

Ward Boundary Review

City Council Worksession
March 22, 2022



Background

- **The Greeley Charter and Municipal Code describe manner for establishing and maintaining Council representation represented by wards:**
 - **Four wards**, numbered consecutively in clockwise fashion starting with the northeast ward (Ward I);
 - **Ward boundaries** shall not be changed more often than once every 4 years;
 - **The area** included in wards should comprise compact and contiguous territory and an equal number of inhabitants as much as possible



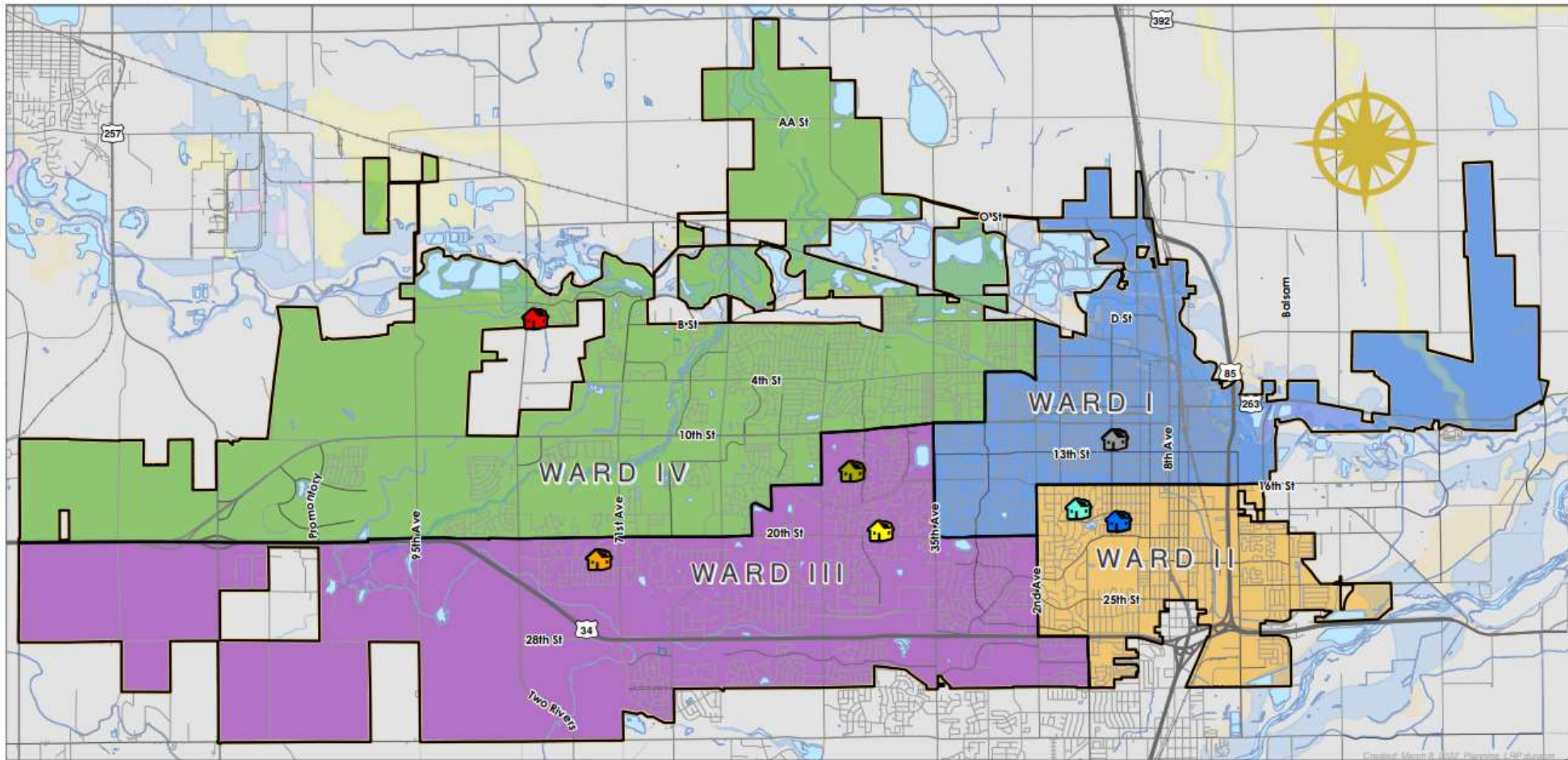
Practice

Council has regularly reviewed its ward populations and boundaries following each decennial census

When ward boundary populations appear to be trending toward greater than a 7% deviation in size between areas, Council has adjusted the boundaries to meet the Charter and Municipal Code objectives.



- **Boundaries are set by ordinance**
- **Last ward boundary modification occurred on May 6, 2012**
- **2020 Census numbers are now available and support consideration of ward boundary modification**



Source: U.S. 2020 Census Bureau Data. Population numbers derived from block data which generally follows, but does not coincide with Ward or Municipal boundaries.

