



Remote Meeting Instructions for the City Council Worksession:

In order to comply with all health orders and State guidelines intended to stop the spread of the COVID-19 (Coronavirus), **no physical location, including the City Council Chambers, will be set up for viewing or participating in this Worksession. Because this is a Worksession, no public input will be accepted in any format, written or otherwise.**

The **only** way to view this Worksession is to follow the instructions below to watch the YouTube live stream.

- From your laptop or computer, click the following link or enter it manually into your Web Browser: (www.youtube.com/CityofGreeley)
- Clicking the link above will take you to the City of Greeley's YouTube Channel.
- Once there, you will be able to view the Worksession!

Please contact the City Clerk's Office with any questions you might have at 970-350-9740. Thank you!



Mayor

John Gates

Councilmembers

Tommy Butler
Ward I

Brett Payton
Ward II

Michael Fitzsimmons
Ward III

Dale Hall
Ward IV

Kristin Zasada
At-Large

Ed Clark
At-Large

A City Achieving
Community Excellence

Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

City Council Worksession Agenda

March 09, 2021 at 6:00 PM

This meeting will be conducted remotely. (See previous page for participation instructions and/or to view the YouTube live stream.)

1. [Call to Order](#)
2. [Pledge of Allegiance](#)
3. [Roll Call](#)
4. [Reports from Mayor and Councilmembers](#)
5. [Discussion regarding Potential Keep Greeley Moving Tax Renewal Ballot Issue for November 2021](#)
6. [COVID-19 Update](#)
7. [Development Code Update – Infill Strategies - Housing](#)
8. [Scheduling of Meetings, Other Events](#)
9. [Adjournment](#)

Worksession Agenda Summary

March 9, 2021

Title:

Call to Order

Worksession Agenda Summary

March 9, 2021

Title:

Pledge of Allegiance

Worksession Agenda Summary

March 9, 2021

Title:

Roll Call

1. Mayor Gates
2. Councilmember Butler
3. Councilmember Payton
4. Councilmember Hall
5. Councilmember Fitzsimmons
6. Councilmember Clark
7. Councilmember Zasada

Worksession Agenda Summary

March 9, 2021

Title:

Reports from Mayor and Councilmembers

Background:

During this portion of the meeting any Councilmember may offer a summary of the Councilmember's attendance at assigned board/committee meetings and should include key highlights and points that may require additional decision and discussion by the full Council at this or a future Worksession.

Board/Committee	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4 th Mon, 6:00 pm	Butler
Historic Preservation Loan Committee	As Needed	Zasada
Human Relations Commission	2 nd Mon, 4:00 pm	Zasada
Police Pension Board	Quarterly	Clark
Employee Health Board	As Needed	Fitzsimmons
Airport Authority	3 rd Thur, 3:30 pm	Payton/Clark
Visit Greeley	3 rd Wed, 7:30 am	Fitzsimmons
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates/Hall
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Hall
Island Grove Advisory Board	1 st Thur, 3:30 pm	Butler
Weld Project Connect Committee (United Way)	As Needed	Hall
Downtown Development Authority	3 rd Thur, 7:30 am	Butler/Zasada
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Payton/Gates
Poudre River Trail	1 st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Gates
Highway 85 Coalition	As Needed	Gates
Highway 34 Coalition	As Needed	Payton
CML Policy Committee (Council or Staff)	As Needed	Payton/Otto Gates alternate
CML Executive Board opportunity	As Needed	Hall
CML - Other opportunities	As Available/Desired	

Worksession Agenda Summary

March 9, 2021

Agenda Item Number

Paul Fetherston, Deputy City Manager for Enterprise Resources
Raymond Lee, Deputy City Manager for Community Building/ Interim Public Works Director
Kelli Johnson, Communications and Engagement Director
John Karner, Finance Director
Joel Hemesath, Deputy Director, Public Works Department
Will Jones, Deputy Director, Public Works Department

Title:

Discussion regarding Potential Keep Greeley Moving Tax Renewal Ballot Issue for November 2021

Background:

The purpose of this work session is to present and discuss a potential ballot measure in November 2021 related to the renewal of the existing Keep Greeley Moving sales tax. This memorandum and corresponding presentation is intended to provide background so City Council (Council) may provide guidance regarding:

1. Renewal of the seven-year 0.65% Keep Greeley Moving Tax (sales tax – food exempt) originally approved by the voters in 2015 and which is scheduled to expire in 2022 that funds street-related improvements and repairs.

Last year, in anticipation of the upcoming expiration of the Keep Greeley Moving (KGM) sales tax, staff recommended seeking voter approved renewal in conjunction with the Food Tax renewal on the November 2020 ballot. At the time, the Council appointed Citizen Budget Advisory Committee (CBAC) supported the recommendation. Due to uncertainty associated with the economic impact of the pandemic, the decision was made by Council to seek approval of just the Food Tax in November 2020, which passed overwhelmingly (with more than 73% of voters approving extension).

Keep Greeley Moving

Greeley voters first approved the 0.65% food exempt sales tax (known as Keep Greeley Moving, or KGM) in 2015, for a period of a seven-years. KGM focuses on street related improvements and repairs and is currently set to

expire in 2022. During the first five years, the KGM tax has resulted in the following investments:

AREA	AMOUNT
Concrete repairs (including 13 miles of sidewalks)	\$4.6 Million
Seal coat 88 miles of roadway	\$5.8 Million
Patching of 148,000 square yards of roadway, or 23 football fields	\$5.9 Million
Overlay of 54.9 miles of roadway	\$29.1 Million
Applied 1,145,130 pounds of crack seal	\$2.1 Million
Roadway expansion work (including 20 th Street and 71 st Avenue)	\$20.4 Million
Total Revenue Invested	\$65.9 Million

Taxpayer support of KGM was a significant step in making progress in the City's ability to enhance its street improvements and repairs. Without this voter approved funding, the investments highlighted above would not have been possible. During the first five years of KGM, the funding has helped reduce the backlog of overlay projects from 85 miles to 62 miles and has helped improve the road system's average Pavement Quality Index (PQI) rating from 61 to 69. While the funding has enabled progress, a significant backlog of road maintenance needs remains for the City's 380 miles of roads. Additionally, there are over \$55 million in curb, gutter and sidewalk needs that still exist today.

The project backlog and ability of KGM to make even more impact has been influenced by a number of factors, including - but not limited to - the following:

- i. The extent of concrete repairs was not known at the time of KGM approval since the City had not previously been responsible for such repairs;
- ii. Road capacity project costs continue to escalate, requiring additional KGM funds to help complete capacity projects sooner than otherwise could be afforded;
- iii. Due to the harsh weather elements, Greeley's local environment quickly starts the deterioration process, which places an additional burden on the City's maintenance program; and
- iv. The demands on the City's road network is expected to further increase as the City continues to see accelerated economic and population growth into the future.

Based on the current KGM revenue collection--supplemented by an annual transfer of \$2.5 million to the Road Development fund for road widening projects--an average of \$13.2 million is available each year for investment in street repair. City staff's current estimates illustrate an annual need of

~\$20.0 million for pavement and concrete maintenance, resulting in an annual shortfall of \$6.7 million.

This ~\$20 million estimated annual need, however, is presented at a snapshot in time and does not fully account for the future impact of expected growth. As such, over the next several years, staff resources will be focused on the development of master plans that will take a holistic approach to identify the five-to-ten-year capital needs and priorities within the areas of facilities, transportation, culture, parks and recreation. Upon completion of the master planning process, it is expected that the planning efforts will support a community-wide discussion in late 2024 regarding potential adjustments to the existing sales tax structure. The potential adjustments may be warranted to support community infrastructure, including--but not limited to--street improvement and repair.

While there are street improvement and repair needs that far exceed the revenue currently generated by KGM, staff has made a recommendation to seek renewal of the existing KGM in November 2021 for a seven-year period with no changes. If renewed, the KGM Tax is estimated to generate approximately ~\$93 Million in revenue over seven years for street improvements and repair.

Colorado communities generally seek voter approval of a tax renewal one year in advance of its expiration date. This strategy allows elected officials, staff and citizen committees the opportunity to have one additional renewal effort in the event the initial measure fails.

Citizen Budget Advisory Committee (CBAC) Recommendation

During the period of December 2019 through February 2020, the CBAC engaged in discussions regarding staff presentations and recommendations pertaining to both the Food Tax and KGM.

On February 10, 2021, Staff presented CBAC with information about the possible renewal of KGM in November 2021. After much discussion about needs versus long term planning, CBAC recommended moving forward with placing KGM reauthorization on the November 2021 ballot but encourage Council to poll on support for increased tax rate to cover the gap in funding needs. The CBAC Chair, Trent Howell, will be available during the City Council work session to discuss the recommendation and address questions.

Decision Options:

Based on the work and recommendations of the CBAC in conjunction with staff, the following questions are presented for Council discussion and consideration:

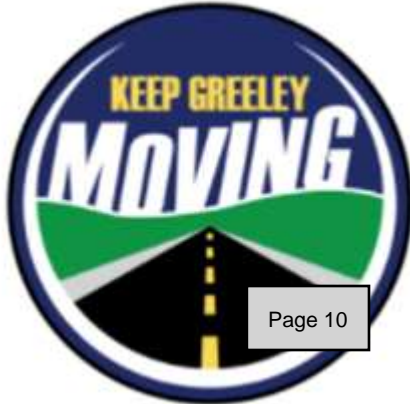
1. Does Council have any questions relative to the KGM sales tax and the recommendations to move its renewal to ballot in November 2021?
2. Does Council want staff to continue to move forward with steps towards placing the following item on the November 2021 ballot:
 - a. Renewal of the 0.65% Keep Greeley Moving Tax (sales – food exempt) for a seven-year period to expire in 2029?
3. Does Council want polling to include questions about interest in increasing the KGM tax rate as recommended by CBAC?

Attachments:

Presentation Slides

Keep Greeley Moving Reauthorization

March 9, 2021
City Council



Greeley's Financial Goals



Streamline Future Funding

Short-term

- Renew Food Tax
- Renew KGM
- Keep on track with road maintenance
- Continue Master Planning efforts

Long-term

- Review existing taxes
- Monitor growth
- Segment and diversify funding needs and revenue

Benefits

- Greater accountability
- More transparency
- Efficient delivery of services



Background on KGM & Greeley's Roads

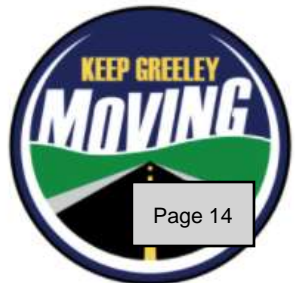


Keep Greeley Moving Sales Tax

Critical funding source for transportation-related repairs, improvements and construction.

- 0.65% sales tax on all non-grocery purchases
- Voters approved KGM in 2015 with 56.6% of the vote
- Seeking reauthorization in 2021

Without this revenue, Greeley will be forced to delay or cut important road infrastructure projects and improvements.



