



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

*09/12/2017*

### **Introduction**

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

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

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## Demographics

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

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

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

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

## Part I: Preliminary Policy Directions

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

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

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

### Growth & City Form

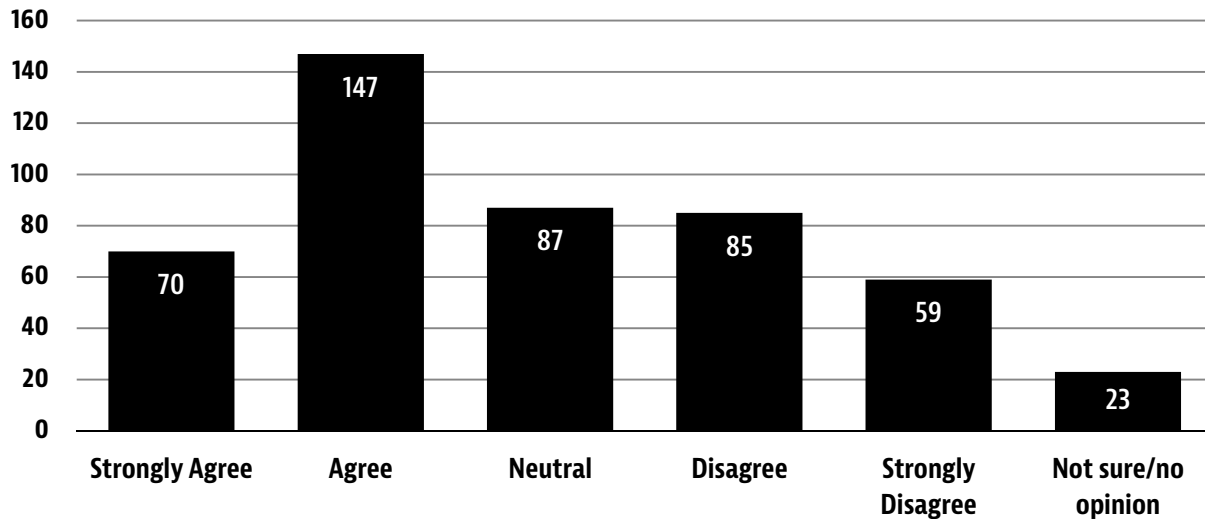
The questions for this focus area were concerned with concepts and ideas that were included in the previous Comprehensive Plan: compact development, mixed-use, and community separators. The questions sought to confirm that the community continued to support these concepts, or to solicit more detailed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

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

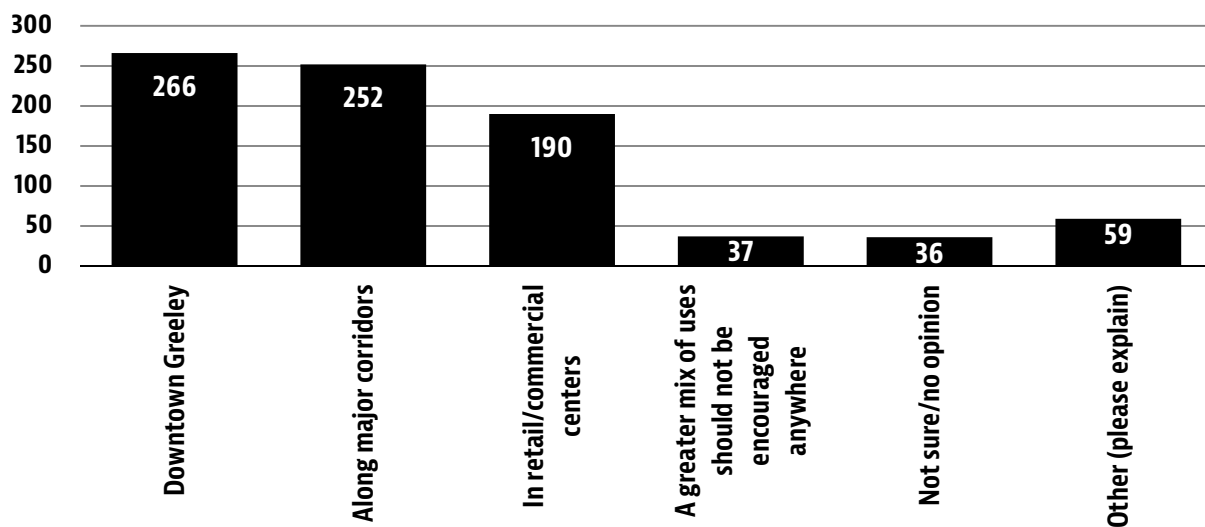
- Cottonwood Square
- 10<sup>th</sup> Street Corridor
- West Greeley
- St. Michael's Square
- East Greeley
- The Greeley Mall

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

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



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



**“Other” Responses:**

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

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

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

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

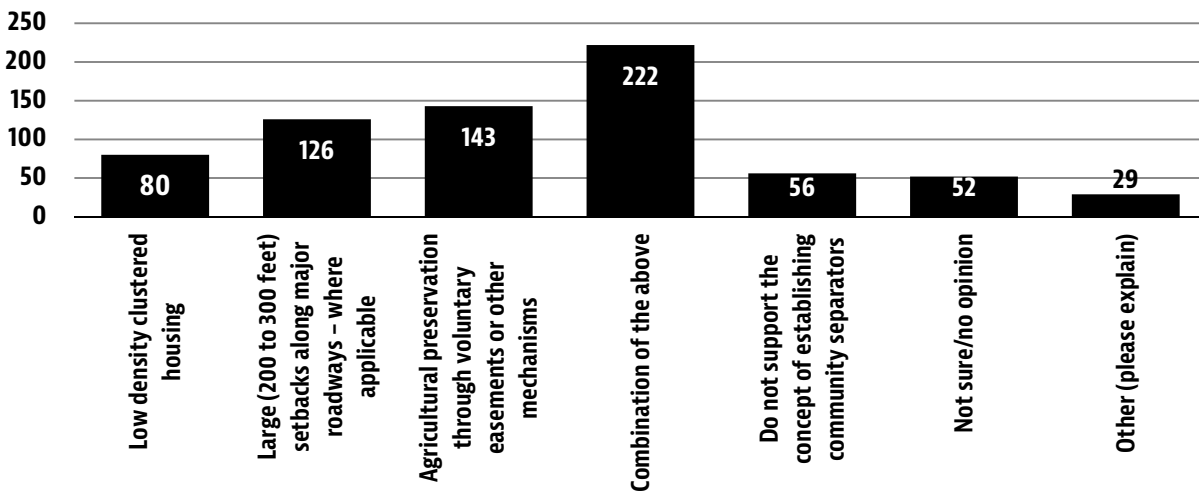
- "The City needs to address several factors regarding the Downtown, if it wishes it to become a center of community activity. First, the homeless population is a fact. I feel Greeley is pro-actively addressing this issue, but eliminating their presence from the Downtown will not happen, unless you take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



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

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

Select all that apply:



