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EDUCATION, HEALTH, AND HUMAN SERVICES



EH

INTRODUCTION AND PERSPECTIVE

This element addresses topics related to the health, welfare, and education of Greeley residents, with a focus on promoting and encouraging healthy lifestyles through the use of strategic partnerships and programs, and supporting educational institutions of all levels, including non-traditional learning environments.

Education has always played a key role in Greeley, beginning with the Union Colony, which included education among one of its founding principles. Higher education was also important to the community, which has hosted institutions of higher learning for over a century. A State Normal School was founded in 1889 to train teachers for the state’s public school system, and later evolved into the University of Northern Colorado. Aims Community College, another prominent institution of higher education, opened in 1967 moving to its current 175-acre West Greeley site in 1971.

Health has also been a community focus throughout Greeley’s history. The city had its first City Health office in 1905. Soon after, the Mother’s Congress was formed by 40 civic-minded women who, by 1910, had improved sanitary conditions in the city and secured more parks and playgrounds for school children. The North Colorado Medical Center opened in 1952 as the Weld County Public Hospital and has continued to evolve throughout time. The Medical Center offers state-of-the art health care technology and its cardiac program has been recognized as one of the top 100 such programs in the country.



WHERE ARE WE TODAY?

Despite growth in enrollment, Greeley-Evans School District 6 has been able to maintain a stable ratio of students to teachers, in keeping with their commitment to accommodate a growing student population. However, recent standardized test scores indicate that Greeley-Evans School District 6 is underperforming when compared to other school districts with a similar student profile. In regards to higher education, enrollment at the University of Northern Colorado and Aims Community College has declined since the Great Recession, but recent enrollment suggests a reversal in this trend.

The region has seen an increase in the number of insured residents, and has made progress in a number of health indicators, such as reducing the incidence of teenage pregnancy. However, Weld County still lags behind other counties in Colorado in many health indicators. The City of Greeley has made tremendous progress in recent years in providing residents with opportunities for leading active lives, such as adding 120 miles of bike lanes and paths within the city since 2001.

Greeley has a long history of valuing human services, and hosts over 70 human service agencies and organizations that provide services for special populations such as children and youth, seniors, persons with disabilities, low-income persons and families, the homeless, and migrants. A multitude of collaborative efforts have also been established in the region to improve and coordinate delivery of health and human services to the community. While the demand for these services is increasing, the funding necessary to sustain them is becoming more difficult to attain.

LOOKING TO THE FUTURE

As the student population continues to grow in Greeley, it is essential that these institutions and their students have access to the services and programs necessary to achieve academic excellence. Working closely with the school districts, UNC, Aims Community College, and other academic institutions will be of key importance in order to foster a learning environment that will lead to the success of the students and the general community. The City will continue to encourage community health by providing residents with additional opportunities to lead healthy and active lifestyles, and continuing collaboration with Weld County and other health organizations. Existing human services and programs will also need to be maintained, and new financial resources should be identified to support Greeley's diverse population.

WHAT ROLE DOES THE CITY PLAY?

While the City does not directly govern the local school districts and higher educational institutions in Greeley, the City still plays an important role in contributing to the success of Greeley students. This is often accomplished through the use of partnerships with local residents, schools, and businesses as demonstrated by the "G. Town Promise". This initiative provides local students with additional academic assistance to help guide and realize their own personal dreams. Programs include career planning support, local internships and mentoring programs, leadership development, opportunities to participate in after-school and extra-curricular activities and funding for post-secondary education.

Health and human services are generally provided by local health care institutions, non-profit organizations and Weld County. The City works to empower these organizations by collaborating and providing resources and assistance to enhance these services. The City also plays a strong role in encouraging healthy lifestyles by providing more recreational opportunities, and access to healthy food.



HEALTH AND HUMAN SERVICE PROVIDERS

Health Service Providers

- North Colorado Medical Center
- Monfort Children’s Clinic
- North Colorado Health Alliance

Human Service Providers

- Weld County
- United Way of Weld County
- Promises for Children
- Juvenile Assessment Center

Goal EH-1: Promote community excellence related to a fully-integrated health care system.

Objective EH-1.1 Health Sciences Education

Capitalize on the health sciences educational offerings at medical facilities and higher educational institutions to make Greeley into a nucleus of health education training in Colorado.

Objective EH-1.2 Economic Development Opportunities

Pursue economic development opportunities related to the medical field to foster continued and progressive advances in such fields and excellence in local health services delivery.

Objective EH-1.3 Cooperation with Partners

Cooperate with community partners to create a healthy environment where residents are able to practice healthy living, are well-nourished, and have access to affordable health care.

Objective EH-1.4 Health Services

Provide state-of-the-art and specialty health care services that support local residents and a larger regional population, particularly to the northeast to include Northeast Colorado, Western Nebraska, and Western Kansas.

Goal EH-2: Integrate healthy living into community planning and development.

Objective EH-2.1 Community Partners

Work with community health agencies and partners to reduce health risks and behaviors leading to chronic and infectious diseases and infant mortality, with particular emphasis on populations most affected or vulnerable to these conditions.

Objective EH-2.2 Nutritional Services

Encourage community efforts that support nutritional services to meet the needs of vulnerable populations.

Objective EH-2.3 Active Living

Encourage residents to adopt active and healthy lifestyles to improve their general health and well-being. Promote opportunities to participate in fitness and recreation activities, and provide amenities, such as trails and bike paths, that promote physical activity throughout the city.





Objective EH-2.4 Land Use

Promote land use decisions that support walkability and improve access to basic needs, such as neighborhood markets or grocery stores, parks and natural areas, as well as medical and personal services. Support access to goods and services that support health and wellness in all neighborhoods.

Objective EH-2.5 Walkability & Bikability

Plan and design neighborhoods so that employment, schools, shopping, parks, transit stops, and other facilities are within a 10 minute safe walk of housing wherever feasible.

Objective EH-2.6 Built Environment

Encourage the construction of built environments that support health and active living, such as mixed-use centers, corridors, and neighborhoods that support walkability, providing safe options for active transportation, and considering the safety and comfort of all users when designing streets, parks, and other public spaces.

Objective EH-2.7 Local Food Production and Sales

Expand opportunities for the production, sale, processing, and distribution of fresh, locally-grown foods and animal products throughout the city.

Objective EH-2.8 Food Access

Coordinate with schools, food banks, local businesses, farmers, health and human service providers, and others to address community nutrition needs and expand access to healthy and affordable foods, particularly in areas, such as food deserts, where such access is limited.

BENEFITS OF EARLY INTERVENTION

Early intervention is an approach to health and human service provision that seeks to address an issue or set of issues facing an individual or family when they are still minor needs, and not major crises. Such interventions not only prevent small issues from becoming larger ones, but are also generally less expensive and easier to address.





SCHOOL DISTRICTS SERVING GREELEY

The majority of Greeley lies within the boundaries of the Greeley-Evans Weld County School District 6, which serves more than 21,000 students. In addition to primary and secondary education, District 6 is also comprised of charter schools and an online academy. Other school districts that serve areas within the Greeley city limits are the Windsor, Eaton, and Johnstown/Milliken districts.

Goal EH-3: Ensure that residents are aware of and have access to efficient and effective health and human services.

Objective EH-3.1 Access to Services

Work with local service providers to offer information describing health and human services in the community. Support opportunities to combine resource information and referral opportunities concerning services to enable one-stop service for those in need of assistance.

Objective EH-3.2 Advocacy

Collaborate with community organizations and other governmental entities to advocate for an effective health and human service system.

Objective EH-3.3 Service Efficiency

Promote effective ways to measure human service programs' performance and results, balancing accountability, efficiency, and efficacy with innovation in service delivery.

Objective EH-3.4 Early Intervention

Prioritize and direct resources to those programs that assist residents with early intervention and prevention that address issues before they develop into significant and costlier individual, family, and/or community issues.

Objective EH-3.5 Customer-Focused Approach

Foster a customer-focused approach to service delivery with involvement from consumers to strengthen and improve services to better serve their needs.

Objective EH-3.6 Self-Sufficiency

Support programs that build the strengths and abilities of an individual or family to reach self-reliance.

Objective EH-3.7 Funding for Services

Encourage and participate in cooperative planning, decision-making, and appropriate funding partnerships for health and human service delivery throughout the city, county, and region to establish and maintain an adequate funding base for services that support safe and healthy communities.

Objective EH-3.8 Language Barriers

Provide multi-lingual materials and interpretation services whenever possible and provide educational opportunities to learn English as a second language.



Objective EH-3.9 Vulnerable Populations

Cooperate with local and state agencies and organizations to regularly assess whether basic services to meet the needs of special populations, especially the elderly, disabled, children and youth, low-income, and those with language barriers.

Objective EH-3.10 Location of Services

Encourage siting of facilities and/or services in areas that are convenient for consumers or in facilities shared with other health, human service providers, and accessible to a range of transportation options.

Objective EH-3.11 Healthy Lifestyles

Collaborate with school districts, Weld County, and other health and wellness organizations in the community to increase awareness of opportunities for healthy living including recreation options, educational programs, and events.



Goal EH-4: Support and collaborate with the city's school districts.

Objective EH-4.1 Impacts of New Development

Continue to refer proposed residential developments to the school districts for their review and encourage them to comment on the development's expected impacts on area schools. When necessary, work with the school districts and developers of residential projects to set aside sites for schools needed to serve their developments.

Objective EH-4.2 School Siting

Collaborate with the school districts in developing long-range school siting plans. Encourage new schools on sites that are:

- Located near the populations they are intended to serve;
- Co-located with or near existing facilities and amenities that provide opportunities for shared use and capital improvements, such as City parks;
- Separated from potential land use hazards or nuisances;
- Served by transportation options (e.g., roadways, transit, bike paths and sidewalks) that provide safe access to and from school; and
- Sites so as to minimize impacts on the surrounding neighborhood or area and existing transportation network.



Objective EH-4.3 Land Use and Zoning Changes

Discourage land use changes, zoning changes, and/or new developments that will negatively impact the safety of students while attending school, travelling to and from a school, or diminish residential population in areas that are served by a neighborhood school.

Objective EH-4.4 Safe Routes to School

Support ways for students to safely travel to and from school along well-planned and improved routes, and, as necessary, with the support of school crossing guards. Ensure that new residential developments incorporate facilities and/or design elements that support safe walking and bicycle routes for students. Partner with parents, school administration, the Police Department, and others to implement education and encouragement programs to promote safe walking and biking.

Objective EH-4.5 School Resource Officers

Support school safety with the use of School Resource Officers (SROs) in area high schools.

Objective EH-4.6 Student Safety

Work with school personnel to provide training to students, parents, and faculty in personal safety preparedness, prevention, and response to emergency situations.





Objective EH-4.7 Partnerships

Explore and develop partnerships with area school districts to support their institutional missions and objectives. Such partnerships may include, but are not limited to the following areas:

- Meeting or exceeding statewide averages for student performances on mandated state tests;
- Promoting healthy habits associated with diet and fitness activities;
- Supporting programs that facilitate constructive conflict resolution such as peer counseling and mediation programs;
- Recruiting parents and volunteers to assist in classrooms in order to improve student/teacher ratios and/or provide special learning opportunities;
- Expanding school resources, such as equipment, supplies, books, and related materials;
- Supporting school co-curricular and extra-curricular activities and events;
- Developing mentorship or internship opportunities for students;
- Promoting businesses and civic groups to participate in an “adopt-a-school” program to provide support services;
- Encouraging families to access parenting classes and early childhood development activities and programs to support child preparation and readiness to learn as they begin school; and
- Supporting service delivery to families and their children through school-linked programs and services such as after school and tutorial assistance available through City Leisure Services Programming; and
- Promoting youth leadership skills and opportunities to experience areas of increasing responsibility, community representation, and civic engagement.



**ACE (ACHIEVING
COMMUNITY
EXCELLENCE)**

Established in 2012 by Greeley’s City Council, ACE includes a range of programs and initiatives focusing on workforce and leadership development. One such program is the Mayor’s Workforce Initiative, started in 2014, which connects students with local businesses through internship opportunities. Through the program, students are able to explore potential careers while receiving job training and work experience.

Goal EH-5: Be an education center of excellence.

Objective EH-5.1 Education Facilities Integration

Work with the school districts, community college and university, as well as private schools, area libraries, cultural centers, and community organizations to link services into a seamless system that helps students of all ages maximize achievement and self-fulfillment. Where possible, encourage the co-location and joint use of such facilities to optimize the variety of services and resources available to students and instructors.

Objective EH-5.2 Charter and Private Schools

Consider the value of charter schools and private schools in contribution to choice and variety in the range of educational opportunities and settings in the community. Include such schools in appropriate intergovernmental dialogues.

Objective EH-5.3 Non-Traditional Learners

Recognize and support educational opportunities for learners who may need non-traditional educational support, such as adult literacy programs, GED programs, English as a second language programs, and cultural assimilation and/or acclimation.

Objective EH-5.4 Climate of Innovation

Maintain a climate conducive to new ideas and innovations that will evolve and advance educational performance and achievement and further Greeley’s reputation as an educational leader.

Objective EH-5.5 Institutions of Higher Education

Continue cooperation with the University of Northern Colorado and Aims Community College to coordinate campus master planning objectives to assure that students and faculty are well-served with infrastructure, housing, transportation, and related services in a manner that is safe to the college population and a complement to adjacent neighborhoods, areas, residents, and businesses.

Objective EH-5.6 University District

Promote the University District as a place to live, learn, work, and play where citizens are directly engaged with campus life, and where students, faculty, and university staff are wholly a part of the greater Greeley community.

Objective EH-5.7 Life-Long Learning

Enhance Greeley’s image as a place to live, learn, and work by supporting meaningful and abundant community educational programs that enhance enjoyment of the community and promote personal growth and development.

