

Historic Preservation Commission Agenda

Regular Meeting
Monday March 04, 2024 at 4:00 P.M.

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
<https://greeleygov.zoom.us/j/89111048417>

NOTICE:

Historic Preservation Commission meetings are held on the 1st and 3rd Mondays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

Members of the public may participate in Historic Preservation Commission meetings in the manner that works best for them.

Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.

Meetings are livestreamed on YouTube at [youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)



Comment in Real Time:

Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.



Submit Written Comments:

Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to or during the meeting will be read into the record in real time.



Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemetings.com/](https://greeley-co.municodemetings.com/)

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.



Historic Preservation Commission

March 04, 2024 at 4:00 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Minutes
5. Report from Historic Greeley Inc.
6. Presentation: From Historic Kuner-Empson to Life-Giving StarRise at North Weld Village Housing Presentation, Jodi Hartmann, High Plains Housing Development
7. Presentation: Clean, Safe, and Beautiful Update, Will Jones, Deputy Public Works Director
8. Colorado Preservation, Inc. Saving Places Conference Reports
9. Historic Preservation Month Event Planning Update
10. Commission Member Reports
11. Staff Report
12. Adjournment

Historic Preservation Public Hearing Procedure

Public Hearing to...

1. Chair introduce public hearing item
2. Historic Preservation Staff report
3. Applicant Presentation
4. Commission questions
5. Chair opens public hearing
6. Chair closes public hearing
7. Applicant rebuttal
8. Commission discussion and vote

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting
[Historic Preservation- February 5, 2024 \(youtube.com\)](#)
February 5, 2024

1. Call to Order

2. Roll Call

Chair Christen DePetro called the meeting to order at 4:00 p.m.

The hearing clerk called the roll.

PRESENT

Chair Christen DePetro
Commissioner Doran Azari
Commissioner Bob Brunswig
Commissioner Gabriel Llanas
Commissioner Melissa Martinez
Commissioner Dan Podell

ABSENT

Commissioner Sean Jaehn

3. Approval of Agenda

Elizabeth Kellums, Planner III, indicated there were not any additions or modifications to the agenda. Commissioner Podell moved to approve the agenda as published. Commissioner Azari seconded the motion.

Motion carried 6-0.

4. Approval of the December 18, 2023, Minutes

Commissioner Martinez moved to approve the minutes dated December 18, 2023. Commissioner Podell seconded the motion.

Motion carried 6-0.

5. Report from Historic Greeley Inc.

No report from Historic Greeley Inc.

6. Designation of Meeting Day/Time/Location for 2024

Chair DePetro asked for a motion for the Designation of Meeting

Day/Time/Location for 2024. Commissioner Azari motioned that the Historic Preservation Commission meetings during 2024 will be held on the 1st and 3rd Mondays of the month at 4:00 p.m. at the City Council Chambers, City Center South, 1001 11th Avenue, Greeley, Colorado, except in the event of cancellation due to holidays, attendance at conferences, and/or having no agenda items. Commissioner Brunswig seconded the motion.

Motion Carried 6-0.

7. Designation of Location for Posting Meeting Agendas for 2024

Chair DePetro introduced the item and shared per State Statute, C.R.S. 24-6-402(2)(c)(I) and C.R.S. 24-60402(2)(c)(III), the Historic Preservation Commission should designate a site for posting agendas at the first meeting of the year. The Commission should also designate a back-up location for posting notices in the event of power/internet outage. She continued, asking for a motion to designate a location for posting meeting agendas for 2024.

Commissioner Podell motioned to designate the City of Greeley meeting portal, <https://greeleyco.portal.civicclerk.com>, as the official posting site for meeting notices of the Historic Preservation Commission, and the public lobby of City Center South, 1100 10th Street as the backup location for such postings. Commissioner Martinez seconded the motion.

Motion carried 6-0.

8. A Public Hearing for a Request for Certificate of Designation of the Davis House at 2730 Buena Vista Drive GHR2023-0004

Chair DePetro introduced the item as published and invited Mrs. Kellums to present the item.

Mrs. Kellums began by sharing the site map showing the location of the property. She reviewed the criteria for designation. Mrs. Kellums continued, sharing the Historical Significance of the house dating back to 1961. The home was built for the original owners Windon and Betsy Davis by contractor Lee Clevenger and provided a highlight of the history of both Windon and Betsy.

Mrs. Kellums reviewed the architectural significance of the property, including that it is an architect-designed ranch style house that has pecky cypress wood siding and slump concrete blocks. She shared pictures of these features, photos of each elevation of the home, a recessed patio, outbuildings located on the property, photos of the original architectural drawings and interior photos of the home. The property does not meet the criteria for Geographical Significance. However, it does meet Historical Significance (from 1962-2014) as well as Architectural Significance. In addition, it exhibits integrity of location, design, setting, materials, workmanship, feeling and association.

Proper public notification requirements were met by publication in the Greeley Tribune on January 21, 2024, and January 28, 2024. Notice was posted at the property on January 18, 2024, online notification was posted on January 17, 2024, and email notification was sent to the owner/applicant on January 12, 2024.

Staff recommends approval of the designation, meeting the criteria in two areas of significance as well as meeting the integrity criteria in Section 24-1003(d) of the Greeley Municipal Code.

The applicant, Stephanie Odell, 104 Conder Avenue, Fraser, Colorado, came to the podium and thanked the Commission for their time and Mrs. Kellums for her work on this. She continued, sharing memories of the home and how different features of the home played a part in those memories.