**"Other" Responses:**

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

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

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

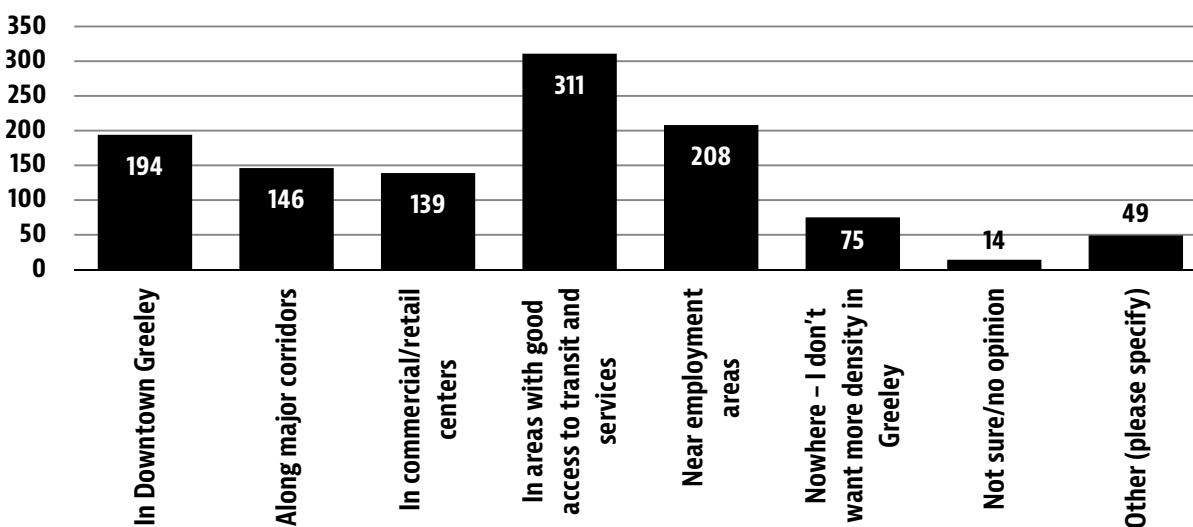
## **Housing Access**

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

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

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

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



**“Other” Responses:**

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

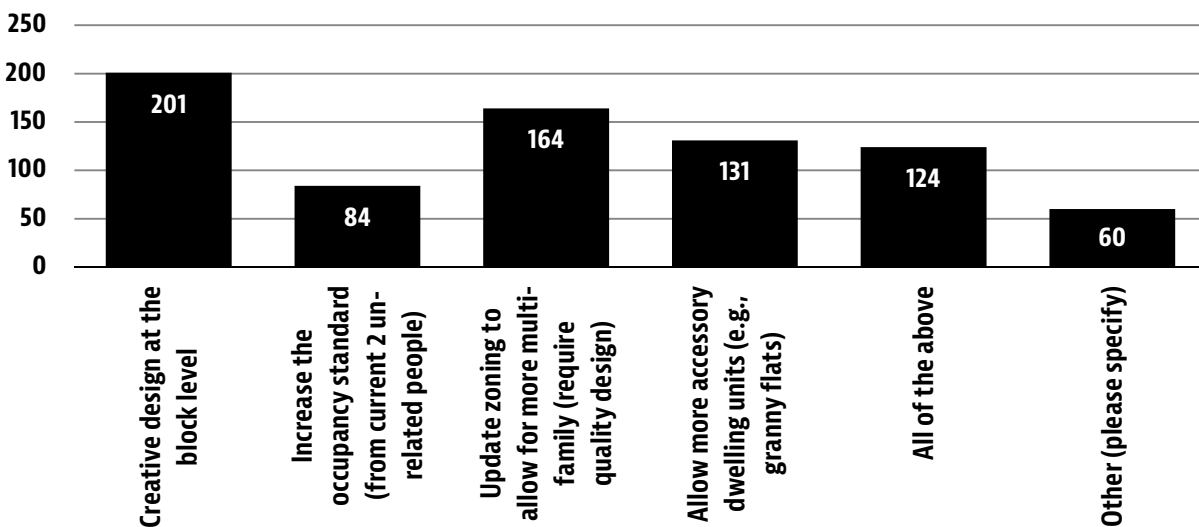
- By "encourage" do you mean "persuade" through argumentation, or do you mean "force" via legislation?
- Spreading out higher density housing and affordable housing is important. I would lean towards placing higher density housing near different types of transit.
- "In areas where existing roadways and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

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

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

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

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



**"Other" Responses**

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

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



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

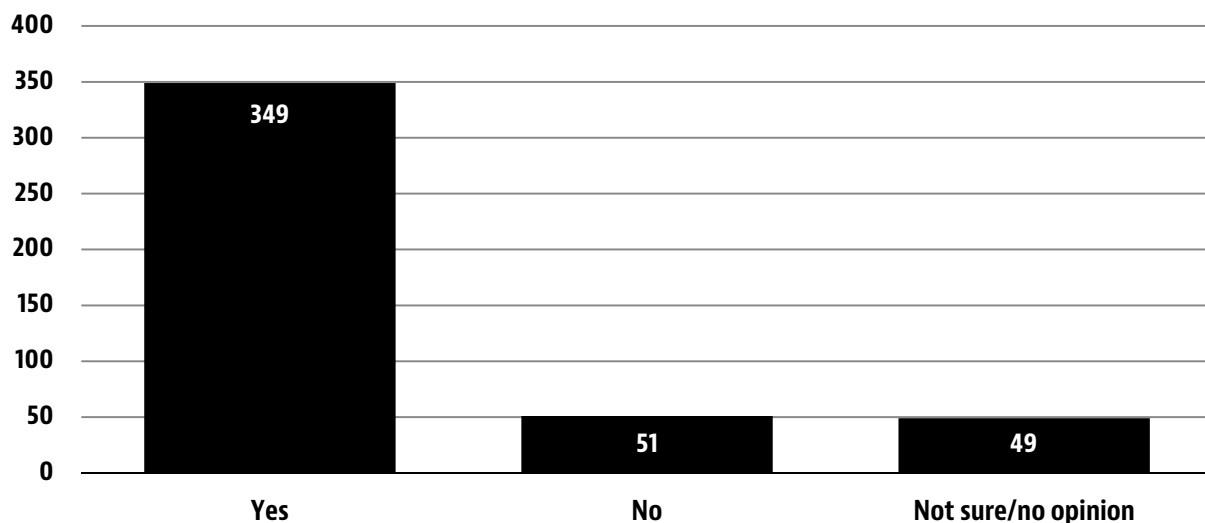
- Cheaper housing and rent rates
- Housing over retail or developments where housing and retail are planned together and designed to be walkable/bikable.
- We need to preserve Greeley. Downtown area should be what it use to be. Instead everyone is moving west to get away from it and giving up more &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