Source: <https://demography.dola.colorado.gov/census-acs/2020-census-data/#census-data-for-colorado-2020>

* Deviation
%C = Percent of group within city
%W = Percent of group within ward

Existing - Council Ward Boundaries

Ward	Size & Population				Ethnicity						Age Breakdown		
	Square Miles		Pop >18		Non-Hispanic >18			Hispanic >18			<18		
	Size	%C	Size	%C	Pop	%W	%C	Pop	%W	%C	Pop	%W	%C
I	8.1	16.3%	22,248	22.9%	12,382	55.7%	12.8%	9,866	44.3%	10%	7,211	32.4%	7.4%
II	4.5	9.1%	21,255	21.9%	12,632	59.4%	13.0%	8,623	40.6%	9%	7,008	33.0%	7.2%
III	17.0	34.1%	27,370	28.2%	20,036	73.2%	20.6%	7,334	26.8%	8%	8,739	31.9%	9.0%
IV	20.1	40.4%	26,160	27.0%	18,266	69.8%	18.8%	7,894	30.2%	8%	8,990	34%	9.3%
Total	49.8		97,033	6.3% *	63,316			33,717			31,948		

Observations

- Wards III & IV have grown and are now greater in population size than Wards I & II
- The largest disparity in ward populations are between the **smallest (Ward II)** with 21.9% of the city's 18yrs + population and the **largest (Ward III)** with 28.2% of the city's 18yrs + population representing a **6.3% difference** in population.