Chair DePetro opened the Public Hearing at 4:27 p.m.

Esmarelda Contraras, neighbor of the Davis family commented that she would like to know what impacts a historical designation will have on the neighborhood. Her family has plans to update their front yard and to add a structure to their backyard. Mrs. Kellums shared that designation of this property will not impact others in the area, it is specific to the designated property.

Chair DePetro asked for any additional request for public comment. Seeing none she closed the public hearing at 4:30 p.m.

Without further questions or comments from the Commission, Chair DePetro asked for a motion. Commissioner Azari motioned, based on the application received and the preceding analysis, that the Commission finds and concludes that the Windon and Betsy Davis House meets significance criteria of Section 24-1003(d)(1) and integrity criteria of Section 24-1003(d)(4) of the Greeley Municipal Code, as summarized in the staff report, and therefore approve the designation and issue a Certificate of Designation to be recorded by the Weld County Clerk and Recorder. Commissioner Martinez seconded the motion.

Motion carried 6-0.

9. Low Income Landscape Assistance Collaboration (LILAC) Program Presentation by Rita Jokerst, City of Greeley Water Conservation Office

Chair DePetro introduced the item as published and invited Rita Jokerst to begin presenting.

Rita Jokerst from the Greeley Water Conservation Department introduced herself and outlined the services that her department provides to the community. She shared a map of Greeley indicating areas that utilize the services of her department and the areas that under-utilize the available services.

Mrs. Jokerst shared that her team's goals for forming the LILAC Program to include building relationships with a wider set of Greeley water users, minimize urban heat, increase shade canopy, motivate landscape changes, and help lower income residents make changes to their properties. In order to achieve these goals, the Water Conservation department has obtained a grant that funds surveys, community workshops and analysis to identify any barriers, reduction methods and variations on existing services.

The intended outcome is a program to promote water conservative landscape improvements for candidates that would not otherwise be able to afford or have the resources to create landscapes that use less high-water use grasses, more low water-use plants, mulches, and a greater variety of plants in different types, sizes, and shapes. They want to prevent water conservation efforts leading to landscapes with bare dirt, just rock/mulch, harmful weeds and dying trees.

From the input they hope to obtain significant feedback, create a blueprint for a pilot project and outline a pilot expansion that includes indoor water use and collaboration with other City departments. Ms. Jokerst shared the timeline of the project and shared the part the Historic Preservation Commission may be able to help including identifying community advocates, building community connections and in launching the campaign.

Concluding her presentation, Ms. Jokerst offered to answer any questions from the Commission.

Discussion included City landscape requirements in conjunction with Water Conservation and how these standards come together, the areas in Greeley LILAC is targeted for, what opportunities the program can provide and what is most important to potential recipients. Ms. Jokerst thanked the Commission for their time.

10. Commission Member Reports

Chair DePetro opened the meeting up for Commissioner Reports.

Commissioner Podell shared his report from the CPI Conference. His top takeaways from the conference included that Historic Preservation at the State level has changed and moved towards emphasizing affordable housing as well as climate change and how Historic Preservation impacts these items. The demand for housing has put pressure on preservation and the increased cost to use historic structures has increased significantly but there are now also many grants, volunteers, and other resources available.

Chair DePetro shared takeaways from the CPI conference, including statistics related to Historic Properties in relation to housing needs as well as the statistics related to the environmental impacts of buildings being demolished and rebuilt.

Commissioner Brunswig shared insight on a property he saw in Mexico with various historical, railroad and natural features that has been preserved and is now a unique park and shopping district. He would like to do a presentation on this topic at some point to outline unique opportunities and ideas that not only preserve historic buildings but bring character to communities.

11. Staff Report

Chair DePetro invited Staff to provide any reports. Ms. Kellums began by reminding Commissioner DePetro and Llanas to provide CPI Conference reports in the next regular meeting and to provide her with written reports as well.

Mrs. Kellums shared that there will be a designation hearing on March 4, 2024, for Commissioner Martinez's home and she will have to recuse herself and 5 other members of the Commission will need to be in attendance.

In March, at least 2 commissioners will be needed to serve as a committee to plan for Historic Preservation Month and any ideas or suggestions can be sent over to Mrs. Kellums before the March meetings.

Mrs. Kellums reported that she attended the CPI conference on all 3 days. One of her favorite speakers was Bonnie McDonald who gave a presentation on relevance, this is why anything is successful in Historic Preservation which can be architectural or the history of the building and why it is special, developing trusting relationships within the community that allows the significant historical value of a property to be learned. Considering the entire history of a site is important, regardless of if it is negative or positive and taking the time to learn all the history is crucial. She shared the CPI conference is always beneficial to learn new things and connect with people.

Mrs. Kellums continued, introducing Meg Oren, Planner III, as one of the back-up staff members for Historic Preservation, she also attended the CPI conference. Mrs. Oren shared her takeaways from the conference to be inclusive, build relationships and maintain passion.

12. Adjournment

With no further business before the Commission, Chair DePetro adjourned the meeting at 5:09 p.m.

