

PLANNING COMMISSION SUMMARY

ITEM: H-P Greeley Subdivision, Sixth Replat Rezone

FILE NUMBER: ZON2021-0018

PROJECT: H-P Greeley Subdivision, Sixth Replat Rezoning from I-L (Industrial Low Intensity) to R-H (Residential High Density)

LOCATION: 712 71st Avenue
East of 71st Avenue, north of 8th Street, and northeast of 69th Avenue.

APPLICANT: Lasalle Investors, LLC.

CASE PLANNER: Kristin Cote, Planner II

PLANNING COMMISSION HEARING DATE: April 26, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204.

EXECUTIVE SUMMARY

A. STAFF RECOMMENDATION

Approval

B. LOCATION

Abutting Zoning:

North: I-L (Industrial Low Intensity)
South: C-H (Commercial High Intensity)
East: R-H (Residential High Density – City Center West Res 2nd Fg)
West: I-L (Industrial Low Intensity)

Surrounding Land Uses:

North: Vacant
South: Undeveloped, Commercial
East: Residential Subdivision, City Center West Res 2nd Fg
West: Industrial zone, portion of former HP site

Site Characteristics:

The site is currently a vacant parcel with no natural, unique, or special topography, vegetation, wildlife, or other factors that could influence development options. This property consists of rolling terrain with some large mature trees established during the development of the former Hewlett Packard site. This property is included in the overall master drainage plan in place for the City Center West Development. All approved utilities are sized to accommodate an R-H use and the traffic flow proposed for a residential use is less during peak hours than the original traffic projections for an I-L (Industrial Low Intensity) use.

C. BACKGROUND

This land was annexed into the City of Greeley through the North Sheep Draw Annexation on July 20, 1981, the subject property was designated with I-L (Industrial-Low Intensity) zoning district (*Rec. No. 0001863877*) [Case No. Z 14:80]; rezoned on September 29, 2005, dividing the 156 acre I-L (Industrial Low Intensity) zoning into a mix of C-D (Conservation District), C-H (Commercial High Intensity), R-H (Residential High Density), and I-L (Industrial Low Intensity) with DCMP and the Boomerang Master Plan Design Guidelines (*Ordinance No. 57, 2005, Rec No. 3327374*) [Case No. Z 3:05]. The Boomerang DCMP was developed to establish a list of permitted uses within the C-H, I-L, and R-H zone districts that would limit certain uses that are permitted by right, design reviews, and special reviews in the area, and establish specific design criteria through the Design Guidelines, that meet or exceed Development Code standards.

The existing area was also approved by City Council to include an intergovernmental agreement between the City of Greeley and the City Center West Commercial Metropolitan District in December 2014 (*Ordinance No. 69, 2014*) [Case No. MD 1:14]. Later in 2016, a resolution for the Amendment and restated consolidated service plan for the City Center West Commercial Metropolitan District was approved by City Council to consolidate the City Center West Commercial Metropolitan District and the City Center West Residential Metropolitan District No. 2. (*Rec. No. 4231159*) [Case No. MD 1:16].

In 2015, a minor subdivision application was approved to adjust lot lines around the Hewlett-Packard property, H-P Greeley, 4th Replat (Rec No. 42704720) [Case No. 13:15], to accommodate the currently approved Boomerang Self-Storage [Case No. DR 4:17], formerly called the West Side Commons Storage.

In 2017, a minor subdivision application was approved to adjust lot lines around the Hewlett-Packard property, H-P Greeley 5th Replat [Case No. S 32-16] to accommodate Westridge Academy, a K-8 charter school that adjoins the western boundary of this property.

In 2022, a minor subdivision application was approved to split Lot 3, H-P Greeley 5th Replat [Case No. SUB2021-0033] to establish a lot which is proposed to be sold to the adjacent contiguous property owner to the west and a tract, which is proposed to be developed as a residential community.

The permitted uses currently allowed within the Boomerang Master Plan Design Guidelines (aka DCMP), in the R-H (Residential High-Density zone) include residential uses, boarding houses, farming, golf courses, open space, parks, and wireless telecommunications.

This property once housed a portion of the Hewlett Packard facility. Upon HP's exit from Greeley in 2003, this property became vacant and has endured repeated incidents of vandalism. In 2021, this property was acquired by the existing owner, who demolished the structures on-site, creating this vacant property for redevelopment.

D. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204 (b) of the Development Code shall be used to evaluate the zoning amendment application.

- 1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

Goal 4 – Prioritize Infill and Redevelopment

Objective GC-4.2 Reinvestment/Adaptive Reuse - Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.

Objective GC-4.3 Infill Compatibility - Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

Staff Comment: This proposal is in accordance with Goal 4, Prioritize Infill and Redevelopment, of the Imagine Greeley Comprehensive Land Use Plan. The rezoning request of this formerly vital site, which has over the years become a blighted property, specifically supports the following objectives of Goal 4:

The proposal complies with this criterion.

- 2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**

Staff Comment: The development of the property can fulfill the intent of its proposed zoning district. Adequate public water and sewer facilities are provided for this property. As part of the City Center West masterplan, all engineering and utilities were originally designed to accommodate a large-scale industrial user, making them more than sufficient for use as a residential subdivision. A single-family residential

community is currently being built adjacent to its eastern boundary. Objective GC-4.3 Infill Compatibility states that the City shall “Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.”

The proposal complies with this criterion.

3. The area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Staff Comment:

This area has changed substantially over the years. When this zone was originally established, this site was on the periphery of City limits and was established to house a 160+ acre industrial campus for Hewlett Packard. That site was abandoned in the early 2000’s, and since that time a school has been constructed to the west of this property and a residential subdivision has been permitted on its easterly boundary. The use of this property that would best serve the interests of the public and the interests of the adjacent uses and residences in the area in a compatible and cohesive fashion, is the use of this property for residential purposes.

The proposal complies with this criterion.

4. The existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

Staff Comment:

The parcels’ current zone was established 40 years ago. The property owner has tried for many years to market this property in hopes of attracting an industrial user to no avail. The establishment of R-H (Residential High Density) zoning on this property allows for higher density residential to provide both an appropriate and desirable transition between the existing school site to the west of this property and the single-family homes now under construction to the east of this property.

The proposal complies with this criterion.

5. The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.

Staff Comment:

Currently to the east of this site is a school facility, to the west is a residential subdivision, to the north is a proposed park and to the south is vacant land zoned C-H (Commercial High Intensity), which presents an opportunity to provide convenient and vital commercial uses to residential property owners in this area. The adjacent uses will provide a transition to a residential use on this site.

The proposal complies with this criterion.