Funding Priorities



Road Repaving
and Maintenance



Road Expansion
and Improvements



Curb, Gutter and
Sidewalk Repairs

2020 Polling

Food Tax

Summer 2020 (poll): 70% support

November 2020 (actual): 73% support

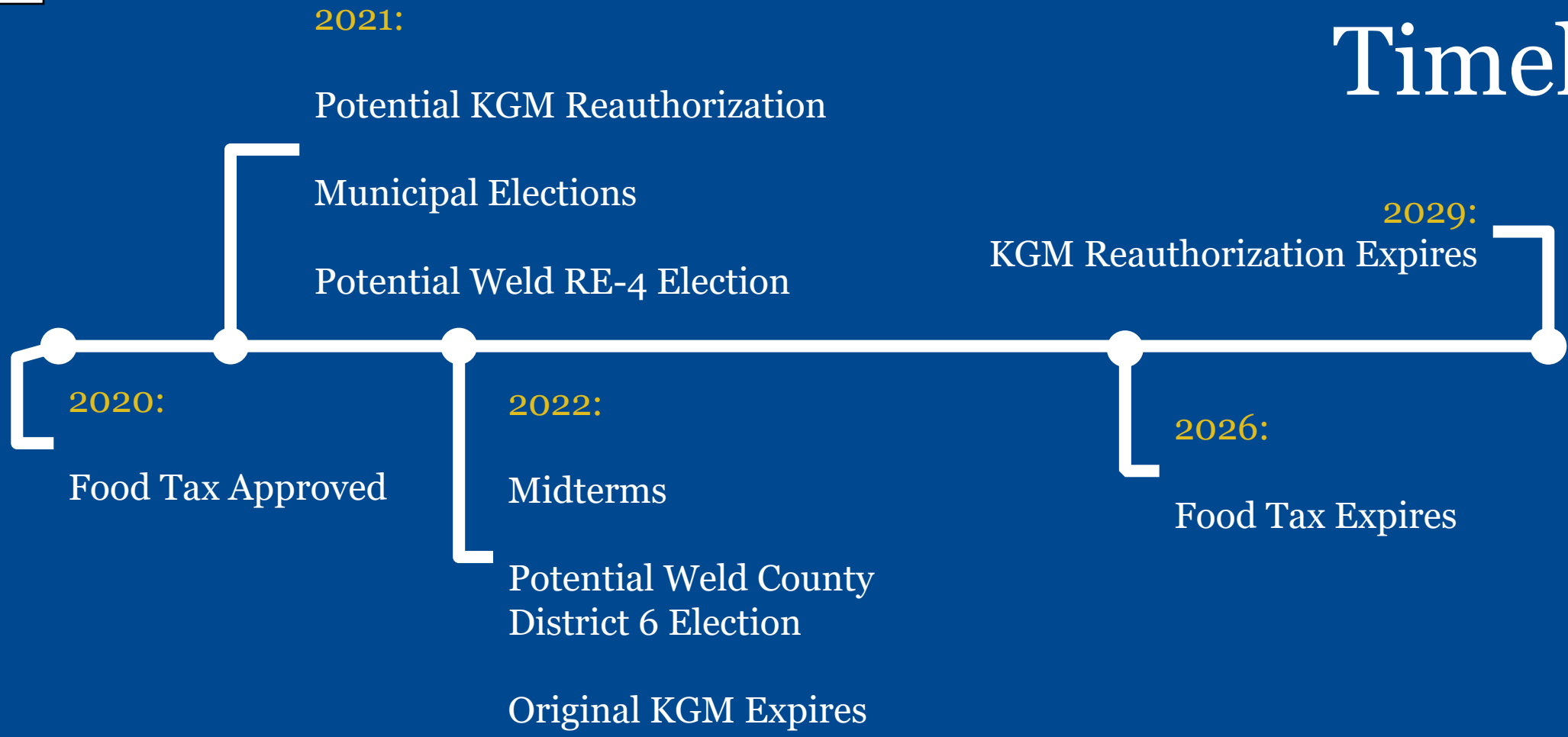
KGM

Summer 2020 (poll): 76% support

*Poll conducted of Greeley residents. 2021 voters will look different than 2020 voters.



Timeline



Additional Considerations

- Regional Transportation Authority
- Open Space and Natural Areas



KGM: Repairing and Improving Our Transportation Infrastructure



How We Talk About Roads

Pavement Quality Index (PQI)

Each road in Greeley has a rating on a 0-100 scale.

The rating for all roads is averaged together to create a rating for the entire city.



A good road, of 70+, is smooth has minimal cracks, and no potholes

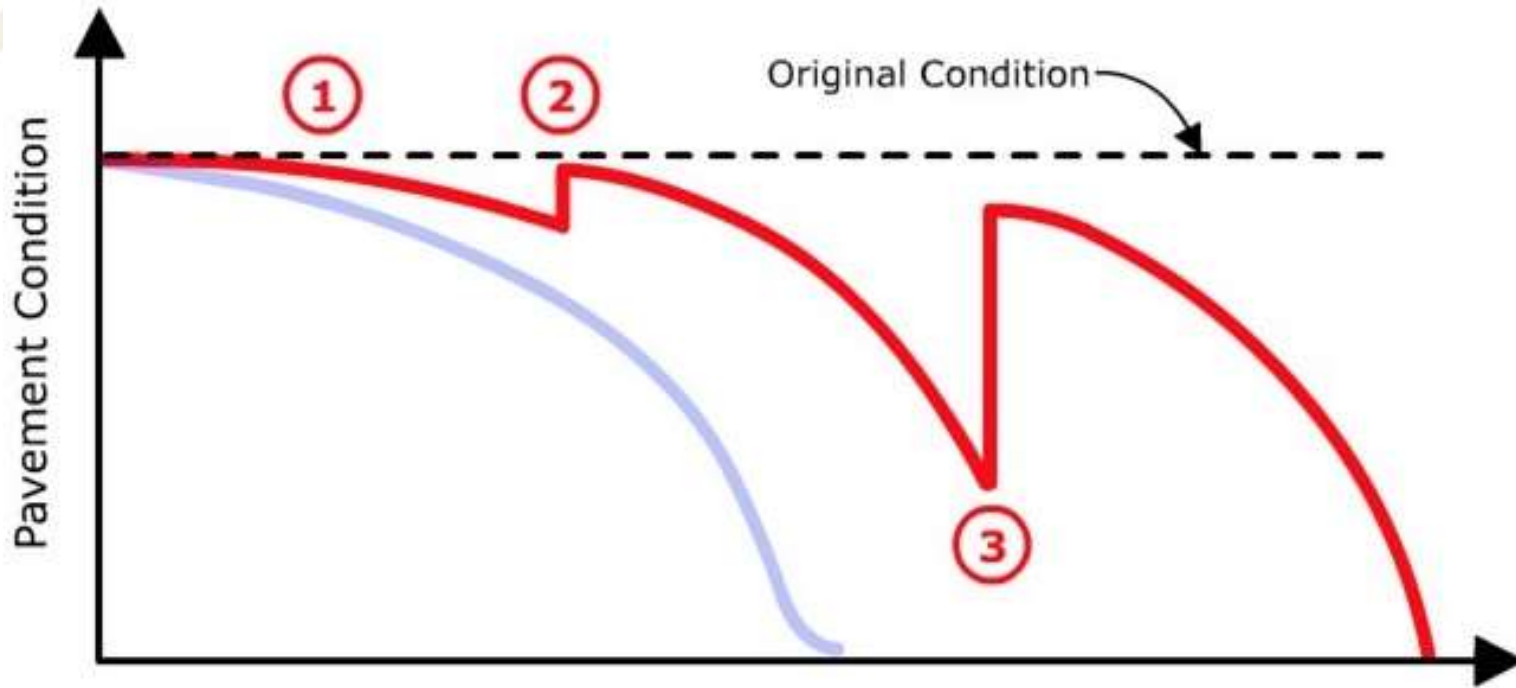


An aging road, 40-70, is starting to develop more cracks, might have filled potholes, and patched areas.



A poor road, 40 and below, cracks throughout most of the road, patches, potholes, and uneven dips and bumps

Pavement Maintenance



As soon as a road gets paved, it starts aging.

We can double the lifetime of a road with cheaper treatments applied at the right time.

1. The pavement deteriorates more slowly because of regular maintenance.
2. A first rehabilitation effort returns the pavement to near its original condition.
3. A second rehabilitation effort restores most of the pavement's original condition.

KGM Accomplishments

Addressing 2015's Lowest Quality Roads

Sidewalk Improvements

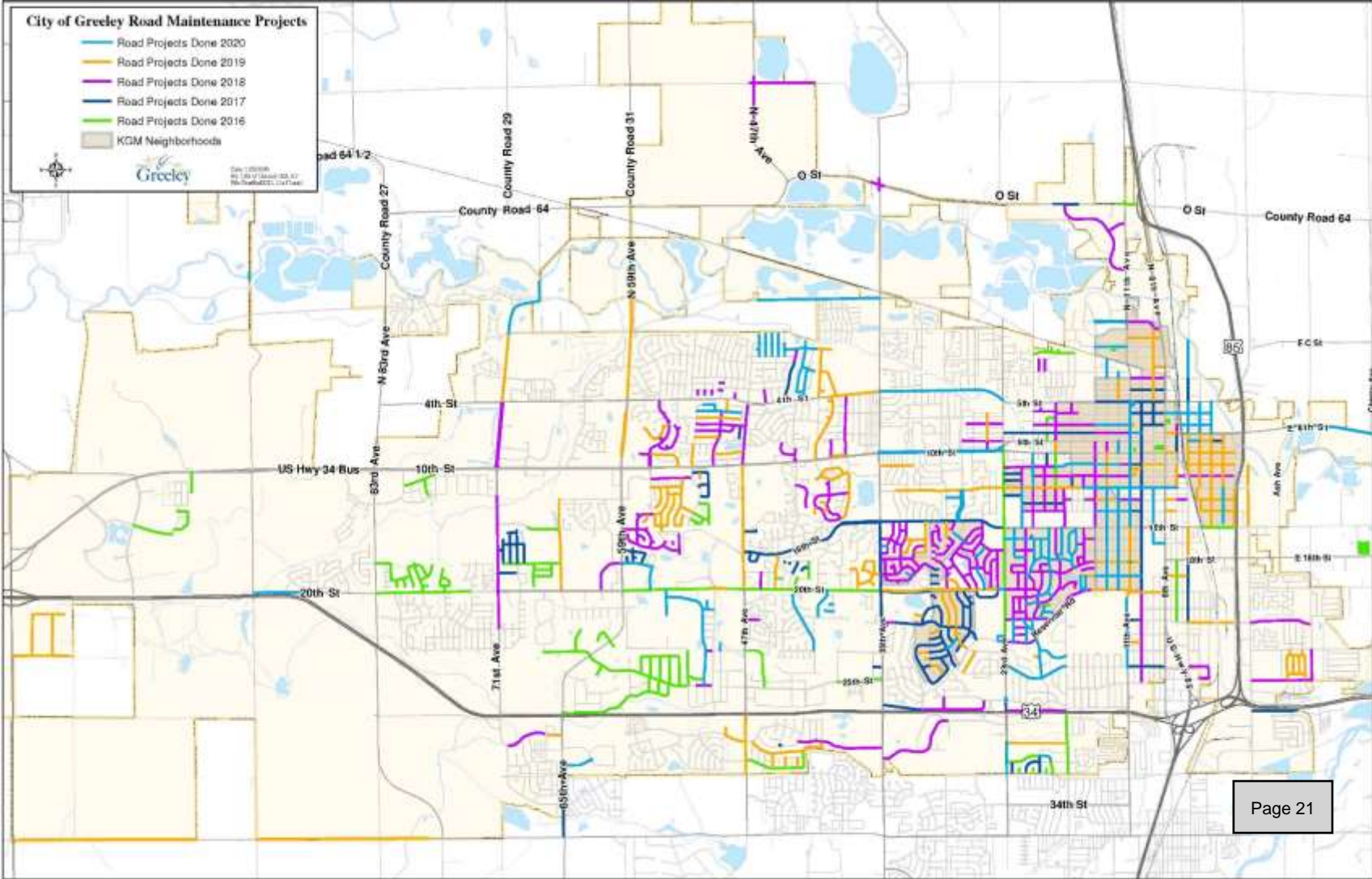
66,376 feet of sidewalks replaced or repaired (13 mi)

Street Resurfacing

141 miles of maintenance work

Patching

148,000 sq. yards of roadway patched (23 football fields)



KGM Expansion Projects



20th Street Improvements: Widened road from two lanes to four lanes, added median and turn lanes