Christen DePetro, Chair

Elizabeth Kellums, Secretary

Historic Preservation Commission

Agenda Summary

March 4, 2024

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Presentation: From Historic Kuner-Empson to Life-Giving StarRise at North Weld Village Housing Presentation, Jodi Hartmann, High Plains Housing Development

Summary:

The property at 123 9th Avenue, historically the Kuner-Empson facility, and more recently storage for North Weld Produce, is in the land use process for site redevelopment utilizing two of the existing significant buildings. Jodi Hartmann from High Plains Housing Development will present about this affordable housing project that is also undergoing the National Historic Preservation Act Section 106 review process. She is sharing information about the project but not seeking input/feedback at this time.

Recommended Action:

No action needed.

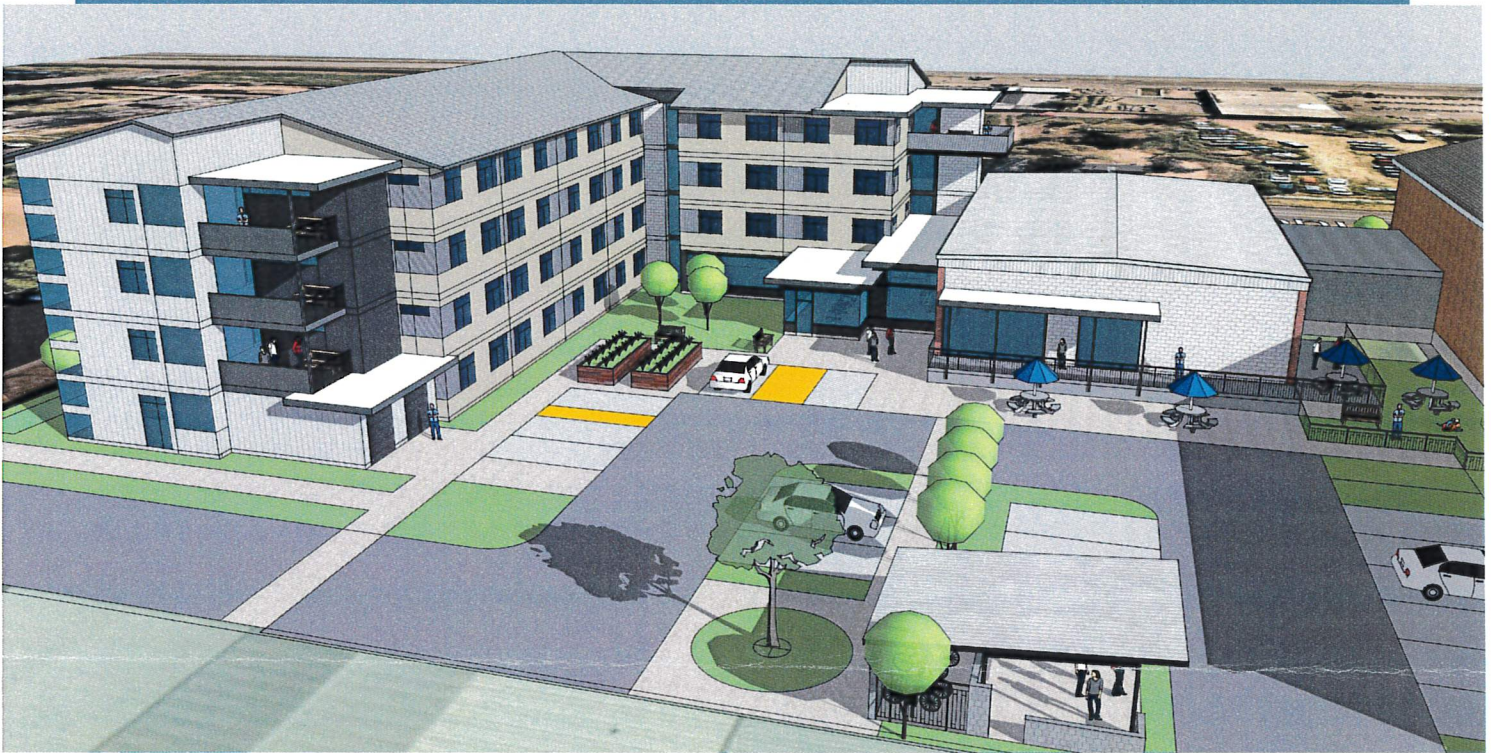
Attachments:

StarRise flyer
PowerPoint presentation



StarRise

AT NORTH WELD VILLAGE



WHAT MAKES STARRISE UNIQUE

StarRise is the first phase of North Weld Village, an affordable housing campus from High Plains Housing Development. This 58-unit Permanent Supportive Housing (PSH) project is a crucial initiative aimed at providing long-term housing stability and comprehensive support services to the most vulnerable unhoused individuals in our community. High Plains seeks to create a safe, supportive, and permanent living environment that fosters independence, self-sufficiency, and improved overall well-being.

Located at 123 9th Avenue in Greeley on land donated by a private donor, and situated in close proximity to numerous community resources, StarRise is the ideal location for success. The second phase of the North Weld Village will include 90 low income and accessible apartments.



Permanent

Providing permanent housing as long as tenants qualify (tenants pay 30% of their income for rent and sign a lease)



Supportive

Comprehensive services available on-site designed to support housing stability



Housing

Once housed, residents can then focus on their health and safety, thereby greatly increasing their ability to remain stably housed



StarRise is estimated to have its financial closing on May 1, 2024, begin construction on June 1, 2024, and open its doors to residents in September 2024.

