

Historic Preservation Commission Agenda

Regular Meeting
Monday July 15, 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/83523246302>

NOTICE:

Historical 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/

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

July 15, 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. Report from Historic Greeley Inc.
5. "Driving Greeley, Protecting Greeley" Ballot Presentation Presenters: Winna MacLaren, Diana Frick, Chief Kuznik
6. Commission Member Reports
7. Staff Report
8. Adjournment
9. Visioning/Goals Discussion

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



Driving Greeley, Protecting Greeley



Community Vitality

Agenda



- 2024 Ballot Measures Overview
- Food Tax and Debt Issuance
- Public Safety
- Sharing Information

2024 Ballot Measures Overview



- Greeley is the fourth fastest-growing metro area in the country and among the top 10 largest cities in Colorado.
- To match Greeley's growth, the City is considering introducing three potential ballot measures this November:
 - Driving Greeley: Food Tax Renewal and Debt Issuance
 - Protecting Greeley: Public Safety

Driving Greeley: Food Tax and Debt Issuance

- Driving Greeley are two potential measures for the 2024 ballot to do just that - take Greeley into a new generation, making sure the city can keep up with where our dynamic residents are going.
- Together, these two measures will:
 - Fund critical transportation infrastructure and safety programs
 - Support services and facilities for kids, seniors, and people with disabilities
 - Fund critical public safety and security programs
- These two measures mean **NO NEW TAXES**, and simply the extension of an existing sales tax, which has existed for over 30 years, and approval of a financing mechanism that allows the city to take advantage of a federally subsidized program for transportation infrastructure.

Driving Greeley: Food Tax

- Since 1990, Greeley residents have renewed a sales tax on food more than five times to support funding for:
 - Facilities
 - Parks
 - Street maintenance
- This has funded important programs across the city that support
 - Seniors – ex: repairs and upgrades at the active adult center, better access to public buildings for the elderly
 - Children – ex: traffic signal safety near school zones, funding for after-school centers
 - People with disabilities – ex: upgrading public building to ensure wheelchair access
- The City would ask voters to permanently extend the food tax **without raising taxes** to support our community programs and improve the quality of Greeley residents' present and future.

Projects Past and Future

Past 5 Years.....\$41M Expended

27%



\$11M Well Maintained Roads

Transfers for pavement repairs and maintenance

27%



\$11M Recreational Amenities

Senior Center, Rec Center, Rodarte Center, Ice Haus, Family Funplex, Golf

19%



\$8M Inviting, Beautiful Parks

Irrigation systems, playground maintenance, parks restrooms and shelters

10%



\$4M Safe & Accessible Buildings

Emergency repairs, HVAC, Roofs, Flooring, Remodels, ADA improvements

8%



\$3M Traffic Safety & Mobility

Traffic signal replacements, school flashers, bike paths repairs

Next 5 Years.....\$70M Budgeted

27%



\$19M Inviting, Beautiful Parks

Irrigation systems, playground maintenance, parks restrooms and shaded shelters

17%



\$12M Safe & Accessible Buildings

Emergency repairs, HVAC, Roofs, Flooring, Remodels, ADA improvements

16%



\$11M Recreational Amenities

Senior Center, Rec Center, Rodarte Center, Ice Haus, Family Funplex, Golf

10%



\$7M Arts & Culture

Union Colony Civic Center, Historic Sites, Museums

9%



\$6.5M Traffic Safety & Mobility

Traffic signal replacements, school flashers, bike path repairs

Driving Greeley: Debt Issuance

- The City is considering a low-interest, long-term financing mechanism that could fund important infrastructure and transportation projects. Think of this similar to getting a mortgage for your home.
- Approval of a financing mechanism would allow the City to take advantage of a federally subsidized program to make much needed improvements to our community.
 - Constructing new Highway 34 interchanges at 35th and 47th Avenue to improve traffic flow, decrease congestion, and improve safety
 - Expanding Greeley's regional bus service with routes to Loveland, Severance, Denver, and the airport; and
 - Constructing traffic safety improvements and beautifying major traffic corridors such as Greeley's downtown 8th Avenue
- The financing measure is a formality required by state law/TABOR but would allow Greeley to take advantage of a federal program for low-cost transportation financing without increasing or creating new taxes.