6. The city or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

Staff Comment:

The south half of site was historically served by a dedicated 12"/15" sanitary sewer. During the construction of the City Center West Residential Subdivision 1st Filing, this existing sanitary sewer was abandoned and a new 15" sanitary sewer was installed to serve the site. This 15" sanitary sewer collects wastewater flow from the 8th Street commercial corridor and conveys it east through 8th Street. Ultimately, the sanitary sewer discharges into the 27" Sheep Draw interceptor.

The north half of the site would be served by an 8" sewer stub at the 68th Avenue dead end. This stub was designed with the City Center West 2nd Filing project and is currently under construction. This sewer ultimately discharges to the Sheep Draw interceptor.

An existing 12" water line on the southern portion of this property, adjacent to 8th Street, will provide adequate water services for this use.

A traffic compliance letter was submitted as part of this request. That letter indicated that the H-P Building in the original traffic study was previously thought to generate approximately 1,144 weekday daily vehicle trips, with 219 of these trips occurring during the morning peak hour, and 218 trips occurring during the afternoon peak hour. The currently proposed H-P Greeley Redevelopment Project, with 320 units of multifamily residential, is anticipated to generate 1,454 daily weekday trips with 128 trips occurring during the morning peak hour and 125 trips occurring during the afternoon peak hour. Therefore, the proposed rezone with redevelopment is anticipated to result in 91 fewer morning peak hour trips and 93 fewer afternoon peak hour

trips than the use that previously occupied the site and was originally studied in the same development area. This indicates that the proposed H-P Greeley Redevelopment is in traffic compliance with the original traffic study.

The proposal complies with this criterion

- 7. The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

Staff Comment: The proposal complies with this criterion. This zoning change would accommodate the development of a residential multi-family subdivision, which is not currently permitted within the Industrial Low Intensity (I-L) zone district. Given the surrounding uses, this proposed zoning of Residential High Density (R-H) is a more appropriate zoning designation for the property at present time and will provide a transition from the single-family residential to the east.

The proposal complies with this criterion

- 8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Staff Comment: Any reasonably anticipated negative impacts on this area resulting from this rezoning would be mitigated as part of the development process by the consistent enforcement of Municipal Code requirements regarding landscaping, buffers, architectural features, and setbacks. A conceptual traffic study and drainage report were provided with this applicant and the final drainage and traffic needs will be further evaluated at the time of site plan or plat, as necessary.

The proposal complies with this criterion.

- 9. The recommendations of professional staff or advisory review bodies.**

Staff Comment: Staff recommends approval of this rezoning request.

F. SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is part of the Replat of Lot 3, H-P Greeley Subdivision, Sixth Replat, which was a minor subdivision platted in April of 2022.

2. TRANSPORTATION

The City's Transportation Planner and Engineering Development Review staff have reviewed the traffic compliance letter submitted with this application and found that additional traffic would not create a significant impact on existing roadway systems.

No additional improvements were warranted based on projected traffic. Further analysis would be conducted at the time of the site plan review once exact layouts are confirmed.

G. SERVICES

1. WATER

Water services are available in the area and can adequately serve the subject site.

2. SANITARY SEWER

Sanitation services are available in the area and can adequately serve the subject site.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property. The subject site is within the City of Greeley's Fire Protection area and would be served by Fire Station 7, which is located approximately 700 feet southeast of this property

H. NEIGHBORHOOD IMPACTS

1. VISUAL

There are no proposed site changes corresponding to the rezoning currently. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

There are no proposed site changes corresponding to the rezoning currently. Any potential noise created by future development would be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to surrounding property owners on April 8, 2022, per Development Code requirements. Additionally, two public notice signs were posted on the subject site on April 6, 2022. Notice was provided via the Greeley website on April 5, 2022.

J. MINERIAL ESTATE OWNER NOTIFICATION

Mineral notice was sent in compliance with C.R.S § 24-65.5-103(I) on March 26, 2022.

K. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received, the Project Summary and accompanying analysis, the Planning Commission finds that the proposed rezoning of Tract 3A of the Replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) to R-H (Residential High Density) meets the applicable Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone to the City Council.

Alternative motion:

Based on the application received, the Project Summary and accompanying analysis, the Planning Commission finds that the proposed rezoning of Tract 3A of the Replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L (Industrial Low Intensity) to R-H (Residential High Density) does not meet Development Code Section 24-204; and therefore, recommends **denial** of the rezone to the City Council.

L. ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – Application

Attachment D – Boomerang Master Plan Design Guidelines

Attachment E – Public Comments

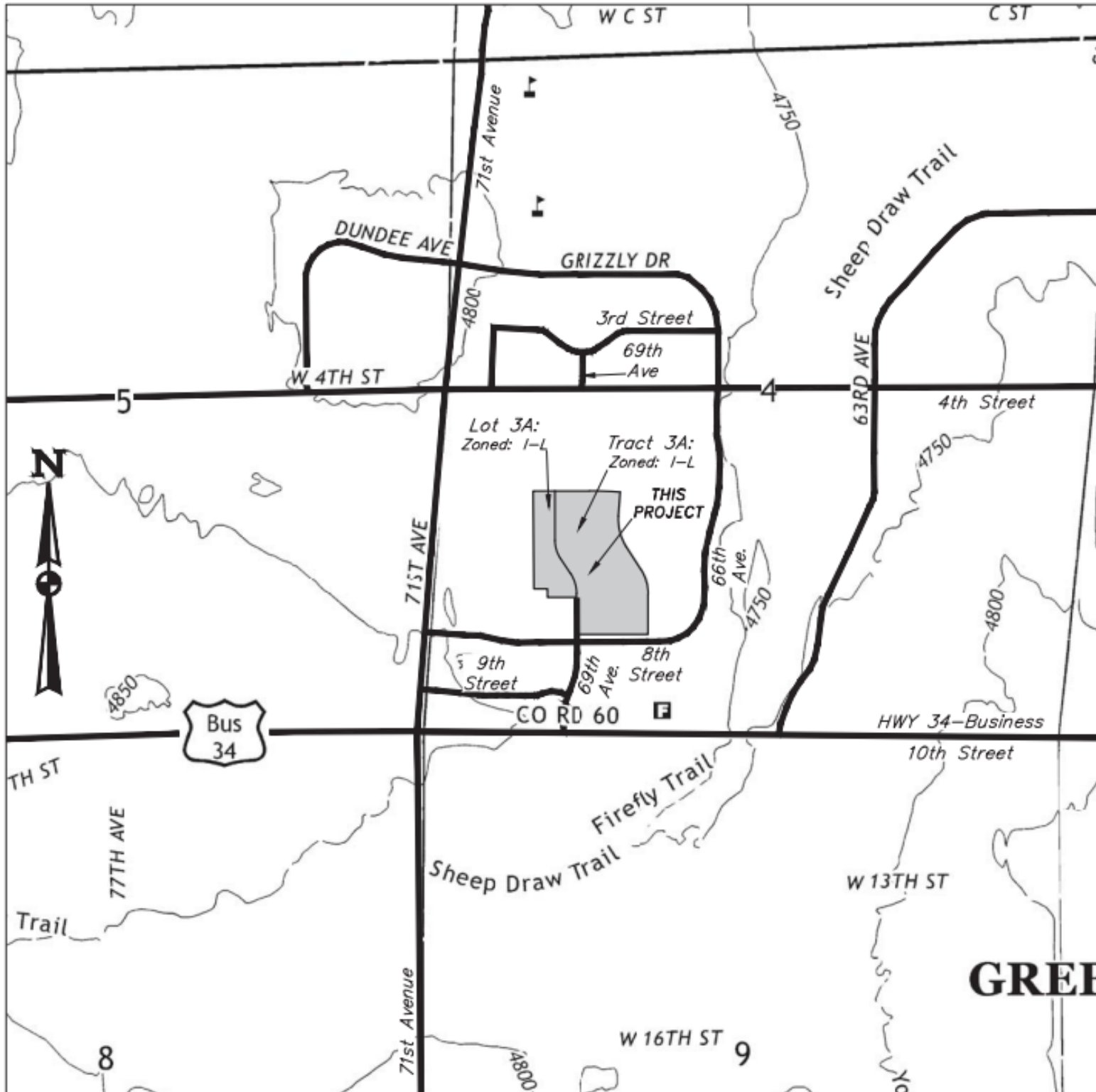
Vicinity Map

H-P Greeley Subdivision, Sixth Replat Rezone ZON2021-0018



Attachment A

VICINITY MAP
1" = 1000'



Attachment B

H-P Greeley Subdivision, Sixth Replat

Project Narrative for Minor Plat and Rezone

Current property: Lot 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT

Current Owner (Applicant): LASALLE INVESTORS LLC

As owner of Lot 3, H-P GREELEY SUBDIVISION, FIFTH REPLAT, Applicant wishes to create a Minor Subdivision of Lot 3, splitting Lot 3 into two separate parcels. The West parcel would contain 4.394 Acres, be named Lot 3A, and retain its current zoning of I-L; the East parcel would contain 15.433 Acres, be named Tract 3A, and be rezoned to R-H.

The proposed Lot 3A is currently under contract to the adjacent school, West Ridge Academy, contingent upon approval of the subdivision of Lot 3A as discussed herein. The proposed Tract 3A is under contract to a residential developer contingent upon both the approval of the subdivision of Lot 3 and the proposed rezoning of the proposed Tract 3A to R-H (from its current zoning of I-L).

Background

The current Lot 3 is part of the historic Hewlett Packard facility, an approximately 160 acre R&D campus developed in 1982 that at one time housed 1,800 employees. Upon Hewlett Packard's exit of Greeley in 2003, the main building became vacant and the surrounding land was ultimately sold, subdivided and rezoned to become City Center West, a master-planned development containing a mixture of residential and commercial uses. Lot 3 (an approximately 19.827 acre parcel upon which the main HP structure resided), however, remained unchanged in both its zoning and use as a multi-year search began for a new user for the building. Unfortunately after being vacant for more than 15 years and enduring repeated bouts of vandalism, it became clear that the building had become more of a liability than an asset. As a result, in late 2021 Lot 3 was acquired by Applicant and the building was demolished creating a vacant parcel of land.

Today Lot 3 (still holding its original Industrial-Low zoning) sits in the middle of an otherwise cohesive masterplan. Westridge Academy, a K-8 charter school adjoins its western boundary, a to-be-built City park adjoins its northern boundary and a single family residential community is currently being built adjoining its eastern boundary. We believe industrial zoning for their proposed Tract 3A no longer represents a complimentary use to the development, and that

Residential High (R-H) now provides the highest and best use for the property. R-H zoning allows for higher density residential to provide both an appropriate and desirable transition between the existing school site and the single family homes now under construction. Moreover, a rezoning of Tract 3A from I-L to R-H would represent the last step in transforming the original Hewlett Packard campus into a single harmonious development.

Rezoning the proposed Lot 3A (currently under contract to West Ridge Academy) is not required by West Ridge for the expansion of its school campus.

Lot 3A

Though Lot 3A is under contract to West Ridge Academy for future development of their school site, West Ridge's requires that their current property maintain a separate legal description from Lot 3A to retain the metro district tax exemption granted on their current property (the proposed Lot 3A will have no such exemption). Nonetheless, common ownership of the two lots will provide the necessary infrastructure for Lot 3A as the school's current property is already serviced by both public utilities and public road access.

Tract 3A

As part of the City Center West's masterplan, all associated engineering and utilities were designed and sized to accommodate a large-scale industrial user on Lot 3, which is to say all utilities and engineering are more than sufficient for a residential use on Tract 3A. Lot 3 is part of the overall master drainage plan already in place (please see attached approved plans from City Center West), all approved utilities are appropriately sized to accommodate an R-H use (please see attached letter from Northern Engineering), and traffic flow would be less than proposed under the original I-L use (please see letter addressing the original traffic projections from Kimley-Horn).

All site-specific details, including pedestrian access and circulation, will be addressed at the site plan approval stage once a final layout for the property is determined by the final end-user.

Review Criteria

We believe the proposed rezoning of Tract 3A from I-L to R-H meets all of the review criteria established in Section 24-204 (Rezoning) of the City of Greeley Development Code for the review, recommendation and decisions for a proposed rezoning as addressed below:

Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?

and

Has the existing zoning been in place for a substantial time without development, and does this indicate the existing zoning is inappropriate given development trends in the vicinity?

Yes to both. The parcel's current zoning of I-L is a remnant from nearly 40 years ago when the larger overall 160-acre site came into existence as an R&D campus owned and operated by Hewlett Packard. In the early 2000s Hewlett Packard moved out of the facility and the land was ultimately sold, subdivided and rezoned to become City Center West, a master-planned development containing a mixture of residential and commercial uses. This parcel retained its original I-L zoning in hopes of attracting a new tenant to the main Hewlett Packard building. After nearly 20 years of vacancy and repeated bouts of vandalism, however, those hopes were abandoned and the building was demolished.

Can the proposal fulfill the intent of the zoning district considering the relationship to surrounding areas?

Yes. Today the parcel sits in the middle of an otherwise cohesive masterplan. Westridge Academy, a K-8 charter school adjoins its western boundary, a to-be-built City park adjoins its northern boundary and a single family residential community is currently being built adjoining its eastern boundary. We believe industrial zoning no longer represents a complimentary use to the development, and that R-H zoning allows for higher density residential to provide both an appropriate and desirable transition between the existing school site and the single family homes now under construction.

Will the proposed zoning enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.

