this is being done	
TR1B5b	b	Evaluate noise 'hot spots' to ascertain mitigation or management alternatives to address noise pollution from transportation activity	Not being done	
TR1C	C	Design and operate a transportation system that optimizes choices and connections between all modes of travel		
TR1C1	1	Require all new development and redevelopment to incorporate transit-oriented design into projects (see also TR5A5)	Not being done	
TR1C1a	a	Develop a users' manual of locally-approved practices which guide development in transit-oriented design	Not being done	
TR1C1b	b	Explore development incentives for those projects which promote transportation efficiency and transit opportunity through density and design elements (see also LU1C3 and TR5A3)	Not being done	
TR1D	D	Research, anticipate and integrate emerging and futuristic forms of travel and transportation technologies	Some of this is being done	
TR2	TR2	TRANSPORTATION AND LAND USE		

TR2A	A	Ensure that land use and transportation decisions, strategies and investments are balanced, coordinated and complementary in achieving overall community development goals	Some of this is being done
TR2A1	1	Support land use proposals which balance and distribute transportation impacts to maintain and improve current levels of mobility	Being done
TR2A1a	a	Encourage a mix of complementary neighborhood businesses, services, and residential uses to foster short trips easily made by walking or bicycling and to spread traffic demand times (see also LU1C3)	Some of this is being done
TR2B	B	Create a transportation system that supports planned land uses and facilitates the movement of people, goods and services in an effective and desirable manner	
TR2B1	1	Develop a transportation system which supports planned land uses (see also LU1C3)	Being done
TR2B1a	a	Monitor vehicle trips by land use types on a periodic basis in order to measure the accuracy of transportation demand	Not being done
TR2B1b	b	Revise, as appropriate, traffic design standards to match actual experience with various land use types	Some of this is being done
	2	2 Develop a strategy to achieve and enhance the transportation system to effectively serve people with disabilities (see also HS3A1a)	Some of this is being done
TR2B3	3	Maintain a traffic system that encourages the use of arterial streets for cross-town and regional traffic, the use of collector streets to channel traffic from the neighborhoods to arterial streets, and discourages the use of local streets for through traffic	Under discussion
TR2B3a	a	Continue the pattern of locating arterial streets on or near section lines to the degree that area topographical and environmental impacts can also be successfully accommodated	Being done
TR2B3b	b	Continue the pattern of locating collector streets at the approximate mid point between arterial roads to move traffic internal to the area out to arterial roads. Collector streets should not be designed as long, wide, straight streets, but developed in such a way to add interest for the traveler, safety for multiple user types, and discourage speed and pass-through traffic	Being done
TR2B3c	c	Develop standards which control volume and speed on local streets through pro-active traffic calming strategies	Not being done
TR2B3d	d	Develop and enforce an Access Control Plan which supports efficient travel on major roadways through a combination of access management and the number and spacing of driveways and intersections. Such an access control plan should support the efficient, functional and attractive development of land through compatible design measures	Some of this is being done
TR2B3e	e	Reduce the number of closely-spaced driveways along arterials through shared access and re-location where feasible	Some of this is being done
TR2B4	4	Promote the orderly movement of goods and services throughout the community in order to support economic vitality and efficiency	
TR2B4a	a	Establish and enforce appropriate truck routes to and through the city	Not being done
TR2B4b	b	Develop and enforce a route to and through the city for transport of hazardous materials (see also EN5F2, PS2A4a and TR4B2) ?	
TR2B4c	c	Undertake a study to develop a Rail Master Plan which evaluates the safe, compatible and effective use of rail to, from and through the City	Not being done
TR2B4ci	i	Relate the rail objectives to the goals of the adopted Master Transportation Plan	?