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

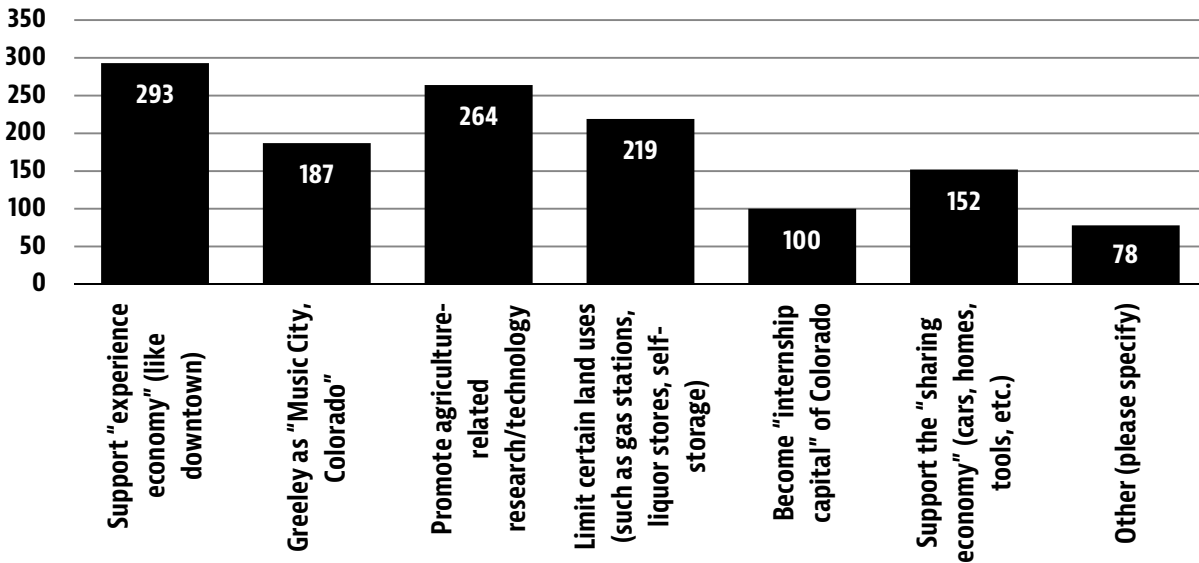
**Economic Health & Diversification**

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

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



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



**"Other" Responses**

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

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

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

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

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

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



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

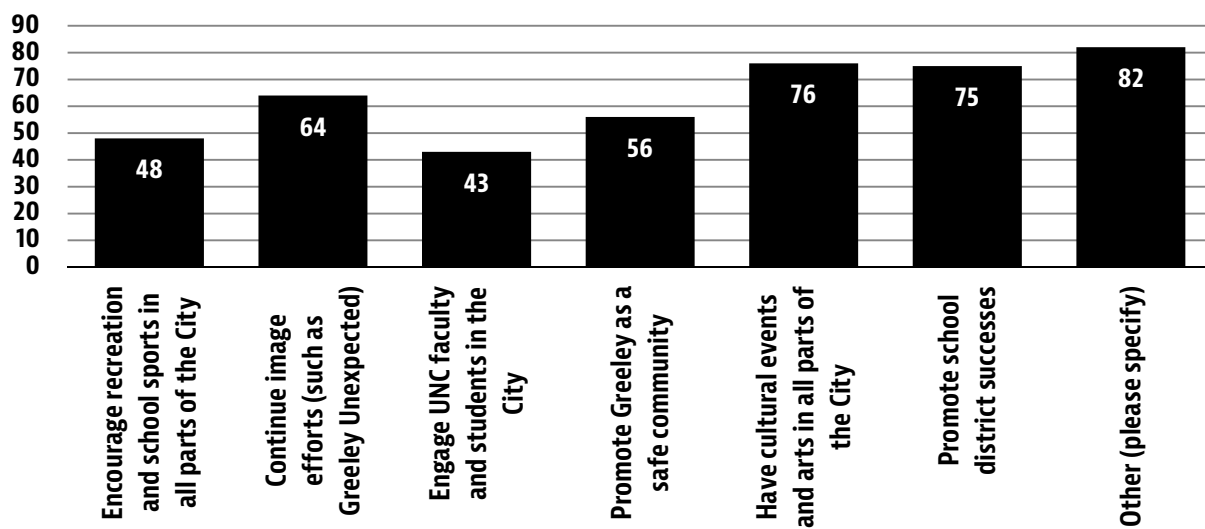
- "In the 1980's, Greeley got all the top acts for the Stampede; now they all play Cheyenne. Why? Because Cheyenne saw the potential of Frontier Days and invested. The current Stampede in no way compares to the Stampede of the 1980's, is too expensive, and not nearly as fun. Remember when our parade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

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

## Livability

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

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



### “Other” Responses

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

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

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

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

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

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



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

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

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

## Part II: Opportunity Areas

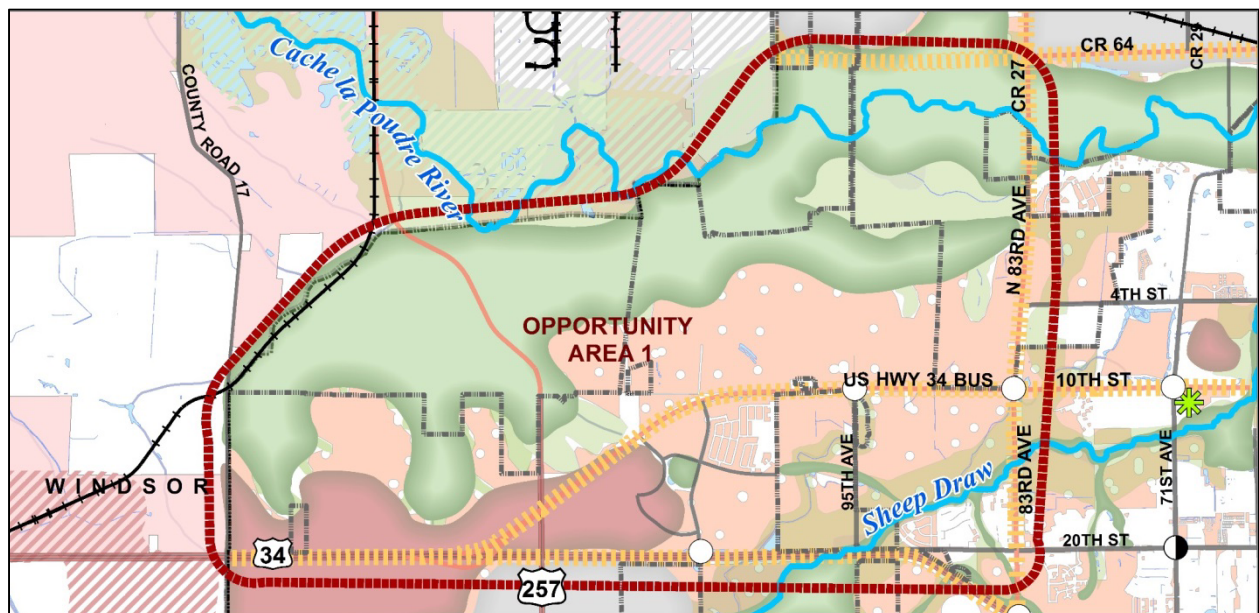
For this part of the survey, questions sought input from the community on the types of uses and development patterns desired in particular locations of the city. Five of the six opportunity areas identified are located primarily outside of the city limits, and do not have city zoning (or if they are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

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

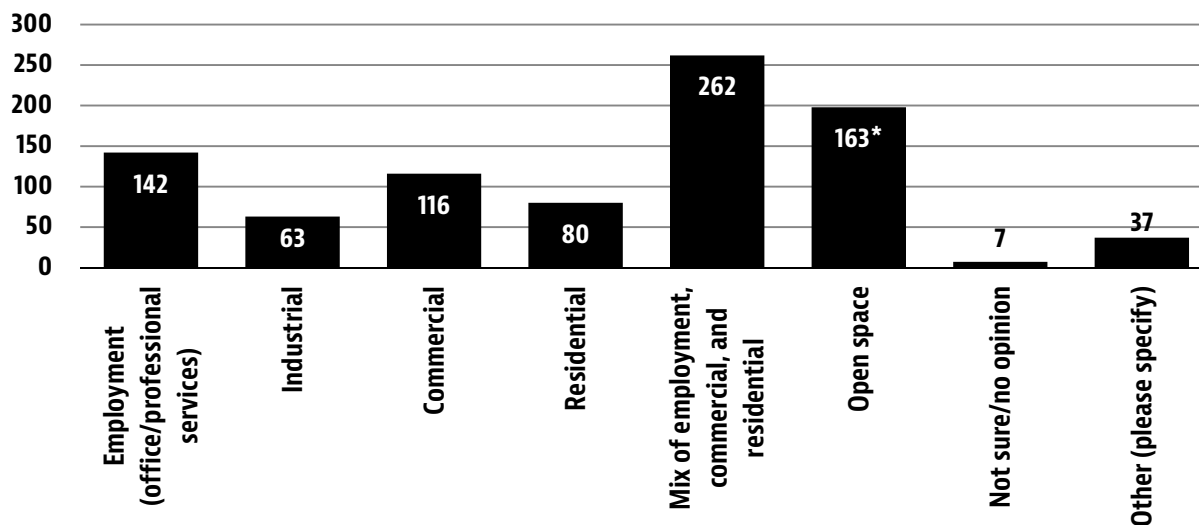
the city. However, many of the free response comments on this topic expressed concern about compatibility issues that may result from locating high-density housing next to existing single-family neighborhoods.