Yes. This parcel sits in the middle of City Center West, and its rezoning represents the final piece to an overall cohesive masterplan. This parcel's remnant I-L zoning no longer represents a complimentary use to the development whereas an R-H zoning will provide

both an appropriate and desirable transition between the existing school site and the single family homes now under construction.

Does the City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

Yes. The City Center West masterplan contemplated future development of this parcel and as such all approved infrastructure and utilities were sized to accommodate the parcel's development. Letters from Northern Engineering and Kimley Horn addressing the necessary utility and traffic capacity for an R-H use have been included with this rezone application.

Will the change serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

Yes. The current zoning is a remnant from nearly 40 years ago when the site was part of an industrial campus that was located on the outskirts of town. Since then, the city has grown significantly and the surrounding area has been redeveloped into a mixed-use master planned development. This particular parcel sits adjacent to the existing residential section of said development making the proposed R-H rezoning both a more desirable and harmonious transition to the commercial uses to the south.

Are there any reasonably anticipated negative impacts on the area or adjacent property that are not mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

No. On the contrary, for nearly 20 years a vacant deteriorating 200,000 square foot industrial building sat on this site inviting constant vandalism and increasingly producing a dangerous nuisance (and enormous eyesore) to the west entry of Greeley. The building has now been demolished and a rezone from industrial to residential will serve to harmonize the site with the surrounding like uses.

Is the proposal in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan?

Yes. The parcel sits within City Center West, a mixed use master planned neighborhood located within the designated “Mixed-Use” section of the Land Use Guidance Plan. The overall approximately 160-acre development generally transitions from single-family residential on the north to high intensity commercial pad sites on the south. This parcel, sitting almost perfectly in the center of the development, is surrounded by Westridge Academy, a K-8 charter school on its western boundary, a to-be-built City park on its northern boundary and a single family residential community currently under construction on its eastern boundary. A rezoning from I-L to R-H maintains the mixed-use characteristic of the neighborhood while also providing a more cohesive and natural transition from these adjacent low impact uses to the more high impact uses to the south.

In addition, the ability of the proposed R-H parcel to access both the adjacent public park and charter school serves to foster increased walkability/bikability of the residential neighborhood, and providing more high density residential to the area will increase the variety of affordable housing options and economic diversity in the area. All of which serve to further address several main objectives of the Comprehensive Plan.



Development Application

1100 10th Street Greeley, CO 80631

970-350-9780

www.greeleygov.com

Attachment C

APPLICANT NAME: Lasalle Properties LLC	ADDRESS: 5801 W. 11th Street, Suite 201 EMAIL: Greeley, Co 80634	PHONE: 970-381-5166
OWNER(S) OF RECORD: Lasalle Properties LLC	ADDRESS: same EMAIL:	PHONE:
OWNER(S) OF RECORD:	ADDRESS: EMAIL:	PHONE:
POINT OF CONTACT: Loren Shanks	ADDRESS: 3313 35th Avenue, Suite B EMAIL: Evans, Co 80620	PHONE: 970-506-1544
PARCEL / LOT INFORMATION		
Parcel ID Number	R8948160 - 095904306003	
Address or Cross Streets:	8th Street and 69th Avenue, the old HP site	
Subdivision Name & Filing No.:	H-P Greeley Subdivision, Fifth Replat	
Related Case Numbers: (PUD, Rezoning, and/or Plat)		
EXISTING		PROPOSED
Zoning:	I-L	I-L and R-H
Project Name:	Lot 3, H-P Greeley Subdivision, Fifth Replat	Lots 1 and 2, H-P Greeley Subdivision, Sixth Replat
Site Area (Acres & Square Ft.):	19.827 Acres	4.394 Acres and 15.433 Acres
Floor Area Ratio (FAR):	building under demolition	tbd
Density (Dwelling Units/Acre):	per I-L	per I-L and R-H
Building Square Footage:	228,109 sq.ft.	future development
PROJECT TYPE		
<input type="checkbox"/> Annexation	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Historic Register Nomination
<input type="checkbox"/> Appeal	<input type="checkbox"/> Condominium Plat	<input type="checkbox"/> Historic Preservation Design Review
<input type="checkbox"/> Entertainment Establishment	<input type="checkbox"/> Easement Encroachment	<input type="checkbox"/> Historic Preservation Financial Incentives
<input type="checkbox"/> Major Subdivision - Final Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Easement Dedication/Vacation
<input type="checkbox"/> Major Subdivision - Preliminary Plat	<input type="checkbox"/> Use by Special Review	<input type="checkbox"/> Metropolitan District
		<input checked="" type="checkbox"/> Rezoning
		<input type="checkbox"/> Planned Unit Development
		<input type="checkbox"/> ROW Dedication/Vacation
		<input type="checkbox"/> Variance
		<input type="checkbox"/> Other
Pre-Application Meeting Date: _____		
Pre-Application Meeting Number: PAM _____		
<p>This application must be signed by owner(s) of record or authorized officer, if a corporation. Owner(s) listed must match title work. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Greeley Development Code and Application Manual. After three (3) months of inactivity, a reminder will be sent to applicants stating that action is required within the next thirty (30) days or the application will be closed due to inactivity.</p> <p>I hereby certify that, to the best of my knowledge, all information supplied with this application is true and accurate and authorize the applicant listed above to process the application on my behalf.</p> <p>Owner's Signature: _____ Date: <u>12/1/2021</u></p>		



BOOMERANG MASTER PLAN AMENDED DESIGN GUIDELINES

October 8, 2013

Developer:
City Center West, LP
7100 E. Belleview Ave.
Suite 350
Greenwood Village, Colorado 80111

Planner:
PCS Group, Inc
#3 B-180 Independence Plaza
1001 16th Street
Denver, CO, 80265

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Where provisions of these design guidelines are unclear or standards are not covered, the City of Greeley Development Code shall be considered the standard.

ARCHITECTURE STANDARDS

A 1.0 Design Principles

The goal of these design guidelines is to provide design standards that provide a consistent architectural and landscape character through the design of an integrated development. The goal is to provide flexibility for architectural design and optimize site and building functions.

The following guidelines are intended to outline the basic standards for design intent that will create the sustained development. The following design aspects will be addressed with these guidelines:

- Building Entrances
- Façade Treatment
- Base Treatment
- Roof and Top Treatment
- Building Materials and Colors
- Supplementary Standards

A 2.0 Building Entrances

A 2.10 Policy

Primary building entrances shall be clearly defined and provide shelter from the summer sun and winter weather. Building materials shall be selected to provide greater visual and textural interest at building entries.

A 2.20 Criteria

Primary entrances shall be easily identifiable to both the vehicular visitor as well as the pedestrian.

Building address (es) shall be clearly visible from the public right-of-way as well as at the entrance of each door.