TR2B4d	d	Support the development of the Greeley-Weld County Airport for air freight transportation (see also TR6)	Being done
TR2B4e	e	Support and expand ongoing programs related to street maintenance	Being done
TR2B4ei	i	Actively explore the development of a specifically dedicated source of funding to provide a consistent and equitable means of supporting essential street maintenance throughout the community	Being done
TR2B5	5	Review and update City standards for emergency response times and routes related to roadway, air and rail traffic management (see also PS2A10)	Not being done
TR2B5a	a	Provide regular communication to the community concerning emergency snow removal practices and standards, including active and consistent enforcement	Some of this is being done
TR2B5b	b	Review and update the City's emergency preparedness standards as they relate to surface and air transportation during other crisis periods	Not being done
TR2B6	6	Work with other transportation agencies to develop and/or update area specific plans with unique traffic patterns and impacts, such as:	Being done
TR2B6a	a	Downtown	Being done
TR2B6b	b	UNC	Being done

TR2B6c	c	Aims	Being done	
TR2B6d	d	US Hwy 85 business and bypass routes	Being done	
TR2B6e	e	S. 23rd Avenue corridor	Being done	
TR2B6f	f	16th Street hospital corridor	Being done	
TR2B6g	g	US 34 bypass and business routes	Being done	
TR2B6h	h	E.8th Street Corridor (SH 263)	Being done	
TR2B6i	i	Major employment centers	Being done	
TR2B7	7	Promote unique linkages to key activity centers and other areas of the community and which should be promoted, such as (see also ED1A6c):	Being done	
TR2B7a	a	Aims & UNC		
TR2B7b	b	Area high school travel to Aims		
TR2B7c	c	Large employers and high density residential areas		
TR2B7d	d	Major medical facilities and institutional or senior residential facilities		
TR2B7e	e	UNC & Downtown		
TR2B	8	Coordinate with the public and private sectors on roadway construction and maintenance	Being done	
TR2Ba	a	Review and revise, as appropriate, subdivision regulations relative to roadway development responsibilities	Being done	
TR2Bai	i	Consider an adjustment to street development standards to require all developers to construct the equivalent of a local street to serve their site and adjust street development fees to pay for the expansion of collector and arterial streets to their ultimate design size	Being done	
TR2Baii	ii	Evaluate the merits of further developing a fee that charges a development with a surcharge commensurate with the impact their development would have on the arterial and collector street system	Being done	
TR2C	C	Develop a sustainable transportation system		
TR2C1	1	Evaluate options related to street development standards and fees that credit and encourage greater infill development, thus promoting more efficient transportation system usage (see also EC1Ai and RE1B4)	Being done	
TR2C2	2	In development of all street systems and networks, balance the size and location of the roadway and its ability to sustain growth with the objective of 'right-sizing' roads to promote non-motorized forms of travel and to eliminate unnecessary roadway width construction, perpetual maintenance and impact upon the environment from storm run-off, snow removal management, and air quality impacts	Being done	
TR2D	D	Establish comprehensive parking standards and systems that are functional and complement environmental and design objectives		
TR2D1	1	Review Development Code standards to evaluate and update parking ratios for various land uses to ensure that excessive parking areas are not created (see also LU1B1)	Not being done	
TR2D2	2	Promote shared parking arrangements and co-location of complementary land uses that can effectively share parking facilities (see	Being done	
TR2D3	3	Consider Alternative Compliance in the Redevelopment District that would provide credit for on-street parking spaces to meet land use needs	Being done	
TR2D4	4	Make effective use of on-street space for overflow and guest parking while avoiding impacts to neighborhood congestion from	Being done	
TR2D5	5	Formulate Alternative Compliance credits for parking where practical and realistic pedestrian, transit, bicycle and other alternative travel can be incorporated into the design and function of a development to reduce on-site parking needs	Some of this is being done	
TR2D6	6	Consider the use of parking garages to make more effective use of land and to reduce the parking "footprint" of a site for land uses associated with large activity areas, such as Downtown, the hospital, campus parking or other similar activity nodes	Has been considered	
TR2D7	7	Reduce ambient air temperature caused by the quantity of asphalt used in street and parking lot design in order to limit environmental impacts from urban heat islands (see also CD2C2 and EN3D1)	Not being done	
TR2D7a	a	Collect data from national studies; analyze and employ this information to develop pro-active standards to minimize urban heat island effects	Not being done	