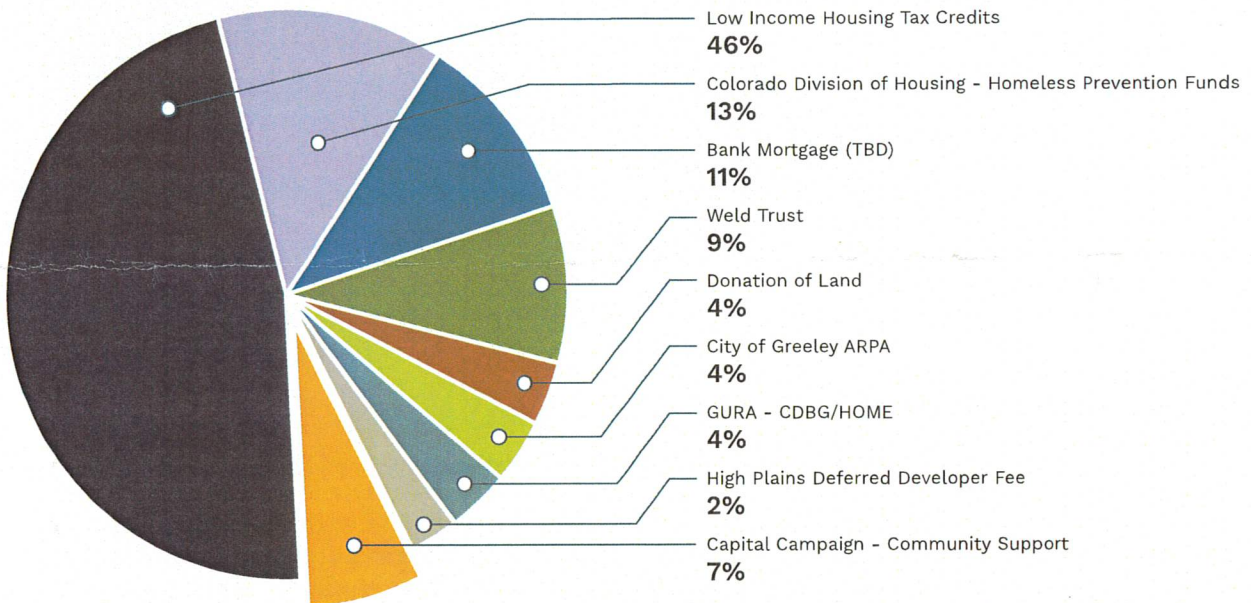
**STARRISE WILL PROVIDE RESIDENTS
WITH THE FOLLOWING SERVICES
ON-SITE:**

- Case Management
- Housing Assistance
- Mental Health Services
- Medication Management
- Life Skills Training
- Employment and Education Support
- Social and Recreational Activities
- Crisis Intervention

MEASURES OF SUCCESS:

- **Tenants:**
 - Housing retention and stability
 - Improved health and well-being
 - Employment and education
 - Community integration
- **Project:**
 - Self-sustaining once built
 - Professional, effective supportive services on site provided by experienced community partners

FUNDING OVERVIEW



High Plains Housing Development is a participating Homeless Contribution Tax Credit (HCTC) organization! The Colorado Homeless Contribution Income Tax Credit provides a state income tax credit to Colorado taxpayers who contribute to eligible homelessness-related projects within Colorado. Our project, StarRise at North Weld Village, is an approved eligible project to receive the tax credit. Donors who give monetary gifts of [\$100] or more OR in-kind gifts of over \$5,000 are eligible to receive a [25% or 30%] state income tax credit. This can include cumulative gifts that are given by the end of the tax year.



High Plains Housing Development
P.O. Box 1053 / Greeley, CO 80632
Telephone: (970) 939-1371
Email: hphousingdev@gmail.com
Website: highplainshousingdev.org



NORTH WELD VILLAGE CAMPUS

TODAY



FUTURE



North Weld Village

Addressing homelessness & housing instability through
affordable housing strategies



HIGH PLAINS
HOUSING DEVELOPMENT

High Plains - History

- High Plains Housing Development Corp. was established in 1994 to provide ownership of properties developed with the new federal low income housing tax credit program. High Plains is a 501(c)(3) nonprofit organization.
- Greeley/Weld Housing Authority administered the nonprofit until 2019 and serves as property manager of High Plains' properties
- High Plains developed three tax credit projects in the late 1990's that continue to thrive today providing 64 units of safe, affordable housing for vulnerable, low income populations:
 - ❖ **Stagecoach Garden Apartments, Greeley**
 - ❖ **La Casa Rosa Apartments, Greeley**
 - ❖ **Dacono Senior Apartments**

High Plains Housing Development Corp. -

an Nonprofit Affordable Housing Developer



Our properties are managed by the Greeley/Weld Housing Authority

Stagecoach Gardens Apartments - 1126 3rd St., Greeley
30 units Multi-family Affordable Housing



La Casa Rosa Senior Apartments - 1009-1013 C St., Greeley
14 units Senior Affordable Housing (55+)



Dacono Senior Apartments - 412 7th Street, Dacono
20 units Senior Affordable Housing (62+)

- The Weld's Way Home homeless initiative identified that Affordable Housing was a priority need in the community's effort to end homelessness.
- The High Plains Housing Development Corp. was the logical vehicle for proactively developing affordable housing opportunities for the homeless.
- A new Board of Directors was established in 2018-19 and a new Executive Director, Jodi Hartmann, was hired in August, 2019.