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

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



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



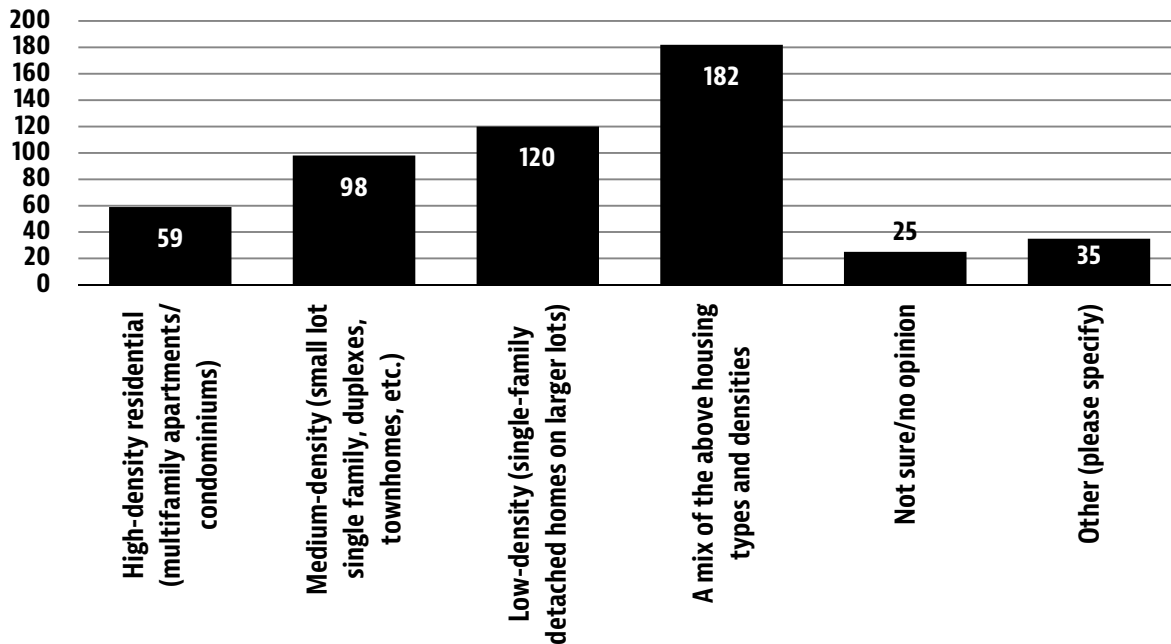
**“Other” Responses**

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

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

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

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



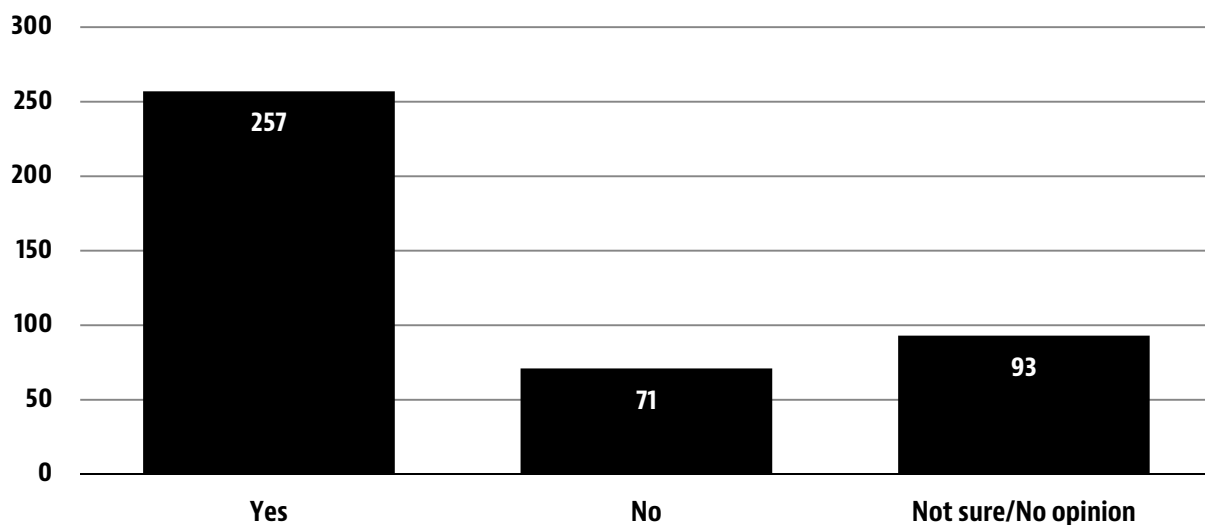
**“Other” Responses**

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

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

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

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





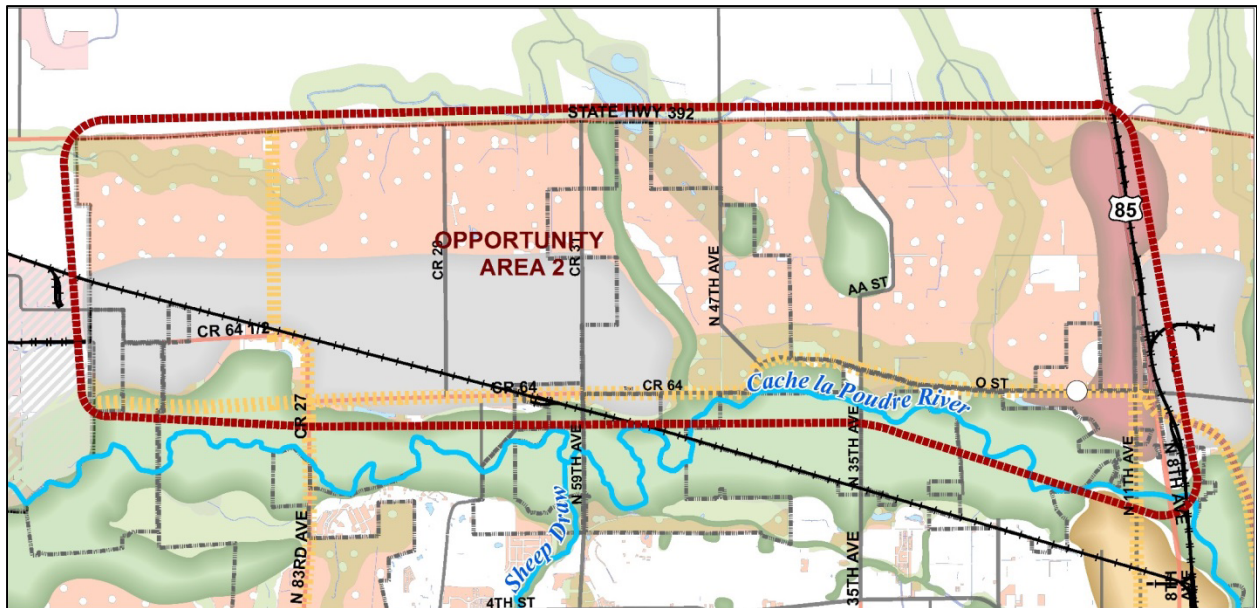
**Additional Comments on this Opportunity Area:**

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

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

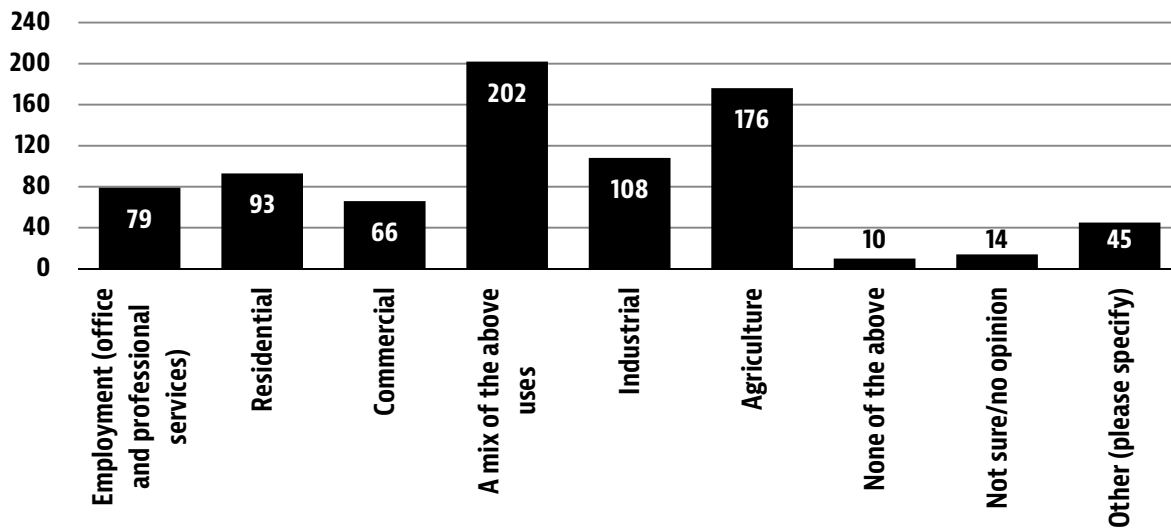
- We need to keep open space in some parts of the city of Greeley. All you see is liquor stores and Mexican restaurants.
- Make it look nice!
- Neighborhoods don't get separators. Why should these communities?
- I don't like the idea of condos and Townhomes popping up all over on the west side of Greeley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