**Objective EH-5.8 Educational Strengths**

Promote Greeley's attractiveness as an educational and training center for specialized employment and continuing education, including, but not limited to:

- Pilot and Air Traffic Control education (Aims CC);
- Teacher preparation (UNC);
- Music and the Arts (UNC);
- Business Education (UNC);
- Nursing (UNC) and Health Sciences (Aims CC);
- Special Education and Rehabilitation Services (UNC);
- Applied Technology (UNC, Aims CC);
- Emergency Medical Services (Aims CC); and
- Entrepreneurship (UNC)

GROWTH & CITY FORM



GC

INTRODUCTION AND PERSPECTIVE

This element deals with growth and addresses how to efficiently manage both new development and redevelopment within Greeley—creating the least impact on the natural environment and enhancing the character of the community. The element also focuses on efforts that prioritize infill development and the revitalization of Downtown Greeley, encourage mixed-use development, and protect and enhance the character of Greeley’s neighborhoods.

When Greeley was incorporated in 1886, it had a population of 2,177 residents. Nathan Meeker envisioned Greeley a compact settlement, and designed the city’s street network to fit within a one square mile area. Meeker’s original plan for Greeley was, in essence, its first comprehensive plan. As the city grew, new tools were needed to help manage growth. The first zoning regulations in Greeley were adopted in 1928, and its first Planning Commission was established in 1954. Annexation of land into Greeley over the years has allowed the city to expand beyond its original boundaries, primarily to the west. As this outward growth continued, older commercial areas, such as Downtown Greeley and the 10th Street corridor declined along with many older residential neighborhoods. In 1983, pedestrian malls were created along 8th and 9th street between Lincoln Park and 8th Avenue to address this decline and help revitalize the downtown. Efforts to revitalize Downtown Greeley and its adjacent neighborhoods continue to this day.



WHERE ARE WE TODAY?

The city limits of Greeley have expanded over time with the largest periods of annexations taking place during the early 2000s. Population density has decreased throughout time as a result of this outward growth, coupled with an emphasis on building single-family homes during the past several decades. This dispersed pattern of development has resulted in less efficient use of capital improvements and municipal services for the community. It has also placed residents further away from day-to-day services and amenities, such as retail areas and parks and led to limited transportation choices in many neighborhoods. Since 2012, however, most new residential units have been built as part of multi-family housing developments.

Furthermore, redevelopment projects have been a challenge for the City as the City's Development Code was written primarily to regulate "greenfield" development. Updated regulations that are responsive and tailored to address the unique challenges and characteristics of development in an urban context are needed. Redevelopment and assistance to neighborhoods have been led by several agencies and organizations in Greeley including the Neighborhood Resources Office, Greeley Urban Renewal Authority, and Special Improvement Districts.

LOOKING TO THE FUTURE

Greeley's population is growing and projected to reach over 150,000 by 2038. Despite Greeley's history of outward growth, there is a growing support in the community to accommodate future growth with higher-density, mixed-use development. Residents also expressed a desire to see a greater mix of uses in existing neighborhoods to improve their access to day-to-day services. The City will use a variety of tools to guide development in a manner that's more compact and aligned with what the community envisions for its future. The City will also promote a balanced mix and distribution of uses to ensure there is an adequate supply of land to meet the community's housing and employment needs. As the City continues to grow, care will be taken to ensure that the historical and cultural integrity of Greeley and character of its established neighborhoods is not compromised, but enhanced – especially within Downtown Greeley. Neighborhood improvements will also be prioritized to enhance design, and reinforce unique physical elements, character, and identity.

WHAT ROLE DOES THE CITY PLAY?

The City's Development Code and Comprehensive Plan are used to guide and regulate future development taking place within the City Limits. The Development Code is comprised of various regulatory tools including zoning, subdivision regulations, and other developments standards which are used to define the legal parameters for future development. The Comprehensive Plan is a roadmap for the community that provides guidance on future public and private growth, investment and development decisions. The Plan is also used to guide future regulatory changes that are necessary to achieve the goals of the Comprehensive Plan.

The City's Community Development Department is largely responsible for administering the zoning map and ordinance, reviewing development proposals, developing long-range plans, and serving as staff to the Planning Commission. The Planning Commission is made up of citizens appointed by the City Council who are responsible for amending the Comprehensive Plan and Development Code, and making recommendations to City Council on land use decisions.



WHAT IS COMPACT GROWTH

Compact growth, a key principle of smart growth, encourages the development of communities and neighborhoods that contain a mix of land uses, diversity of housing options, and range of transportation options. Neighborhood blocks and roads are smaller in scale which provide for a more pedestrian-friendly environment and interconnected street network. Furthermore, compact growth reduces land consumption and costs of providing public infrastructure and services. This approach to development is different than traditional forms of suburban development that tend to have segregated uses, larger blocks and residential neighborhoods of lower intensity.

Goal GC-1: Manage growth effectively.

Objective GC-1.1 Growth Management

Manage growth to maintain or improve quality of life for Greeley’s residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.

Objective GC-1.2 Form of Growth

Encourage a compact urban form over sprawl or leap-frog development.

Objective GC-1.3 Adequate Public Facilities

Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.

Objective GC-1.4 Long Range Expected Growth Area

Regularly review the Long Range Expected Growth Area (LREGA) boundary, and amend as needed. Minor amendments (those that extend the boundary ¼ mile or less in any direction) may be approved during such review; major amendments must be addressed in accordance with the following guidelines:

- No Greeley urban growth shall be planned east or south of the confluence of the Cache la Poudre and South Platte rivers;
- Political and service boundaries will be considered, as described in intergovernmental agreements that define municipal annexation boundaries;
- Annexation of land is appropriate in areas where no urban development is anticipated if another community goal is achieved, such as procurement of open lands for a community separator/buffer, or for open space or conserved farmland uses;
- Except as it relates to the Priority Employment Areas as identified in Objective ED-2.5, development within the Downtown Regional Center and areas that have a majority of Adequate Public Facilities Services (APFS) will be a priority to accommodate growth;
- A compact urban form is desirable as an alternative to linear physical growth or development patterns that promote sprawl or leap-frog development and result in less efficient use of capital improvements or municipal services; and
- Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community.



Objective GC-1.5 Annexations

When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City's jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the city, improve the quality of Greeley's neighborhoods, and can be provided with municipal services.

Objective GC-1.6 Transitions to Parks and Open Lands

Ensure that new development abutting land that is intended to remain undeveloped, such as parks, open lands, environmentally sensitive areas, and agricultural land with conservation easements, provides for transitions in uses and intensity that mitigate impacts on these adjacent areas.

Objective GC-1.7 Regional Collaboration

Develop intergovernmental agreements with near-by jurisdictions to:

- Provide cost effective municipal services;
- Maintain community separators;
- Coordinate land uses and development in the areas surrounding Greeley in order to provide a sense of arrival and welcome to the community;
- To achieve the goals and objectives of this Comprehensive Plan; and
- To address other issues or trends that may be impediments to the effective management of Greeley's growth.

Objective GC-1.8 Data and Trends

Monitor demographic, economic, development, real estate, and other relevant statistics, trends, and forecasts as needed in order to anticipate needs for infrastructure development, service provision, and needs for undeveloped residential, commercial, and industrial land.



WALKABLE BUILT ENVIRONMENTS

Walkable built environments are created when services and amenities are easily and safely accessible by foot. The streets are designed to enable and encourage walking by providing safe and direct paths for pedestrians to travel on. The design and orientation of buildings are also important to enhance and further reinforce walkable built environments. This is largely accomplished by having the buildings front and frame the street, and creating high visual interest along the frontages of the buildings.

Goal GC-2: Promote a balanced mix and distribution of land uses.

Objective GC-2.1 Land Use Guidance Map

Maintain a land use guidance map as a guide for land use, zoning, and development within the City of Greeley and its Long Range Expected Growth Area (LREGA). See Chapter 4 for the process to amend the land use guidance map.

Objective GC-2.2 Jobs/Housing Balance

Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

Objective GC-2.3 Pedestrian and Bicycle-Oriented Development

Encourage a development pattern that encourages walking and bicycling whenever possible—by locating employment, shopping, recreation, entertainment, transit, and other services within a quarter-mile of residential areas.

Objective GC-2.4 Mixed-Use and Transit-Supportive Development

Promote horizontal and vertical mixed-use development that integrates a variety of housing, commercial, employment, and recreational uses particularly in centers and along corridors identified on the Land Use Guidance map.

Objective GC-2.5 Neighborhood Centers

Promote neighborhood centers—small-scale retail areas providing basic commercial goods and services—to locate within a walkable distance of residences, usually a quarter-mile or less.





Goal GC-3: Promote new development, infrastructure investments, and public improvements that enhance the character of the community.

Objective GC-3.1 Community Character

Work with residents, businesses, and property owners to define and identify desirable characteristics of their neighborhoods or areas of the city to create neighborhood and special area plans. Reflect the community's character through the design of new developments, streetscapes, public art, landscaping, and related features.

Objective GC-3.2 Historic Preservation & Adaptive Reuse

Encourage the preservation, rehabilitation, or adaptive reuse of historic structures and other notable site features as a part of future development.

Objective GC-3.3 Design of Public Facilities

Lead by example in meeting or exceeding the Development Code design standards in the construction of all public facilities, including parking lots, public buildings, landscaped areas and parks, buffer yards, and related projects.

Objective GC-3.4 Tree City

Reinforce the community's image as a "Tree City" by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment.

Goal GC-4: Prioritize infill and redevelopment

Objective GC-4.1 Priority Infill/Redevelopment Areas

Following the guidance of adopted neighborhood plans and studies, use incentives and infrastructure investments to support infill development and redevelopment in priority locations (as identified on the Land Use Guidance Map):

- Downtown Center and Downtown Neighborhoods
- Multi-modal corridors
- Within or adjacent to Higher Education Hubs
- Existing activity centers (such as the Greeley Mall); and
- Designated redevelopment and urban renewal areas.

TYPES OF DEVELOPMENT

While all development includes the construction of new buildings, development can be differentiated by the context in which it occurs.

- **Greenfield Development:** development that occurs on previously undeveloped land
- **Infill Development:** development that occurs on vacant or substantially vacant land that is surrounded by buildings or other development.
- **Redevelopment:** development that occurs on parcels with existing development in which all or most of the existing structures are razed and a new structure is built.



Objective GC-4.2 Reinvestment/Adaptive Reuse

Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.

Objective GC-4.3 Infill Compatibility

Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

Objective GC-4.4 Sub-Area and Redevelopment Plans

Implement, update, or develop sub-area plans or redevelopment plans for neighborhoods, corridors, or other parts of the city where revitalization and redevelopment is desired. Ensure such plans provide targeted guidance, based on community input, for where and how redevelopment and/or infill development should occur in those areas.

**GREELEY DOWNTOWN
DEVELOPMENT
AUTHORITY**

Greeley’s Downtown Development Authority (DDA) is a special purpose district, governed by a Board of Directors, with the intended purpose to foster economic development and revitalization within the downtown area. Their goal and vision statement is, “To create a thriving, urban neighborhood that is a vibrant place to live, work and play”. This is accomplished by providing supporting services and programs to residents, businesses, and non-profits of the downtown area. The DDA also leverages different financial tools to encourage new development as well as redevelopment within Downtown Greeley.

Goal GC-5: Facilitate the rebirth of Downtown Greeley as a regional multi-use activity area while preserving and promoting the cultural aspects of the area.

Objective GC-5.1 Historic Preservation

Encourage historic preservation Downtown through the use of financial, building, and other incentives for rehabilitation, restoration, and/or adaptive reuse of landmark structures and facilities.

Objective GC-5.2 Design Standards

Adhere to the adopted Downtown architectural and design standards to guide redevelopment efforts in the rehabilitation, replacement, and reuse of existing structures to assure compatibility with the existing character of Downtown.

Objective GC-5.3 Unique Opportunities

Promote mixed-use land use opportunities, such as residential lofts above stores, adaptive reuse of existing structures, and the expansion of education, art, and entertainment venues unique to Downtown.

Objective GC-5.4 Residential Development

Support the viability of Downtown neighborhoods by promoting housing rehabilitation, infill development, and neighborhood improvement projects. Aim to increase the overall residential density Downtown with a blend of home ownership and rental offerings.



Objective GC-5.5 Community Gathering Place

Reinforce the use of Downtown as the gathering place for the celebration of important community events such as, but not limited to, Arts Picnic, Cinco de Mayo, Farmers' Market, First Fridays, Independence Day Parade, Greeley Lights the Night, Friday Fest, Oktobrewfest, and the Blues and Jazz Festivals.

Objective GC-5.6 Public Uses

Reinforce Downtown as a “public service campus” with a full range of governmental, entertainment, educational, public safety, recreational, library, and civic services through enhanced pedestrian, transit, and bicycle linkages connecting Downtown to other parts of the city.

Objective GC-5.7 Downtown Transportation

Promote a Downtown transportation system that creates a unique and pedestrian-friendly area while also meeting the mobility, delivery, and transportation needs of businesses and employers.

Objective GC-5.8 Downtown Linkages

Improve the safety, convenience, and visibility of linkages between Downtown and other nearby activity centers through such means as design of street corridors, transit services, pedestrian enhancements, and pedestrian/transit-oriented land uses.





Goal GC-6: Maintain and enhance the character and inter-connectivity of Greeley’s neighborhoods.

Objective GC-6.1 Complete Neighborhoods

Foster the development of “Complete Neighborhoods” that exhibit the following characteristics:

- Contain a variety of attributes that contribute to a resident’s day-to-day living (residential, commercial, employment, mixed uses);
- Foster multi-modal connectivity (pedestrians, bicyclists, transit, drivers);
- Incorporate architectural features that are visually interesting and add to a cohesive identity, both internally and as a transition to other adjacent neighborhoods;
- Uses and design foster inclusivity through opportunities for social activities and interaction;
- Promotes community involvement and maintains a secure environment;
- Promote sustainable development practices;
- Have a memorable character or sense of place, conveyed through urban design as well as the features associated with neighborhood common areas and public spaces; and
- Integrates, where possible, small-scale retail or services.

Objective GC-6.2 Neighborhood Connectivity

Promote design standards and practices that improve connectivity for all modes between neighborhoods and adjacent neighborhoods, centers, corridors, and areas.