High Plains' Mission, Approach

Mission:

To be the leading partner in the development of housing opportunities for low-to-moderate income households in Greeley/Weld County

Priority Populations:

- Chronically homeless adults
- Older adults (age 60+)
- Veterans
- Persons with disabilities
- Very low income families (30%-50% AMI)





High Plains Housing Development Corp.

The Affordable Housing Continuum

Housing Spectrum							
1 Emergency Housing	2 Transitional Housing	3 Special Need/Permanent Supportive Housing	4 Affordable Rental Housing	5 Affordable Homeownership	6 Attainable/Workforce Housing	7 Market Rental Housing	8 Market Homeownership
0%-30% AMI			0% - 80% AMI	45% - 100% AMI	60% - 120% AMI	100% - 120% & UP AMI	
Emergency and Supportive Housing			Non-market Housing			Market Housing	



High Plains' Niche

Affordable Housing in Weld County

Workforce housing is where “essential jobs” go to sleep at night

Weld County is experiencing the same severe housing cost burden phenomenon that is affecting the rest of northern Colorado

- Behind in new construction
- Oil field boom in mid 2000's absorbed much of the available housing inventory
- Lower wages than rest of front range
- Low housing stock has drastically reduced vacancy rate driving rents up
- Affects our ability to attract new employers (economic development)

High Plains' Role - Affordable Housing Solutions

- ❖ High utilizers of community services
- ❖ Vulnerable populations
- ❖ Very low income families & single parent head of households (<30% AMI - \$21K)

Start with most vulnerable and most costly populations.

Housing is the most effective health strategy our community can employ to save lives and save the community money



HOUSING IS HEALTHCARE

The national nonprofit Corporation for Supportive Housing (CSH) reviewed 20 studies that analyzed the cost-benefit of supportive housing.

Average cost per person before housing:

\$67,209 per year

Average cost reduction per person after housing:

\$40,474 per year



Housing Is Healthcare & Critical Infrastructure

PHASE I

Housing the Homeless Saves the Community Money

- Weld County By-Name List: **69** chronically homeless individuals
- PIT Count - Jan. 2023: **306** sheltered and unsheltered homeless adults (25% chronically homeless)
- Without housing, homeless individuals cost tax payers an average of **\$45,000/year**
 - Emergency room visits
 - Emergency shelters
 - Law enforcement, jails, psychiatric hospitals
- PSH saves an average of **\$25,000/individual/year**
- What improves with Permanent Supportive Housing?
 - Residents' physical & mental health improve
 - Business community concerns with homeless encampments and street living improves
 - Law enforcement and emergency response calls improve
 - Formerly homeless individuals remain stably housed

Deeply Affordable Housing for Very Low Income Households

- Targeting very low income families and individuals earning @ or below 50% area median income (a very underserved population in Greeley's affordable housing continuum.
- A Demand Analysis conducted in July, 2020 reported that Greeley is short **6,281** housing units for households earning less than 50% AMI

PHASE II

Proven, Best-Practices Solution to Chronic Homelessness:

PERMANENT SUPPORTIVE HOUSING

Supportive Housing is decent, safe, affordable, community-based housing that provides tenants with all the rights and responsibilities of tenancy, tenancy support services, and links to other intensive supportive services using best practices for Supportive Housing, particularly the Housing First model, as well as Harm Reduction and Trauma-Informed approaches. This approach is designed to allow tenants to live as independently as possible.



ELEMENTS OF SUPPORTIVE HOUSING

- There is no time limitation. Tenants may live in their homes as long as they meet the obligations of tenancy.
- Participants have a lease with all of the rights and responsibilities of tenancy.
- Housing affordability is typically ensured through a rent subsidy - tenants pay no more than 30% of their income for rent.





123 9th Avenue - 6.5 acres

This project is made possible through the generous donation of this former North Weld Produce property to High Plains Housing Development Corp. by Dennis Hoshiko, who's passion and vision to provide housing for our community's unhoused neighbors was the catalyst for this affordable housing campus.

Property History

1908 - 1962

- **Kuner-Empson Canning Factory** - originally 2 separate canning and pickling companies
- Maximillian Kuner & Howard Empson
- Empson died in 1926 – company sold to Kuner.
- Expanded in 1927 – added corn, cabbage, peas, and beans
- Plans to be the largest vegetable packing concern in the Rocky Mountain states
- Business boomed for the next few decades especially during WWI & WWII
- 1960's – outdated equipment and inadequate sewer systems – cannery warehouses began to close
- 1964 – Greeley plant closed its doors