Architectural articulation shall be evident at primary entrances. Textural and massing changes are required for visual interest as well as promoting the “human scale”

Primary entrances shall be protected from elements of weather.

Each principal building on a site shall have clearly defined, highly visible customer entrances featuring the following:

A. Customer entrances for “in-line retail” (or attached retail) shall feature no less than two of the items listed below:

B. Customer entrances for buildings of less than 25,000 gross square feet (excluding “in-line retail”) shall include no less than three (3) of the items listed below:

C. Customer entrances for buildings having 25,000 gross square feet, or more, shall include no less than five (5) of the items listed below:

D. Where additional stores will be located in the principal building, each store shall have at least one (1) exterior customer entrance, which shall feature no less than two (2) of the items in the following list:

1. Canopies, overhangs, or porte cocheres.
2. Recesses/projections
3. Arcades, porticos
4. Raised cornice parapets over the door
5. Peaked roof forms at entryway
6. Arches
7. Color change
8. Texture change
9. Material change
10. Door(s) which provide a focal element at the entrance
11. Functional outdoor patios
12. Architectural details such as tile work, moldings, exposed trusses, columns and other similar details, which provide interest and are integrated into the building structure and design

A 3.0 Façade Treatment

These standards are designed to provide architectural interest and variety, and avoid the effect of a flat, long, or massive wall with no relation to human size.

A 3.10 Variation in Massing

A single, large, dominant building mass shall be avoided. Buildings with 100 foot or longer front facades shall comply with the standards listed below:

Horizontal masses shall not exceed a height/width ratio of 1 vertical to 3 horizontal without substantial variation in massing that includes a change in height and projecting or recessed elements.

No façade that faces a public street or public open space shall have a blank featureless wall without at least two (2) of the following:

- A. Change in plane
- B. Change in color
- C. Change in texture, scoring, jointing, reveals or masonry pattern
- D. Windows
- E. Trellises, colonnades
- F. Porticos, awnings, or canopies

Use of inferior or lesser quality materials for side or rear facades shall be prohibited except where facades are not visible from the public right of way or common open space

Service entrances shall be planned to be visually unobtrusive to site entries, building entrances, public right-of-ways, and common open space.

A 3.20 Awnings

Awnings shall be broken down to relate to individual structural building bays or window openings.

A 4.0 Base Treatment

Facades shall have a recognizable “base” consisting of three (3) or more of the following:

- A. Thicker walls, ledges, or sills
- B. Integrally textured materials such as stone, masonry, or aggregate concrete.
- C. Integrally colored and patterned materials such as smooth finish stone or block.
- D. Lighter or darker colored materials, mullions, or panels as compared to the upper façade.
- E. Scoring/reveals.
- F. Belly band.
- G. Modular store front on first floor.
- H. Change in window pattern on first floor as compared to upper floor(s).
- I. Berming against base of building. 30” minimum height.

A 5.0 Roof and top Treatment

A 5.10 Purpose

Crown the building with a distinctive cap designed to terminate the top of the building.

Continuous flat parapets are prohibited, unless it can be demonstrated that façade massing breaks and other treatments create visual interest at the top of a building.

Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened or be an integral part of the building design. Screen material shall be of the same or compatible material texture and color to the building architecture.

A 5.20 Top Treatments

Parapets shall conceal flat roofs and rooftop equipment such as HVAC units in accordance with City of Greeley Development Code.

Non-residential buildings with a flat roof shall have a recognizable "top" consisting of two (2) of the following:

- A. Cornice treatment other than just colored "stripes" or "bands" with integrally textured materials, such as stone or other masonry or differently colored material.
- B. Sloping Roof form
- C. Stepped cornice treatment (min of 2 steps)
- D. An equivalent element that provides a recognizable top as approved by the DRC and administratively by the City
- E. A recognizable top treatment may not be required for buildings with a contemporary architectural style. Specific DRC and City approval is required in these instances.

A 6.0 Building Materials and Colors

A 6.10 Preferred Materials

- A. Brick
- B. Textured and/or ground face concrete block with integral color
- C. Textured architectural precast panels, painted and/or cast-in textures
- D. Site-cast or precast concrete panels, painted and/or cast-in textures
- E. Wood
- F. Natural stone and synthetic stone products
- G. Architecturally integrated metal wall panels, for accent materials.
- H. Synthetic Stucco
- I. Glazing- less than 65% reflectivity
- J. Smooth face concrete block, used in combination with other textured materials
- K. Other similar high quality materials

Materials must be consistent within the development to present an overall design.

A 6.20 Preferred Colors

Color palette should consider rich hues and a cohesive, unified theme throughout each planned development.

Monochromatic color schemes are discouraged.

The following colors families are encouraged to be used:

- 1. Grays- warm and cool
- 2. Greens/blues
- 3. Reds/browns
- 4. Other similar color families

A 6.30 Prohibited Colors

Color palettes consisting of high contrast and a dysfunctional theme as the predominant building color are prohibited.

The following are colors prohibited as the dominant theme:

1. Pastels
2. Metallic Colors
3. Other similar high contrast colors

A 6.40 Accent Colors

Accent colors are intended to compliment the primary building colors. They can be incorporated into shutters, window mullions, building trim, signs, light fixtures, awnings, etc. Bright/vivid colors shall be used sparingly. If used, accent colors shall be limited to 10-20% of the building façade.

A 7.0 Supplementary Standards

Individual types of commercial/retail projects have additional Design Guidelines associated with their use that are more specific in nature, as follows:

A 7.10 In-line Retail Stores

In-line, or attached retail stores, shall incorporate primary building elements that denote a place of entrance to the connecting pedestrian circulation patterns. These forms should be larger in scale than the entrances to the in-line retail components it addresses.

In-line retail uses shall incorporate building components, such as columns, arcades, covered walkways and trellises emphasis its connecting pedestrian circulation patterns.

In-line retail uses shall incorporate seating and pockets of outdoor living areas that provide resting areas.

A 7.20 Building Pad Sites

Retail/Commercial pad buildings shall be smaller in size than the retail anchor buildings to which they are adjacent.

Retail pad sites shall be separated from large parking lots by drive lanes and landscaping to delineate parking areas.

Utilitarian service areas shall not be placed adjacent to pedestrian pathways that lead to entrance areas. Utilitarian areas shall be fully screened with building components that are similar to or compatible with the building's wall materials and/ or colors.

A 7.30 Convenience/Gas Stations

Convenience stores and gas stations shall comply with the Greeley Municipal Code.

Canopies shall not exceed a 24 foot height. Canopies shall be architecturally integrated with the convenience store building and other accessory structures on the site through the use of the same or complementary materials, design motif, and colors.

A 7.40 Architecture for Commercial Buildings

Drive-up or drive-through facilities, whether attached or freestanding, shall be tied to the primary building with architectural forms, colors, and materials.