TR2D7b	b	Adopt standards and methods of replacing traditional asphalt for streets with proven alternatives such as concrete or hybrid materials to reduce thermal impact	Done	
TR2D7c	c	Retain standards which require effective and attractive parking lot design with tree plantings to break up hot spots and discourage speeding and erratic driving behaviors	A minimal amount has been done	
TR2D8	8	Develop parking criteria which require adequate parking accommodation for patrons to maintain the economic viability of a business while discouraging the use of single-occupant vehicles	Some of this is being done	In the downtown area
TR2D9	9	Establish minimum short- and long-term off-street parking requirements for new development which incorporates special vehicles	Not being done	

TR2D10	10	Initiate studies where chronic parking issues exist to review options to accommodate visitors in balance with adjacent land uses	Being done	
TR3	TR3	TRANSPORTATION AND ENVIRONMENTAL STEWARDSHIP		
TR3A	A	Promote transportation practices and improvements that achieve a high quality of life through sensitive environmental		
TR3A1	1	Minimize the use of non-biodegradable chemicals for snow removal in order to lessen the impact to storm water drainage systems ? (see also EN2B1a and TR2B3)		
TR3A2	2	Reduce transportation noise and related impacts (see also EN3B1d and EN3B2c)		
TR3A2a	a	Rail noise	In process	
TR3A2ai	i	Fund improvements at railroad/street crossings, such as extended safety barrier arms used to prevent traffic from	In process	
TR3A2aia				
TR3A2aiaii	ii	Work with rail companies to establish "Quiet Zones" along in-city rail lines to allow a reduction	In process	
TR3A2ab	b	Road noise	Being done	
TR3A2abi	i	Consider options in residential areas for sound wall attenuation to limit adjacent highway noise	Being done	
TR3A2abii	ii	Prohibit the use of jake brakes on roads adjacent to predominately residential areas	Being done	
TR3A2abiii	iii	Work with the Colorado Department of Transportation to minimize road noise through the use of roadway materials,	Not being done	
TR3A2abiv	iv	Work with site design of residential areas to configure subdivisions and housing to create buffers from adjacent street	Being done	
TR3A2ac	c	Commercial areas	Being done	
TR3A2aci	i	Work with commercial centers to limit routine parking lot sweeping and trash removal to times when it is in least	Being done	
TR3A2acii	ii	Utilize site design standards to minimize and buffer residential areas from delivery noises, such as is related to loading dock areas	Being done	
TR3A2ad	d	Disallow residential uses in the Airport Overlay Zone in which sound contours suggest noise impacts (see also EN3B1c)	Being done	
TR3A3	3	When transportation facilities are located in areas of ecological significance, develop over- or underpass opportunities for the uninterrupted and safe movement of wildlife, as well as to minimize the hazards of vehicle/wildlife collisions	This has occasionally happened without intention	
TR3B	B	Incorporate energy efficiency into transportation systems and facilities		
TR3B1	1	Minimize air pollution related to transportation activities by the following measures (see also EN3A2):	Some of this is being done	
TR3B1a	a	Promote the use of alternative transportation modes	Being done	
TR3B1b	b	Reduce automobile traffic	?	Check with Eric Bracke
TR3B1bi	i	Support TDM practices (see TR1B)	?	Check with Eric Bracke
TR3B1c	c	Maintain acceptable traffic flow	Being done	
TR3B1ci	i	Review and adjust traffic light synchronization on a regular basis to reduce idling time at traffic lights	Being done	
TR3B1d	d	Promote the use of alternative fuels and energy efficient vehicles (see also EN3A3)	Some of this is being done	
TR3B1e	e	Promote car maintenance programs	Not being done	
TR3B1f	f	Increase citizen awareness through community education related of the benefits of reduced vehicular use	Not being done	
TR3B1g	g	Support the efforts of community groups which provide transportation choices	Some of this is being done	
TR3B1h	h	Investigate alternative designs of drive-in and drive-through facilities that minimize the time cars idle	Not being done	
TR3B1i	i	Improve all streets, alleys and parking lots to reduce fugitive dust associated with automobile use	Some of this is being done	
TR3B1j	j	Join with northern Colorado communities and the North Front Range Metropolitan Planning Organization (MPO) to reduce	Being done	
TR3B1ji	i	Design and implement commuter programs	Some of this is being done	
TR3B1jii	ii	Promote viable alternative transportation options	Some of this is being done	
TR4	TR4	ROADWAY DESIGN		
TR4A	A	Design roads and other transportation facilities to contribute to a safe, positive, and attractive visual image and community		
TR4A1	1	Invite adjacent land owners to participate in the design of major street and transportation improvements, such as roadway expansion or redesign, bridge replacement, traffic calming or similar features to assure the improvements reflect important neighborhood considerations	Some of this is being done	