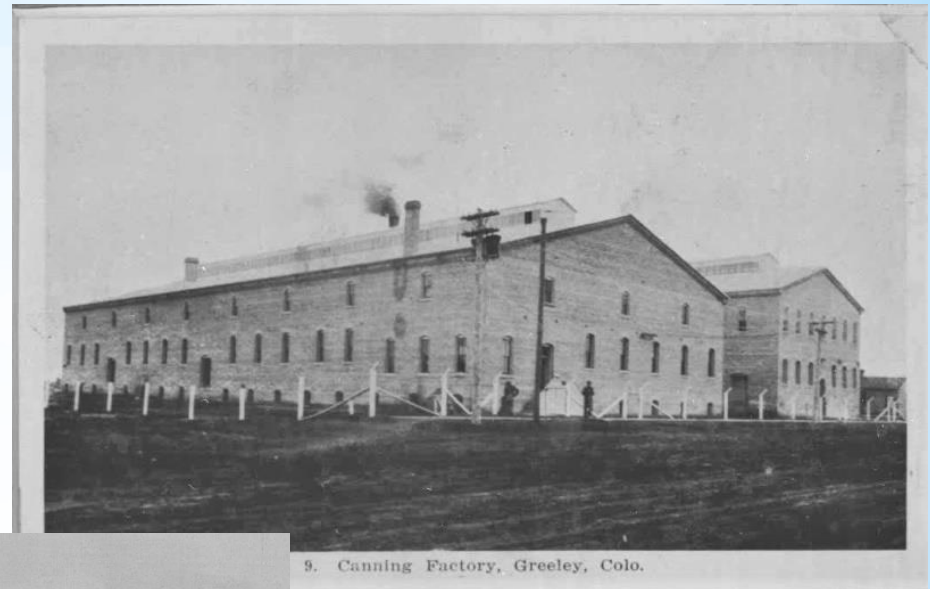
1964 - 2015

- **North Weld Produce Co.**
- Paul Hoshiko Jr. acquired the property
- Converted to entirely onion storage
- Paul Katsuma Hoshiko, Sr. (1887-1967) immigrated to the US from Japan as a stowaway on a steam ship.
- Paul Hoshiko, Jr. (1925-1996) figured prominently in Weld County agriculture, with 4-H
- Donated 3.5 acre site for Rodarte Center and Hoshiko Park.
- Dennis Hoshiko, also philanthropic
- Closed North Weld Produce in 2015
- Dennis donated the property to High Plains Housing Development for the purpose of developing affordable housing for homeless individuals





Empson Packing Co. - 1908
 Courtesy City of Greeley Museum



Kuner-Empson Co. -
 Drawing by Arthur Bradley, 1929

NORTH WELD VILLAGE - A Phased Development, Campus Model



Phase 1: 58 units Permanent Supportive Housing

Phase 2: 90 units Multi-family Very Affordable Housing

Phase 3: 30 units Workforce Housing

Phase 4: Social Enterprise Resident Employment Center

NORTH WELD VILLAGE - Phase I “StarRise” Permanent Supportive Housing

- 
- ❖ 58 one-bedroom units - supportive housing
 - ❖ Serving chronically homeless individuals with complex and chronic health conditions
 - ❖ On-site services including:
 - Case management
 - Security
 - Behavioral health services
 - 24/7 access to amenities & support

NORTH WELD VILLAGE - StarRise Apartments Architect Renderings



Community Services Space - Interior



NORTH WELD VILLAGE - Phase II - 90 Units Multi-family, Deeply Affordable Housing



Phase I - View from Northeast



Overhead View - Phase I & II Housing Developments



Phase II - View from Northwest

NORTH WELD VILLAGE - Phases III & IV - Additional Housing & Employment



Phase III - 30 Units Workforce Housing



Phase IV - Social Enterprise-Employment Opportunity

NORTH WELD VILLAGE -

Providing Expertise & Critical Infrastructure Investment to meet the Housing Needs of the Most Vulnerable Individuals & Households

EXPERTISE - DEVELOPMENT TEAM:

Jodi Hartmann, High Plains Housing Dev. Corp. - Owner/Sponsor
Ryan Lunsford/Brandon Gentrup, GL Development Advisors, Developer Consultant
Sarah Batt, Dwelling Development, Financial Advisor
Joseph Vigil/Brandy LeMae, Workshop8 - Architects
Topographic, Civil Engineering
Terracon Engineering, Environmental & Structural Studies
Zoe LeBeau/Katie Symons, Beaux-Simone Consulting-Supportive Services Planning
KCI Construction, Longmont, General Contractor
Volunteers of America, Northern Colorado - Lead Services Provider
Rocky Mountain Communities - Property Management

INVESTMENT:

- Phase I - \$26M infrastructure investment - 58 housing units
- Phase II - \$30M infrastructure investment - 90 units
- TOTAL: \$50M infrastructure investment - 148 new affordable housing units
- Phases III & IV - Infrastructure investment to be determined - 30 additional housing units projected

NORTH WELD VILLAGE

Local Stakeholders & Partners:

Weld Trust
City of Greeley
City of Evans
Greeley Urban Renewal Authority (GURA)
Weld County
Weld County Department of Human Services
Greeley/Weld Housing Authority
United Way of Weld County
Northern Colorado Continuum of Care
Volunteers of America
North Range Behavioral Health
Sunrise Community Health Centers
Northern Colorado Health Alliance
High Plains Library District

State of Colorado Partners:

Colorado Housing & Finance Authority (CHFA)
Colorado Division of Housing (DOH)

Thank you for sharing our vision for the North Weld Village



FOR MORE INFORMATION ABOUT THIS PROJECT:

Contact Ryan Lunsford (720) 275-6586
or Jodi Hartmann (970) 405-6072

Historic Preservation Commission Agenda Summary

March 4, 2024

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Presentation: Clean, Safe and Beautiful Update, Will Jones, Deputy Public Works Director

Summary:

Will Jones, Deputy Director, Public Works Department, will present on the City's Clean, Safe, and Beautiful Initiative.

Recommended Action:

Provide comments.