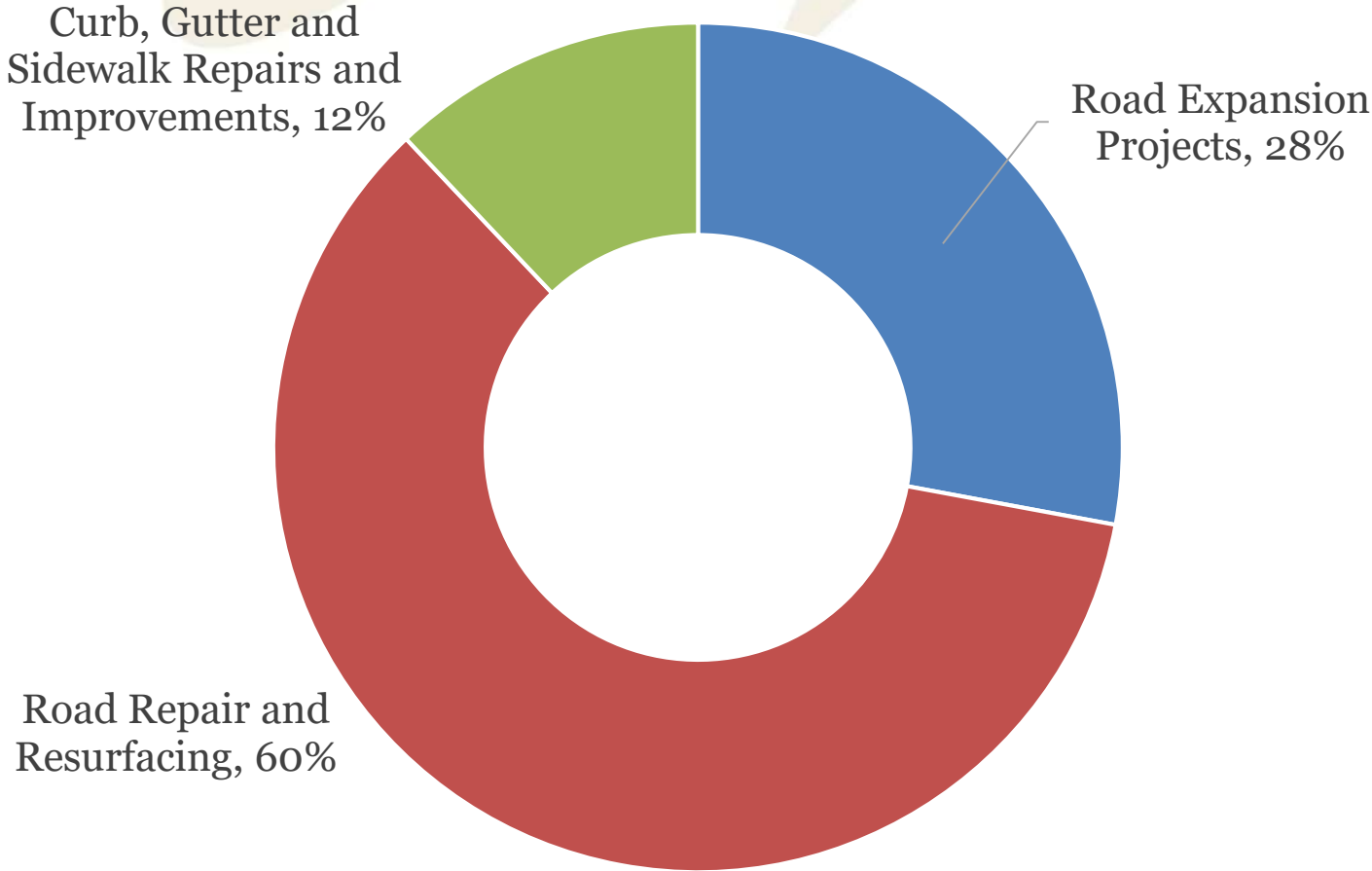
71st Avenue Improvements: Replaced bridge, added center turn lane and medians, added bike lanes and sidewalks



35th Avenue Improvements: Widening from 4th to “F” Street, adding on-street bike lanes, curbs, gutters, sidewalks, and landscaped medians



Expenditures 2016-2020

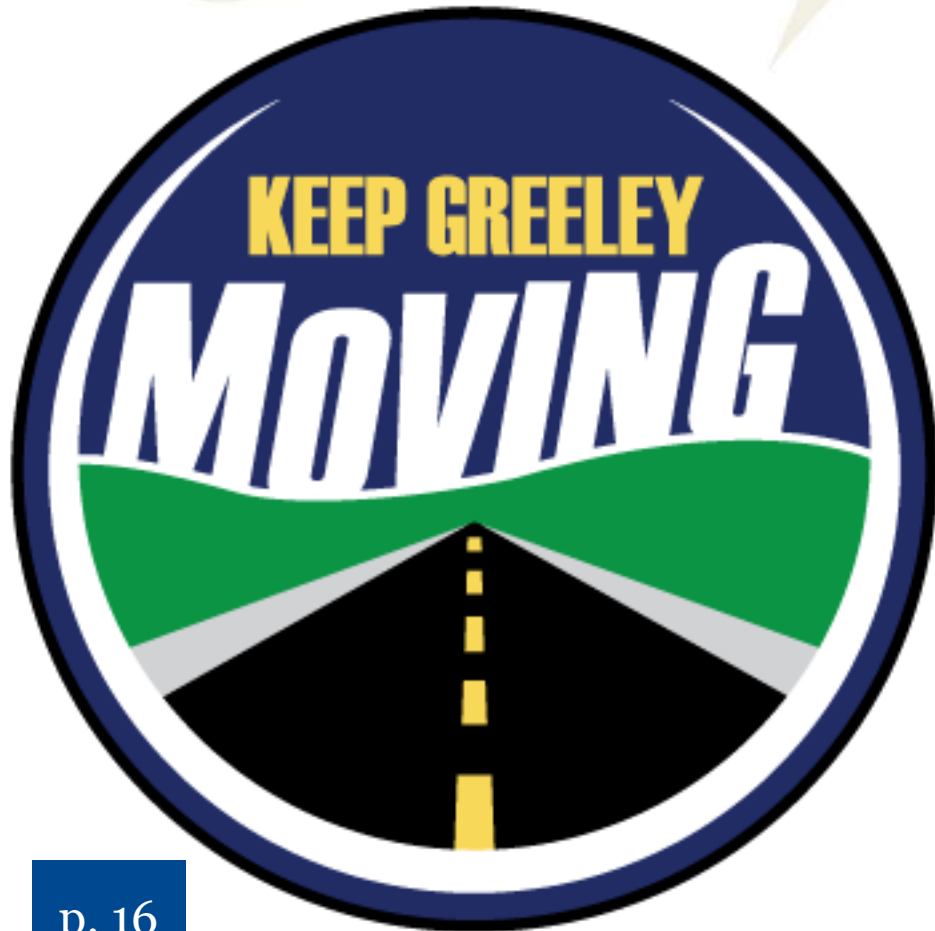


Program	Total
Road Expansion Projects	\$ 21 million
Curb, Gutter and Sidewalk Repair	\$ 8 million
Road Repair and Resurfacing	\$ 44 million
→ Overlay	\$ 30 million
→ Patching	\$ 6 million
→ Seal Coat	\$ 6 million
→ Crack Seal	\$ 2 million
Total	\$ 73 million

Keeping Greeley Moving

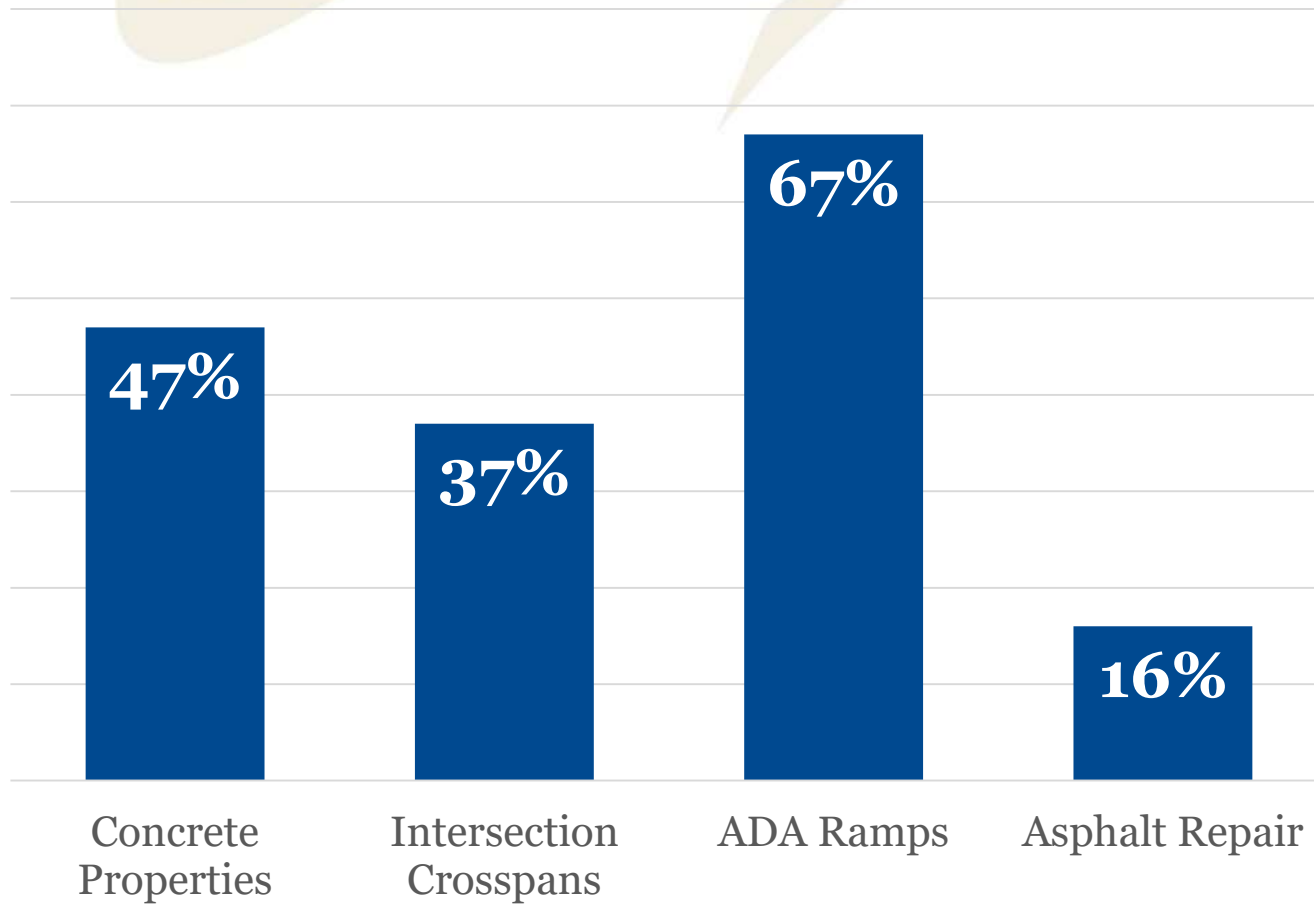


Reauthorizing Keep Greeley Moving



- Target the worst roads in Greeley and continue improving quality
- Add road capacity to Greeley's vital roads and intersections
- Repair and improve our curb, gutter and sidewalk assets

Needed Infrastructure Repairs





Cost of Today's Needed Road and Concrete Work

Annual Needs

Pavement	\$12 million
Concrete	\$4 million
<u>Road Expansion</u>	<u>\$4 million</u>
Total Annual Need	\$20 million

Backlog

Pavement	\$28 million
Concrete	\$53 million
<u>Pavement & Concrete</u>	<u>\$81 million</u>
Unfunded Road Expansion	\$105 million

Maintaining Greeley's Roads

PQI Targets

Community	Actual PQI
Greeley	69
Fort Collins	78
Loveland	74
Longmont	71
Westminster	73

- We are working toward the original goal of getting 90% of roads to a PQI rating of 65.
- We're setting a new goal of a city-wide average PQI of 70.
- We want to be comparable to other neighboring communities, reauthorization will allow us to do just that.