Objective GC-6.3 Neighborhood Character

Maintain, enhance, and protect the character of established neighborhoods while recognizing the need for established neighborhoods to evolve to meet community needs.

Objective GC-6.4 Historic and Character Districts

Support neighborhoods in the development of Character Overlay District designations as well as local historic districts to support the preservation of important physical features and land uses unique or characteristic of the neighborhood.

Objective GC-6.5 Neighborhood Reinvestment

Monitor and address conditions that contribute to distress, disinvestment and blight in older areas of the community through neighborhood plans and their implementation.



Objective GC-6.6 Neighborhood Retention

Retain defined neighborhoods. Discourage “scrape-offs” and demolition of structures older than 40 years without careful evaluation in order to retain desirable and positive neighborhood identity and conserve existing resources.

Objective GC-6.7 Neighborhood Infrastructure

Provide or maintain infrastructure, such as sidewalks, curbs and gutters, lighting, fire hydrants, and parks, to enhance established neighborhoods and provide them with amenities and services equivalent to newer areas of the community.

Objective GC-6.8 Neighborhood Plans

Work in collaboration with residents to develop neighborhood plans which complement the goals and objectives of this Comprehensive Plan where additional policy guidance or implementation strategies are needed. In addition, neighborhood plans should address issues related to:

- Location and access to health and human services;
- Desired land uses and intensity/density of development;
- Neighborhood character, transitions to adjacent neighborhoods and areas, and compatibility of new development;
- Parks, schools, public gathering spaces, and other neighborhood amenities;
- Transportation and mobility for a range of modes (i.e., pedestrians, bicyclists, automobiles, etc.).

Neighborhood plans should include goals and objectives (or similar), as well as a list of implementation actions or strategies the City and/or neighborhood will complete in order to implement the neighborhood plan.

Objective GC-6.9 Suburban Subdivisions

Promote the careful integration of “complete neighborhood” characteristics (see Objective GC-6.1) into suburban neighborhoods (as identified on the Land Use Guidance Map), typically those established between 1950 and 2000.

EXISTING NEIGHBORHOOD PLANS

Additional studies and plans have been completed for specific geographic areas of Greeley. The City Council approved two neighborhood studies in 2004 and two in 2006. These include recommendations on public infrastructure improvements and other supporting programs/services for the neighborhoods. Completed neighborhood studies include: West 10th Street Corridor, UNC, Sunrise, North Downtown, East Maplewood, and Billie Martinez/Scott-Epples. In addition, the North Greeley Rail Corridor Subarea Plan and East 8th Street Corridor Plan provide more specific goals and policies to help establish a clear vision for these areas in order to guide future decision-making and public/private investments.



HISTORIC & CULTURAL RESOURCES



HC

INTRODUCTION AND PERSPECTIVE

This element focuses on Greeley’s local historic and cultural values with efforts to identify and preserve historically significant elements of Greeley’s built environment, celebrate the rich diversity of the community and integrate arts and culture into the everyday life of residents.

Culture was important to Greeley residents from the city’s earliest stages. In 1900, a group of civic-minded women formed the Meeker Memorial Association to gather and preserve stories and materials related to the community’s development and early settlers. Between 1910 and 1919, many clubs and facilities were created to support arts and culture activities in Greeley – including a library, symphony orchestra, and an opera house. During this time, Greeley became known as the “Athens of the West” due to its many cultural and educational facilities, its expanding college, and many beautifully designed buildings. When Greeley was reorganized under a home rule charter in 1958, it became the first city in the United States to create a Department of Culture to coordinate activities of the museum, library, and recreational and educational programs for its residents. The City started a local historic preservation program in 1995 and several properties are typically designated to the Greeley Historic Register each year. These landmarks include individual buildings, houses, churches, schools, parks, the Greeley No. 3 Ditch, and a range of other culturally significant sites.



WHERE ARE WE TODAY?

Culture in Greeley includes its historic resources and museums, performing and visual arts, celebration of important community festivals and events, and recognition of the community’s racial and ethnic diversity. Many cultural activities are also offered at the University of Northern Colorado for students and residents alike. Greeley also has a number of historic buildings, structures and neighborhoods – two designated historic districts (Monroe Avenue Historic District and Downtown Historic District), and over 70 designated structures. Many of these districts and landmarks are also on the National Register of Historic Places.

LOOKING TO THE FUTURE

Greeley has a long-standing tradition of celebrating its rich culture and diversity. It is important that Greeley continues to capitalize on this tradition by preserving its heritage through historic preservation efforts and celebrating current residents through arts and culture experiences. Such efforts help spur heritage and cultural tourism, helping support the economic goals of the City. Continuing to celebrate different cultures through festivals and events will also be important as Greeley continues to become more racially and ethnically diverse. Furthermore, it is essential that the City continues to preserve and protect important buildings, structures, and other sites so as to preserve the unique history and heritage of our community and its residents for future generations.

ROLE OF THE CITY

The City’s Historic Preservation Commission, a board of citizens appointed by the City Council, is primarily responsible for informing the community on historic preservation issues and working with property owners and the general public to preserve historic properties and areas. The Historic Preservation Commission and City Staff work to: designate properties on the Greeley’s Historic Register, provide financial incentives to owners of historic properties, review projects to allow for changes while ensuring the preservation of the characteristics that make them unique, and offer educational events and resources that encourage preservation.

The City’s Art Commission is made up of 12 members whose primary responsibility is to oversee the City’s Public Art Programs and help find art which recognizes and fosters a broad range of social, cultural and historic values. The power and responsibility of the Art commission comes from the Public Art Ordinance which gives the Art Commission the authority to acquire artwork on behalf of the City and decide where they will be publicly displayed.

The Department of Culture, Parks and Recreation is an important cultural resource for the community, partnering with local residents to promote cultural events throughout the year and using public facilities like the Union Colony Civic Center to attract a diversity of cultural events and performances.



HISTORIC REGISTERS

National historic landmarks are designated by the National Park Service if deemed to be significant to the nation and its history. Designation at the national level does not obligate or restrict what a property owner may do with their property unless the owner received federal benefits such as tax credits or grants.

History Colorado administers the state's historic register. Properties listed in this register are eligible for grants provided by Colorado's State Historical Fund and state tax credits for rehabilitation projects.

The local historic register is administered by the City's Historic Preservation Commission. Financial assistance is offered in the form of low interest rate loans for properties on the local register. If designated, property owners must work with a Historic Preservation Specialist when making modifications to their property.

Goal HC-1: Preserve and promote local heritage.

Objective HC-1.1 Identification of Historic Resources

Continue the identification of historically significant elements of the built and natural environment associated with people and events important to Greeley's history and/or its diverse population through historic resource surveys or other methods.

Objective HC-1.2 Education

Encourage community education that facilitates a deeper awareness, understanding, and appreciation for local historic resources.

Objective HC-1.3 City-Owned Resources

Display leadership in the care, promotion, and use of City-owned facilities that are of historic significance and encourage other public entities to offer like stewardship.

Objective HC-1.4 Greeley Museum

Protect and expand the City's museum archives as a resource for documentation and preservation of the history Greeley and its residents.

Objective HC-1.5 Historic Registers

Encourage the designation of historically significant buildings and districts to the local, state, and national registers of historic places.

Objective HC-1.6 Preservation Tools

Support and implement a range of tools and approaches for protecting the City's historic resources in addition to designation on a historic register, such as design guidelines, character districts, neighborhood plans, and federal and state tax credits, among others.





Objective HC-1.7 Heritage and Cultural Tourism

Continue to collaborate with local and regional partners to promote heritage and cultural tourism as an essential part of Greeley’s economic development, branding, and historic preservation strategies, including partnerships established through the Northern Colorado Cultural Strategic Plan, Cache la Poudre River National Heritage Area, and other regional efforts.

Goal HC-2: Support and celebrate the rich diversity of human experience within the community.

Objective HC-2.1 Cultural Events

Plan, promote, and stage a variety of community events and festivals to provide opportunities for individuals to experience the rich diversity of the community, enhance a sense of the community culture, and facilitate understanding and appreciation of the customs, beliefs, and behaviors of different social groups and cultures in Greeley.

Objective HC-2.2 Promoting Our Diversity

Promote the community as a unique destination for visitors, travelers, and conferences, highlighting the city’s vitality and diversity in order to enhance its image and support economic development.

CULTURAL EVENTS

Greeley has a variety of festivals and activities that are held to observe important events. Key festivals and events include Cinco de Mayo/Semana Latina, the Arts Picnic, Potato Day, the Independence Stampede, Blues Fest, the Jazz Festival, and the Festival of Trees. These festivals and events celebrate the community and its diverse cultural interests. Many of the key cultural resources in the community are held in and around Downtown Greeley in venues such as the Union Colony Civic Center, the museums, the Jesus Rodarte Cultural Center, the Ice Haus, the Greeley Recreation Center and the Island Grove Event Center.





ART IN PUBLIC PLACES

The City's Art in Public Places program provides a means to fund, select, display and maintain artwork which becomes part of the City's permanent art collection. The funding comes from the One Percent for Art program, the Sculpture on Loan program, and through donations. The One Percent for Art program began in 1998 and requires that any capital improvement project of \$250,000 or more allocate one percent of the project cost to public art. The Greeley Art Commission, working with citizens, artists and the funding department recommend how this money will be spent. The Sculpture on Loan program began in 1995, when the Greeley Art Commission placed three pieces of sculpture in the downtown area. The selected artist receives an honorarium for the loan of their sculpture for one year.

Objective HC-2.3 Foster Understanding

Foster understanding between people from varied backgrounds and promote conditions that enable different people to live together without conflict and with mutual respect. Provide venues for the healthy, harmonious, and mutually-respectful discussion of dissimilar orientations, opinions, and values.

Goal HC-3: Develop and promote art and culture experiences.

Objective HC-3.1 Greeley Creative District

Continue to collaborate with the Greeley Creative District in order to support their mission, and the success of arts and culture initiatives in the city's downtown area.

Objective HC-3.2 Arts and Entertainment Activities

Provide emotional renewal and relief from normal routines through art, entertainment, and activities that add to the community's well-being and quality of life.

Objective HC-3.3 Cultural Resources

Strengthen, promote, and expand cultural venues and resources within the community that provide opportunities for residents to experience their community and world in an expansive manner while appreciating unique local offerings.



**Objective HC-3.4 Art in Public Places**

Support opportunities to include art installations by local artists in public infrastructure, facilities, amenities, and public spaces throughout the City.

Objective HC-3.5 Music City, Colorado

Promote Greeley as “Music City, Colorado” as a way to capitalize on the University of Northern Colorado’s world-renowned music program and to encourage Greeley as a music experience destination.

Objective HC-3.6 Coordination with Other Promotional Efforts

Ensure that other efforts to promote the city, its brand, and/or the local economy, include the city’s arts and culture venues, experiences, and other resources.





HOUSING



HO

INTRODUCTION AND PERSPECTIVE

This element focuses on encouraging the development of a diversity of housing options that adequately serve the needs of all Greeley residents. This diversity includes the types of housing products available and cost of housing for both renters and homeowners.

When the Union Colonists first settled in Greeley in 1870, they lived in tents. By June of that year, 150 houses were under construction. Since then, Greeley's housing stock has reflected a mix of architectural styles popular in various points in its history, including Italianate, Queen Anne, and Victorian Vernacular Housing introduced in the early 20th century and Craftsman and Bungalow designs, Colonial and English Revival styles introduced in the 1920s and early 30s. Construction in Greeley slowed during the Great Depression, but picked up again after 1937 until World War II. Residential subdivisions sprang up throughout the community from the 1950s through the 1970s, as the westward expansion of the community continued with architectural styles reflecting a more modern and utilitarian approach to design. During the Great Recession, the City experienced high vacancy rates and a number of foreclosures. The housing market has stabilized in the recent years with vacancy rates continuing to trend downwards.



WHERE ARE WE TODAY?

Vacancy rates have continued to decline and median home values and rents have appreciated—signs of the city’s healthy economy and housing market. However, while the median home value and monthly rent have increased over time, the median household income has largely remained the same. As a result, more and more residents will be devoting an increasingly larger share of the incomes to housing costs. This trend will continue if increases in housing costs are not offset by growth in household incomes. The city’s housing stock is predominantly made up single-family housing; however the city has seen a substantial increase in the number of new multi-family units built during recent years. Despite this large increase in multi-family homes, the general mix of housing types has remained more or less the same over the last couple decades.

LOOKING TO THE FUTURE

Despite signs of a healthy economy and real estate market, the rising cost of housing will need to be carefully addressed in order to ensure that Greeley residents have adequate access to housing that is affordable. The City will actively work to improve housing access for people of all backgrounds, particularly the special needs population who are most vulnerable to an increasingly expensive market. The adoption and implementation of a comprehensive housing strategy will be prioritized as a critical tool for Greeley to start developing more specific strategies to address ongoing housing issues. Housing diversity will also be encouraged in new residential projects to accommodate a diversity of household types and ensure that adequate supply of housing is provided to meet the needs of Greeley’s desired workforce.

ROLE OF THE CITY

The City possesses a range of tools to address ongoing housing issues and concerns (e.g., housing diversity, affordable housing) of the community. Regulatory tools, such as zoning and other development regulations, can be used to influence the construction of affordable housing and other housing types that are desired by the community.

Housing programs are also used by the City to address housing related issues. The Greeley Urban Renewal Authority (GURA) offers financial assistance in the form of low or no interest loans to low- and moderate-income homeowners to bring their single-family home up to code. The Greeley Home Ownership Program for Employees (G-HOPE) is a recent program to promote more home ownership in Greeley’s Redevelopment District and around the University of Northern Colorado campus. Through the program, down payment assistance is available to regular full-time employees of the major employers in this area: Greeley City Government, University of Northern Colorado, School District Six, Banner Health/North Colorado Medical Center and others.



HOUSING AFFORDABILITY

Housing is considered “affordable” if it costs no more than 30 percent of a household’s annual income. “Affordable” housing is available for households that earn less than 80 percent of the Area Median Income (AMI). Affordable homes are built by private and nonprofit developers for middle and low income households. The City of Greeley works in partnership with Greeley-Weld Housing Authority and other community partners to ensure that affordable housing and other housing assistance programs are available to the community.