### Opportunity Area 2: North Greeley



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

Select all that apply:



#### “Other” Responses:

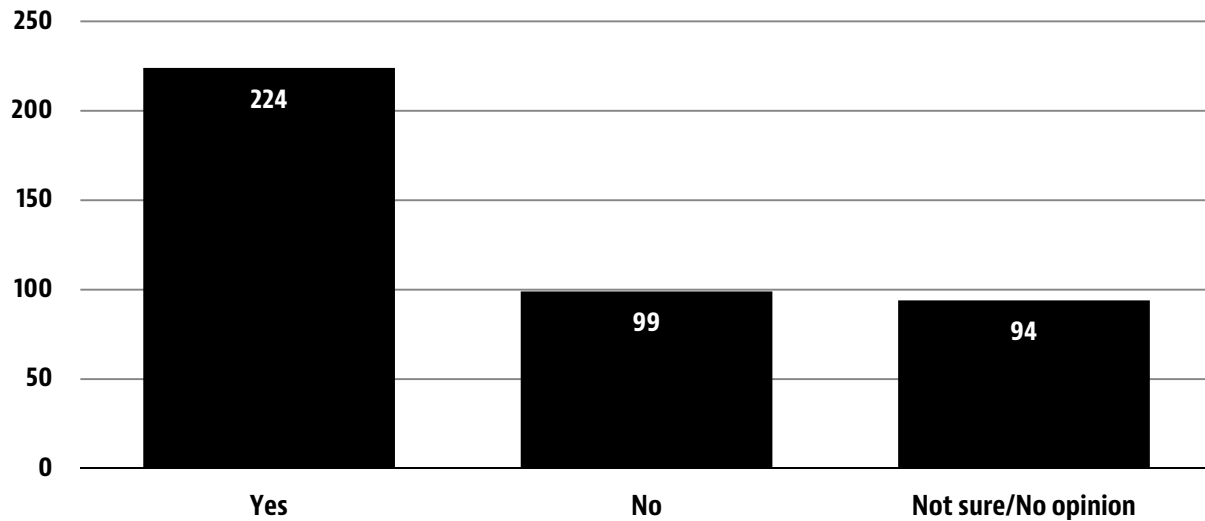
- Encourage open space and recreational development along the river.
- Isn't that where the prison is!? Why develop it, so some escapee can run riot? Why develop it if it can be farmed? Why include it in the city boundaries if you want it to be farmed?
- Open space. Sustainable housing/tiny homes

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

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

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

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



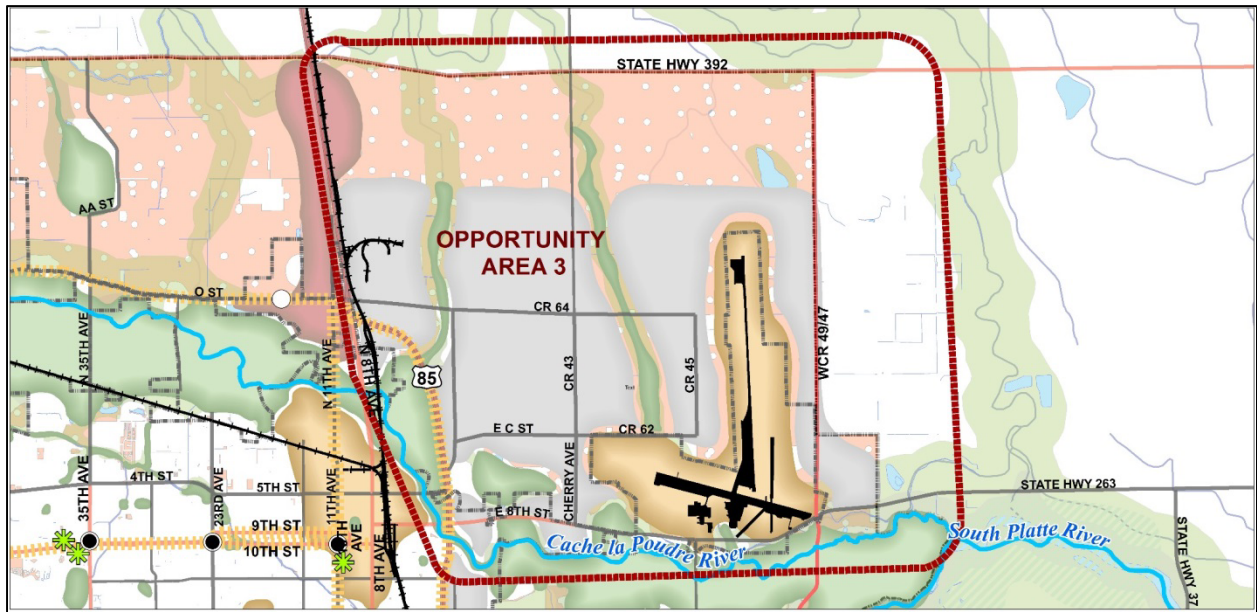
**Additional Comments on this Opportunity Area:**

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

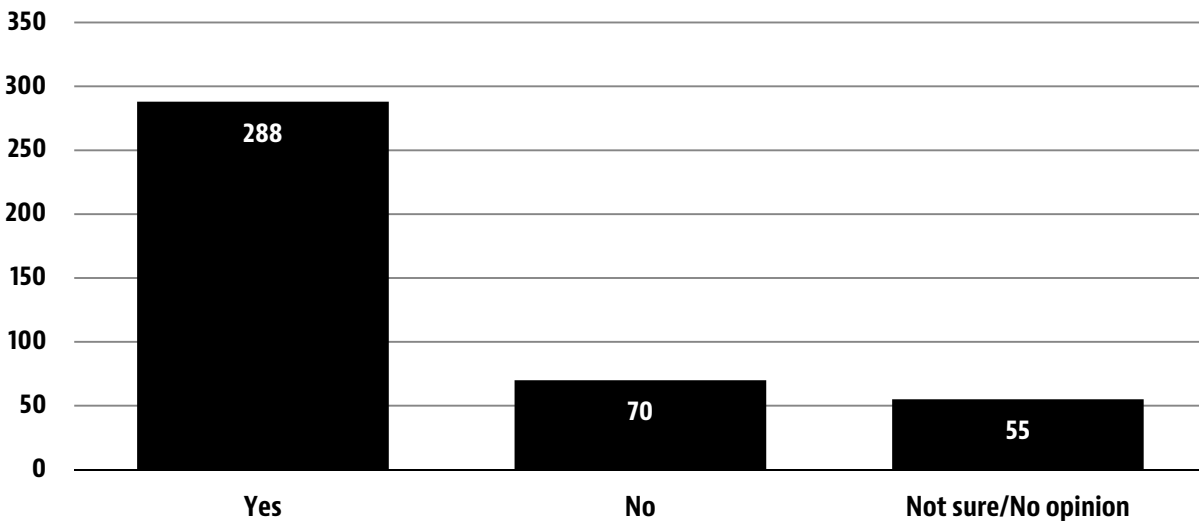
- Keep the good agricultural land producing. Greeley should keep it's agricultural roots. No pun intended.
- Go South, closer to Denver.
- Separating communities will not promote diversity at all.
- Is there a way to "take back" the school district boundary from Windsor that are within Greeley city limits?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