Keep Greeley Moving – 2023-2029

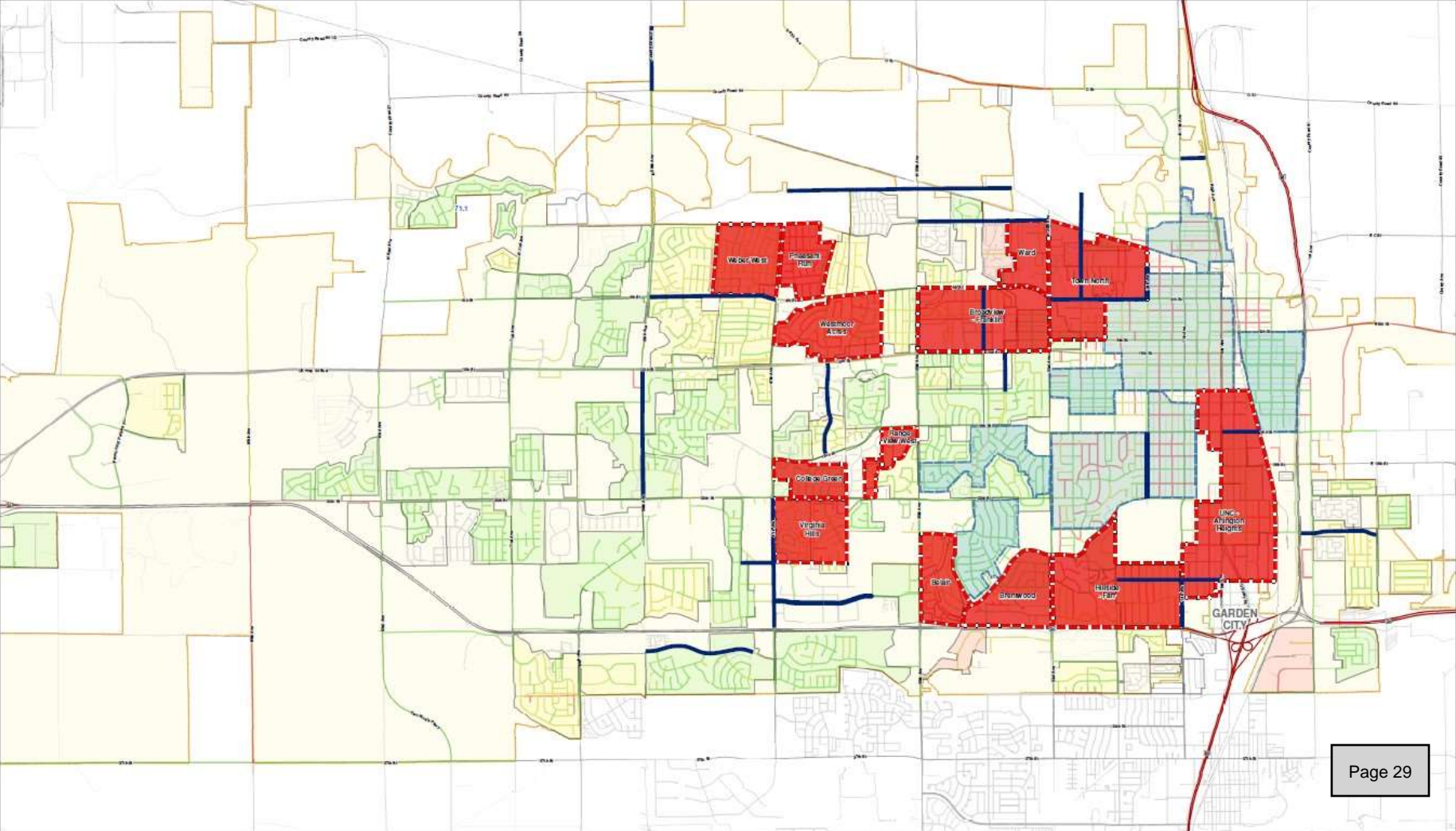
13 Neighborhoods (red):

→ 88 miles

Arterial & collector roads
(Blue roads):

→ 15 miles

Total: 103 miles



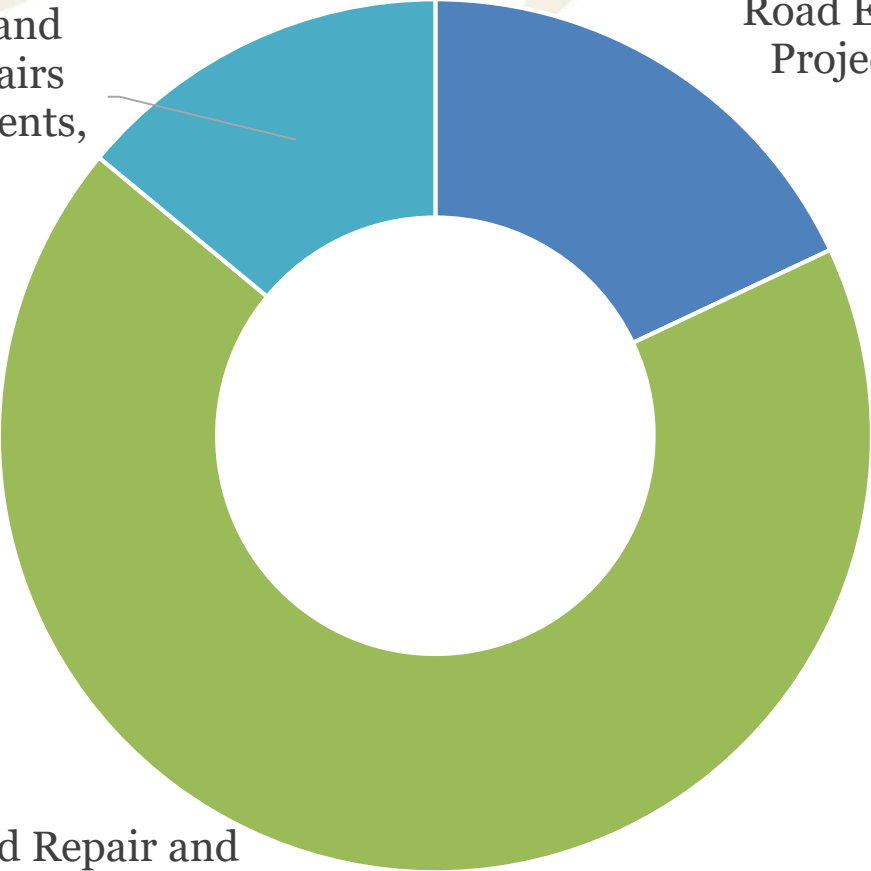
Future Road Capacity Improvements

- 10th Street & 35th Ave Intersection
- 23rd Ave Corridor: 10th Street to Reservoir Road
- 5th Street: 14th Ave to 23rd Avenue
- Major Road Right Turn Lane Projects



Total Investments from Reauthorizing KGM

Curb, Gutter and Sidewalk Repairs and Improvements, 14%



Road Expansion Projects, 18%

- ✓ **Estimated 7-year Revenue: \$101 million**
- ✓ Continue investing in sidewalk, curb and gutter repairs
- ✓ Maintain investments in road repairs and resurfacing
- ✓ Address three critical road widening projects

Road Repair and Resurfacing, 68%



Cost of Not Renewing

- Without this revenue, Greeley will be forced to delay or cut important projects or services.
- Greatly reduced road maintenance
- Diminished livability and quality of life
- Harder to attract businesses
- Higher maintenance costs
- No dedicated funding for
 - ADA Compliance
 - Road maintenance



KGM Reauthorization Considerations



KGM Considerations

- **Tax Rate**
 - Keep it the same (0.65%)
 - Change the rate
- **Term of the Tax (number of years effective)/ Renewal Period**
 - Keep it the same (7 years)
 - Change the term

Tax Extension Ballot Language:

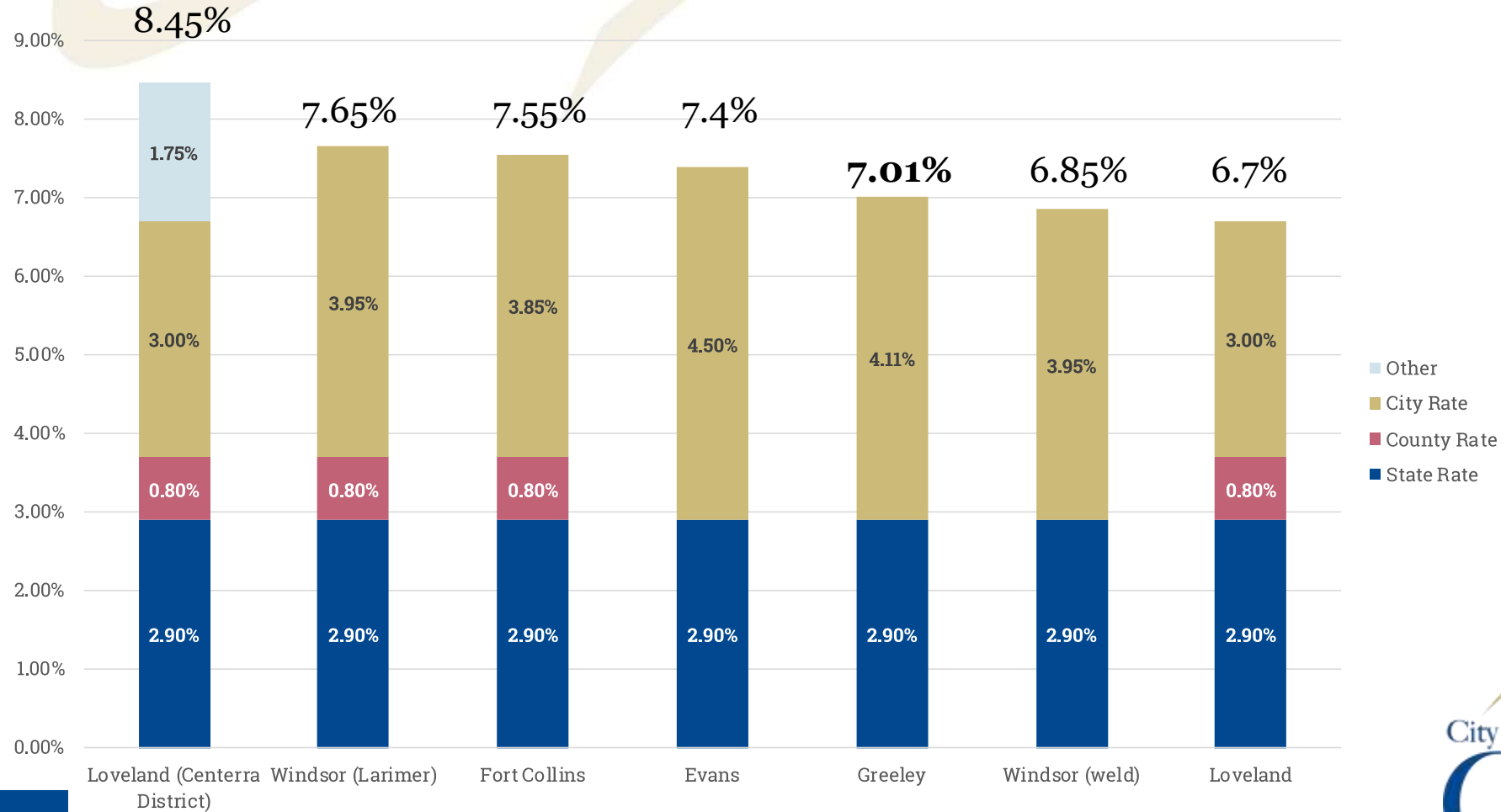
WITHOUT RAISING TAXES, SHALL THE EXISTING VOTER-APPROVED SALES TAX RATE CURRENTLY IN EFFECT BE EXTENDED ...

Tax Increase Ballot Language:

SHALL CITY OF GREELEY TAXES BE INCREASED \$X,XXX,XXX ANNUALLY AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER



Greeley Sales Tax Remains Competitive



Reauthorizing Keep Greeley Moving

Staff recommends a continuation of the Keep Greeley Moving 0.65% sales tax for seven years until 2029; estimated to provide \$13 million in funding beginning in 2023.

CBAC recommended to move forward to the November 2021 ballot and to test multiple tax rates in the poll.



Potential Timeline

- February 10 – CBAC Presentation
- **TODAY - Council Worksession**
- May - Polling
- June – Council Review Polling Results
- August 17, 2021 - Refer to Ballot
- November 2, 2021 - Election

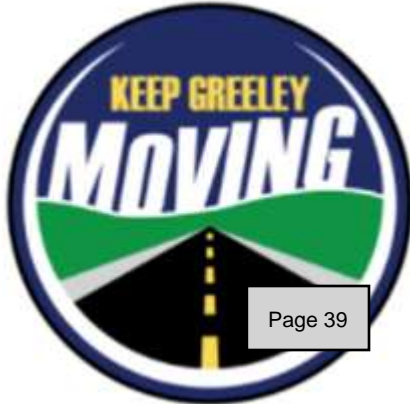


Council Decision

- Does City Council support City staff continuing working toward putting a reauthorization of Keep Greeley Moving on the November 2021 ballot?

Keep Greeley Moving Reauthorization

March 9, 2021
City Council



Worksession Agenda Summary

March 9, 2021

Roy Otto, City Manager, 970-350-9750

Title:

COVID-19 Update

Background:

There will be a brief update to Council regarding COVID-19.

Decision Options:

Informational only

Attachments:

None

Worksession Agenda Summary

March 9, 2021

Agenda Item Number

Brad Mueller, Community Development Director, 970-350-9786

Carol Kuhn, Chief Planner, 970-350-9276

Mike Garrott, Planning Manager, 970-350-9784

Title:

Development Code Update – Infill Strategies - Housing

Background:

This item supports City Council's 3-Year Priorities items, "Your Home Is Here: Evaluate the Strategic Housing Plan and implement it," and "Your Home is Here: Put a plan in place to ensure the future development is built around the village concept."

This worksession topic is **infill strategies**. These strategies create the criteria that allows an infill project to "fit" into a neighborhood by evaluating it based on:

- **Frontage** – *the relationship of the building and site to the streetscape*
- **Size & Setback** - *the actual relationship of the building to adjacent property.*
- **Scale & Massing** - *the perceived relationship of the building to adjacent property*
- **Design Interest** - *windows, doors, ornamentation, design details*
- **Open Space** - *the relationship of non-building elements to adjacent property*
- **Architecture** - *the quality of design and the compatibility of a particular style*

This "kit of parts" are critical elements that support the vision of village-style development, where there is diversity in the type, size, price point, and feel of housing and land uses.