Ancillary structures, whether attached or freestanding, shall be of a design compatible with the primary building in materials/colors. Such structures shall be constructed of similar materials and designed for durability and easy maintenance.

Service areas and utilities shall be fully screened with walls, fences, landscaping or other forms which are to be compatible with the building in materials/ color. Such structures shall be constructed of similar materials and be designed for durability and easy maintenance.

SITE DEVELOPMENT STANDARDS

S 1.0 Design Principles

The goal of this section of the Design Guidelines is to provide additional design and landscaping standards for the development of the Boomerang Master Plan. The intent is to create a united site and landscape plan that will work with the existing structures on site while creating a compatible identity for each section of new development.

Standards not covered within these Design Guidelines shall be governed by the City of Greeley Development Code

S 2.0 Setbacks

The building and parking setbacks within Boomerang Village shall be determined, along with available performance options, by the City of Greeley Development Code for the appropriate zone district under consideration.

“Setbacks” refer to the required unoccupied open space between the furthestmost projection of a structure/parking lot and the property line of the lot on which the structure/parking lot is located.

See figure S 2.1 as an example of landscape screening within the required setback. On the west side of 69th Avenue and the east side of 70th Avenue, an attached sidewalk shall be permitted with a double row of shrubs for parking screening.

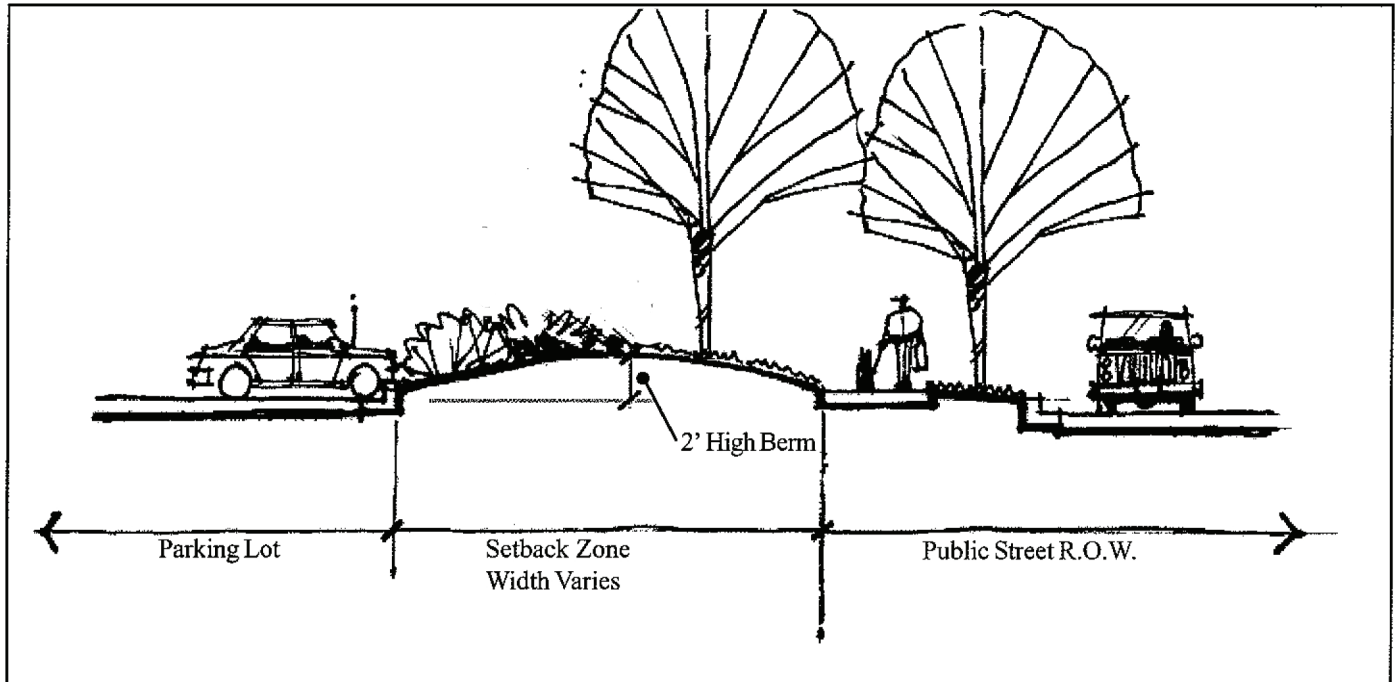


Figure S 2.1 - Landscape Setback Character Sketch

S 3.0 Open Space requirements

A minimum of 85% of the area defined as open space shall be vegetated landscaped areas. The intent is to create spaces which can be seen, used, and enjoyed by people, whether on foot, or in a vehicle.

Open space requirements for individual commercial lots can be reduced, if approved by the City of Greeley Planning Department, provided that the total percentage of open space within the commercial lots meets or exceeds the requirements of the Design Guidelines.

Open Space Table

LAND USE	Open Space % Required
Commercial/Retail	20 %
Industrial/Office	10 %
Residential	30 %-R-M 30 %-R-H

S 4.0 Parking Lot Screening

S 4.10 Policy

Parking lots shall be screened from surrounding public streets, public sidewalks and trails, public parks and other properties that are used by the public.

S 4.20 Criteria

- A. Whenever there are six (6) or more parking spaces on the property, the parking lot shall be screened where it abuts a public street.
- B. Berms, walls, fences, plants, planters or similar means shall be used to create the parking lot screen. Where structures such as walls or fences are used to create a screen, plants shall be located on the side of the structure which can be seen from surrounding streets, walks, parks, trails, and other properties which are used by the public.
- C. The screen around the parking shall be at least two (2) feet higher than the surface of the parking lot. Where plants are used to create a screen, the plants should create the screen within three years from the time planted.
- D. Parking lot setbacks are provided to mitigate the visual impacts of parking areas from adjacent parcels and public rights of way (refer to Section S2.0 for setbacks). In addition, a berm, landscape or wall may be used for lots adjacent to 10th Street. The screen along 10th Street shall reach a minimum height of 3' in order to maintain the existing character and feel of 10th Street. Height of screen will be measured from the north edge of 10th Street.

S 5.0 Landscaping

S 5.10 Purpose

Landscaping is intended to unify the building and its site along with adjacent development areas.

The development shall be landscaped with regionally appropriate materials. Perimeter streetscapes shall have a mix of formal and informal groupings of trees with large groupings of shrubs for seasonal interest.

Where appropriate, turf will be low water requiring varieties with areas of longer, native species.

Perennial and annual flowers will provide accent color. Landscaping and/or earth shaping shall be used to screen surface parking, to soften structures such as soft wall and to buffer sound adjacent to heavily traveled areas. Shrubs are encouraged to be used for low level buffers, enclosure, identity, and reinforcement of pathways, and to provide visual interest and display.