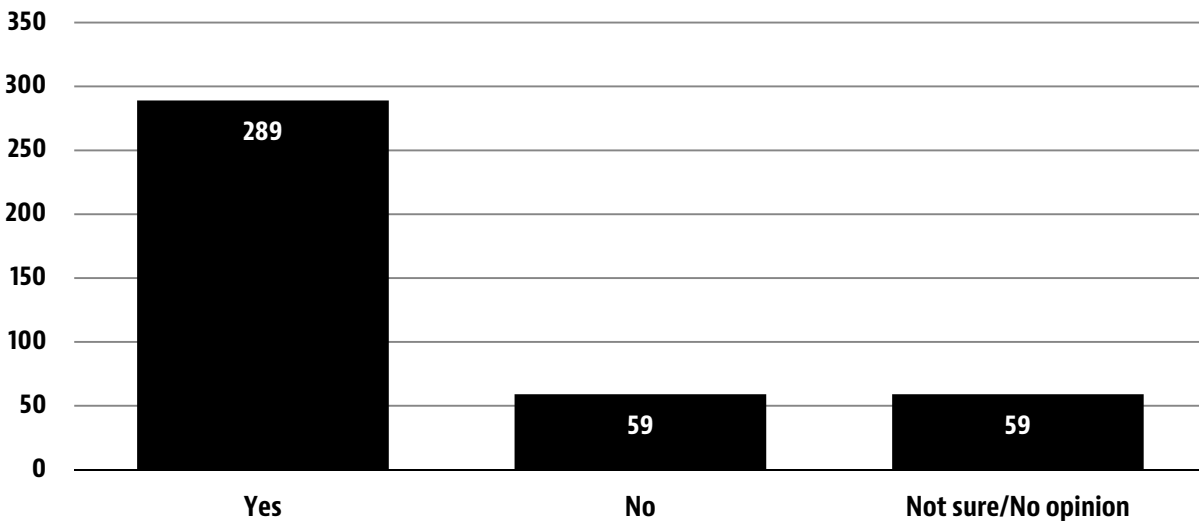
### Opportunity Area 3: Northeast Greeley



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



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



**Additional Comments on this Opportunity Area:**

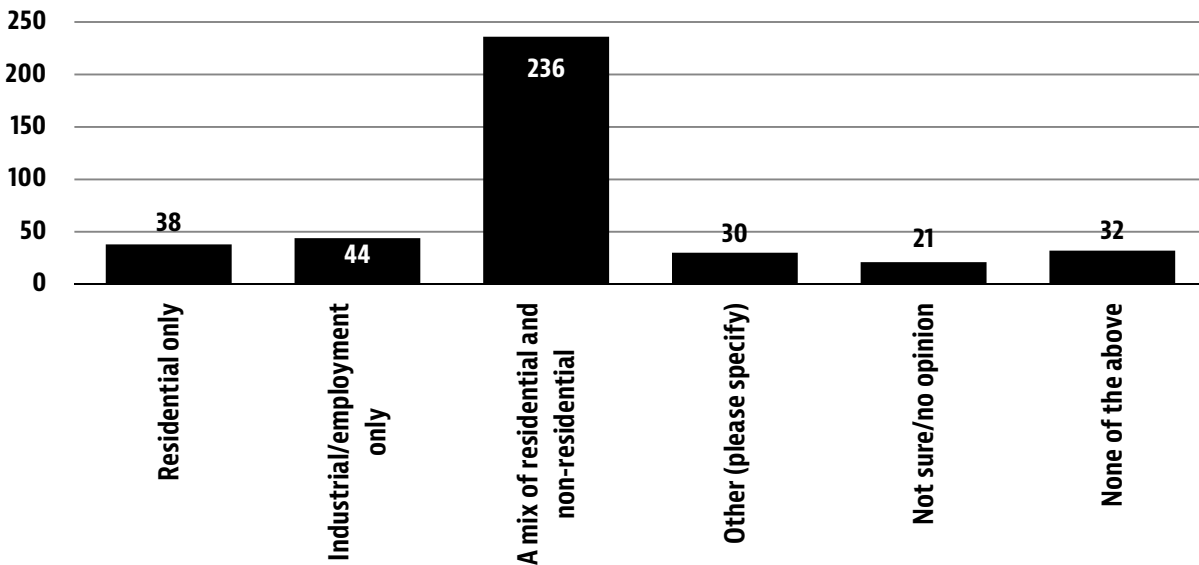
- Keep it agricultural.
- Can place for more industrial land and high-commercial
- "Opportunities for industrial development exist regardless of whether an area falls within the boundaries of any particular taxing entity.
- Don't catalyze anything. Like the food tax, it will only make things harder."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

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

**Opportunity Area 4: East Greeley**



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



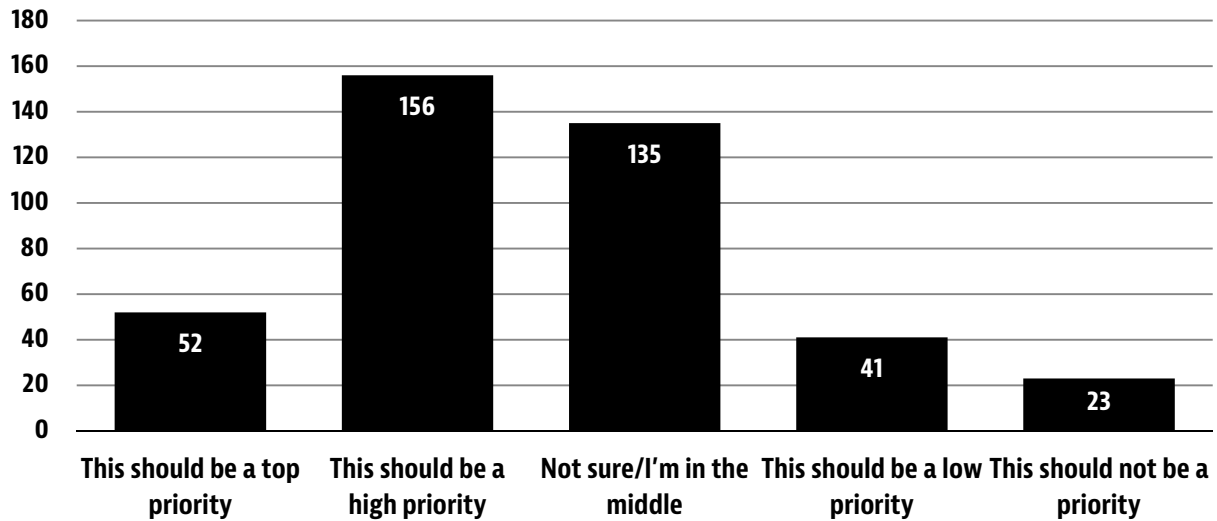
**“Other” Responses:**

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

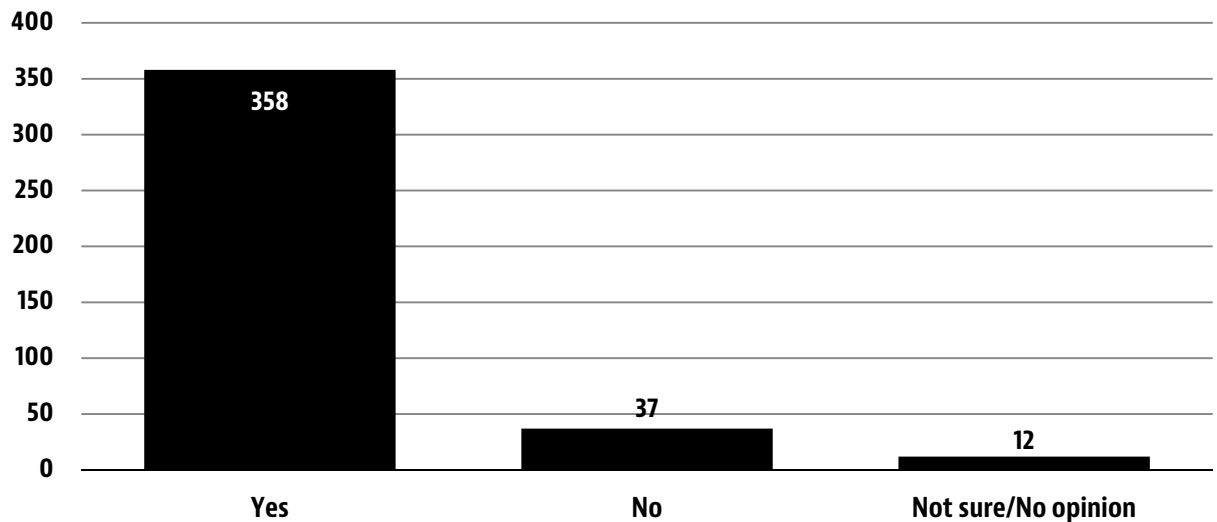
- "A mix of - whatever they people moving their want. There are already residences and businesses, and isn't that where a cemetery is? They all seem to be getting along swimmingly without being legislated into/out of existence.
- Since you identify this as ""East Greeley,"" why don't you just call it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