Goal HO-1: Improve access to housing for all income-levels, ages, and physical abilities.

Objective HO-1.1 Housing Strategy

Develop and implement a comprehensive housing strategy with clear goals and implementation strategies that:

- Establish priorities for the types of housing, tenure types, and populations to be targeted;
- Works with area employers to identify employee housing needs and facilitate the provision of adequate and attractive housing for the local workforce;
- Considers incentives and financing tools the City might use to encourage the construction of affordable housing;
- Considers transportation options as a mechanism to expand the affordability of housing;
- Identifies current zoning, fees, policies, and other City regulations that discourage or pose as barriers to the construction of affordable housing or other needed housing types;
- Includes strategies for encouraging the construction of affordable housing throughout the community and for preventing concentrations of affordable housing in particular areas or neighborhoods;
- Explores the potential of community land trusts as a means of maintaining affordable home ownership options for households down to 80% of the area median income;
- Encourages a range of creative housing options, including small-sized housing units (in the range of 1,000 to 1,500 square feet in size), manufactured homes, zero-lot line housing, attached housing types, and housing located above ground floor commercial uses in mixed-use areas;
- Maintain and/or improve the quality and safety of existing units; and
- Encourage the preservation of existing affordable units.

Objective HO-1.2 Special Needs Populations

Encourage the development of housing for special needs populations, including facilities for the elderly, the disabled, and other populations requiring group homes as a result of age, physical, or mental limitations. When considering land use proposals for such housing, evidence should be provided demonstrating that the proposed facility will be in close proximity to shopping, medical services, entertainment, and public transportation options, and good pedestrian routes before approval is granted.

**Objective HO-1.3 Homelessness**

In conjunction with other community organizations, develop and pursue a comprehensive approach to foster a decrease in homelessness, to stop recurring homelessness, and to promote long-term self-sufficiency of formerly homeless individuals or families.

Objective HO-1.4 Coordinate Support Services

Coordinate supportive services for housing with other health and human services provided by the City or other partners in the community.

Objective HO-1.5 Homebuyer Education

Support programs that provide homebuyer education and support of successful, sustained home ownership.

Objective HO-1.6 Universal Design and Visitability

Encourage the development of new housing units that incorporate design elements to accommodate the specific needs of the elderly and others who might have limited mobility.

Goal HO-2: Encourage a broad diversity of housing options.

Objective HO-2.1 Diversity in New Development

Encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions. Ensure that Greeley has neighborhoods and/or development sites available and attractive to its desired workforce, including higher-end housing for executives and other high-paid workers.

Objective HO-2.2 Rental Housing

Foster the development of attractive, safe, and well-maintained rental properties for those who do not qualify for or desire to own property.





INFRASTRUCTURE



IN

INTRODUCTION AND PERSPECTIVE

This element recognizes one of the core functions of local government is to provide for a cohesive, efficient, and cost-sustainable physical infrastructure. While civic and social infrastructures are the heart of the city, the physical systems are the skeleton that supports the body politic.

Early streets reflected the idealism of the early colony, named after noteworthy Americans and trees. Idealism was matched with pragmatism, however, and in the early 1900's the current system of numbered streets and avenues was adopted as a systemic way to find addresses in the growing city. Early streets were exceptionally wide, even by Western standards. The persistent pejorative of a city with "wide streets and narrow minds" fails to recognize the early pioneering spirit that sought to ensure that trade wagons could adequately turn around in the streets and that broad streets allowed for generous growth in-between blocks.

Already the early water delivery system traversed from the foothills to bring water with early rights to Greeley citizens. Featuring wooden barrel-style design, these hand-crafted pipes proved reliable for decades and remained as part of the water delivery system until only a few years ago before being replaced by more modern materials.



WHERE ARE WE TODAY?

The City has made a substantial investment in infrastructure to support its population of 105,000 people and over 2000 businesses. Here are some highlights:

- There are 373 miles of streets in the City of Greeley.
- There are over 85 miles of bike lanes, 30 miles of side paths, and 19.5 miles of off-street trails (and current bronze status)
- The City has a range of parks:

Parks classification	Number	Acres
Regional Parks	1	182
Community Parks	3	115
Sports Complexes	4	137
Neighborhood Parks	28	308
Pocket Parks	3	3.3
Dog Parks	2	7
TOTAL	41	752.3

- Miles of trails: 60
- City owned Natural Area approximately 1000 acres
- Miles of waterlines: 140 miles of transmission lines and 457 miles of distribution lines. Six mountain reservoirs with a total capacity of approximately 13,000 Acre Feet.
- Two water treatment plants: the Bellvue Plant with a capacity of 21 million gallons per day and the Boyd Lake Plant with a capacity of 38 million gallons per day
- The wastewater treatment plant has a capacity of 14.7 million gallons per day.

LOOKING TO THE FUTURE

While this investment is substantial, it is not sufficient to accommodate future growth. In fact, to support population growth of approximately 50% the City will have to expand its infrastructure by approximately 50%. A task force is developing a capital and operations budget designed to begin the process of long range infrastructure planning that will integrate the priorities identified in the adopted master plans for community facilities.

ROLE OF THE CITY

Public improvements to the City's infrastructure are generally administered by the Public Works Department. These capital improvements are prioritized and planned for through the Capital Improvement Plan. This plan provides for effective financial planning that is necessary to provide high-quality services to Greeley residents and businesses. The CIP allows for the City to focus its attention on long term objectives and assess its financial capacity for capital and operating needs. Construction standards related to infrastructure are also administered by the Public Works Department in order to ensure that new infrastructure investments made by private parties are supportive of and do not negatively impact the City's existing infrastructure. Water and wastewater is managed separately by the City's Water and Sewer Department who are in charge of treating and distributing the City's water supply.



Goal IN-1: Ensure developed areas in Greeley are served by adequate public facilities and services.

Objective IN-1.1 Adequate Public Facility Standards

Maintain standards for the provision of adequate public facilities. At a minimum, such standards should include the following infrastructures and services: fire, parks, trails, police, sanitary sewers, water, storm water, and transportation.

Objective IN-1.2 Determine Adequacy

Individual development projects should be evaluated for adequate provision of public facilities based on the location of the proposed development relative to existing facilities and services, the ability of the proposed development to access those facilities and services, and the capacity of existing facilities and services to serve new development while still maintaining an acceptable level of service to existing development, as determined by the City.

Objective IN-1.3 Fire Service

Fire service for a given proposed development is considered adequate if the proposed development is located within a 1.38 mile radius of an existing, operational fire station. Proposed developments including land uses that pose a high risk of fire may be subject to more stringent requirements. City analysis of fire service demand generated by the proposed development and location and capacity of existing fire facilities will be required to make a final adequacy determination

Objective IN-1.4 Park Facilities

Park facilities for a given proposed development are considered adequate if the proposed development is located within a half-mile of a neighborhood park and within a one-mile of a community park. Regional parks, trails, natural areas, or recreational facilities are not included in this analysis unless they contain facilities equivalent to those available in neighborhood parks. City analysis of park demand generated by the proposed development and existing capacity and location of parks will be required to make a final adequacy determination.

Objective IN-1.5 Police Service

Adequacy for police service shall be determined according to call response times relevant to the proposed development location. City analysis of police service demand generated by the proposed development and existing capacity will be required to make a final adequacy determination.

**Objective IN-1.6 Sanitary Sewer Facilities**

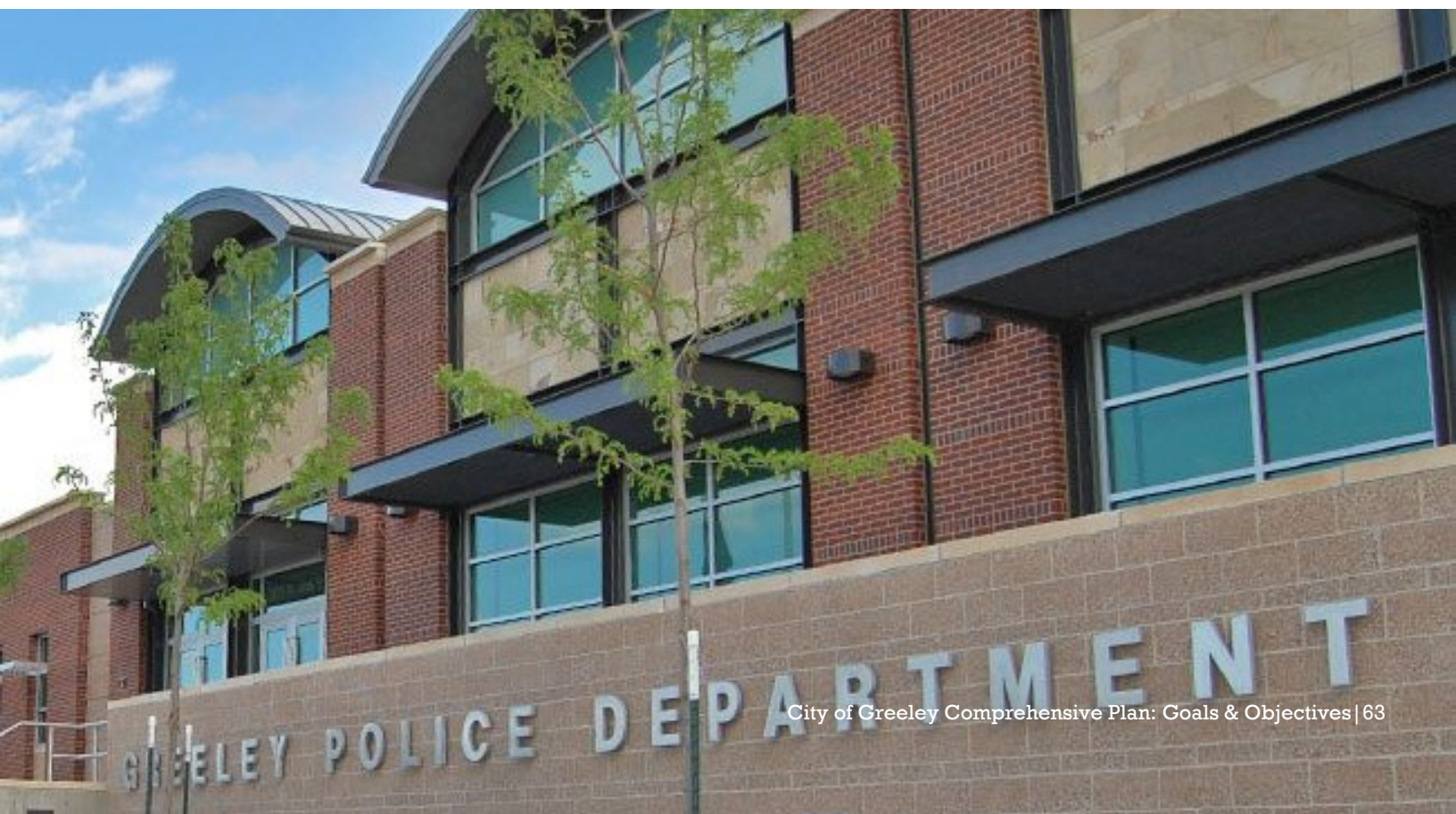
Sewer facilities for a given proposed development are considered adequate if the proposed development is connected to a sewer line that is eight inches or larger in diameter with sufficient capacity as defined by the City. Confirmation of sewer capacity is required.

Objective IN-1.7 Water Facilities

Water facilities for a given proposed development are considered adequate if the proposed development is connected to an existing water line that is eight inches or larger in diameter. Confirmation of water supply is required.

Objective IN-1.8 Storm Water Facilities

Storm water facilities for a given proposed development are generally considered adequate if the site can safely convey storm water runoff to a regional storm water detention facility with sufficient capacity as defined by the City. If the City determines the proposed development cannot safely convey runoff to an adequate storm water system, adequacy requirements shall be met with detention facilities constructed on-site.





Objective IN-1.9 Transportation

Transportation facilities to support new development are generally considered adequate if the proposed development is connected to a collector or arterial road or expressway (or will be connected at the time the improved arterial or collector is constructed within the two-year budget cycle), constructed to an acceptable cross-section with sufficient capacity to serve the development as defined by the City. Project-specific traffic studies to be provided by the developer and accepted by the City shall be required in order to make a final adequacy determination.

Objective IN-1.10 Functional Master Plans

Ensure functional master plans for all key infrastructure systems and related services are in place. These should guide City investments in maintenance and expansion of adequate public facilities and other infrastructure and services that contribute to residents' quality of life. Such master plans should align with the vision for future growth and land uses set forth in this Comprehensive Plan.

Objective IN-1.11 Costs of Infrastructure Expansion

Ensure the extension of infrastructure, services, and public facilities in a manner that does not create fiscal burdens for the City or existing residents.

Objective GC-6.10 Fiscal Impacts

Measure and monitor the fiscal impact of development on municipal infrastructure and services at equivalent and appropriate levels throughout the community and adjust development fees to provide a predictable and adequate revenue source that accommodates growth.

Objective IN-1.12 Infrastructure Operations

Ensure that City infrastructure is safe, well-managed, and efficiently operated.



Goal IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.

Objective IN-2.1 Multi-Functionality

Incorporate deliberate and attractive multi-functionality into drainage and detention areas, open space, natural areas, pedestrian and other corridors so that infrastructure, and public investments in it, may provide multiple benefits to the community.

Objective IN-2.2 Distinctive Design

Provide distinctive design of public buildings and structures that represent the City's leadership and commitment to design excellence.

Objective IN-2.3 Undergrounding of Utilities

Continue the City standard to require all utility service lines be placed underground with new construction and major redevelopment.



NATURAL RESOURCES & OPEN LANDS



NR

INTRODUCTION AND PERSPECTIVE

This element deals with topics related to the natural environment, efforts to protect and improve the quality of Greeley’s water supply and natural areas; minimizing pollutants and their impacts on the natural environment and public health; energy and resource conservation; and engaging the community in efforts to promote good stewardship of both the built and natural environment.