Protecting Greeley: Public Safety

- The best way to make sure Greeley remains safe is by investing in our police and firefighters.
Last year:
 - Greeley Fire Department responded to 81% of emergency calls across the city within 5 minutes. They successfully managed 119 fires with zero fire-related fatalities.
 - Greeley Police Department responded to over 70,000 calls, with an average response time for life-threatening emergencies of just 4.4 minutes.
- This new funding would help keep our first responders safe by ensuring adequate staffing levels, time and resources for training, and other support equipment important for officer and firefighter safety.
- By increasing the existing sales tax and use tax (excluding the city sales tax on food) by 0.25%, or just 25 cents on every \$100 you spend, we can protect our firefighters and police from being overworked, understaffed, and lacking time and resources to do important safety training.

Questions





DRIVING GREELEY, PROTECTING GREELEY

Funding Greeley's Future Virtual Community Meeting

Planning for a Greeley of the future means the city must keep up with our residents so that we can continue to make Greeley a great place to call home. This November, the city may ask voters to consider three ballot measures to tackle much-needed improvements to our infrastructure and public safety. Join our virtual community meeting to learn more.



Date: Thursday, July 11, 2024

Time: 6:30 - 7:30 PM

**To join, scan the QR code
or visit the link below:**

greeleygov.zoom.us/j/83082587881

Our Speakers



Brian Kuznik

Fire Department Chief



Adam Turk

Police Department Chief



Winna MacLaren

Director of Communication
and Engagement



Diana Frick

Director of Culture,
Parks, and Recreation



Paul Trombino

Director of Public Works

FOR MORE INFORMATION: greeleygov.com/funding-greeley



DATE: July 15, 2024
TO: Historic Preservation Commission
FROM: Betsy Kellums, Planner III – Historic Preservation
RE: Visioning Discussion

Historic Preservation Staff is working on a strategic plan to grow the historic preservation program and would like your input/feedback about the direction of historic preservation in Greeley and ideas for projects for staff and commissioners. At the July 15th meeting, we will discuss *your thoughts* about some questions to prompt discussion:

What is your vision for Historic Preservation in Greeley?
What would you do if we had unlimited funds?
What is important to you as it relates to the historic preservation program?
What is your priority/what are your priorities?

The Historic Preservation Office has these projects and tasks. What do you think about each one? If you had to rank them, how would you do it and why?

Greeley Historic Register Administration

- implement Section 24-1003 of the Greeley Municipal Code (Historic Preservation Section)
- Process current applications (this has been very slow since March after the Winograd House designation), including nominations and design review applications – major and minor alterations.
- promote incentives

Outreach

- outreach to Greeley Historic Register owners with reminder to get approval for alterations and reminders about incentives
- outreach to owners of properties determined eligible
- outreach to neighborhoods about benefits of districts

Education

- plan and carry out walking tours, including developing new tours
- historic preservation presentations to groups upon request
- plan and carry out history presentations/history brown bag series
- educate about the benefits of historic preservation

Collaboration/Partnerships

- work with Museums, HGI on preservation-related events
- develop partnerships

Development

- work with developers, land use application applicants on projects impacting historic properties or properties that are 40 years old or older; provide comments on projects
- review permits for alterations/demo of properties 40 or older (in accordance with GMC Section 24-1003)

Historic Property research

Grants

- Develop grant projects, apply, administer if funded
- State Historical Fund grants
- CLG grants
- Implement the Survey Plan

Imagine Greeley Comprehensive Plan

- Implement
- Historic & Cultural Resources Chapter
- Growth & City Form Chapter

City of Greeley Imagine Greeley Comprehensive Plan

Goal HC-1: Preserve and promote local heritage

Objective HC-1.1 Identification of Historic Resources

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

Objective HC-1.2 Education

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

Objective HC-1.3 City-Owned Resources

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

Objective HC-1.4 Greeley Museum

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

Objective HC-1.5 Historic Registers

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

Objective HC-1.6 Preservation Tools

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

Objective HC-1.7 Heritage and Cultural Tourism

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

See Action Plan for HC Chapter in Imagine Greeley

Relevant Objectives from Growth and City Form Chapter

Objective GC-3.2 Historic Preservation & Adaptive Reuse

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

Objective GC-4.2 Reinvestment/Adaptive Reuse

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

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

Objective GC-5.1 Historic Preservation

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

Objective GC-5.2 Design Standards

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

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

Objective GC-6.3

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

Objective GC-6.4 Historic and Character Districts

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

See Action Plan for GC Chapter in Imagine Greeley

*Finally, if not already covered by above discussion points, what projects would you like to see the Commission and Staff take on? What are your goals for the Commission?

Attachment

Imagine Greeley Chapter 5: Action Plan for Growth & City Form and Historic & Cultural Resources Chapters