TR4A2	2	Use the adopted Entryway Master Plan to provide guidance and design themes for the treatment of major entryways and travel corridors to and throughout the city. Establish a strategy for the realistic phasing of defined improvements and, where necessary immediately secure intergovernmental agreements to reserve the use of the right-of-way areas of such development (see also CD3A1a, CD3A4, EC4A5a, and PR2B8)	Some of this is being done	
TR4A2a	a	Update the Entryway Master Plan as soon as practical to provide additional guidance, visual appeal, and consistency in treatment of the community entryways and major street corridors	Some of this is being done	
TR4A2ai	i	As appropriate, undertake specific corridor studies to address the needs and opportunities associated with particular areas; incorporate those studies by reference into the Entryway Master Plan	Some of this is being done	
TR4A3	3	Locate commercial driveways to promote safe movement of vehicles and reduce congestion and accidents	Being done	through development review
TR4B	B	Accommodate transportation needs associated with emergency response and the movement of hazardous materials throughout the community		
TR4B1	1	Consider the movements of emergency vehicles with the design of new subdivisions, commercial and industrial areas	Some of this is	
TR4B1a	a	Include emergency responders when considering traffic calming installations, traffic circles and roundabouts, and requests for Alternative Compliance in street and parking designs	Some of this is being done	
TR4B2	2	When considering recreational, commercial and industrial land uses, evaluate the routes that will be necessary to move hazardous materials to and from such sites (see also EN5F2d, PS2A4a and TR2B4b)	Some of this is being done	Oil & gas projects through development review
TR4C	C	Incorporate accommodations within the entire transportation system for persons with disabilities		
TR4C1	1	Include members from the disabled community to advise and critique transportation improvements and systems to assure their mobility needs are reasonably accommodated	Being done	
TR4D	D	Enhance community appeal by providing safe, pleasing, and efficient travel corridors (see also CD3A1a, EN7C, PR2B8, PR2B2d, and TR4A2)		
TR4D1	1	Review and update the City's Street Median Design Standards, including a financial feasibility analysis to further enhance roadway attractiveness; provide visual relief to the traveling public; and, improve safety, traffic progression, and capacity	Being done	
TR4D1a	a	Median treatments should be incorporated into initial street design and development to facilitate driver patterns, safety, control access to development close to major intersections and increase roadway capacity	Being done	
TR4D1b	b	Add pedestrian refuge areas to medians on major collectors and arterial roadways to allow the safe crossing of wide, heavily traveled streets (see also TR1A4)	Some of this is being done	
TR4D1c	c	Pursue alternatives to traditional dark material and asphalt roads and streets to reduce the effects from "urban heat islands" (see also EN3D1)	Not being done	
TR4D1d	d	Median treatment should be appropriate for the land uses to which they are adjacent but, in all cases, include xeric landscape which utilizes plant material that is indigenous or appropriate to this locale and which anticipates maintenance aspects	Some of this is being done	
TR4D1e	e	A variety of trees species should be used in medians to add visual interest and minimize loss of plant material as a result of monoculture blight due to pests	Being done	
TR4D1f	f	Where possible and appropriate to the setting, install public art in medians to add interest and area identification	Being done	
TR4D2	2	Review, modify, and maintain a street signage program which provides adequate but not excessive, signage for public, civic, and community points of interest and traffic regulation	Some of this is being done	
TR4D2a	a	Promote a standard for consistent public signage on all streets	Some of this is being done	
TR4D2b	b	Develop a specific wayfinding signage set of criteria and standards to promote the effective direction to local points of interest	Some of this is being done	
TR4D2c	c	Establish a vigorous maintenance program to keep signs legible and in good condition (see also PS2A7)	Some of this is being done	
TR4D3	3	Update and implement community-wide standards for street furniture, mast arms and traffic signals, trash containers, bus	Some of this is	
3a	a	Where consistent with overall City design standards, allow new and established neighborhoods to set forth individual character elements in the design of street improvements	Some of this is being done	
TR4D3b	b	Integrate overall City design elements into the entryway and special corridor plans and improvements	Some of this is being done	
TR4D4	4	Install and maintain landscape edges along rights-of-way for which the City has control and responsibility, such as adjacent to drainage areas, ditches, bridges, parks and other public facilities	Being done	
TR4D4i	i	Utilize a bio-swale concept where practical to accommodate storm drainage as a functional component of the landscape	Minimal	