The emphasis on agriculture and tree planting along city streets gave Greeley the nickname of “The Garden Spot of the West.” The City relied heavily on the use of wells to access water in the late 1890s, and, in 1903 residents voted to fund a project bringing water from the mountains to supplement the city’s existing supply. By the 1930s, a drought and the Dust Bowl led to great concerns over the quantity of water needed support growth in the region. The Colorado-Big Thompson Project (C-BT) was approved in 1937 and completed in 1957, providing water to Greeley and other cities and towns. As Greeley continued to grow, city leaders purchased high mountain reservoirs, built new treatment facilities, and pursued other avenues to acquire more water. In addition to the environmental challenges and implications caused by climate change, Greeley has encountered and dealt with local environmental issues—such as water conservation, air quality, energy efficiency, and management of waste and other sources of pollutants. Many of these challenges have been and continue to be a focus as they remain a high priority for the community.



WHERE ARE WE TODAY?

Water is a valuable key resource, and careful planning, such as the adoption of the City's Water Conservation Plan and the Landscape Policy for Water Efficiency, has been completed to ensure that adequate water supply is provided for future residents. Cumulative efforts have been made by Greeley to conserve its water and as a result, water usage in Greeley has remained constant over the last decade despite strong population growth.

Aside from the supply of water, the residents of Greeley value the abundance of natural areas and waterways present in the community including the Cache La Poudre River, which meanders through 22 miles of Weld County, from its point of origin in the Rocky Mountains of adjacent Larimer County, to its confluence with the South Platte River east of Greeley. A cooperative effort among Greeley, Windsor, and Weld County has resulted in nearly 20 miles of trail being constructed along the river, between Windsor and Greeley.

Air quality has also improved in recent years but remains an ongoing challenge as the automobile and production of oil and gas has shown to be a major contributor to increasing ozone levels. The City has also made progress in managing resources and waste more efficiently through the use of new programs and facilities that make recycling more accessible for the community. Other City-lead efforts include a resolution adopted by City Council that showed broad City support of energy efficiency and conservation in its activities and programs.

LOOKING TO THE FUTURE

Greeley will continue to build and expand upon existing efforts as they relate to environmental stewardship and protection of natural resources with the City continuing to take an active role in working with the community and neighboring jurisdictions to develop new ideas to preserve Greeley's open lands and resources. The use of water in the City will continue to be closely monitored to preserve its high quality and ensure that adequate supply is provided for current and future populations. Air quality will also be a focus through ongoing efforts to limit the amount of emissions and other sources of pollutants that are known to impair air quality. In addition, the City will promote renewable resources and other means to create an efficient and sustainable energy system and expand their existing recycling programs and facilities. In the face of growth, proactive measures will also be taken to ensure that meaningful public open land and other natural areas are well-preserved.

ROLE OF THE CITY

The City prioritizes conservation of its natural resources and open lands to support agriculture, provide scenic views and ensure residents have access to nature that is seamlessly connected by public lands along river and stream corridors. This is largely accomplished by purchasing private land for preservation, and through the use of conservation and agricultural easements. The City also plays an important role in conserving and making sure that the City's water supply is being efficiently used. Greeley continues to make great progress in their water conservation efforts, establishing clear goals and programs to ensure that a healthy and sufficient water supply is provided for the community. Furthermore, waste management with focused efforts to promote recycling in the community is made by the City to protect and improve the environment.



GREELEY'S WATER

Greeley draws raw water from four main river basins on both sides of the Continental Divide: the Cache la Poudre (Poudre), Big Thompson, Upper Colorado, and Laramie. Greeley's water sources also include ownership in the Colorado-Big Thompson (C-BT) and Windy Gap projects, high mountain reservoirs, and rights in several irrigation companies. This diversity of sources increases the reliability and security of Greeley's supply of water.

WATER CONSERVATION PROGRAMS

Greeley offers various water conservation programs that are unique and targeted towards different types of users. Incentives are offered to residents through the use of rebates in order to encourage residents to install more water-efficient appliances in their homes. Water efficiency audits are also available for residents and business owners which provide free consultations on current water use and suggestions for repairs or upgrades. Water budgets are also used so residents can track their water use. Educational programs are used to inform the community on the issues of water conservation and their important role in making an impactful change.

Goal NR-1: Protect, conserve, maintain, and improve the quality and quantity of water available to Greeley.

Objective NR-1.1 Anticipate Future Needs

Secure the economic vitality of the community and its ability to support future economic and population growth by acquiring raw water commensurate with expected rates of growth tempered with expected conservation actions.

Objective NR-1.2 Water Source Protection

Protect the quality of water sources by meeting or exceeding all Colorado Primary Drinking Water standards and assure the integrity of drinking water supplies. Ensure that development or other human activities in watersheds surrounding water bodies or waterways supplying drinking water to the City of Greeley do not compromise the quality of these resources or their suitability to provide drinking water to residents.

Objective NR-1.3 Water Conservation

Promote the most efficient use of water through conservation and related practices.

Objective NR-1.4 Non-Potable Water

Assertively promote the use of non-potable water for irrigation as a viable and efficient alternative to treated water.

Objective NR-1.5 Ditches

Ensure that water delivery from ditches is sustained and protected.

Objective NR-1.6 Regional Cooperation

Cooperate with state and regional partners to effectively and efficiently manage water resources.

Goal NR-2: Manage emissions, effluents, waste, and other sources of pollution that impact our quality of life and natural environment.

Objective NR-2.1 Air Pollution

Reduce stationary and mobile sources of air pollutants in order to maintain full compliance with regional, state, and federal air quality standards.

Objective NR-2.2 Outdoor Odors

Support ongoing efforts to identify, track, manage, and reduce offensive outdoor odors.

Objective NR-2.3 Noise Levels

Promote acceptable noise levels throughout the community.



Objective NR-2.4 Light Pollution

Minimize light trespass from developed areas and reduce sky glow to maintain night sky visibility.

Objective NR-2.5 Urban Heat Island Effect

Promote the use of sustainable development practices that have been demonstrated to mitigate the urban heat island effect.

Objective NR-2.6 Waste Management

Promote the efficient and appropriate disposal and/or recycling of waste products in a manner that minimizes the public’s exposure to hazardous waste and prevents contamination of natural resources.

Objective NR-2.7 Stormwater Management

Promote the use of low impact development (LID) practices and design features to manage stormwater runoff and flooding, increase groundwater infiltration, and reduce the amount of sediment and other pollutants entering our surface waters.

Objective NR-2.8 Agricultural Uses

Promote the harmonious co-existence of agricultural uses with the natural environment. Disallow high impact agricultural land uses in locations that would create hazardous and/or obnoxious impacts to the community, such as noise, fumes, odor, health concerns, or other hazards.

Objective NR-2.9 Groundwater Quality

Mitigate impacts on aquifers and groundwater recharge areas from sources of groundwater pollution within Greeley watersheds.

Objective NR-2.10 Wetlands

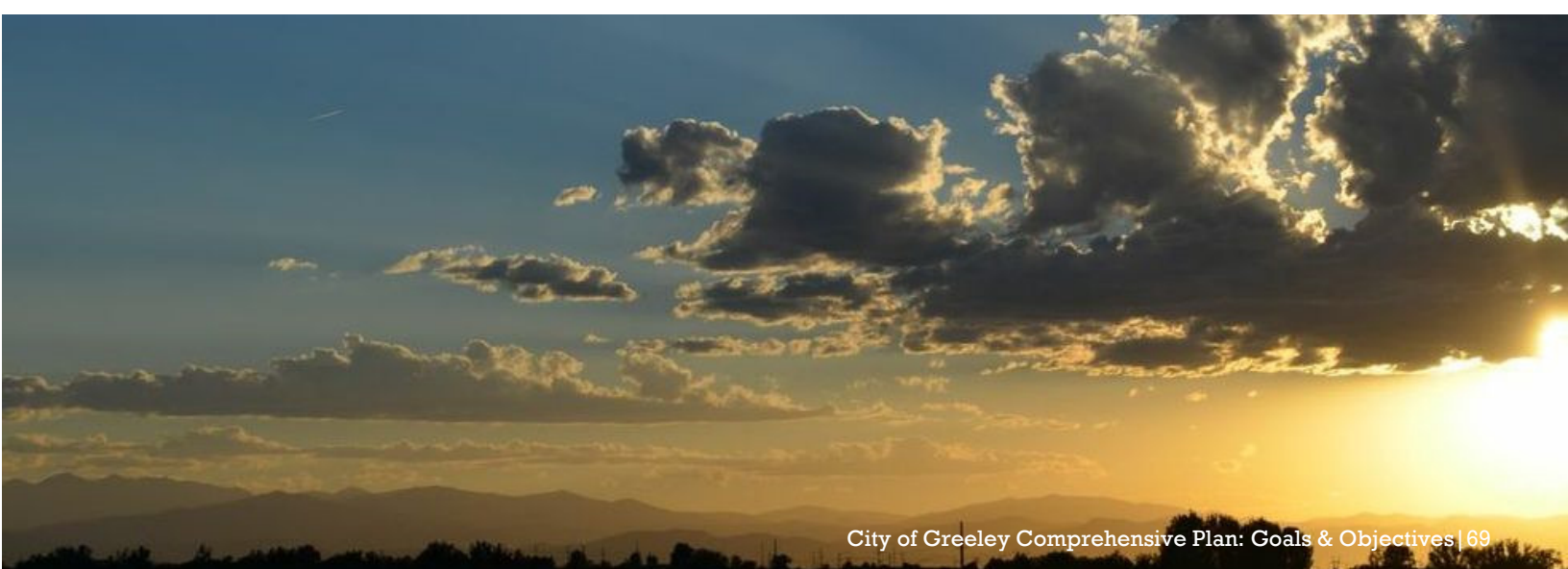
Protect, enhance, and/or restore wetlands and their natural function within Greeley and its Long Range Expected Growth Area (LREGA).

URBAN HEAT ISLAND

Urban heat island describes a condition in which the temperature of the urban environment is higher when compared to surrounding rural areas due to heat generated by human activity, as well as heat captured by buildings and other impervious surfaces from the sun. Elevated temperatures can lead to increase energy consumption thus increasing emissions of air pollutants and greenhouse gases. Elevated temperatures can also directly increase the rate of ground-level ozone formation which can harm the local air quality.

LOW IMPACT DEVELOPMENT

Low impact development is a practice of stormwater management that mimic a site's natural hydrology as the landscape is developed. LID techniques generally manage stormwater by retaining and infiltrating runoff on-site rather than traditional stormwater management practices which emphasizes moving stormwater off-site with curbs, pipes, ditches and ponds.





Goal NR-3: Demonstrate stewardship of the environment.

Objective NR-3.1 Protect Natural Features and Viewsheds

Ensure that important natural features and viewsheds are protected or enhanced as development occurs.

Objective NR-3.2 Public Open Lands

Secure and protect meaningful public open lands areas within and near to the city in order to provide visual relief from the urban landscape, preserve “food sheds” and important vistas, and/or retain separation from other communities.

Objective NR-3.3 Use of Constrained Lands

Maximize the recreational use and preservation of areas that cannot be developed due to floodplain or storm drainage limitations.

Objective NR-3.4 Use of Sensitive Lands

Strategically secure and/or acquire ecologically sensitive or important lands to protect their ecological function or other natural values.

Objective NR-3.5 Preservation of Natural Areas

Work with land owners, developers, farmers, and environmental interests to protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands. Develop mechanisms to ensure that natural areas are preserved as development occurs.

Objective NR-3.6 Resource Extraction

To the extent possible, minimize negative impacts from the extraction of sand, gravel, oil and gas, and other natural resources on the environment and surrounding land uses. Encourage the thoughtful reclamation of land that has been mined.

Objective NR-3.7 Urban Forest

Protect, maintain, and expand the urban forest within and around the city.

Objective NR-3.8 Native Habitats

Where possible, work to restore native prairie/grassland habitats on open lands or other natural areas.

Objective NR-3.9 Wildlife Habitat

Protect, maintain, and manage wildlife habitat in both natural and urban settings.

**Objective NR-3.10 Coordinated Management**

Optimize open space opportunities by coordinating land use management with other City functions that may offer complementary objectives (e.g., drainage areas, water acquisitions, Poudre Trail, parks, and trail system).

Objective NR-3.11 Oil and Gas Operations

Encourage the co-location of oil and gas facilities, where possible, to minimize the overall footprint of affected areas and impacts on adjacent land uses and the environment.

Goal NR-4: Use resources efficiently and sustainably.

Objective NR-4.1 Lead By Example

Provide community leadership through example by maximizing energy and water efficiency in all City operations, facilities, programs, and equipment.

Objective NR-4.2 Energy Efficiency

Encourage the efficient use and conservation of energy.

Objective NR-4.3 Landscaping and Plant Species

Promote the use of landscaping with species appropriate to the local climate conditions.

Objective NR-4.4 Renewable Resources

Promote the incorporation of renewable resources throughout the community.

Objective NR-4.5 Energy Waste Capture

Expand opportunities to capture waste energy to supply local utility needs and drive the local economic development engine.

Goal NR-5: Engage all members of the community in the process of supporting the stewardship of our natural and built environments.

Objective NR-5.1 Education

Promote education of the public about issues of local and regional environmental concern.

Objective NR-5.2 Recognition

Recognize and celebrate environmental stewardship in all aspects of community life.



PARKS & RECREATION



PR

INTRODUCTION AND PERSPECTIVE

This element deals with the planning and maintenance of parks and other recreational facilities with the intended purpose of creating a more inter-connected parks, trails and recreation system that provides better access for residents, creates opportunities for healthy and active lifestyles, and supports the environmental goals of the community.

Parks are one of the most visible quality of life aspects associated with a community. Parks are where people go to relax, socialize, enjoy their solitude, play, exercise, and come together to celebrate community events. Public places for outdoor recreation can also provide an important focal point and identity for a neighborhood, offering something for persons of every age, ability, and culture.