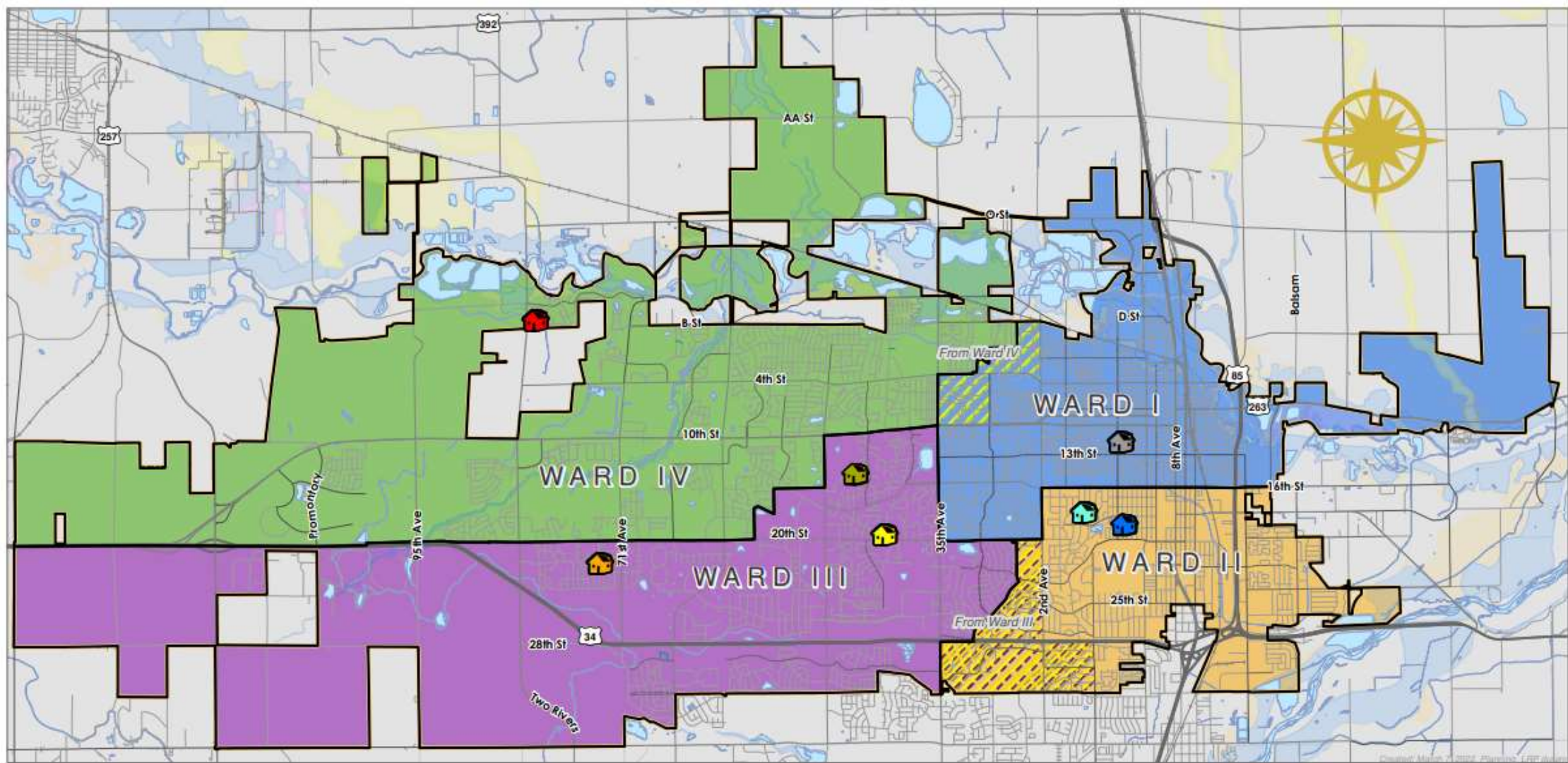
- Ward I: highest number and concentration of persons who identify as Hispanic
- Ward II: smallest in geographic size (4.5 sq. miles) but the densest in population (4,723 persons/sq. mile)
- Ward III: greatest number of total residents with 27,370 persons but is the second lowest in terms of density (1,610 persons/sq. mile)
- Ward IV: highest number of persons younger than 18 yrs.

Current Work

Using the 2020 Census information and the 2022 Annual Growth Report and Projections, staff developed maps that would address the ward boundary objectives noted in the Greeley Charter and Municipal Code.



- Ward boundaries relatively **equal in size**
- Wards reasonably **compact and follow logical and easily recognized boundaries**;
- Adjusted boundaries reflect recent **population growth shifts**;
- Ward dimensions configured in a way that **anticipates population growth** in the next decade; and,
- Adjusted boundaries scaled such that the wards will grow closer in size over the next several years to **limit the need for another adjustment** before the next decennial census



Scenario A - Council Ward Boundaries



Source: U.S. 2020 Census Bureau Data. Population numbers derived from block data which generally follows, but does not coincide with Ward or Municipal boundaries.