The *Imagine Greeley: Comprehensive Plan* encourages a range of housing options to accommodate the City's diverse and growing population. The *Strategic Housing Plan* outlines key opportunities to provide a mix of single- and multi-family housing options, including these specific strategies:

- #1 Amend the Development Code to promote housing choice
- #2 Minimize development costs for affordable housing
- #3 Engage alternative housing providers to build affordable housing
- #4 Improve the housing product mix
- #6 Complete subarea and neighborhood plans
- #7 Create more ownership, move-up, and executive housing options
- #9 Facilitate development of manufactured home communities as an important affordable housing option

The Code Update team has been working toward meeting these goals through on-going conversations with City Council, Planning Commission, and the Development Code Update Advisory Committee. On December 14, 2020 and February 24, 2021, staff and the consulting team met with the Code Update Advisory Committee to discuss this specific topic, and with the Planning Commission on December 15, 2020 and March 9, 2021.

The broader topic of "Housing & Neighborhood Policies" is divided into smaller segments for Council worksessions. This worksession is the third in a three-part discussion on Housing and Neighborhoods:

Worksession	Topic
January 12, 2021	Housing Options/"Missing Middle" Types
February 23, 2021	Small-Format Housing
March 9, 2021	Infill Strategies

The City's current code contains criteria related to these key strategies, but some standards are too vague, some are too specific, some are difficult to determine how and where they apply (zoning district; by area/overlay; building type; or a combination of all?), and many of the same standards are listed in multiple places in the Code, but sometimes stated slightly differently.

A major goal of the proposed Code Update is to provide flexible, simply-stated, effective code language, and to provide clarity regarding these issues.

Decision Options:

Staff is requesting direction regarding infill strategies. Staff would specifically like to explore with Council how these key infill strategies would allow a variety of housing options to be incorporated particularly into existing areas throughout the City.

Topic #1: Frontage Design

Recommendations:

- Increase options with more "frontage types"
- Specify eligible types by context
- Increase administrative flexibility to tailor types to a block-specific context

Topic #2: Building Design

Recommendations:

- Reduce complexity and use more subjective and basic design elements
- Simplify application to groups of building types (S, M, L)
- Focus more objective, style-neutral form and facade standards.

Topic #3: Open Space Design

Recommendations:

- Simplify "Neighborhood Identity Feature" menu options
- Refine lot-scale open space to specific building types
- Improve coordination between public, common and lot open space types

Recommendations for each topic are also found at the end of the PowerPoint presentation.

Note that while direction is sought from Council today, Council will not be firmly bound to a decision at this point. However, your feedback on a preferred philosophical approach will help narrow the decision-making process and allow staff to craft appropriate code language for your future consideration and, ultimately, final adoption prior to September.

Attachments:

PowerPoint Presentation – Infill Strategies

Development Code Update: Housing & Neighborhoods – Infill and Design Strategies

City Council Worksession
March 9, 2021

Key Issues for Track III

Item No. 7.

Housing & Neighborhoods Work Sessions

- Advisory Committee & Plan. Commission
- Mid-December

Placemaking / Urban Design Sessions

- Advisory Committee & Plan. Commission
- Mid-March

- Housing Options / "Missing Middle" Types

January - Work Session

- Small-format Housing

February - Work Session

- **Infill Strategies**

March - Work Session

Direction By March

- Downtown & Form-based Code Approach

April - Work Session

- Other Centers & Nodes

May - Work Session

- Special Applications

June - Work Session (if needed)

Direction By June

Agenda

- **Quick Recap of January & February Discussions**
 - **Where we are at on Neighborhoods and Housing Types**
- **Summary of Advisory Committee Meeting & PC Work Session comments & recommendation**
- **Introduce Design Issues**
- **Discussion – Where & How [will stop & discuss each separately with Council]**
 - #1 Frontage Design*
 - #2 Building Design*
 - #3 Open Space Design*
- **Next Steps**
 - **Advisory Committee & PC updates**
 - **Staff “Working Draft” Review (ongoing)**
 - **Initial Drafts / Final Drafts (March - June)**
 - **Adoption Drafts (July)**

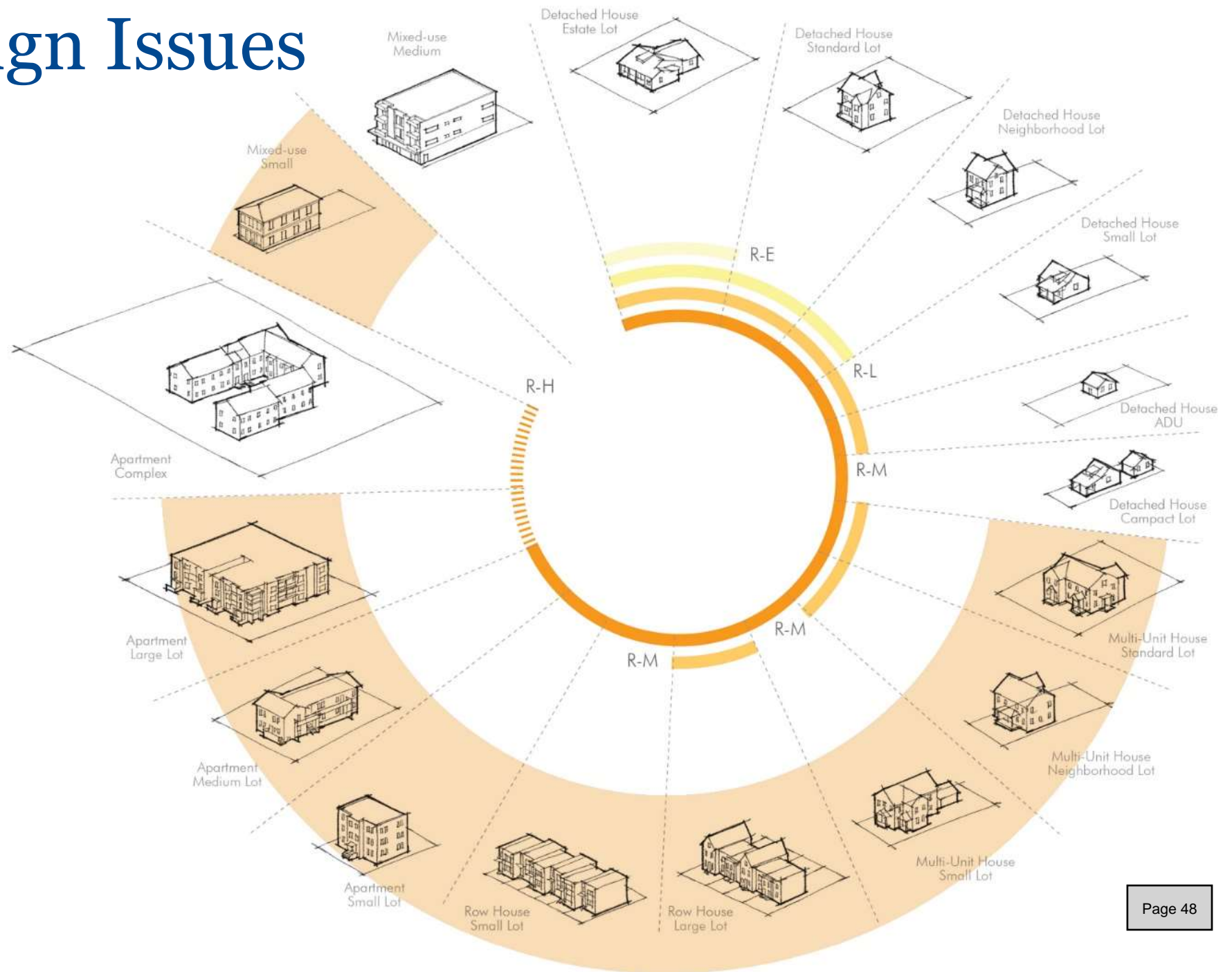
Development Code Issues

Building / Lot Type	# of Units	Lot Size	Zoning Districts						
			H-A	R-E	R-L	R-M	R-H	C-L	C-H
Agriculture Acreage	1	40 ac.	■						
Detached House – Estate Lot	1	13K+		■	■	■	■	S	S
Detached House – Standard Lot	1	6K – 13K			■	■	■	S	S
Detached House – Neighborhood Lot	1	4.5K – 6K		①	□	□	□	S	S
Duplex – Standard Lot	③ 2	6K +				■	■	S	S
Duplex – Neighborhood Lot	2	4.5K – 6K				□	□	S	S
Row House – Large Lot	④ 4	2K				■	■	S	S
Apartment (all sizes / scales)	⑤ n/a	6K					■	S	S
Secondary Dwelling	1	60% of principle					⑥ ■	S	S
Mobile Home	⑦ 8 du/ac	8 ac.	Requires R-MH zoning base on specific plan.						

- Permitted
- Permitted as Cluster Option with special considerations
- S Permitted as Use by Special Review

- ① Cluster option confusing and difficult process
- ② Lack of smaller-lot options
- ③ Duplexes limited to 2 units (3+ in a "house" = Multi-family)
- ④ Row houses limited by units per building and overall lot size
- ⑤ Apartments do not distinguish by scale or size
- ⑥ Limited applicability of secondary units
- ⑦ Mobile home limited by low-density and minimum project scale

Item No. 7. Infill and Design Issues



Missing Middle Discussion – from Jan. 12th

Item No. 7.

Council's Early Preference: Combination of Path 1 & 2

Path 1 - Promote



Use existing districts

Pros

- Most proactive
- Subtle changes to districts

Cons

- Emphasize compatibility
- Public acceptance of changes?

Path 2 - Preserve



Use additional procedures

Pros

- Elevates change to public review

Cons

- Lessor expectations
- Time and resources (staff & developers)

Path 3 - Protect



Use a new district(s)

Pros

- Maintains "status quo" in most areas

Cons

- Does not leverage infill opportunities
- Most reactive

Small Format Discussion – from Feb. 23rd

Item No. 7.

Issue 1- Small Lots



- ✓ Recommendations
 - Broaden use of 4.5K lot
 - Add 2.5K - 4.5K lot (R-M, R-H)
 - Allow Courtyard Pattern
 - Consider compact lot (1.2K - 2.5K)

Issue 2 – Accessory Dwelling Units



- ✓ Recommendations
 - Enable in R-M and R-L (**with some caveats & protections in R-L**)
 - How to enable
 - Generally, with compatibility standards
 - Additional review, for context & conditions

Issue 3 - R-MH & Small Format

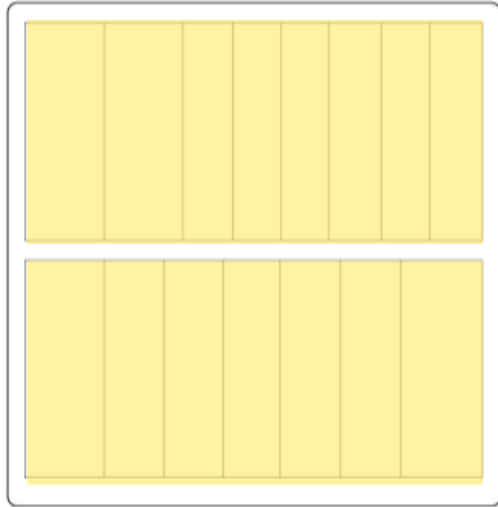


- ✓ Recommendations
 - Allow other small format housing
 - Reduce project size
 - Increase allowed density
 - Improve design / compatibility

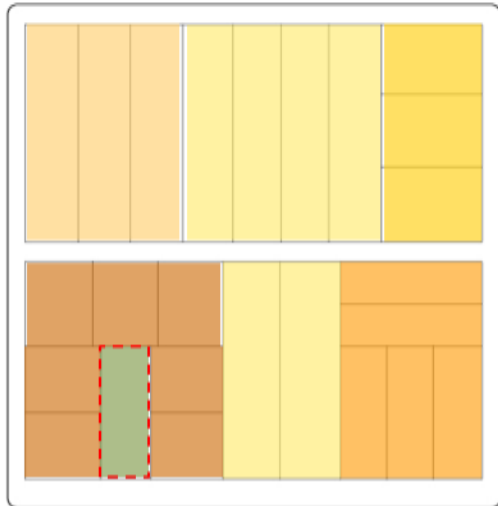
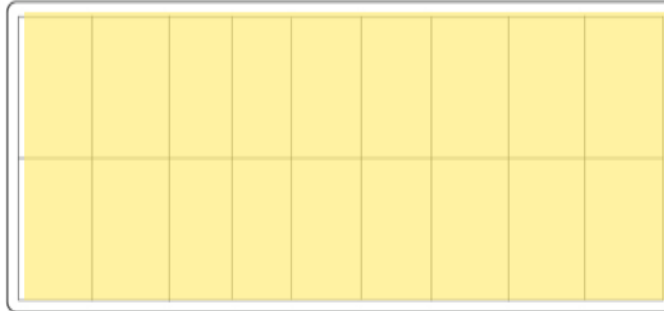
Summary - Advisory Committee & PC

- Consider how examples apply for both established areas and new development.
- Explore possible reductions in infrastructure fees and requirements; relationship to metro districts.
- Coordinate with utilities and fire department for smaller format and more compact neighborhoods.
- Required diversity for larger projects works well in other communities, but better thresholds based on scale of project recommended.
- Explore multiple detached units on a single lot - "detached multi-family."
- **Parking and access is a significant issue; flexibility for a wide range of access and parking strategies.**
- Broader application of Secondary Dwelling Units - R-M, and possibly R-L with specific considerations.
- **Community acceptance and compatible design can be challenges to new formats.**
- Mixed use and integration of housing with "experiences" / destinations is important - possibly even in R-H district.