The early residents of Greeley knew the importance of parks and recreational activities, as the original plat of Greeley included three park sites. Island Grove Park, one of the city's first parks, has hosted a variety of different events and activities throughout our history. It became home to the Greeley Spud Rodeo in 1922, which was the forerunner to the Greeley Stampede, the world's largest July 4th rodeo. In the 1920s and 30s, events and activities included motorcycle races, indoor roller skating rink, and outdoor swimming. Now many activities including the Greeley Stampede are hosted annually at the park.



WHERE ARE WE TODAY?

Today, the City of Greeley has over 900 acres of developed parkland that are administered and maintained by the Parks Division of the City's Culture, Parks, and Recreation Department. The majority of parklands are found in neighborhood parks, with Island Grove being the only regional park in Greeley. Despite strong population growth, the amount of parkland per capita has remained fairly consistent throughout recent years, reflecting the City's commitment to provide all residents with access to parks.

Public recreational facilities are available in Downtown Greeley at the Recreation Center, Senior Activity Center, Ice Haus and, just north at the Rodarte Cultural Center, which also houses the Youth Enrichment Program. West Greeley is served by the Greeley Family FunPlex. In addition to the parks and recreational facilities in Greeley, significant recreational opportunities may be found in Greeley's trail system, including the Poudre River Trail. This concrete trail runs just over 20 miles along the Cache la Poudre River, and supports a range of activities. . The City's long-term vision for its parks and open lands has been established in *Greeley's Parks, Trails, and Open Lands Master Plan*, which provides more detailed recommendations and implementation strategies to help realize that vision.

LOOKING TO THE FUTURE

As Greeley's population continues to grow and become more diverse, the City will continue to plan for and build new parks and recreational facilities, as well as to offer recreational programs that serve residents of all ages, abilities, and interests. New parks, facilities, and trails will be added and seamlessly integrated into the existing parks and recreational system. Conscious efforts will be made to ensure that all neighborhoods have access to a park, trail, or recreational facility. All of these efforts will help improve the quality of life for residents and ensure that the proper services and facilities are available to supporting a growing and healthy population.

Careful considerations will be made by the City to ensure that any new parks, trails, and recreational facilities, or improvements to existing ones, align and support other environmental goals and objectives of the community such as water conservation, the preservation of environmentally sensitive areas, and planting of native species.

ROLE OF THE CITY

The Parks Division and Recreation Division of the Culture, Parks, and Recreation Department are tasked with making improvements and keeping up with the maintenance of Greeley's existing parks, trails, and recreational facilities, as well as planning for future facilities that will serve the growing population. In addition to planning and design of new parks, the City has a parkland dedication policy to ensure that new development provides an adequate amount of parks to serve new residents. The types of parks, trails, recreational facilities, and programs offered throughout Greeley are also prioritized by these Divisions ensure that a diversity of recreational opportunities exist for all types of residents. The community goals and priority action items for parks and recreation facilities in Greeley are found in the *Parks, Trails, and Open Lands Master Plan (PTOL)*.



PTOL PLAN

The *Parks, Trails, and Open Lands Master Plan (PTOL)* provides a framework for decision-making and guidance to the Culture, Parks and Recreation Department (CPRD), to ensure the City’s parks, trails and open lands reflect community values and vision, meet the needs of a growing population, and enhance residents’ quality of life. Recommendations are provided for physical improvements and enhancements, facilities and programs, operations, maintenance, staffing and funding strategies. The plan is periodically updated to reflect the changing values, vision and trends of the community, and the work plan used to achieve these outcomes.



Goal PR-1 Develop and maintain an inter-connected system of parks, trails, and recreational facilities.

Objective PR-1.1 Parks & Recreation System

Develop a system of parks, trails, and recreational facilities which:

- Ensure residents have the opportunity to enjoy nature;
- Includes trail offerings that improves access to the overall system;
- Expands as necessary to maintain a high level of service, even as the City’s population grows;
- Adapts to meet the evolving needs and desires of residents of all ages, abilities, and interests; and
- Is adequately maintained, staffed, and funded.

Objective PR-1.2 Parks, Trails, and Open Lands Master Plan

Continue to implement, and update when necessary, the City’s *Parks, Trails, and Open Lands Master Plan*.

Objective PR-1.3 Levels of Service

Strive to meet and maintain levels of service for park and recreational facilities set forth in the *Parks, Trails, and Open Lands Master Plan*:

- **Neighborhood Parks:** 3.25 acres per 1,000 residents
- **Community Parks:** 3.5 acres per 1,000 residents
- **Sports Complexes:** 1.5 acres per 1,000 residents

Objective PR-1.4 Underserved Areas

Prioritize the construction of new parks and recreational facilities in underserved areas, as identified in the gap analysis completed for the *Park, Trails, and Open Lands, Master Plan*.

Objective PR-1.5 Trail System

Connect and expand the trail system in a manner that broadens access, diversifies recreational trail offerings, creates continuity throughout the system, and enhances safety and usability.

Objective PR-1.6 Regional Connections

Collaborate with regional partners to create connections between the City of Greeley’s trail system and systems developed by other jurisdictions or regional efforts, such as the Colorado Front Range Trail.

Objective PR-1.7 Recreational Programs and Facilities

Provide a diversity of recreational facilities and programs that meet the needs and desires of the community.

Objective PR-1.8 Streetscapes and Greenways



Design streetscapes, linear parks, greenways, and other green spaces within the city as integral elements of the park system.

Goal PR-2 Ensure the City’s system of parks, trails, and recreational facilities align with and support other community goals.

Objective PR-2.1 Water Conservation

Ensure that new parks support best practices in water conservation and irrigation efficiency including reducing irrigated bluegrass areas unless needed for a specific activity. Integrate such strategies into existing park facilities as opportunities arise.

Objective PR-2.2 Planting and Landscaping

Incorporate native vegetation, natural grasslands, and low water-use plants and landscaping approaches into the design of parks, trails, and recreational facilities.

Objective PR-2.3 Maintenance Practices

Maintain vegetation through the application of “best management practices” including mechanical, chemical, biologic, grazing, and fire among others.

Objective PR-2.4 Stormwater Management

Incorporate stormwater management and other low-impact development features into the design of parks, trails, and other recreational facilities, as possible.

Objective PR-2.5 Education & Interpretation

Pursue opportunities to integrate educational or interpretive experiences into Greeley’s parks, trails, and recreational facilities.





PUBLIC SAFETY



PS

INTRODUCTION AND PERSPECTIVE

This element deals with public safety as it relates to crime, natural hazards, and the built environment with focused efforts to prevent and be well-prepared for natural hazards, improve the City’s emergency response services, and create a safe and attractive community.

Greeley’s first law enforcement officer, Samuel. B. Wright, served from 1871 – 1873 and created the city’s first Fire Department in 1913. The department continued to expand with the growing city. [Anything on the police department? When was it founded?]

In terms of vulnerabilities to natural hazards, Greeley is prone to flooding and has experienced a number of major floods in the past (1905, 1922, 1965 and 1983). On May 21, 1904, the “big flood” of the Cache la Poudre River hit Greeley. A bridge across 8th Street was washed out, as were the railroad tracks in town. Crops suffered extensive damage as water flowed through town reaching one foot in depth. Estimated losses from this flood were \$1 - \$3million – the approximate equivalent to \$150 - \$450 million today.



WHERE ARE WE TODAY?

The Greeley Police Department has grown to just over 200 sworn and non-sworn positions, made up of three divisions: Patrol, Support Services, and Information Management. The Greeley Fire Department has over 100 employees and is responsible for an area nearly 50 square miles in size. Crime rates have decreased in recent years, but remain somewhat higher than neighboring communities.

In regards to natural hazards, the City has completed a number of flood plain mapping mitigation projects in an attempt to better protect the community from the impacts of future flood events along the Cache la Poudre and South Platte Rivers. Drainage basins in the community have also been studied and mapped to better plan for development in proximity to these areas. Emergency and disaster preparedness is coordinated between the City of Greeley and Weld County in a variety of ways, including a regional hazard mitigation plan, the joint housing of offices, shared “table-top” training exercises with local officials, and a host of related activities. This close coordination proved invaluable following a tornado in 2008 that impacted west Greeley and the Town of Windsor.

LOOKING TO THE FUTURE

The City will strive to ensure that emergency services will continue to be delivered in an efficient and collaborative manner as Greeley’s population grows over time. The City will also attempt to direct new growth and development to areas safe from hazards and natural disasters, and implement mitigation strategies to reduce the risks to life and property where hazards are present in the community. Education and public awareness about natural hazards and the proper protocol for response during natural disasters will continue to be a top priority. Beyond hazards, and emergency services, public improvements will be made and other features of Greeley’s built environment will be enhanced to improve public safety. Internal coordination between various City Departments and regional partners, as well as the use of public/private partnerships will be of key importance to keep Greeley as a safe and attractive place to live.

ROLE OF THE CITY

It is the responsibility of the City to provide efficient and reliable emergency services to ensure public safety. In addition to these services, the City is also responsible for mitigating natural and man-made hazards, and assisting in recovery from these unexpected events. Hazards in Greeley range from floods, fires, and tornados.

In addition to funding a Police and Fire Department, the City meets its responsibilities through regulatory amendments to the City’s Development Code, the adoption of building and fire codes, and careful planning between City departments and community partners to address the most prevalent safety issues and concerns of the community.

Improvements to the City’s built environment such as sidewalks, lighting, street furniture, intersections, and other features are also an important responsibility for the City as it increases the perception of safety and attractiveness of the community.



**WELD COUNTY
HAZARD MITIGATION
PLAN**

The Weld County Office of Emergency Management (Weld OEM), in coordination with other county departments, assumed the lead role in the development of the 2016 *Weld County Multi-Jurisdictional Hazard Mitigation Plan*. Working with local jurisdictions of Weld County, goals and objectives were developed to guide future mitigation policies and project administration, along with a list of detailed action items that are necessary to realize those goals. These Mitigation Action Guides (MAGs) link jurisdiction-specific mitigation actions to locally assigned implementation mechanisms. It is intended to make the plan more strategic and functional through the identification of both long-term goals and near-term actions that will guide day-to-day decision-making and project implementation.

Goal PS-1: Minimize loss of life and property from hazards.

Objective PS-1.1 Flood Hazards

Fully enforce floodplain regulations within areas of the community subject to a one-percent or greater chance of flooding in any given year (i.e., the 100-year floodplain). To the extent possible, development within the floodplain should be compatible with the natural tendencies of these areas, such as open space and recreation. Development in floodways shall not be permitted.

Objective PS-1.2 Wildfire

Identify and mitigate wildfire risks within and surrounding the city.

Objective PS-1.3 Steep Slopes

When possible, development on natural slopes in excess of fifteen percent should be discouraged. When such development occurs, it shall comply with all hillside development regulations in order to ensure soil and structure stability and safety.

Objective PS-1.4 Hazard Mitigation Planning

Participate in the implementation and periodic updates to the *Weld County Multi-Jurisdictional Hazard Mitigation Plan* and other regional or statewide hazard mitigation planning processes.

Objective PS-1.5 Public Awareness

Promote a well-informed public related to the presence of hazards in the community, and to local and regional emergency response protocols and services.

Objective PS-1.6 Hazardous Materials

Minimize citizen exposure to hazardous materials.

Objective PS-1.7 Building and Fire Codes

Regularly review and maintain building and fire codes that address fire and structural safety consistent with insurance rating standards.





Goal PS-2: Maintain high-quality public safety and emergency response services.

Objective PS-2.1 Fire Services

Locate fire stations to service a nine-square mile area or in such a way to achieve emergency response within a six minutes or less from the time of dispatch, with the area served dependent upon the density of land use or fire hazard potential.

Objective PS-2.2 Police Services

Maintain a system that prioritizes calls for service in terms of threat and imminent danger or harm and set goals for response times based upon such priority. Sustain the most visible element of police protection through patrol officers and beats. Develop measurable thresholds that estimate when additional resources will be needed to sustain the community's expected future level of service.

Objective PS-2.3 Community Policing

Continue to engage community residents and businesses in crime prevention and outreach partnerships through "community policing" initiatives, such as Neighborhood Watch, Neighborhood Building Blocks, youth recreational and educational clinics, and related programs.

Objective PS-2.4 Emergency Medical Response

Continue to provide a seamless continuum of basic and advance life support services.





Objective PS-2.6 Coordinated Responses

Foster continued relationships with adjacent jurisdictions and other government entities, such as the University of Northern Colorado, Aims Community College, and Greeley-Weld School District Number 6, to provide coordinated response to emergencies and other high impact events.

Objective PS-2.7 Duplication of Efforts

Where cost effective and mutually beneficial for all parties, pursue intergovernmental agreements and contracts for services with other jurisdictions and government entities where duplication in emergency services, capital improvements, or equipment can be avoided and/or where the unique capabilities of the service or equipment needed is more effectively provided through a coordinated source or partnership.

Objective PS-2.8 Maintaining Service with Growth

Identify City needs for funding and development related to safety through the Capital Improvements Plan in order to maintain and keep pace with growth and redevelopment. Periodically review fees to assure they keep pace with the actual costs of serving new development.





Goal PS-3: Develop and maintain a safe, aesthetically pleasing, and livable community.

Objective PS-3.1 Urban Design

Enhance public safety through the use of public improvements, urban design, street furniture, lighting, and other features of the built environment.

Objective PS-3.2 Code Enforcement

Address behaviors that disregard public safety of others or property. When necessary, take actions to minimize more serious conditions as needed to address threats that impede community and individual safety.

Objective PS-3.3 Citizen Responsibility

Promote activities and programs that reinforce citizen responsibility for community and personal well-being.

Objective PS-3.4 Signage and Lighting

Enhance public safety through the use of signage, information kiosks, lighting and other means to inform and direct the public to destinations in a straightforward and efficient manner.

Objective PS-3.5 Safe Built Environment

Support development patterns that foster constructive interactions with others to promote the opportunity for neighbors and businesses to mutually support common neighborhood interests such as hazard and crime prevention.

Objective PS-3.6 Public Perceptions

Increase a positive public perception of Greeley as a safe place to live, work, and play and deter opportunities for minimal and undesirable actions.