Source: <https://demography.data.colorado.gov/census-acs/2020-census-data/#census-data-for-colorado-2020>

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%W = Percent of group within ward

Ward	Size & Population			
	Square Miles		Pop >18	
	Size	%C	Size	%C
I	8.6	17.3%	24,305	25.0%
II	5.7	11.4%	24,471	25.2%
III	15.9	31.9%	24,154	24.9%
IV	19.6	39.5%	24,103	24.8%
	49.8		97,033	0.4%*

Ward	Ethnicity					
	Non-Hispanic >18			Hispanic >18		
	Pop	%W	%C	Pop	%W	%C
I	13,309	54.8%	13.7%	10,996	45.2%	11%
II	14,543	59.4%	15.0%	9,928	40.6%	10%
III	18,125	75.0%	18.7%	6,029	25.0%	6%
IV	17,339	71.9%	17.9%	6,764	28.1%	7%
	63,316			33,717		

Ward	Age Breakdown		
	<18		
	Pop	%W	%C
I	8,120	33.4%	8.4%
II	8,140	33.3%	8.4%
III	7,607	31.5%	7.8%
IV	8,081	34%	8.3%
	31,948		

GROWTH AREAS: 2022 – 2030+

Opportunity and projected growth east of
35th Ave: **new residents 3,650**

Central Development			
Name	Units	Acres	Status
Gateway MF	144	7.11	C
Greeley West MF	304	12.44	U
Homestead - Centerplace North	133	9.43	U
Park Crossing	63	6.09	U
Total	644	35.07	
Estimated Population		1,765	

Southwest Development			
Name	Units	Acres	Status
Copper Platte	240	8.91	U
Total	240	8.91	
Estimated Population		657.6	

Downtown Development			
Name	Units	Acres	Status
55 Resort	85	1.32	U
Madison 164	57	0.89	C
Madison 165	83	1.27	C
Madison 172	81	1.52	C
Total	306	5.00	
Estimated Population		838	

North Development			
Name	Units	Acres	Status
Stoney Brook	142	20.66	F
Total	142	20.66	
Estimated Population		389	