S 5.20 Plant Materials

Landscape design shall incorporate some or all of the following Xeriscape principle, including:

- A. Grouping plants with similar water requirements together ;
- B. Limiting high-irrigation and plantings to high-use and/or high visibility areas;
- C. Use of low water demanding plants and turf where practical;
- D. Use of indigenous plant materials, where appropriate and practical,
- E. Use of efficient irrigation systems, including the potential use of non-potable irrigation water.
- F. Use of mulches and soil improvements; and
- G. Provision of programs for regular and attentive maintenance.
- H. Trees and shrubs sizes, at the time of planting, shall comply with the following minimum sizes:
Deciduous Trees -2" caliper
Ornamental Trees -1 ½ " caliper
Evergreen Trees -6' height
Shrubs- 5 gallon

S 6.0 Commercial High Intensity (C-H) Zoning Uses

S 6.10 Permitted Uses

Farming
 Churches
 Libraries, Museums, etc.
 Long-term care, Assisted Living
 Police, Fire, and Ambulance Dispatch Stations
 Schools (business, trade)
 Art, Dance, Photo Studios, Galleries
 Auto Uses- Under 1 acre
 Auto Uses- Car & Truck wash (<1 acre & <3 bays)
 Banks, Savings & Loans, Financial Institution (with-out drive- up windows)
 Bars, Taverns, Lounges
 Brew Pubs
 Cleaning & Janitorial Services
 Dry Cleaning (no on site cleaning)
 Emissions Testing Center (<1 acre)
 Golf Uses- Golf Course, range w/o lights
 Golf Uses- Golf Course, range w/ lights
 Golf Uses- Miniature Golf
 Hospitals
 Lodging- Hotels & Motels
 Medical & Dental Offices & Clinics, Supplies
 Mortuaries, Funeral Homes
 Nurseries, Greenhouses, Garden Shops
 Offices
 Parking Lots & Structures
 Personal Service Shops (beauty, barber, etc.)
 Printing, Copying, Mail center
 Radio & TV stations
 Recreation Uses- Community Rec. Bldg.
 Recreation Uses- Indoor, outdoor extensive
 Recreation Uses- Membership/Health Clubs
 Recreation Uses- Open Space
 Recreation Uses-Parks (pocket, neighborhood, regional)
 Rental Service (equipment, small tools, supplies, etc.) Not including vehicle rental or outdoor storage of rental equipment.
 Restaurants - Cafes & Other eating establishments (includes outdoor seating areas)

Retail Repair Shops
 Retail Sale- Up to 20,000 SF GFA
 Theaters- Indoor, movie
 Train, Shuttle, Bus Depots
 Newspaper & Publishing Plants, Binderies
 Research & Testing Labs
 Utility Service Facilities-< 300 SF
 Wireless Telecomm.- Co-location on existing tower

S 6.20 Design Review Uses

Animal Uses, Pet stores, Pet Grooming
 Animal uses- Vet Clinic (no outdoor run)
 Banks, Savings & Loans, Financial Institution (with drive- up windows)
 Mixed Use (must include residential)
 Secondary Dwelling
 Child Care / Daycare Centers, Preschools
 Convenience Store w/ Gas (1 acre or less)
 Food & Beverage Processing Facility (minor)
 Gas Stations (1 acre or less)
 Group Homes with 8 or fewer residents
 Lodging- Bed & Breakfast
 Restaurants- Drive-in/ drive-thru
 Restaurants- Drive-up Window
 Retail Sales- Over 20,000 SF GFA
 Warehousing- Self-serve under 5 acre in size
 Telecommunications Uses- satellite antennas over 3' diameter
 Utility, Comm. Tower & Cabinet>Bldg. Height
 Wireless Telecomm.- Stealth design
 Wireless Telecomm.- Roof-top mounted

S 6.30 Special Review Uses

Single-Family Dwelling
 Two- Family Dwelling
 Multi-Family Dwelling
 Town House Dwellings
 Boarding/Rooming Houses
 Dormitories, Sororities, Fraternities
 Group Homes with 8 or more residents
 Schools (other than business & trade schools)
 Universities, College

S 6.30 Special Review Uses (con't)

Gas Stations with Convenience (over 1 acre)
Auto Uses- Over 1 acre
Auto Uses – Auto Repair, Auto Sales (over 1 acre)
Auto Uses – Car & Truck wash over 3 bays
Retail Sales- Over 100,000 SF GFA
Warehousing- Self -serve over 5 acre in size
Oil & Gas Operations
Utility Service Facilities->300 SF
Utility Lines over 33 KVA
Wireless Telecomm.- Freestanding (non-stealth)

S 6.40 Excluded Uses

Emergency Shelters, Missions
Animal Uses- Kennels
Animal Uses- Vet Clinic w/ outdoor run
Auto Uses- Auto Rental
Auto Uses- Commercial Truck Wash
Auto Uses- Towing Service
Bingo Halls & Parlors
Builder/Contractor Supply Office & Yards
Drive-In Theaters
Exterminating Shops
Laundromats
Pawn Shops
RV & Travel Trailer Parks
Theaters- Outdoor (sports arenas, stadiums)
Theme or Amusement Parks, Zoos, Aquariums
Upholstery Shops
Recycling Centers- Small and Large

COMPATIBILITY WITH COMPREHENSIVE PLAN

The Development Concept Master Plan Amendment is not proposing to alter any of the zoned uses on the property, and as such, the this amendment remains compatible with the existing zoning. It is also consistent with the goals of the 2060 Comprehensive Plan, providing a mix of uses within a development, and encouraging walkability and promoting an healthy lifestyle.

This amendment is simply depicting the current plans for the commercial development along 10th Street, along with updating the Eastern portion of the 10th Street frontage to include the proposed Banner Health Site. The plan maintains the approved mix of uses with proposed residential and commercial uses, and the character and intensity of development remains reflective of the Comprehensive Plan principles and guidelines.

PROPERTY SETTING

The Boomerang Master Plan is located at the northeast corner of the intersection of 10th Street and 71st Avenue. The northern border of the property is 4th Street and the East boundary of the property runs along Sheep Draw. The property is approximately 156 acres of rolling terrain and large mature trees with the former Hewlett Packard building located in the central portion of the property.

The adjacent zoning along the north edge is R-H with a small portion at the west end zoned C-H. The adjacent zoning along the east edge of the property is C-D. The south edge of the property has adjacent zoning of C-H and R-H. The west side of the property is a mix of R-L and R-H zones along with the Boomerang Golf Course.

The zoning on the property has not changed and remains a mix of zoning throughout the property. The southern portion of the property is C-H zoning and the northern portion is a mix of R-M, R-H, C-H and I-L zoning. We feel that the zoning designations for the property remain compatible with the existing uses in the surrounding area.