TRANSPORTATION & MOBILITY



TM

INTRODUCTION AND PERSPECTIVE

This element deals with all modes of travel that make up the city’s transportation system, including automobiles, buses, bikes, pedestrians, trains, and airplanes and efforts to increase safety and efficiency; to provide access to a diversity of transportation options; to coordinate future land use patterns and decisions with those for transportation; and to promote efficient means of moving goods and services through the city and between Greeley and the region.

The community’s early growth largely influenced by the railroad. Rail offered inexpensive transportation for produce, livestock, and other materials and goods needed to supply the Union Colony given its then remote location. The first railroad line, built by the Denver Pacific Railway and Telegraph Company, was privately financed in 1868 by Gov. John Evans and several Denver businessmen. This line was built to encourage a resurgence of Denver by linking it with Cheyenne and included a stop in Greeley.

The Denver and Greeley Railroad (DGR) began operation in 1910 as the only electric mass transit system, or street car system, serving the city. A car barn fire in 1917 and the rise of automobiles led the DGR to close by 1922, making Greeley the last city in Colorado to get street cars and the first to abandon them. By 1926, there were seven private bus companies operating in town. Private operators were replaced with a City-run transit system, known as “G.E.T.” – Greeley-Evans Transit starting January 1, 1960 using buses bought from the private bus companies.



WHERE ARE WE TODAY?

Today, automobiles are the primary mode of transportation for Greeley residents. Indeed, residents of Weld County drive more miles per day per person than residents of other counties along the Front Range. While increased daily travel is a sign of a strong economy, it also leads to traffic congestion and reduced air quality. The City of Greeley has pursued transportation demand management strategies to encourage alternative modes of travel and reduce the community's dependency on the automobile, along with the negative externalities automobile travel creates. Despite these efforts, progress has been slow as the City and County's long history of low-density development and disconnected street networks have proven to be a challenge for transit and transportation demand management strategies.

The City has placed a high priority on its bicycle infrastructure in recent year, building over 120 miles of bike lanes and paths since 2001. Connectivity of the network is a concern, and future improvements to the bicycle network and public right-of-way will be necessary in order to make cycling and walking more safe and viable modes of transportation for the community. Transit is also a priority. The City has recently completed a strategic plan, built a new Transit Center, and replaced several buses.

LOOKING TO THE FUTURE

The City will continue to improve its roadways, transit system, bicycle network, pedestrian infrastructure, and pursue other transportation demand management strategies in order to establish a multi-modal transportation system that provides a variety of transportation options to serve the needs of all residents in the community. Future transportation services, strategies and investments will be coordinated with and complementary of future land use planning, maximizing public benefits of transportation spending. The experiential components of mobility, such as the design of Greeley's streetscape and trails, will continue to be enhanced in order to make the city's transportation system more attractive, safe, and enjoyable. Creating a more inter-connected network for pedestrians and cyclists will also be important in order to provide these users with a more direct and efficient way of travel. The City's *Comprehensive Transportation Plan*, *Bikeways Master Plan*, *Complete Streets Policy* and *Transit Strategic Plan* will continue to be updated and implemented to advance the goals and objectives of the *Comprehensive Plan* by establishing more detailed policies, priorities, and actions.

ROLE OF THE CITY

The planning, construction, maintenance and operations of the transportation systems and public streets are administered by the Department of Public Works. Improvements to the City's transportation infrastructure are critical in providing safe and efficient movement of pedestrians, traffic, goods and emergency services.

Public transit services are provided by Greeley-Evans Transit (GET) and serves cities of Greeley, Evans and Garden City. Coordination between the City, GET, and other community partners ensures that proper services and programs are being provided to meet the different needs of the community. The City is also responsible for the long-term planning of future services and improvements as demonstrated by the City's *Comprehensive Transportation Plan* and *Bicycle Master Plan*.



Goal TM-1: Develop and maintain an accessible, integrated, safe, and efficient transportation system.

Objective TM-1.1 Multi-Modal Transportation System

Design, construct, and maintain a multi-modal transportation system that:

- Meets the unique needs of each mode of travel;
- Integrates all modes of travel into a comprehensive system;
- Ensures that the system provides efficient links between each mode of travel;
- Provides networks for pedestrians and bicyclists that are equal in priority, design and construction to the system provided to motorists;
- Is accessible, safe, and inviting to all members of the community; and
- Anticipates future modes of travel, such as autonomous vehicles.

Objective TM-1.2 Pedestrian Movements

Ensure pedestrian movement and accessibility is considered in the design and construction of all public and private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided.

Objective TM-1.3 Streetscape Design

Develop attractive, safe, accessible, and efficient public rights-of-way, including roadways and sidewalks. The design of such rights-of-way should vary depending on the modes accommodated, the surrounding land uses, and the character of the area or neighborhood through which it passes.

TRANSPORTATION MASTER PLANS

Master Plans have been developed to help define a long-range vision for the City's multi-modal transportation system. These plans provide both technical and policy direction to guide future transportation investments and decisions. Adopted Transportation Master Plans include:

- **2035 Comprehensive Transportation Plan:** The plan aims to improve the relationship between City's transportation and land use systems. The Plan identifies future transportation needs of specific geographic areas, estimates costs, and identifies short-term and long-term improvements for roads, transit, bicycle, and pedestrian facilities. The plan provides future guidance for all modes of transportation to ensure that these systems work together and provide a balanced multi-modal system that serves all users in the community.
- **Bicycle Master Plan:** This Plan aims to make Greeley a Gold Level Bike Friendly Community by creating an efficient and safe bicycling network for the community that serves both a transportation and recreational purpose. The Plan is comprised of goals and objectives to help guide the City move towards this vision and discusses recommendations that range from physical improvements on the network connectivity level, to programs and policies that will help move Greeley forward as a bicycle friendly community.



Objective TM-1.4 Traffic Calming

Support the use of traffic calming methods that prevent accidents and improve safety for all users.

Objective TM-1.5 Emergency Response

Accommodate transportation needs associated with emergency response and the movement of hazardous materials through the city. Maintain City standards and procedures related to the effective method of roadway, rail, and air traffic management related to emergency and weather conditions.

Objective TM-1.6 Transportation Demand Management

Endeavor to fully implement a Transportation Demand Management (TDM) program that provides incentives to encourage alternatives to single-occupancy vehicle trips. Collaborate with regional and community partners to establish TDM programs at:

- Employment centers;
- Educational facilities;
- Recreational facilities;
- Large residential complexes or dense residential communities; and
- Large retail and community commercial centers.

Objective TM-1.7 Parking

Develop and implement parking regulations and management programs that result in the efficient development and use of parking resources.





**GREELEY-EVANS
TRANSIT (GET)**

Greeley Evans Transit is operated by the City of Greeley's Transit Services Division and provides transit services in Greeley, Evans and Garden City. The service includes seven fixed-route bus lines, paratransit service and a supplementary Call-N-Ride service. As part of the G'Town Promise, GET also provides free rides to all elementary, middle and high school students within the region. Future enhancements to their current service are guided by their Strategic Plan which provides near-, mid-, and long-term service recommendations.

Objective TM-1.8 Functional Classifications

Maintain a roadway system that encourages the use of arterial streets for cross-town and regional traffic, the use of collector streets to channel traffic from the neighborhoods to arterial streets, and discourages the use of local streets for through-traffic.

Objective TM-1.9 Level-of-Service Standards

Adopt and implement target level-of-service standards for all components of the transportation system. Incorporate such standards into the development review process to ensure the impacts of new development can be evaluated and mitigated.

Objective TM-1.10 Energy Efficiency

Incorporate energy efficiency into the transportation system and facilities.

Objective TM-1.11 System Construction and Maintenance

Support and expand ongoing programs related to roadway construction and maintenance. Ensure that new growth does not negatively impact the City's ability to maintain the transportation system or create a fiscal burden for the City.

Objective TM-1.12 Traffic Enforcement

Pursue aggressive enforcement against accident-causing traffic violations, and other threats to the health and safety of all users of the City's transportation system.

Objective TM-1.13 Street Patterns

Promote street and pathway patterns and configurations that foster interconnectivity between subdivisions and commercial development in order to move all users in direct routes and limit extraneous travel on collector and arterial streets.

Goal TM-2: Provide residents with a range of transportation choices and options.

Objective TM-2.1 Complete Streets

Plan and program rights-of-way that fully integrate the needs of bicyclists, pedestrians, transit users, commercial vehicles and trucks, emergency service vehicles, and passenger vehicles.

Objective TM-2.2 Bikeway System

Encourage bicycle travel and an effective bikeway system. Develop standards for bikeway facilities and infrastructure with input from local commuter bicyclists and other users.

**Objective TM-2.3 Trail Opportunities**

Explore the use of abandoned railroad rights-of-way, drainage ways, and canals for opportunities to serve alternative modes of transportation, such as pedestrian or bicycle trails.

Objective TM-2.4 Residents with Disabilities

Ensure the transportation system effectively serves people with disabilities.

Objective TM-2.5 Public Transit

Promote an efficient, effective, and comprehensive transit system for public use.

Objective TM-2.6 Regional Transit

Foster regional transit through intergovernmental agreements and other collaborative efforts with neighboring communities and state and regional entities.

Objective TM-2.7 Network Gaps and Barriers

Address existing gaps and other barriers in the transit, pedestrian, and bicycle networks.





GREELEY-WELD COUNTY AIRPORT

Operating since 1994, the Greeley-Weld County Airport is a general aviation airport that provides air service to the Greeley area. The airport is owned and operated by the Greeley-Weld County Airport Authority, which includes members of the Greeley City Council and the Weld County Board of Commissioners. A variety of aviation services are offered at the airport including corporate aircraft services, crop dusters, air med/air ambulance, and flight training. In addition to these services, the airport remains as one of the largest employers in Greeley and continues to contribute to the local economy.

Goal TM-3: Ensure that land use and transportation decisions, strategies, and investments are coordinated and complementary.

Objective TM-3.1 Transportation/Land Use Connections

Develop a transportation system that anticipates and supports planned land uses and development intensities in the city and its Long Range Expected Growth Area (LREGA).

Objective TM-3.2 Supportive Development

Ensure that all proposed development projects demonstrate the ability to accommodate pedestrian and bicycle travel.

Objective TM-3.3 Transit-Oriented Development

Require all new development and redevelopment near (within ¼ mile) of an existing or planned transit line, or located along a multi-modal corridor (as identified on the Land Use Guidance Map) to incorporate transit-oriented design into projects.

Objective TM-3.4 Balance Impacts

Support land use proposals that seek to balance, mitigate, and distribute transportation impacts in order to maintain or improve current levels of mobility.

Goal TM-4: Promote the orderly movement of goods and services throughout the city and region.

Objective TM-4.1 Truck Routes

Establish and enforce appropriate truck routes to and through the city, including for hazardous materials. Encourage the co-location of oil and gas facilities in order to minimize the impacts of transporting these resources on the community.

Objective TM-4.2 Railroads

Promote the safe, compatible, and effective use of rail to, from, and through the city.

Objective TM-4.3 North Greeley Rail Corridor

Ensure new development along the North Greeley Rail Corridor preserves the functionality and future use of the existing railroad line in support of the vision established with Weld County for this area to develop as a rail-centric hub for industrial and commercial uses.

Objective TM-4.4 Greeley-Weld County Airport

Support the ability of the Greeley-Weld County Airport to reach its full potential in providing competitive air transportation and freight services.



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04. GROWTH FRAMEWORK



ZONING VS. LAND USE GUIDANCE

The Land Use Guidance Map and the community building blocks differ from the City's zoning code in that they establish a vision for the types of uses, densities of development, building types, and transportation networks within particular areas of Greeley, along with providing other policy guidance related to land use (in addition to the guidance provided in Chapter 3). Zoning, on the other hand, establishes the specific regulations that govern how land uses and development are built and regulated by the City.

It can be helpful to think of the relationship between the two this way: the Land Use Guidance Map provides the vision for how we want to see our community grow and develop, while zoning is the primary tool with which the City can implement this vision. As such, a number of zoning and code updates are recommended as implementation actions in Chapter 5 of the Plan to align the City's current regulations to the Land Use Guidance Map.

ABOUT THE GROWTH FRAMEWORK

The Growth Framework of the Comprehensive Plan provides an overall vision for how the City of Greeley will grow and evolve in the future. As with the goals and objectives of Chapter 3, which provide guidance on a range of topics, this Growth Framework is a tool that helps City staff, elected and appointed officials, developers, residents, and others to plan for, anticipate, evaluate, and make decisions regarding the types, design, and intensity of land uses throughout the city and its Long Range Expected Growth Area (LREGA). Such guidance is found throughout this chapter, which includes:

Land Use Guidance Map: Identifies locations within Greeley and its LREGA where different types of places, as defined by the community building blocks, are desired and/or expected to occur in the future.

Community Building Blocks: Provides a description of and more detailed policy direction for the types of places depicted on the Land Use Guidance Map. The building blocks are organized under four broader categories: Neighborhoods, Areas, Centers, and Corridors.

Annexations: Provides guidance on the conditions under which land located within Greeley's LREGA but outside of its municipal limits (i.e., in unincorporated Weld County) will be annexed into the city. This component, supported by the previous two, also serves as the Three-Mile Plan for Greeley, as required under state statutes.

While a separate chapter, the Growth Framework is intended to complement the guidance provided in Chapter 3 of the Comprehensive Plan, reflecting how the goals and objectives will influence the spatial development and growth of Greeley.

How to Use This Chapter

The guidance provided in the chapter provides direction to City staff, decision-makers, and the community when development applications, zoning changes, or other land use-related choices arise. The Land Use Guidance Map should be consulted to determine which community building block applies to any given property within the city, and the description of that building block should be referred to by developers, property owners, City staff, elected and appointed officials to understand the types of land uses and intensity of development the community desires in that part of Greeley. Descriptions and special considerations for each building block should be considered in addition to applicable goals and objectives set forth in Chapter 3 of this Plan.