TR4D5	5	Re-evaluate City standards related to minimum street width. Narrow motor vehicle width on streets as much as possible without compromise to public safety to reduce impervious cover and environmental impact, lessen initial construction and long-term maintenance costs, and slow traffic in order to limit accidents and pass through traffic (see also CD3A2)	?	Check with Eric Bracke
TR4D5i	i	Revenue saved from reducing street width should be devoted to bicycle lanes, if they do not already exist, as well as median improvement and another aesthetic enhancements	Not being done	
TR4D6	6	Review and revise, as feasible, design standards for intersections in a manner which prioritizes pedestrian and bicycle comfort and safety and alerts motorists to travelers on foot and bicyclists	?	Check with Eric Bracke
TR4D7	7	Work with adjacent jurisdictions in the design and construction of streets to assure a logical and smooth connection occurs for	?	Check with Eric Bracke
TR4E	E Minimize tendencies for errant traffic behaviors through effective transportation design (see also PS2A11)			
TR4E1	1	Develop a menu of pre-approved traffic calming improvements which must be installed with the initial construction of a subdivision or development to direct traffic movements appropriately and pattern driver behavior as early as possible (see also CD3A5)	Not being done	
TR4E2	2	Design new street alignments leading to major roads in a way that deters cut-through traffic, such as with street off-sets and circuitous routes	Being done	
TR4F	F Provide a comprehensive and interconnected transportation system that supports community environmental objectives and includes all affected parties in its location and design			
TR4F1	1	Include a full complement of users in the development of standards, transportation linkages, and routes when developing the Transportation Master Plan and its attendant elements	Some of this is being done	Road standards have not been updated since the City adopted the Complete Streets Policy
TR4F1a	a	Consider the impacts to existing land owners adjacent to proposed transportation systems and work with such parties early in the development process to consider alternatives, trade—offs and treatments to accommodate existing conditions and uses	Some of this is being done	
TR5	TR5 TRANSIT			
TR5A	A Promote an efficient, effective and comprehensive transit system for public use			
TR5A1	1	Regularly review and periodically update the Strategic Transit Master Plan to assure it is as efficient and responsive as possible to meet user needs	Done	Strategic Transit Master Plan was update and adopted in 2016
TR5A1a	a	Engage users, non-users, employers and special destination representatives in this assessment and update	Done	
TR5A1ai	i	Specifically include the transportation dependent population in this evaluation	Done	
TR5A1b	b	Explore transit options to serve the Greeley-Weld County Airport	Done	
TR5A2	2	Analyze and designate the transit priority network that optimizes bus routes for greatest efficiency and service	Done	
TR5A2a	a	Monitor bus headways and operation along the network routes on a regular basis	Being done	
TR5A2b	b	Evaluate options to improve bus headways and reliability	Being done	
TR5A2c	c	Coordinate the Transit Plan’s land use objectives for access, density and mobility with the transit network	Some of this is being done	Much more needs to be done
TR5A2d	d	Evaluate the ability to incorporate transit stops and services in a meaningful way into all land use decisions, provide allowances to credit transit as a form of Alternative Compliance to meet neighborhood amenity requirements or to lessen	This has been discussed	Much more needs to be done
TR5A3	3	Encourage private and institutional participation in mass transit and car pool systems (see alsoTR1C1b)	Being done	By the MPO
TR5A3a	a	Analyze options to contract with other area transit providers to expand the transit options available to special populations, such as with Assisted Living Centers and Child Care providers that provide transportation services to their clients	Not being done	
TR5A3b	b	Review options with the local schools to cost share or provide single administration of the larger bus service system	Being done	Crown jewels
TR5A3bi	i	Investigate ways to expand the UNC shuttle bus service to accommodate a Downtown route, as well as to other shopping and activity areas	Some of this is being done	
TR5A4	4	Actively market and inform residents about transit, including the use of incentives and promotions to acquaint residents with its function and applicability to their mobility throughout the community	Being done	
TR5A5	5	Promote Transit Oriented Design (TOD) along major transportation corridors to foster the success of those corridors in sustaining transit use (see also TR1C1)	Not yet being done	While it is important to plan for transit oriented development, it is not yet feasible
TR5A5a	a	Identify TOD corridors in City maps and through the Development Code to alert developers and landowners to the desired intensity of development in these areas	Not yet being done	While it is important to plan for transit oriented development, it is not yet feasible