Attachments:

PowerPoint Presentation



Clean, Safe & Beautiful

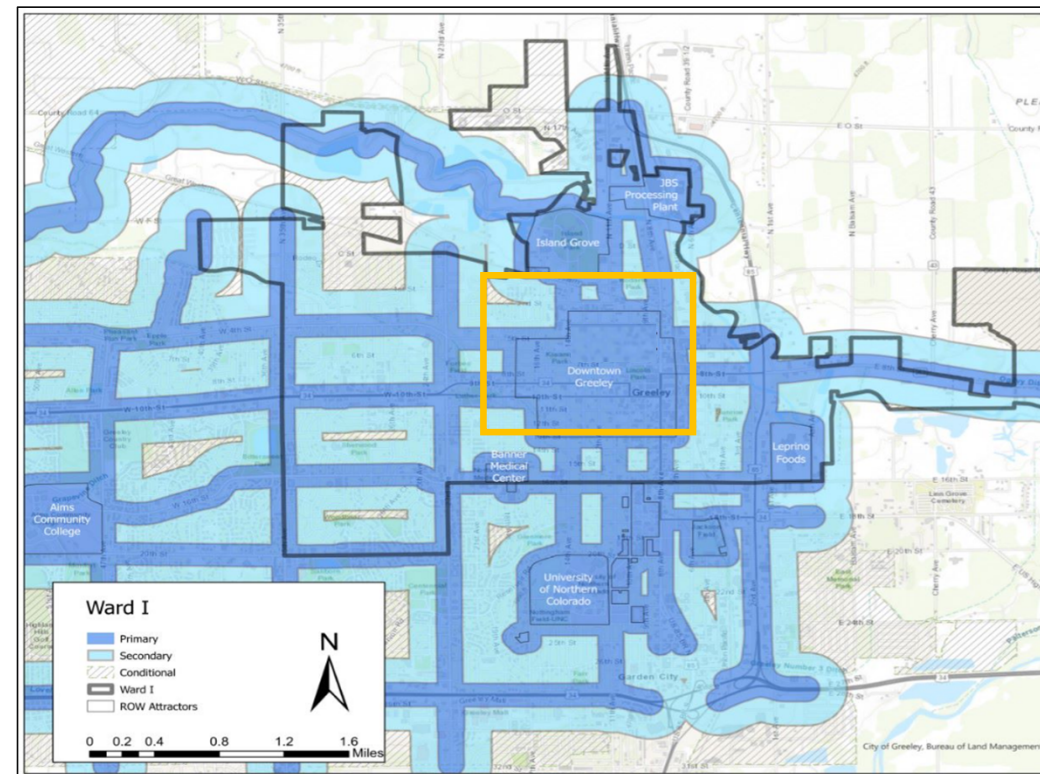
City of Greeley Public Space Maintenance Update



Standards, Process & Performance Measures

Citywide Alignment / Approach

- Prioritization Matrix
 - Primary – High Volume, Attractors, Economic Drivers
 - Secondary – Medium Volume, <1/4 Mile from Primary
 - Conditional – >1/4 Mile from Primary
- Performance Measures
 - Emergency Response
 - Hazard and/or Regulatory Requests
 - Appearance and/or Cleanliness Requests
 - Maintenance Management & Regulatory Compliance
 - Cleanliness Standards
 - Appearance/ Condition/ Beautification Standards
- Standards
- Processes



Downtown Focus

Additional Resources

- Eight (8) Additional Infrastructure Services (IS) Staff
- Specialized Equipment

Organizational Alignment

- Transition of Public Space(ROW) Management from CPRD to Public Works
- Member of International Downtown Association (IDA)
- Infrastructure Services Organizational Structure Change

Proactive Customer Service

- Clean, Safe and Beautiful Ambassadors
- 311 App
- Single Website Resource
 - Standardized Information & Materials
 - Performance Measures



Downtown Focus

Landscaping & Lighting

- Plantings – Relentless Colorful Experience
 - Planters and Raised Planter Replacement
 - Median Plantings
- Lighting – Coordinated Lighting Experience
 - Tree Lighting
 - 9th Street Alley Lighting Replacement
- Hardscape Repairs
 - Bricks, Concrete, etc.
- Waste Management Enhancements
 - Trash Container Enclosures and Managed Trash for 9th Street Alley (alley between 9th Ave and 8th Ave/ 9th Street and 8th Street)



Simulations



Simulations



Simulations



QUESTIONS



Historic Preservation Commission

Agenda Summary

March 4, 2024

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Historic Preservation Month Event Planning Update

Summary:

May is Historic Preservation Month and the Historic Preservation Commission celebrates by having a public event. Chair DePetro and Commissioner Azari met with Ms. Kellums to plan the event(s) for 2024. The recommendation for an event includes a historic preservation/history trivia night with presentation of Historic Preservation Month Awards at Syntax Distillery, 700 6th Street, on Wednesday, May 8th from 5:30-7:30 p.m.

Prior to the COVID pandemic, the Commission gave awards for historic preservation to celebrate and honor those contributing to preservation of Greeley's significant properties. The Commission most recently presented awards to Allnutt Funeral Services and Bill and Rick Allnutt for stewardship of the Allnutt Funeral Services Building, for Cardiac Investments LLC for rehabilitation of the Masonic Temple Building, for Linde Thompson for obtaining a grant and historic tax credits for the rehabilitation of the Masonic Temple Building, and Riley and Duston Baker and Rainbow Motel LLC for preservation and rehabilitation of the Rainbow Motel in 2019.