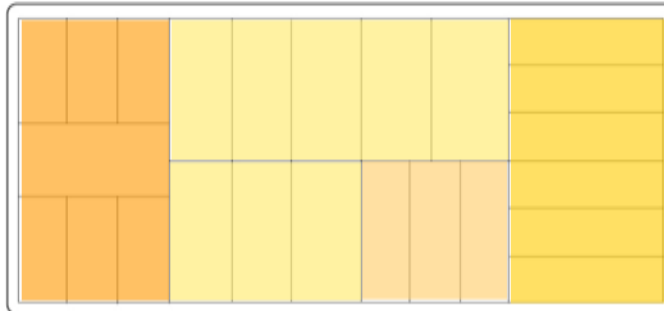
R-M & R-H Opportunities








Before



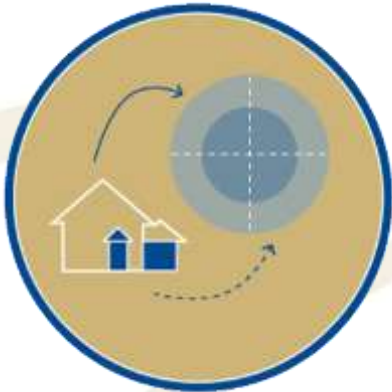
After



-  Standard Lot
-  Neighborhood Lot
-  Small Lot
-  Multi-unit House
-  Courtyard Pattern

Summary of Topics & Recommendations

Topic #1- Frontage Design



Recommendations:

- Increase options with more “frontage types”
- Specify eligible types by context
- Increase administrative flexibility to tailor types to a block-specific context

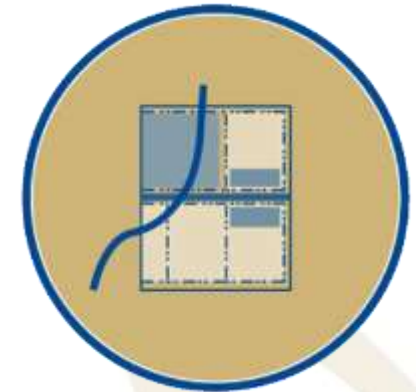
Topic #2 – Building Design



Recommendations:

- Reduce complexity and use more subjective and basic design elements
- Simplify application to groups of building types (S, M, L)
- Focus more objective, style neutral form and facade standards.

Topic #3 - Open Space Design



Recommendations:

- Simplify “Neighborhood Identity Feature” menu options
- Refine lot-scale open space to specific building types
- Improve coordination between public, common and lot space.

Current Code Issues & A Solution to Improve

■ Current Code Issues

- Some standards are too vague
- Some standards are too specific
- Difficulty in determining applicability
 - By zoning district?
 - By area / overlay?
 - By building type?
 - All of the above?
- Many of the same or similar standards are in multiple places, and sometimes stated differently

■ Current Code Details

- Massing and scale
- Materials
- Coordination of multiple buildings
- Blank wall limits
- Colors
- Architecture (“menu options”)
- Wall articulation
- Roof articulation
- Windows & doors
- Neighborhood Identity Features
- Driveway widths
- Garage width & projection
- Foundations
- Variety of models
- Variety of appearance



- Frontage Types**
- Scale & Massing**
- Design Details**
- Open Space**

Discussion

- **What makes a project fit in to the neighborhood?**
 - **Frontage - *the relationship of the building and site to the streetscape.***
 - **Size & Setback - *the actual relationship of the building to adjacent property.***
 - **Scale & Massing - *the perceived relationship of the building to adjacent property***
 - **Design Interest - *windows, doors, ornamentation, design details***
 - **Open Space - *the relationship of non-building elements to adjacent property***
 - **Architecture - *the quality of design and the compatibility of a particular style***

Frontage Types

Building Placement

Driveway Width

Garage Location / Extent

Entry Feature (Types / Location)

Current Standard:

- **Driveway = 50% of front width**
- **Garage = 60% of front width**
- **Garage = 12' projection limit**
- **Performance options for building placement**
- **Porch required with alternative option**



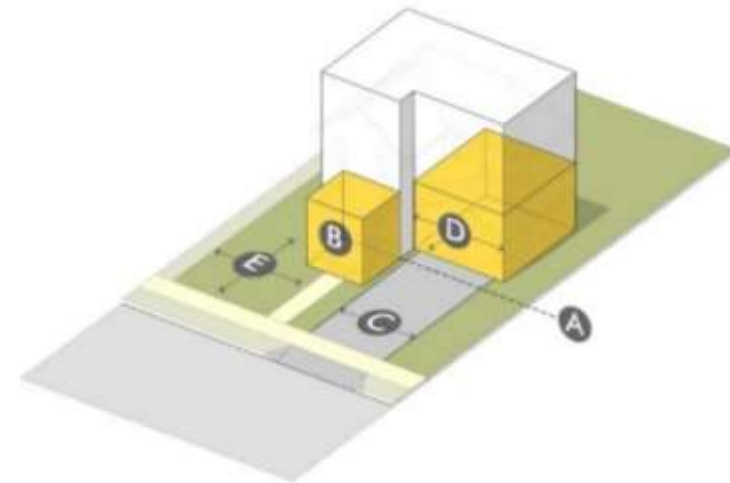
Terrace Frontage



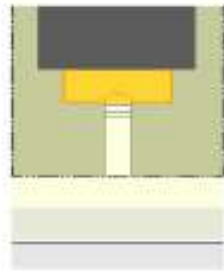
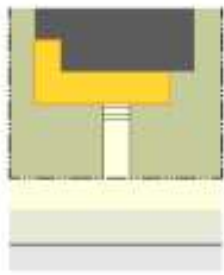
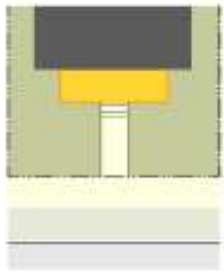
Suburban Frontage



Neighborhood Frontage



Item No. 7.



Greeley Typologies



Porch | Full | Center



Porch | Full | Shifted with gabel ornamentation



Porch | Half | Wrapped - Shifted



Porch | Half open | Shifted



Porch | Full | Shifted



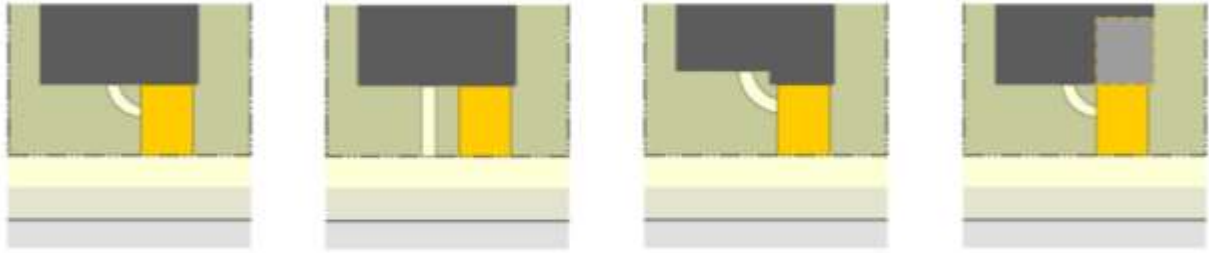
Porch | Full | Shed roof with gabel ornamentation



Porch | Full | Center



Porch | Half | Shifted



Greeley Typologies



Front-loaded | 3 Cars Garage | Offset entry



Front-loaded | 2 Cars Garage



Parking on Driveway



Parking Canopy



Front-loaded | 2 Cars Garage | Offset entry



Front-loaded | 1 Car Garage | Separate Entry

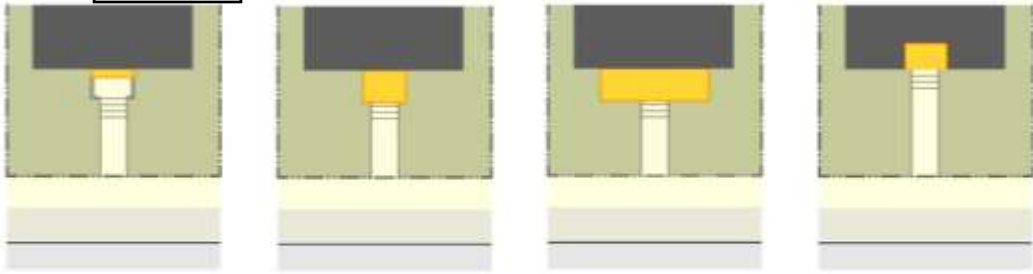


Front-loaded | 2 Cars Garage | Story on Top



Front-loaded | 2 Cars Garage

Item No. 7.



Greeley Typologies



Duplex | Porch



Duplex | Stoop



Row House | Stoop



Row House | Stoop



Duplex | Peak Roof



Multi-Unit | Side Stoop



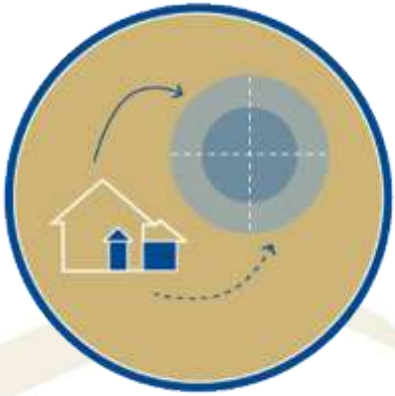
Apartment | Stoop, Entry Court



Apartment | Arch Roof

Discussion Topic #1- Frontage Design

Item No. 7.



- Current:
 - Variety of standards addressing topics related to “frontage design”
 - Performance options allow varying building placement
- Recommendation:
 - Group standards into “frontage types” - building location, entry feature, driveway width, and garage extent / location.
 - Broaden the standards for different types (suburban, neighborhood, terrace, urban)
 - Specify allowed types by lot widths and context
 - Clarify block-specific administrative flexibility to fit into a particular context.