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

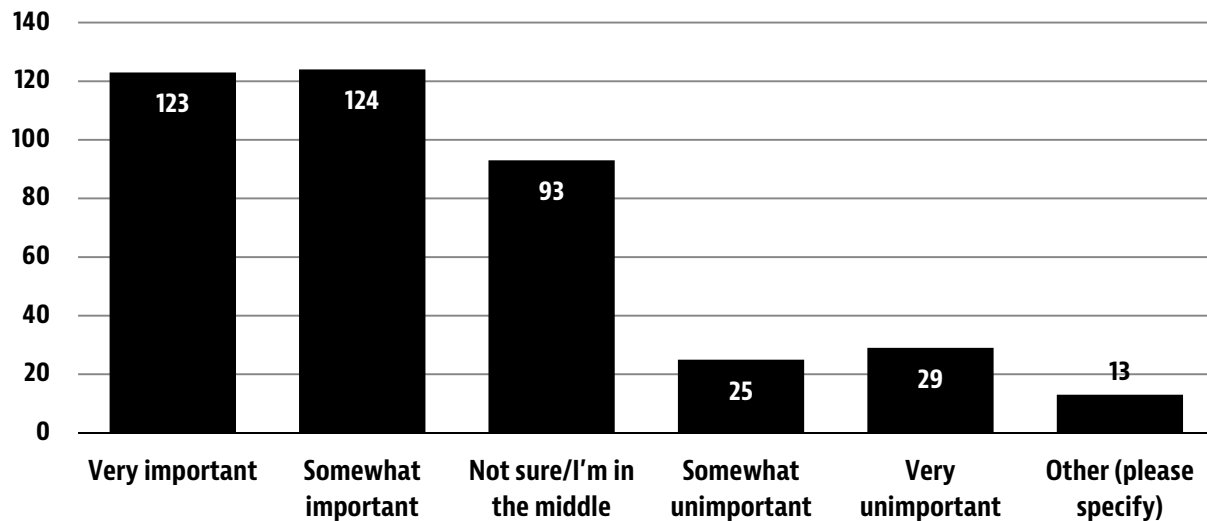
**19. How much of a priority should providing additional infrastructure (water, sewer, sidewalks, etc.) to East Greeley be for the City?**



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



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



#### "Other" Responses:

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



**Additional Comments on this Opportunity Area:**

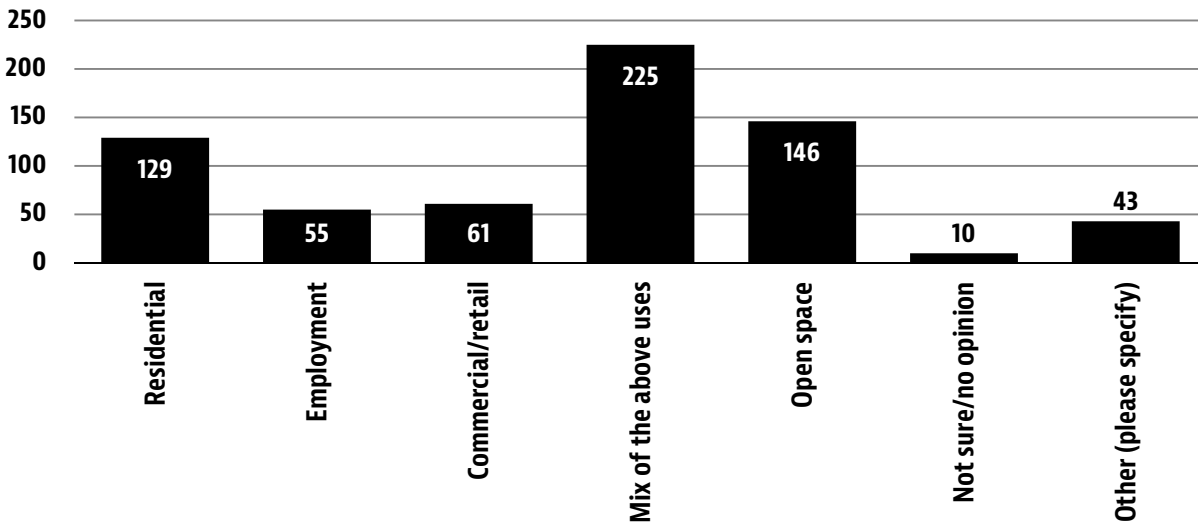
- "Would it matter? Any more than my food costs?"
- As with any area in the city, attraction is key to maintaining safe neighborhoods.
- wide roads necessary.
- This area could link to the university if designed well.
- Change the law so drilling is not allowed so close to residences, businesses and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