The updated nomination packet is attached.

Staff requests the Commission review the packet and suggest revisions and/or approve the packet for distribution.

Recommended Action:

Approve the event and Historic Preservation Month award nomination packet for distribution.

Attachments:

Historic Preservation Month Award Nomination packet



**CITY OF GREELEY
HISTORIC PRESERVATION MONTH AWARDS
PROGRAM GUIDELINES AND NOMINATION FORM**

DEADLINE – APRIL 5, 2024

Background

Section 24-1003 of the Greeley Municipal Code provides for the designation, preservation, protection, enhancement and perpetuation of those sites, structures, objects and districts which reflect outstanding elements of the City's cultural, artistic, social, ethnic, economic, political, architectural, historic, technological, institutional or other heritage. It also promotes the stabilization or improvement of aesthetic and economic vitality and values of the City's significant sites, neighborhoods, structures, objects and districts; the protection and enhancement of the City; the promotion of the use of outstanding historical or architectural sites, structures, objects and districts for the education, stimulation and welfare of the people of the City; the promotion of good urban design; and the integration of historic preservation with the City's comprehensive plan.

The Imagine Greeley Comprehensive Plan supports the promotion of local heritage by identifying structures, facilities, and areas that carry historical, cultural, architectural, or geographical significance (Historic and Cultural Resources chapter). The Historic Preservation Month Awards program promotes local history and preservation, as well as teaches the community about Greeley's historic resources.

Recognition Awards

The Commission seeks to educate the public about Greeley's historic resources, historic preservation programs and benefits and to encourage public education, interest and participation. The Historic Preservation Month Awards recognize individuals, organizations and design professionals/contractors who have served to significantly further historic preservation efforts and achievements in Greeley.

Award Categories

The Historic Preservation Commission gives an award to a Greeley representative in each of the following three categories:

- Individual – a Greeley resident who has contributed in a significant manner to the preservation or protection of local historic resources
- Organization – a Greeley business, non-profit, church or other entity that has demonstrated support for or advanced historic preservation in Greeley in a significant way
- Contractor/Design Professional – a Greeley design professional or contractor who has contributed in a significant manner to the preservation or protection of local resources

If the Commission finds there are no projects or nominees that meet the criteria, the Commission may opt to not give an award in a particular category. The nomination could relate to one specific project, multiple projects, or general preservation efforts. While the Commissioners can nominate people or projects, they particularly encourage the public to submit nominations. Please submit the following information for a nomination.

Nomination & Criteria

Please provide contact information of the individual, organization or design professional/contractor being nominated and of the nominator. A nomination could be for a specific project, or for a body of work or multiple projects by the same individual, organization or design professional/contractor, or for general preservation efforts. More than one nomination may be submitted by the same nominator.

Please also explain the preservation project(s) or contribution(s) of the individual, organization, or design professional /contractor and why they are worthy of a historic preservation award, addressing any of the criteria below that apply. Applications will be reviewed according to the following criteria:

1. Effect of the project on the architectural and historical character of the property or the area
2. Protection and preservation of the historic character of the building, site, or district, and compatibility with surrounding properties and the neighborhood
3. Effect on the protection, enhancement, perpetuation or use of the property
4. Contribution of the individual(s)/organization/contractor/design professional to the historic preservation efforts in the community
 - What were the positive impacts?
 - Was the contribution new or innovative for Greeley?
5. Promotion of understanding of local history and preservation efforts
6. Creation of a widely visible, lasting link to our community's heritage and accomplishments of the past

Please submit nominations to the Greeley Historic Preservation Office at 1100 10th Street, Greeley, CO 80631. Complete electronic nominations in a pdf format may be sent electronically to hpo@greeleygov.com. Nominations must be submitted by 12:00 p.m. on **Friday, April 5, 2024** to allow for review of the nominations. The Historic Preservation Commission will vote on the nominations and make presentations at the Historic Preservation Month event on **Wednesday, May 8, 2024 at Syntax Distillery at the Greeley Elevator Building, 700 6th Street at 5:30 p.m.** The event will be free and open to the public.

Please contact the Historic Preservation Office at hpo@greeleygov.com or 970.350.9222 for more information or to submit the nomination. These program guidelines are also available on the City's website at www.greeleygov.com/historicpreservation.



Historic Preservation Month Award Nomination Form

Awards are given in three categories. Below are brief descriptions of each category:

Individual: a Greeley resident who has contributed in a significant manner to the preservation or protection of local historic resources

Organization: a Greeley business, non-profit, church or other entity that has demonstrated support for or advanced historic preservation in Greeley in a significant way

Design Professional/Contractor: a Greeley design professional or contractor who has contributed in a significant manner to the preservation or protection of local resources

Check one category for this nomination:

- ☐ Individual
☐ Organization
☐ Design Professional/Contractor

Nominee Contact Information

Name of individual, organization or design professional/contractor being nominated:

Address of nominee:

Phone number of nominee: _____

Email: _____

Nominator Contact Information

Name of the nominator: _____

Address of the nominator:

Phone number of nominator: _____

Email of nominator: _____

Signature of the nominator: _____

Please explain the preservation project(s) or contribution(s) of the individual, organization, or design professional /contractor and why they are worthy of a historic preservation award, addressing any of the criteria below that apply. Applications will be reviewed according to the following criteria:

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