PEDSTRIAN CIRCULATION

The challenge with pedestrian circulation for this property is creating easy access between large areas that will be easily identifiable and accessible for pedestrians. For the majority of the property the proposed streets with sidewalks and parkways will serve as the primary connection for pedestrians between parcels. The residential portion of the property on the north end is planned to have an open space connection through the developed areas that will lead to the Sheep Draw corridor. We feel the connection for pedestrians to the Sheep Draw corridor, and onto the existing trail is the most important connection for the site.

The commercial pad sites along 10th Street will provide safe and convenient pedestrian access for their clientele. At the same time, east-west pedestrian connections will be provided along both the front and rear of the pad sites, ensuring connectivity between the commercial uses and to the greater community. These connecting walks will ultimately lead to Sheep Draw via multiple connections north to 8th Street which facilitates this connection.

From: [James Powers](#)
To: [Kristin Cote](#)
Subject: [EXTERNAL] Zoning Change
Date: Monday, April 18, 2022 4:45:20 PM

Hi Kristin,

I am writing in reference to Case number ZON2021-0018 in which Lasalle Properties, LLC is seeking to rezone Tract 3A of the Replat of Lot 3, H-P Greeley Subdivision Sixth Replat from I-L to R-H. I assume, from information I have found online that Residential High Density is for purposes of building an apartment complex.

That being the case, I must voice my OPPOSITION to this change.

I am a new home owner at 6615 7th Street which puts this complex at the end of my street. We are already seeing issues with the Ten West apartments at 6600 8th St. Their residents are frequently seen driving irresponsibly and, in some cases, downright dangerously down 66th Avenue from 4th Street or down 8th Street from 69th Avenue. I have nearly been hit by residents of that complex while driving to or from my home. They also have a significant number of vehicles parked on 66th Avenue and in one case, not paying attention, one of their residents nearly caused a wreck with my wife when they threw a car door open, not paying attention to traffic.

While I understand that this doesn't necessarily drive down my property value (at least based on current trends), I don't want that to be a factor in the future. This is the last home my wife and I will purchase in our lifetime and I don't want my children to be stuck with a house they cannot sell. Homeowners don't typically like to purchase in the vicinity of apartments as we were advised by our realtor in Denver. Based on his recommendation, we avoided the house that was our first choice due to its proximity to an apartment complex.

My bigger concern is safety. My youngest daughter is 12, entering 7th grade next year and will be back in-person at Westridge Academy. She and her friend, who live next door, will be walking to and from school with her younger brothers both age 6. With the way the Ten West residents drive and their high traffic impact, I'm concerned for their safety. Adding another complex to the 8th Street bottleneck dramatically increases the danger for pedestrians, especially children who don't always pay attention to their surroundings.

I ask that the Planning Commission stand with me in OPPOSITION to this zoning change. A change to Low-Density residential, to extend the Hartford development would be preferred for home values and safety concerns.

Please confirm receipt of this email and that it will be included in the Planning Commission meeting on April 26th. I would like to attend but have a medical procedure scheduled for that day. How will I find out results of this meeting?

--

Jim Powers

CAUTION: This email is from an **external** source. Ensure you trust this sender before clicking

From: [James Powers](#)
To: [Kristin Cote](#)
Subject: [EXTERNAL] Re: Zoning Change
Date: Friday, April 22, 2022 8:58:02 PM

Hi Kristin,

I have an additional statement I would like to add to my opposition plus the attached photos.

Due to the already congested traffic through our neighborhood, my daughter was hit by a truck crossing the street after getting our mail. This happened at 3:35 this afternoon. She has a severe concussion as well as multiple fractures in her face and will likely require surgery. YOU MUST OPPOSE THIS REZONING! We CANNOT have more traffic that will cause more injuries to children. DO NOT APPROVE THIS!!!

Brian Bartels

From: Landon Hoover [landon@hartfordco.com]
Sent: Monday, April 25, 2022 1:43 PM
To: Brian Bartels
Subject: Hartford Homes Letter of Support

Brian –

Hartford Homes and CCW Development, the homebuilder and developer adjacent to the site, offer this letter of support for the re-zoning and redevelopment of the site. We are grateful for the progress to date, and we look forward to the continued partnership seeing the site develop. The removal of the building has already had a positive impact, reducing theft and vandalism in our neighborhood. We believe the long-term impacts on safety and home values will be significant.

Thank you.



Landon Hoover

Owner / CEO

C: 970.286.3329



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Brian Bartels

From: Landon Hoover [landon@hartfordco.com]
Sent: Monday, April 25, 2022 1:39 PM
To: Brian Bartels
Cc: Patrick McMeekin
Subject: HOA & Metro District Support

Brian –

On behalf of the Northridge Trails Homeowners Association and City Center West Residential Metropolitan District No.2, I offer this letter of support for the re-development and re-zoning of the “Old HP” site. We believe the removal of the building, re-zoning and redevelopment of the site will support home values and positively impact the area long-term.

Thank you.

Pat McMeekin

President
Northridge Trails Homeowners Association
City Center West Metropolitan District

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Brian Bartels

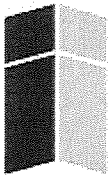
From: Kenneth Dyer [kdyer@cfstrategies.net]
Sent: Monday, April 25, 2022 1:31 PM
To: Brian Bartels
Subject: HP Site

Brian,

As chairman of the school board for West Ridge Academy Charter School, I want to personally thank you for working with the school regarding the former Hewlett Packard building. As you are aware, the school had very close proximity to the old manufacturing building. We experienced a multitude of security issues due to the disrepair of the old facility. There were numerous occasions where police were summoned because of suspicious activity. Now that the building has been demolished our safety concerns have been ratified. Again, thank you for your help and service to our school and community.

Gratefully,

Ken Dyer
(970) 590-3971



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Brian Bartels

From: KENT HENSON [khenson1@greeleyschools.org]
Sent: Monday, April 25, 2022 9:19 PM
To: Brian Bartels
Subject: Tointon Neighborhood

Hi Brian,

As a resident of West Greeley and employee of Greeley Evans School District 6, I wanted to take this opportunity to express my support for the work you are doing at the former HP site.

That building was an eyesore and was an attractive nuisance for adolescent and other negative behavior.

As the new Tointon Academy opens next fall, the removal of this dilapidated concrete shell and the upcoming development has improved the image of that corridor.

Thank you for your work in the neighborhood.

Kent Henson
226 N 52nd Ave
Greeley CO 80634



Kent Henson, ED. S.

Assistant Superintendent of Support Services
Weld County School District 6
2204 5th Avenue
Greeley, CO 80631
970-348-6409

Facilities Maintenance * Transportation
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on any links or attachments.