TR5B	B Provide mobility and access to community services, employment, educational opportunities, shopping, medical, recreational, and other destinations			

TR5B1	1	Explore steps to provide high-capacity transit service links in Regional Activity Centers and districts within the community and the region	Being done	
TR5B2	2	Provide features essential to encourage transit use, such as lighting and weather protection at bus stops, security, pedestrian amenities, and similar improvements (see also CD3A2, CD3C1, and PS2A12)	Being done	
TR5B2a	a	Work with community partners, adjacent businesses and housing complexes to help provide amenities to promote transit use	Some of this is being done	
TR5B2b	b	Integrate transit stops, stations, and hubs into existing and new neighborhoods and business districts to add to the convenience of using transit	Some of this is being done	
TR5B2c	c	Minimize negative impacts of bus stops and facilities on adjacent areas		
TR5C	C	Improve environmental quality through the reduction of single-occupant vehicles on the road and related traffic congestion	Not being done	
TR5C1	1	Utilize a wide variety of public service messages to encourage the use of transit, carpooling and the other forms of travel as identified in this 2060 Comprehensive Plan as an alternative to single-occupant travel	Some of this is being done	
TR5C2	2	Include information concerning Greeley's status relative to air quality and emissions to encourage prudent use of vehicle trips	Not being done	
TR5D	D	Provide all residents with transportation choices and support to be as self-reliant as possible		
TR5D1	1	Especially consider those residents who are transportation dependent when devising and/or amending transit routes and services. Poll that client population to stay current on trends patterns, and services and their significance to this population	Being done	
TR5D2	2	Work with area employers to establish a bus-to-work shuttle or routes to help facilitate employee use of the bus system	Being done	
TR5E	E	Foster regional transit through intergovernmental agreements		
TR5E1	1	Facilitate development and expansion of an integrated, multi-modal, regional transportation system that includes pedestrian, commuter rail, buses, taxis, car pools, vanpool, bicycles, and support facilities	Being done	By the MPO
TR5E1a	a	Design and operate the facilities and services to make inter-modal transfers easy and convenient	Some of this is being done	
TR5E2	2	Continue to explore the development of a progressive regional transit system	Being done	
TR5E2a	a	Work with Weld County and communities adjacent to US Hwy 85 to promote the development of comprehensive, effective, efficient and attractive travel along this transportation and entryway corridor	In discussions	
TR5E2b	b	Foster relationships with other northern Colorado communities in Weld and Larimer Counties to explore interconnectivity and cost effective and equitable funding options to support an effective system of travel throughout northern Colorado	In discussions	
TR6	TR6	AIR TRANSPORTATION		
TR6A	A	Support the ability of the Greeley-Weld County Airport to reach its full potential in providing competitive air transportation services to the area		
TR6A1	1	Through this Plan, re-adopt the Greeley-Weld County Airport Master Plan to guide design, orientation and construction of runways, air traffic control and related support facilities		
TR6A1a	a	Promote adoption of the Airport Master Plan by other area jurisdictions, such as Weld County, to unify the vision for the development of the airport and to direct area development to avoid land use conflicts with other adjacent properties		
TR6A2	2	Promote the Airport as an integral component of the Greeley area transportation system (see also LU8A)		
TR6A3	3	Coordinate with the Airport Authority in the implementation of an Airport Infrastructure Plan to install capital improvements		
TR6A4	4	Promote the development of ancillary airport property as a related business and industrial park to complement area economic development programs and opportunities (see also EC4A1) Promote the development of ancillary airport property as a related business and industrial park to complement area economic development programs and opportunities (see also EC4A1)		
TR6A4a	a	Promote a range of complementary land uses and services at the airport, such as restaurant, aircraft sale and service and other support functions		
TR6A5	5	Promote the existing and expanding programs for pilot, air traffic control and other related air transportation fields available through the Airport and area educational institutions, to support the community's image as a leader and resource in such education and training programs (see also EC2A9)		
TR6A6	6	Consider support for corporate or personal travel services that complement the range of flight choices available at the airport and offer viable shorter range trips		
TR6A6a	a	Promote such alternate air transportation systems as a unique, viable option and attraction for Greeley travelers		