Scale, Massing and Design Details

Volume Limits (“3D setbacks”)

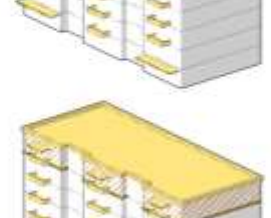
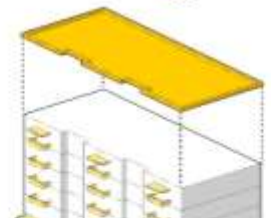
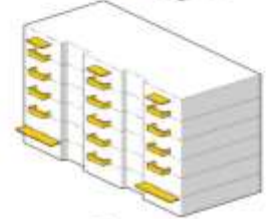
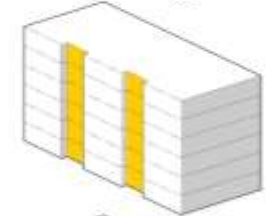
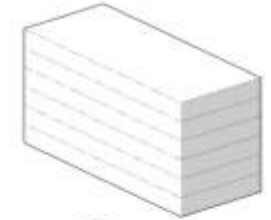
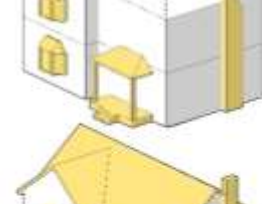
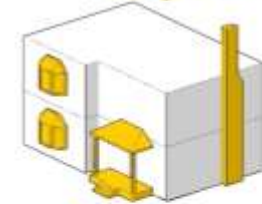
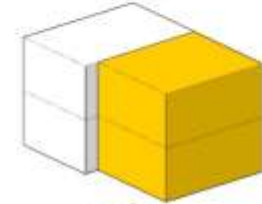
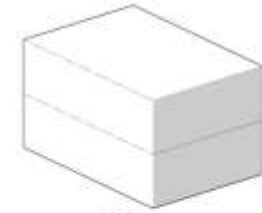
Window & Door Requirements

Blank wall Limits (details / ornamentation)

Materials

Current Standard:

- **Architecture review standards (except SF and 2F)**
- **Infill area standards**
- **Mix of general aesthetic and quality standards and specific dimension requirements for all types**



Greeley Applicability



Multi-unit House and Apartment



Single family and Apartment



Multi-unit House and Duplex



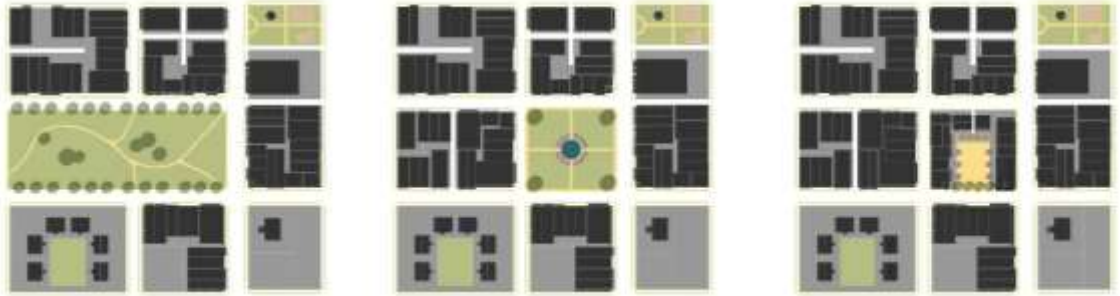
Single family and Duplex

Discussion Topic #2 - Building Design



- Current:
 - Many form, aesthetic, and style standards ranging from vague and general to overly specific;
 - Applicable by way of zoning districts, area/overlays, or building types; or all of the above.
- Recommendation:
 - Focus on fewer and more objective standards:
 - Simple form and volume measurements
 - Basic “style-neutral” façade composition elements
 - Streamline the applicability - general to all contexts; by groups of building types (S, M, L)
 - Clarify design objectives and administrative flexibility

Open Space Design



- **Block / Community Open Space Types**
 - Courtyard
 - Plaza / Green
 - Trail
 - Parks (neighborhood, community, regional)
 - Conservation Areas (natural; agriculture)
 - Streetscape enhancements (boulevards, gateways, etc.)

- **Lot Open Space Types**
 - Buffers
 - Yard (coordination with frontage types)
 - Terrace (coordination with frontage types)
 - Courtyard / Patio
 - Decks / Balconies

Current Standard:

- 30% lot open space
- 9.75 ac. / 1,000 public dedication or fee
- 25% - 30% common open space + menu options for “neighborhood identity features”



Greeley Typologies



800 10th Ave, Greeley, CO 80631

Name: N/A
Types: Pocket Park
Size: 2,180 sq.ft. (0.1 acre)
Features: Urban context; tree canopy and benches.



Aerial of Context



Birds-eye



6th St, Greeley, CO 80631

Name: Kiwanis Park
Types: Neighborhood Park
Size: 1.1 acres
Features: Neighborhood block; playground and athletic field.



Aerial of Context



Birds-eye



800 10th Ave, Greeley, CO 80631

Name: Lincoln Park
Types: Green/Square
Size: 5.6 acres
Features: Urban context; pathway connects to all direction; different use type nodes (playground, wood arbor, and pavilion).

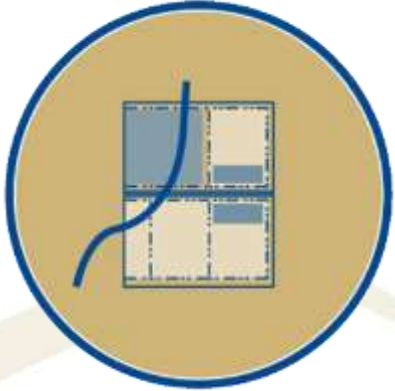


Aerial of Context



Birds-eye

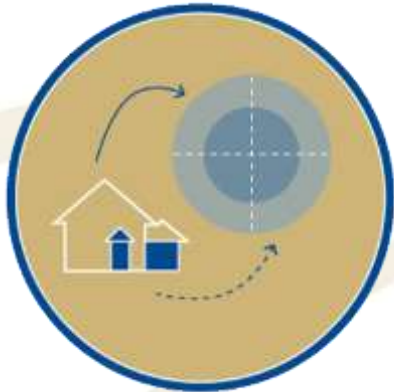
Discussion Topic #3- Open Space Design



- Current:
 - Subdivision scale: 9.75 ac/ 1,000 public parks and trails (or fee)
 - Development scale: 25% - 30 % "Neighborhood Identity Feature"
 - Lot scale: 30% minimum
- Recommendations:
 - Simplify "Neighborhood Identity Features" and menu options.
 - Coordinate open space types between subdivision scale (public) and development scale (common).
 - Refine lot-scale open space to lot-size and building type.
 - Allow credits / options between the three scales - public to common; common to lot.

Summary of Topics & Recommendations

Topic #1- Frontage Design



Recommendations:

- Increase options with more “frontage types”
- Specify eligible types by context
- Increase administrative flexibility to tailor types to a block-specific context

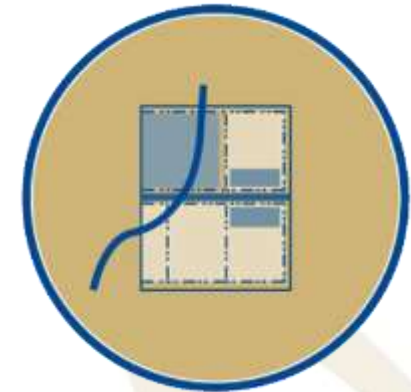
Topic #2 – Building Design



Recommendations:

- Reduce complexity and use more subjective and basic design elements
- Simplify application to groups of building types (S, M, L)
- Focus more objective, style neutral form and facade standards.

Topic #3 - Open Space Design



Recommendations:

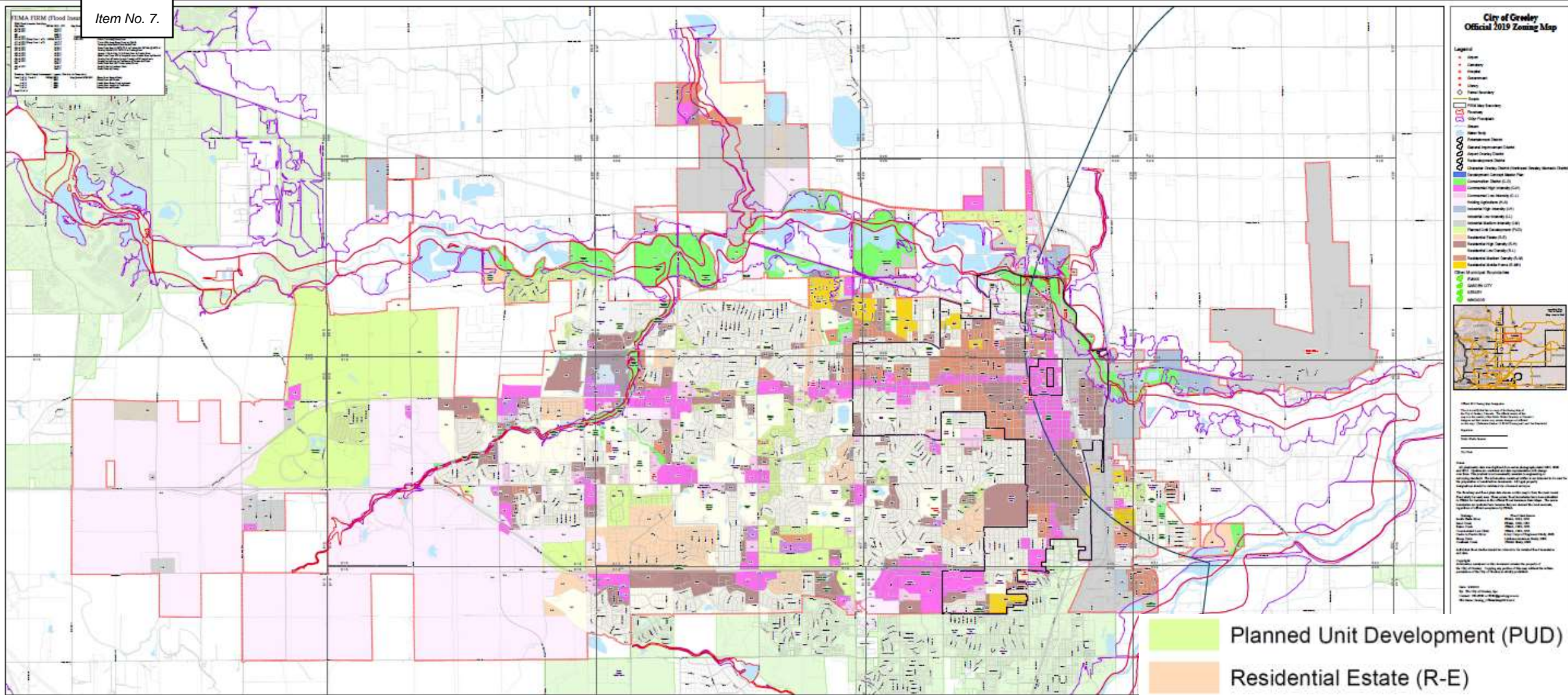
- Simplify “Neighborhood Identity Feature” menu options
- Refine lot-scale open space to specific building types
- Improve coordination between public, common and lot space.

Item No. 7.

EXTRA SLIDES FOR USE & DISCUSSION AS NEEDED



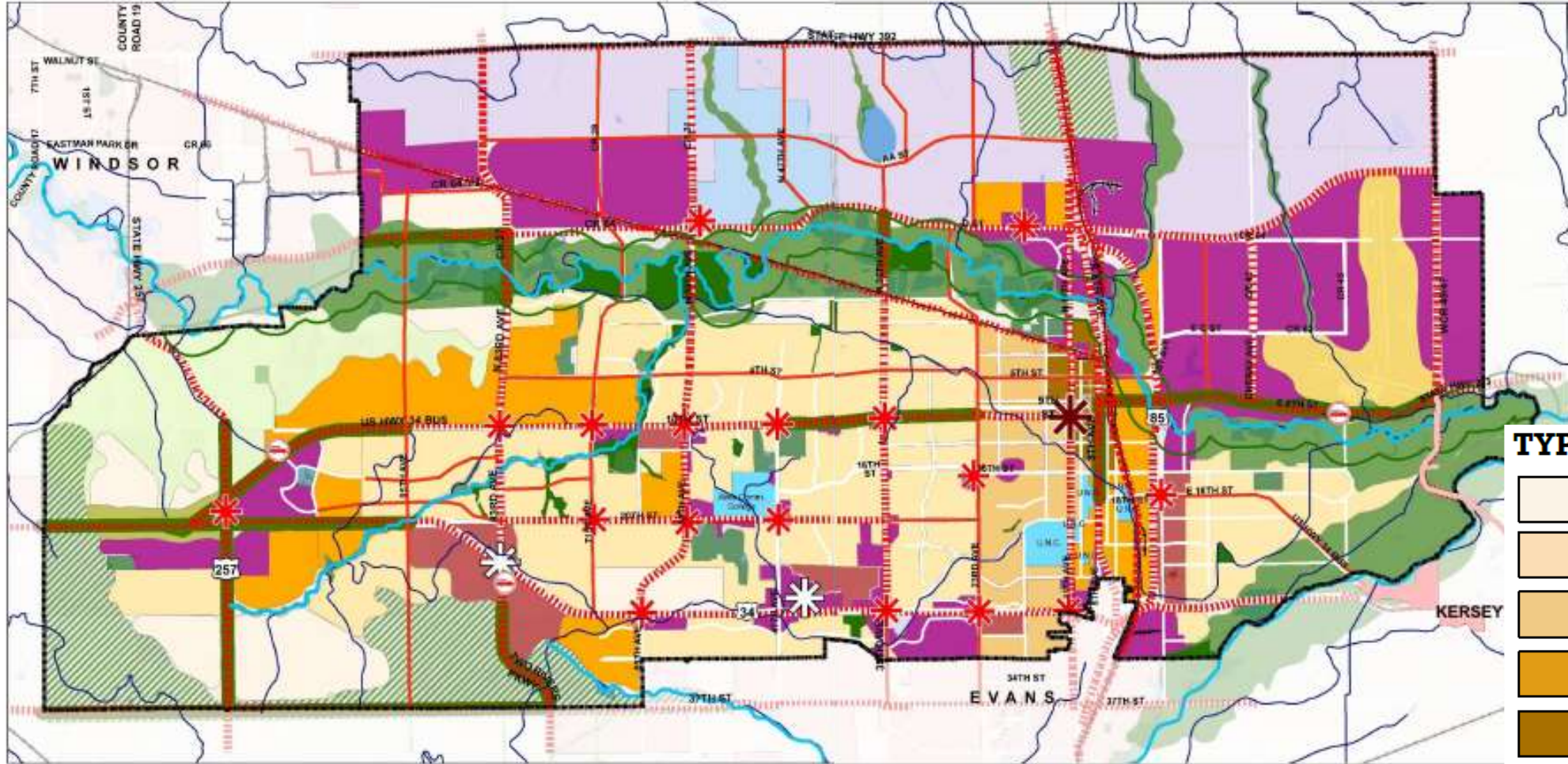
Item No. 7.