Hard boundaries or delineations of building blocks on a parcel-by-parcel basis are not provided on the Land Use Guidance Map. This is intentional, and provides both property owners and the City with a degree of flexibility in implementing the community's vision for future development. Likewise, the density ranges provided for each building block should be viewed as guidelines rather than regulatory requirements. More specific, detailed, and parcel-based regulations on land uses, density and intensity, types of development, and other urban design or architectural considerations are found in the City's Development Code and zoning regulations, and will continue to be used by the City when reviewing development proposals.

Amendments

Amendments to the Growth Framework (including the Land Use Guidance Map and community building blocks) are considered Comprehensive Plan amendments, and should follow the process for amendments established in Chapter 1.

FACTORS INFLUENCING GROWTH

A number of factors have influenced and will continue to influence growth in Greeley. Some of these factors, such as population growth or geographic constraints, represent factors over which the City has little to no control, while others, such as compact development, reflect community preferences expressed during the *Imagine Greeley* process. Not listed in any order of importance, the following factors most heavily influenced the development of the Land Use Guidance Map and community building blocks: population growth; compact development; infill and redevelopment; mixed-use development; housing; adequate public facilities; constraints and environmentally sensitive lands, and parks and open lands.

Population Growth

The City of Greeley's population hit a milestone this past decade, exceeding 100,000 residents for the first time in the City's history. Our city's population is expected to continue to grow in the future, increasing by at least 50,000 residents over the next 20 years. As such, this Growth Framework provides guidance on where new housing and employment areas will be encouraged in different parts of the city to meet our anticipated future needs. This growth will be located in undeveloped areas or occur as infill development or redevelopment within already developed areas.

Compact Development

Based on past policy directions and confirmed through the *Imagine Greeley* process, the Land Use Guidance Map, in addition to the goals and policies found in Chapter 3, encourages a compact footprint for Greeley, limiting sprawl into undeveloped areas, encouraging infill and redevelopment in existing areas, and preserving open lands and other environmentally sensitive areas. Community building blocks reflect this, by encouraging a range of housing types and densities that use less land per housing unit, by encouraging the preservation of community separators around the city's periphery, and by encouraging clustered development and the integration of open space into larger planned communities and subdivisions.

Mixed-Use Development

During the *Imagine Greeley* process, residents expressed a strong desire to see a greater mix of uses throughout the city in the future. To support this desire, a mix of land uses is envisioned in almost all of the community building blocks, depending on the location and intensity of surrounding uses. Although some mixed-use development may occur within existing neighborhoods and employment areas, the Growth Framework focuses on encouraging mixed-use development in important centers, such as Downtown Greeley and UNC, and along major transportation corridors, such as 10th Street and 8th Avenue as these redevelop in the future.

Housing

Housing affordability and access were two issues discussed frequently during the *Imagine Greeley* process. In general, residents like that Greeley is an affordable community, and would like to maintain this reputation moving forward. However, a growing population, low residential vacancy rates, stagnating wages, and other factors have caused housing costs to increase in recent years and led to more and more of households' income going towards housing costs. The Growth Framework seeks to encourage a wider diversity of housing types in the city as a means to increase the available supply of housing, maintain a compact pattern of development, and make efficient use of land and public investments in infrastructure and services. A more diverse housing stock is also adaptable, and can more easily accommodate changes in residents and their needs—allowing current residents to stay in the community as they age or start families, for example.

Adequate Public Facilities

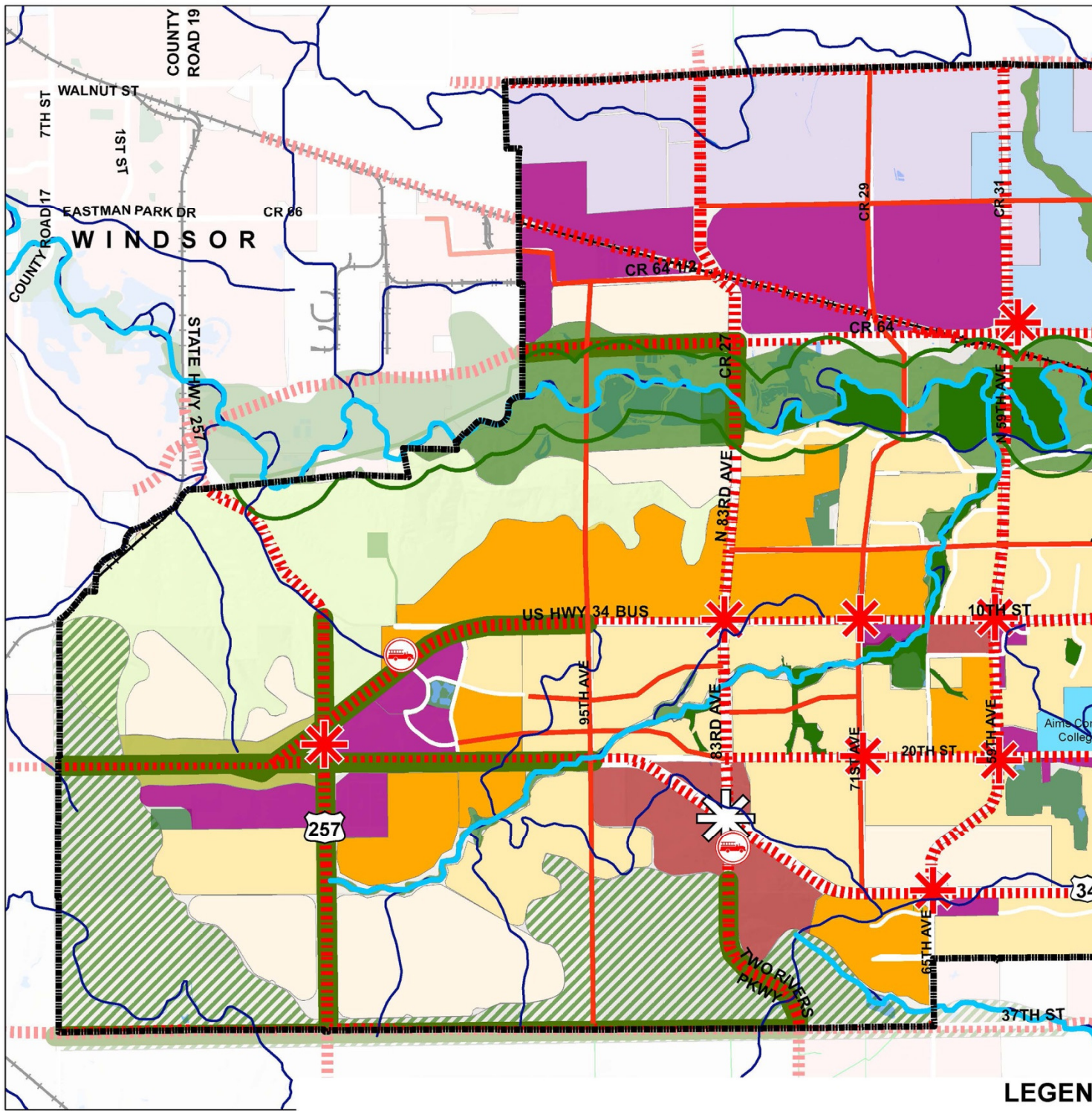
Much of Greeley's Long Range Expected Growth Area (LREGA) is undeveloped. While this provides tremendous opportunities for imagining how these areas could develop in the future, most will need to be served with infrastructure and services before new development can occur. While the City, through its budget and Capital Improvement Plan, is working to expand necessary infrastructure to support new growth, its resources are limited. In many cases, the areas indicated for development on the Land Use Guidance Map will not develop within the next 10 to 20 years, especially those designated as urban reserve. However, the map and community building blocks allow the City to plan ahead and prepare for the kinds, sizes, and location of new infrastructure that will be needed to serve particular areas of Greeley and the uses envisioned. While in most cases it will be the responsibility of developers and property owners to provide for infrastructure and services needed to support their developments, in certain circumstances the City may proactively work to provide services to a particular area as a means of catalyzing development that supports community goals, such as for affordable housing or economic development.

Constraints & Environmentally-Sensitive Lands

New development is not anticipated uniformly throughout Greeley and its LREGA. Certain locations are anticipated to remain undeveloped in the future due to the ecological functions they provide, their value to the community, the presence of natural hazards, or a range of other reasons. These areas include those with steep slopes, within mapped floodplains, that support wildlife habitat and/or movements, etc.




Parks & Open Lands

Access to parks and open lands is an important aspect of Greeley residents' quality of life. Moving forward, the Land Use Guidance Map and community building blocks support both the protection of open lands within the community and at its peripheries (as community separators), and support the preservation and interconnection of open lands within larger developments and subdivisions. The Growth Framework also references the *Parks, Trails, and Open Lands Master Plan* as a guide for where future parks and trail amenities will be built in the future to ensure that new growth is planned in coordination with these investments.






LEGEND



CENTERS

-  Downtown Center
-  Regional Center
-  Neighborhood Center

CORRIDORS

-  Multi-Modal Corridor
-  Special Multi-Modal Corridor Landscaping
-  Poudre River Greenway

SPECIAL RECOMENDATIONS

-  Potential Fire Station Locations
-  Area to be added to the LREGA

AREAS

-  Airport Area
-  Higher Education Hubs
-  Employment, Industrial, and
-  North Annexation Area
-  Mixed Use High Intensity
-  Urban Reserve



COMMUNITY BUILDING BLOCKS: NEIGHBORHOODS

COMPLETE NEIGHBORHOODS

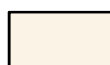




The Comprehensive Plan supports the development of “complete neighborhoods” throughout the City of Greeley, regardless of the type or location of the neighborhood. Complete neighborhoods are those that include:

- A range of supporting non-residential uses (commercial, retail, employment, civic, etc.);
- An interconnected and multi-modal transportation network that supports automobiles, pedestrians, bikers, and transit;
- Visually interesting architectural features and urban design elements that contribute to a cohesive neighborhood identity, both internally and as a transition to other adjacent neighborhoods;
- Amenities and areas that encourage human contact and social interactions in safe and secure environments;
- Considerations and supports for sustainability and environmental protection; and
- Memorable character and sense of place conveyed through design as well as the features associated with its common areas and public spaces.

OVERVIEW

Neighborhoods are those areas of Greeley where residents live, currently or in the future. However, they are more than just a collection of homes. Complete neighborhoods, which contain a variety of attributes and amenities that contribute to residents’ day-to-day living, enjoyment, and quality of life, are encouraged. The following community building blocks provide guidance for the creation of new neighborhoods in undeveloped, or greenfield, contexts, as well as for the revitalization and evolution of Greeley’s existing neighborhoods in established areas of the city.

TYPES OF NEIGHBORHOODS

-  **Rural Neighborhoods**
-  **Suburban Neighborhoods**
-  **Legacy Urban Neighborhoods**
-  **Mixed Use Neighborhoods**
-  **Downtown Neighborhoods**

Rural Neighborhoods



Range of Densities: Varies; typically up to 2 dwelling units/acre.

Description: Rural neighborhood encourage opportunities for ex-urban or rural lifestyles as a transition to agricultural lands in unincorporated Weld County or to natural areas or open lands within Greeley. While the range of residential densities found within rural neighborhoods is low, lots may be smaller and clustered in order to maximize the preservation of open space or working agricultural lands. Large lots or ranchettes are also supported, allowing for small-scale agricultural or ranching uses where desired by property owners. Rural neighborhoods may support certain small-scale commercial or retail uses so long as these uses do not detract from the rural character of the neighborhood.

Street Pattern and Mobility: Streets within rural neighborhoods provide access to individual lots within the neighborhood from adjacent, larger streets. While existing roadways within these neighborhoods generally follow a large grid pattern (based on the Public Land Survey System), new streets may be more curvilinear depending on topography within the neighborhood, the overall layout of the neighborhood, or the need to preserve existing features, such as environmentally sensitive areas or irrigation ditches. Pedestrian and bicycle pathways connect rural neighborhoods to adjacent neighborhood and areas of the city, while also providing recreational opportunities.

SPECIAL CONSIDERATIONS

Although these neighborhoods are rural in character, new neighborhoods must conform with the City's adequate public facilities requirements. As such, septic systems, private wells, and other infrastructure features typical of more rural areas are not supported. Where such systems are in use in established rural neighborhoods, efforts should be made to extend City services (such as sewer) to these areas. If city infrastructure already exists, property owners should be encouraged to connect to the City's systems.

Suburban Neighborhoods



SPECIAL CONSIDERATIONS

While the types of housing found in suburban neighborhoods is largely limited to single-family detached homes, there are opportunities to create a wider range of housing options. Accessory dwelling units (ADUs), or second units built in a backyard of an existing single-family home are an example of how these neighborhoods could accommodate additional housing types while still retaining their character. These housing units can then be rented out to tenants, or kept within a family and used to house family members, such as aging parents.

Range of Densities: Varies; typically between 2 and 5 dwelling units/acre, but may include densities up to 10 dwelling units/acre in some locations.

Description: Neighborhoods and residential subdivisions primarily made up of single-family detached homes. Other housing types are supported in certain locations, but will be limited primarily to low-density attached housing types, such as townhouses or duplexes, that are designed to fit-in with the surrounding neighborhood. Accessory dwelling units (ADUs) provide additional housing options. Some non-residential supporting uses may be found within these neighborhoods; however, most are likely to be located along adjacent commercial corridors or within neighborhood or regional centers. Services and amenities within the neighborhood, such as parks, schools, recreational facilities, and religious institutions are encouraged where they do not exist already in order to create more complete neighborhoods.

Street Pattern and Mobility: Streets in established neighborhoods are primarily curvilinear and, in many cases, are not well-connected. In such instances, pedestrian or bicycle paths should be developed to create additional connections that improve walkability and access for residents. Streets in new low-density suburban neighborhoods should be aligned on a modified grid, or designed to maximize connectivity within the neighborhoods/subdivision as well as to adjacent areas, such as neighborhood centers. Most block faces are a maximum of 600 feet long and intersections are crossroads to facilitate walkability. While these neighborhoods may be served with transit in the future, their street networks and the prevalence of low-density development may make service unfeasible.