TR6A7	7	Support the capability of the Airport to support the existing and expanded use of the facility for complementary military purposes
TR6A8	8	Support the Airport’s capabilities to support promising advances in alternative and new air transportation means
TR6A8a	a	Foster research and development of air transportation alternatives in such areas as transport, fuel efficiency, weather and climate devices, air traffic control, maintenance and service components, flight communication and safety program, medical and emergency air transportation services and related fields
TR6A8b	b	Reinforce Greeley’s work toward leadership in education as it relates to air transportation
TR6A8bi	i	Offer training and promotional linkages with area schools to promote science and math careers
TR6A8bii	ii	Promote airport/business associations with hospitality accommodations, communication, and special programming
TR6A8biii	iii	Facilitate the airport environment as an air transportation “laboratory” to provide learning opportunities for the community on this valuable community service and asset
TR6B	B	Support the effective interface of air travel with other transportation systems to assure all movements to and from the community are safe, well-understood, easily accessed, efficient, and effective
TR6B1	1	Work with the Airport Authority, the Colorado Department of Highways, and Weld County government to assure that surface transportation to and around the airport is effective, adequate and maintained
TR6B2	2	Enhance the main travel corridors used to reach and travel from the airport as key community entryways with special attention to way-finding signage, well-defined and complete roadway systems, and attractive landscaping, public art or other distinctive community features
TR6B2a	a	Particular attention should be paid to the improvement, appearance and function of the following road corridors:
TR6B2ai	i	State Hwy 263 (E. 8th Street), which should also be considered for expansion to meet the diverse and growing number of industrial users in the area
TR6B2aii	ii	US Hwy 85
TR6B2aiii	iii	8th Street from US Hwy 85 to Downtown
TR6B2b	b	Consider carefully the types of land uses in these corridors and promote those which provide compatible and complementary uses to the airport
TR6B3	3	To the degree practical provide a trailhead or loop trail from the Poudre Trail Corridor to the airport
TR6C	C	Promote land use compatibility in sensitive airport runway approach zones (see also LU2A7eii)
TR6C1	1	When considering land uses in the vicinity of the Airport, use the Airport Master Plan to guide and promote the establishment of compatible development in areas prone to noise and air traffic impacts
1a	a	Disallow uses which carry obvious incompatible uses to the airport such as residential
TR6C1b	b	Amend the City’s Development Code to incorporate structure height limitations in restricted Airport Influence Areas as may be necessary
TR6C2	2	Continue to promote the Airport’s “Fly Friendly” program which promotes pilots to follow air traffic patterns that minimize noise
TR6C3	3	Facilitate airport safety through development of the site with appropriate cautions related to fuel storage, design of vehicular
TR6C3a	a	Consider options to locate a fire station on the Airport property to serve the surrounding area of the community with fire and rescue services, in addition to the airport itself
TR7	TR7	RAIL TRANSPORTATION
TR7A	A	Promote the use of existing and planned area rail corridors to meet the safe and effective movement of freight as well as future passenger rail travel
TR7A1	1	Work with area rail services to provide compatible freight and, optimally, passenger services to and through the community which are effective and work in conjunction with area surface transportation systems
TR7A2	2	Work with rail users to minimize delays for other travelers at railroad crossings
TR7A2a	a	Work with emergency responders to identify alternate routes when roads are blocked due to rail use
TR7A2b	b	Install adequate safety arms and railroad crossings to limit conflicts with pedestrian, bike and vehicular traffic
TR7A2c	c	Periodically assess the roads with railroad crossings to eliminate crossings whenever practical
TR7A3	3	At high-use rail and street crossings utilize “best management practices”, such as through the use of concrete or rubberized railroad crossings to move traffic effectively and comfortably over rail lines
TR7A3a	a	Extend pedestrian crossings over railroad tracks in the safest manner possible
TR7A4	4	Position the City to be an integral part of any northern Colorado commuter rail study or service. Pursue commuter rail possibilities as an integrated part of the of the overall transportation system

TR7A5	5	Anticipate the needs of passenger rail as a form of travel
TR7A5a	a	Review the logistical requirements associated with providing passenger rail options, such routes, transfers, and whether existing rail or expressway corridors can be adapted for such use