Official Zoning Map

- Planned Unit Development (PUD)
- Residential Estate (R-E)
- Residential High Density (R-H)
- Residential Low Density (R-L)
- Residential Medium Density (R-M)
- Residential Mobile Home (R-MH)

Comprehensive Plan: LAND USE GUIDANCE MAP

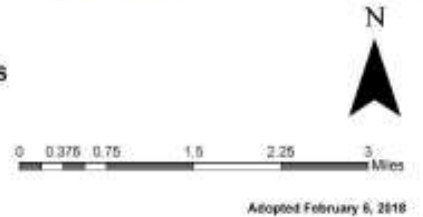


TYPES OF NEIGHBORHOODS

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

LEGEND

<p>CENTERS</p> <ul style="list-style-type: none"> ✳ Downtown Center ✳ Regional Center ✳ Neighborhood Center 	<p>CORRIDORS</p> <ul style="list-style-type: none"> Inter-Retail Corridor Special Multi-Modal Corridor Landscaping Route-River Gateway <p>SPECIAL RECOMMENDATIONS</p> <ul style="list-style-type: none"> Potential Fire Station Locations 	<p>AREAS</p> <ul style="list-style-type: none"> Airport Area Higher Education Hubs Employment, Industrial, and Commercial Areas North-Annexation Area Mixed Use High Intensity Urban Reserve Long Range Expected Growth Area 	<p>OPEN LANDS & NATURAL AREAS</p> <ul style="list-style-type: none"> Parks Community Separator Entryway Character Corridor Riparian Land City-Created Natural Areas <p>Town of Kersey</p> <ul style="list-style-type: none"> Town of Kersey 	<p>NEIGHBORHOODS</p> <ul style="list-style-type: none"> Rural Suburban Legacy Urban Mixed Use Downtown
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Item No. 7.



Promote housing choices



Encourage diversity and mix of housing options



Minimize development costs / Increase affordability

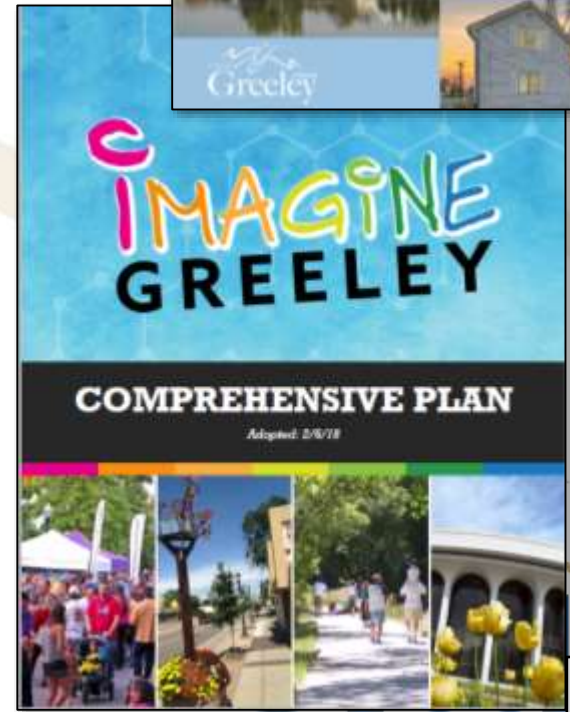
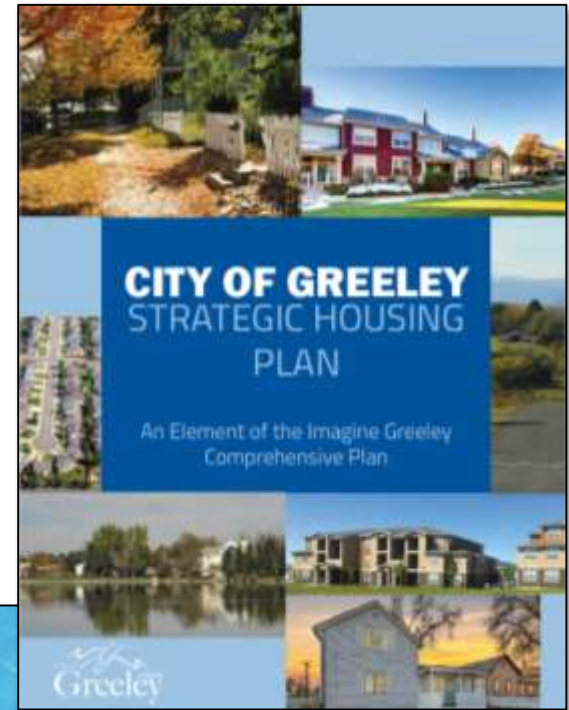


Create ownership and move-up opportunity



Support distinct identity of Greeley neighborhoods

HOUSING & NEIGHBORHOOD POLICY



Worksession Agenda Summary

March 9, 2021

Roy Otto, City Manager, 970-350-9750

Title:

Scheduling of Meetings, Other Events

Background:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Meeting Schedule regarding any upcoming meetings or events.

Attachments:

Council Meetings/Other Events Calendar

Council Meeting/Worksession Schedule

Status Report of Council Initiatives and Related Information

March 8, 2021 - March 14, 2021

March 2021

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April 2021

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Monday, March 8

Tuesday, March 9

6:00pm - City Council Worksession Meeting - Council Master Calendar

Wednesday, March 10

Thursday, March 11

7:30am - Poudre River Trail (Hall)

Friday, March 12

Saturday, March 13

Sunday, March 14

March 15, 2021 - March 21, 2021

March 2021

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April 2021

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Monday, March 15

Tuesday, March 16

6:00pm - City Council Meeting - Council Master Calendar

Wednesday, March 17

2:00pm - 5:00pm Water & Sewer Board (Gates)

Thursday, March 18

7:30am - 8:30am DDA (Zasada/Butler)

3:30pm - 4:30pm Airport Authority (Clark/Payton)

Friday, March 19

Saturday, March 20

Sunday, March 21

March 22, 2021 - March 28, 2021

March 2021							April 2021							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
		1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10	
14	15	16	17	18	19	20	11	12	13	14	15	16	17	
21	22	23	24	25	26	27	18	19	20	21	22	23	24	
28	29	30	31				25	26	27	28	29	30		

Monday, March 22

- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall) ⌚
- 6:00pm - 7:00pm Youth Commission (Butler) ⌚

Tuesday, March 23

- 6:00pm - City Council Worksession Meeting - Council Master Calendar ⌚

Wednesday, March 24

Thursday, March 25

- 7:30am - Poudre River Trail (Hall) ⌚

Friday, March 26

Saturday, March 27

Sunday, March 28

March 29, 2021 - April 4, 2021

March 2021

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			


April 2021

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Monday, March 29

Tuesday, March 30

Wednesday, March 31

7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar 

Thursday, April 1

3:30pm - IG Adv. Board (Butler) 

6:00pm - MPO (Gates/Payton) 

Friday, April 2

Saturday, April 3

Sunday, April 4

April 5, 2021 - April 11, 2021

April 2021

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May 2021

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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Monday, April 5

Tuesday, April 6

6:00pm - City Council Meeting - Council Master Calendar

Wednesday, April 7

Thursday, April 8

7:30am - Poudre River Trail (Hall)

Friday, April 9

Saturday, April 10

Sunday, April 11

City Council Meeting Scheduling

Current as of 03/05/2021

This schedule is subject to change

Date	Description	Sponsor	Placement/Time
March 16, 2021 Council Meeting	Ordinance - Intro - Municipal Code Recodification	Anissa Hollingshead	Consent
	Resolution - IGA with State for SBDC Contract	Ben Snow	Consent
	Resolution - Assignment of 2021 PAB to CHFA	Ben Snow	Consent
	HUD/CDBG CAPER Review	Ben Snow	Consent
	COVID-19 Update	Roy Otto	Regular
	Boards & Commissions Appointments	Anissa Hollingshead	Regular
March 23, 2021 Worksession Meeting	COVID-19 Update	Roy Otto	0.25
	Initiative Update re: new commission	Raymond Lee	0.25
	CCO Council Protocol Review and Portal Functionality Discussion	Anissa Hollingshead	0.50
	Fiscal Year 2020 Year End Financial Update	John Karner	0.5
April 6, 2021 Council Meeting	National Youth Service Day	Andy McRoberts	Recognitions
	Resolution - Approval of Amended Water Service IGA between Greeley and Windsor	Sean Chambers	Consent
	Ordinance - Intro - Local Improvement District (LID); Large Sewer Trunk Main Extension into Poudre Bluffs	Sean Chambers	Consent
	UNC Update with Dr. Feinstein	Roy Otto	Regular
	Ordinance - Final - Municipal Code Recodification	Anissa Hollingshead	Regular
April 13, 2021 Worksession Meeting	Downtown & Form-Based Code Approach	Brad Mueller	0.75
	Sustainability Commission Update	Raymond Lee	0.50
	Development Code - Chapter 2 - General Provisions and Procedures	Brad Mueller	0.50
April 20, 2021 Council Meeting	Resolution – Authorizing IGA with Larimer County and City of Fort Collins for Post Fire Watershed Mitigation	Sean Chambers	Regular
	Resolution - Termination of the Industrial Water Bank (Joint Resolution with W&S Board) - <i>Water1; Water2</i>	Sean Chambers	Consent
	Ordinance - Intro - 7001 28th Street Rezone	Brad Mueller	Consent
	Ordinance - Intro - GMC Updates to Household Occupancy Standards	Brad Mueller	Consent
	Ordinance – Final – Local Improvement District (LIC); Large Sewer Trunk Main Extension into Poudre Bluffs	Sean Chambers	Regular
	Boards & Commissions Appointments	Anissa Hollingshead	Regular
April 27, 2021 Worksession Meeting	Development Code - Chapters 7, 8, 9, and 10 - Access & Parking, Landscaping Standards, Signs, Supplemental Standards	Brad Mueller	0.50

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Request	Council Meeting, Worksession, or Committee Meeting Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
01-2021	Council Member Zasada offered an initiative relating to the level of the use of outside consultants by the City. She requested and received consensus to proceed with seeking an internal audit for the previous two years relating to the use of outside consultants on City projects and operations, including the total costs involved.	January 19, 2021 Council Meeting	Update: 03/03/2021 A response to this initiative will be provided to Council by March 12, 2021. In response to Council Member Zasada's request for an audit of the usage of consultants within the City, the Purchasing Division of the Finance Department will compile an inventory of contracts of a value of \$50,000 or greater with consultants of a professional services nature between the period of 2018-2020 including cost, host department, and purpose associated with contracting services for distribution to the City Council.	Paul Fetherston
04-2021	Council Member Butler requested that City staff research and bring back to Council options for establishing a new sustainability commission, as a commission devoted to the goal of long term sustainability in Greeley as well as promoting economic development and environmental health for future generations. He noted such a commission could address issues	February 16, 2021 Council Meeting	Staff is currently researching best management practices and other cities sustainability commissions to make a recommendation to City Council. It is anticipated that an update will be provided to Council at the April 13, 2021 Worksession Meeting.	Raymond Lee

Initiative No.	Council Request	Council Meeting, Worksession, or Committee Meeting Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
	including recycling, sustainable job growth, development, and open spaces.			

Worksession Agenda Summary

March 9, 2021

Title:

Adjournment