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

### Opportunity Area 5: Southwest Greeley



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



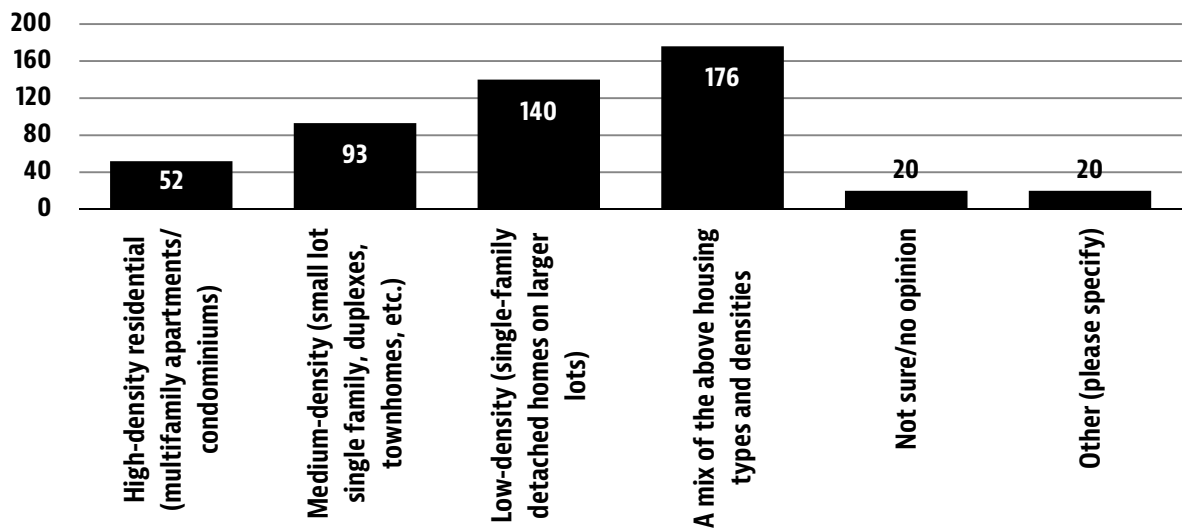
**“Other” Responses:**

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

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

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

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

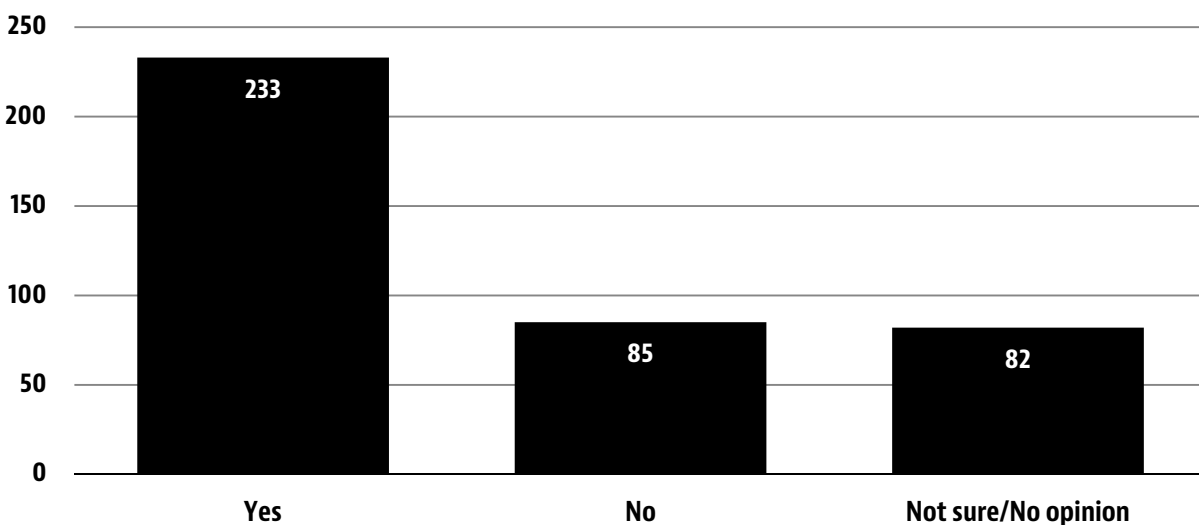


**“Other” Responses:**

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

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

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

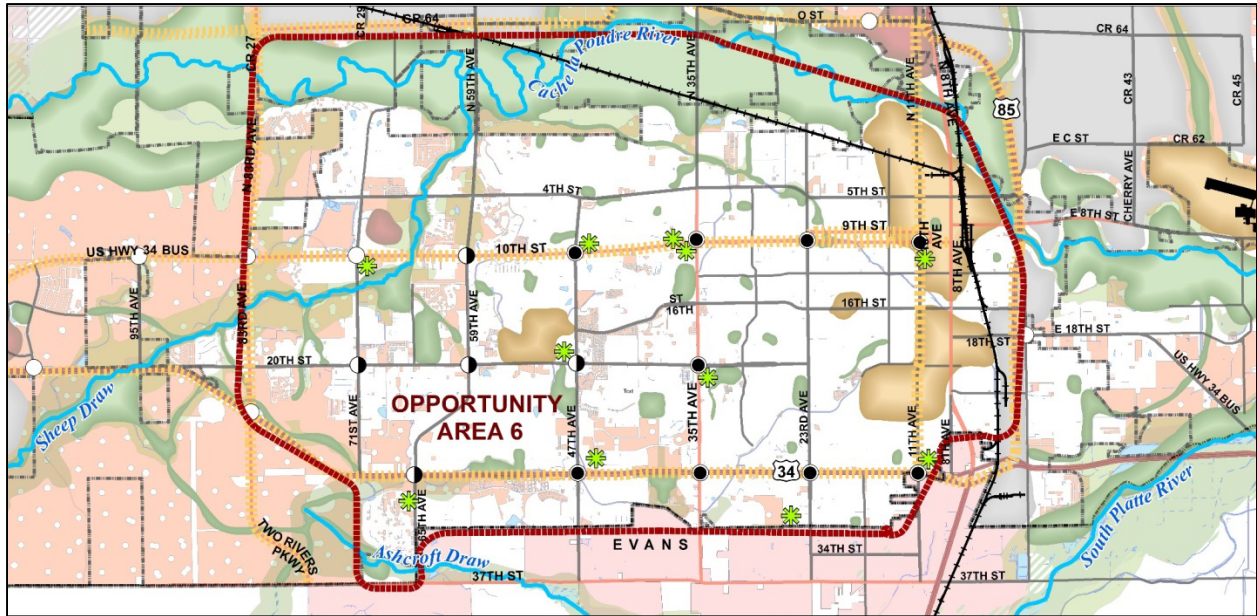


**Additional Comments on this Opportunity Area:**

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

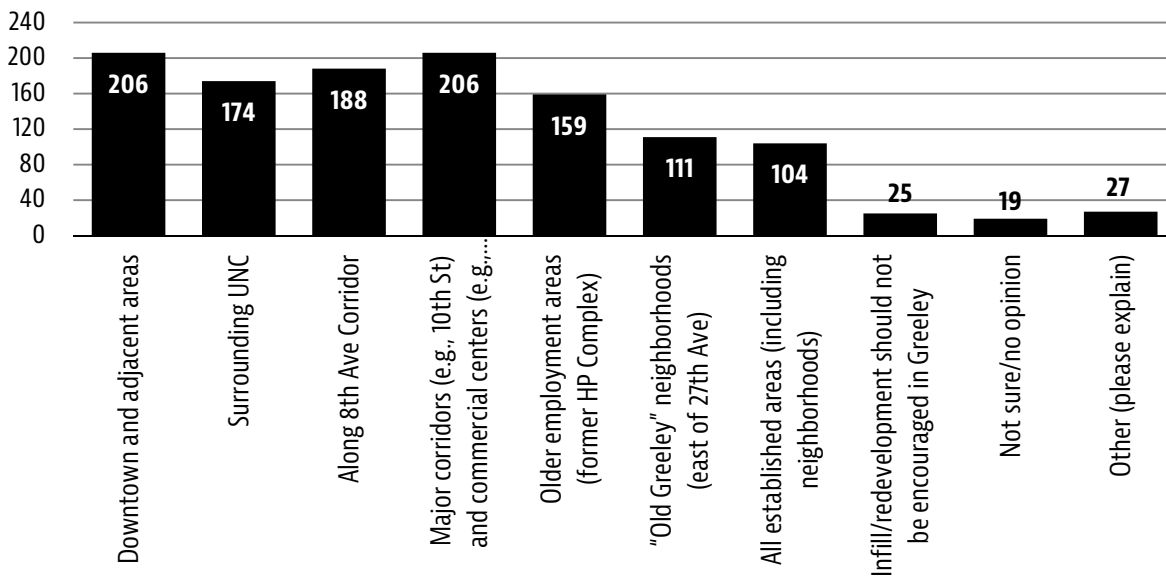
- There needs to be a Right-turn-in & Right-turn-out of the Centerplace Shopping Center to/from Hwy 34 Bypass! The traffic pattern creates unnecessary gridlock! From Westbound Hwy 34 Bypass, create that Right Turn in/out, just on the East side of the shopping center, say behind the Sprint store.
- The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

**Opportunity Area 6: Established Areas**



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

Select all that apply:





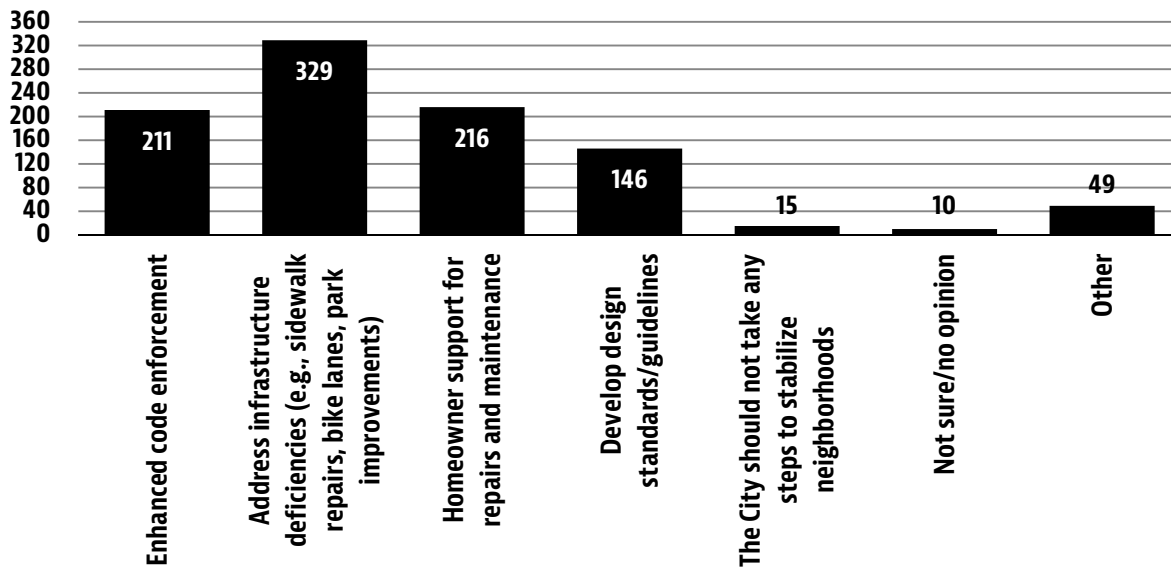
**“Other” Responses:**

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

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

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

Select all that apply:



**“Other” Responses:**

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

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

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

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

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

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

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

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

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



### Investment Priorities

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