TR7A5ai	i	Where possible and complementary to planned area land use, secure defined passenger rail rights-of-way concurrent with area development in anticipation of providing this transportation system in the future
TR7B	B	Carefully plan land uses adjacent to rail corridors to minimize conflicts with other land uses, and transportation movements
TR7B1	1	Continue support of the Union Pacific Train Depot as a structure of local historic significance, relating the role of rail transportation in the settlement of the area (see also CU1A2)
TR7B1a	a	Promote the Greeley Freight Station as an educational, historic and interactive amenity
TR7B1b	b	Create attractive and safe pedestrian points across adjacent rail and major roadways
TR7B1c	c	Improve the quality of the private development on both sides of the railroad tracks, especially near Downtown
TR7B1d	d	Identify a Downtown site for use as a multi-modal transportation hub station
TR7B2	2	Minimize the risk to the public as to rail use and related hazards; provide on-going education, signage and related communications on this subject to the public
TR7B3	3	Where rail lines have been abandoned, explore the potential for reuse of the rail right-of-way for another public transportation purpose, such as with the Rails-to-Trails program (see also PSDR2A1&3 ad TR1A10)
TR7B3a	a	Retain rights-of-way to accommodate potential future transportation corridors, such as light rail capacity
TR7B4	4	When establishing land uses adjacent to railroad tracks, consideration should be given to safety issues, particularly as it relates to noise and attractive nuisance concerns with small children and special needs populations (see also EN3B2e)
TR7B4a	a	Establish minimum design standards for land use adjacent to rail lines to assure compatibility between uses
TR7B4b	b	Pursue the installation of "Quiet Zones" in sensitive rail corridors where the train whistles are incompatible with and
TR8	TR8	LEVEL OF SERVICE
TR8A	A	Adopt and implement target level-of-service standards for all components of the transportation system, such as pedestrian, bicycle, and vehicle movement
TR8A1	1	Establish, adopt and implement a ranking system for level of service standards to judge performance of the transportation system (see also ED1C1a, HS3A1a, and LU1C4)
TR8A1a	a	Identify minimally acceptable conditions for pedestrians and vehicular movements on all roads and for transit service (see also HS3A3)
TR8A1ai	i	Strive for a Service Level of 'B' for pedestrian and bicycle movements throughout the city
TR8A1aii	ii	Design and maintain vehicular movement on roads to attain a minimum of a Service Level of 'C', and strive for a higher service level in key corridors, such as near adjacent to major shopping, medical and large industrial and public developments
TR8A1b	b	Measure performance against standards over which the City has some influence and control
TR8A2	2	Identify areas of the community which do not accomplish level-of-service objectives and formulate a strategy of land use considerations and transportation improvements which could be undertaken to improve such conditions
TR8A3	3	Accommodate mobility for the disabled, such as through transit services, continuous sidewalks and ramps, which facilitate the independence for this community population
TR8	B	Incorporate level-of-service standard expectations and performance into the development review process
TR81	1	Evaluate the impact of zoning and land use actions on desired level-of-service operations for adjacent roadways. Disallow zoning amendments or land uses which would negatively impact desired level-of-service standards to unacceptable levels unless addressed or mitigated by the development with related improvements
TR9	TR9	INTERGOVERNMENTAL COOPERATION
TR9A	A	Maximize the public benefit from a coordinated transportation system through cooperative public and private initiatives
TR9A1	1	Pursue development of intergovernmental and agency agreements to maximize public funding invested in transportation infrastructure and delivery including, but not limited to:
TR9A1a	a	Construction and maintenance of roads
TR9A1b	b	Annexation and jurisdictional responsibilities to assure transparency in system safety, continuity, and performance
TR9A1c	c	Street naming conventions
TR9A1d	d	Transit
TR9A1e	e	Access control

- TR9A1f f Traffic control
- TR9A1g g Air transportation
- TR9A1h h Rail services
- TR9A2 2 Incorporate private carriers into the overall transportation delivery system to promote a comprehensive network that is available to serve the public. Such system would consider the following:
 - TR9A2a a Taxi service
 - TR9A2b b Park-and-ride facilities
 - TR9A2c c Shuttles (e.g. Assisted Living Center transport, volunteer vans & services)
 - TR9A2d d Private buses
- TR9A3 3 Seek opportunities to accommodate and employ futuristic transportation modes which might include:
 - TR9A3a a Robotic vehicles
 - TR9A3b b Highway sensors
 - TR9A3c c Global Positioning Systems (GPS)
 - TR9A3d d Seg-ways
 - TR9A3e e Hybrid fleet options
 - TR9A3f f Personal Rapid Transit (PRT)
 - TR9A3g g Electric and solar vehicles
 - TR9A3h h Commuter-rail