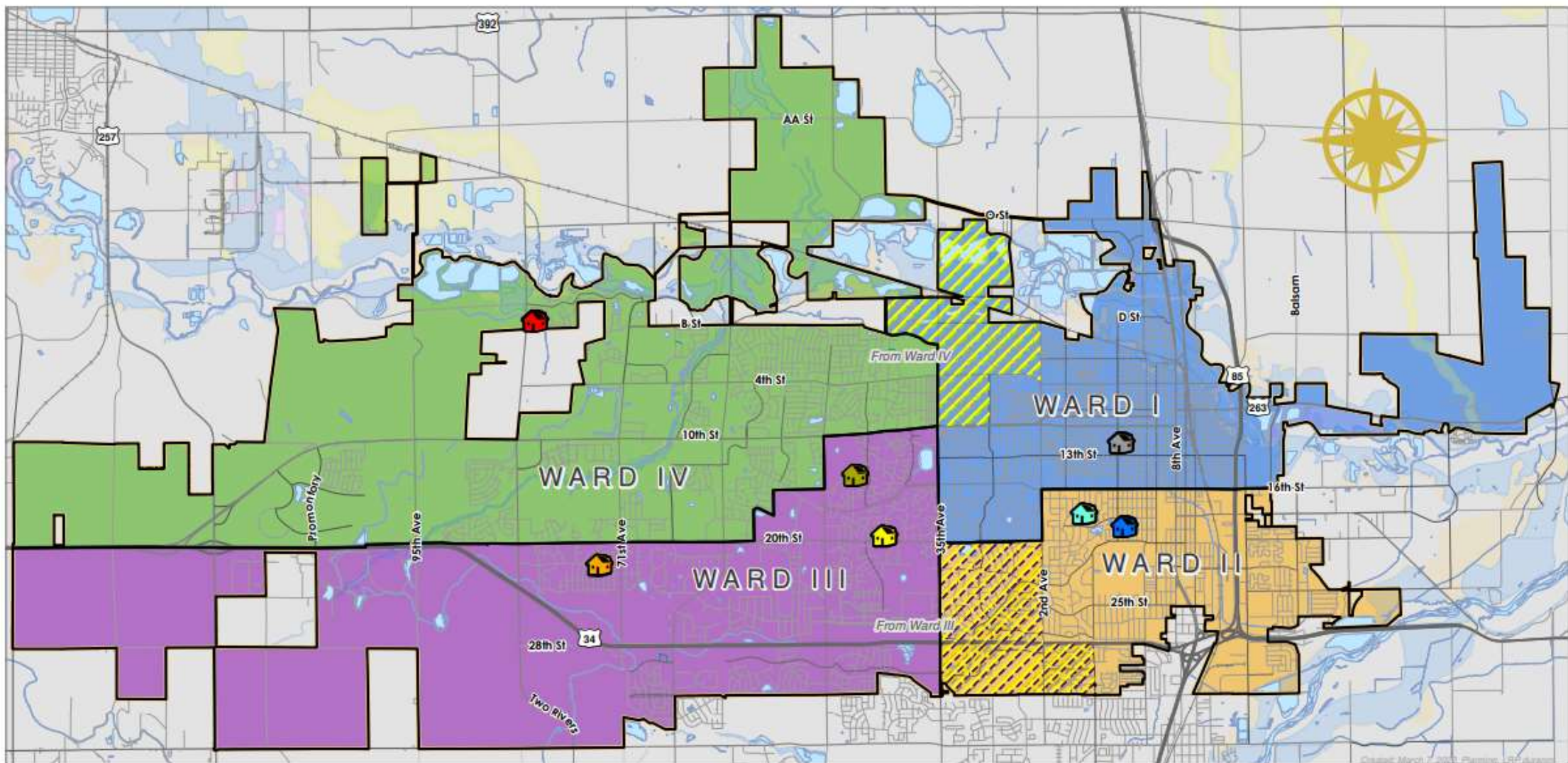
C = Completed/Constructed
F = Future/Under Review
U = Under Construction

Opportunity and projected growth west of
35th Ave: **new residents 35,130**

**Total city-wide projected growth 2032*:
135,532 population, or 24,745 new residents**

West Greeley Development at Full Build-Out			
Name	Units	Acres	Status
Cache	2,857	469.20	F
City Center West	541	68.16	U
Cobblestone	690	98.62	F
Delantero	3,436	759.60	F
Lake Bluff	1,150	347.30	F
Northridge Estates	234	35.78	U
Poudre Heights	1,185	208.10	F
Promontory	865	162.34	U
Rock Ridge MF	732	49.20	U
Trails at Sheep Draw	546	29.72	U
Triple Creek	91	52.54	F
Westgate	494	83.21	F
Total	12,821	2,364	
Estimated Population		35,130	
*Indicates average of unit range/total acres			

* 1.81% historic
growth rate



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Scenario B - Council Ward Boundaries

Size & Population					Ethnicity						Age Breakdown		
Ward	Square Miles		Pop >18		Non-Hispanic >18			Hispanic >18			<18		
	Size	%C	Size	%C	Pop	%W	%C	Pop	%W	%C	Pop	%W	%C
I	9.7	19.4%	26,945	27.8%	14,319	53.1%	14.8%	12,626	46.9%	13%	9,450	35.1%	9.7%
II	6.3	12.6%	26,692	27.5%	16,182	60.6%	16.7%	10,510	39.4%	11%	8,879	33.3%	9.2%
III	15.2	30.6%	21,933	22.6%	18,125	82.6%	18.7%	3,808	17.4%	4%	6,868	31.3%	7.1%
IV	18.6	37.3%	21,463	22.1%	16,329	76.1%	16.8%	5,134	23.9%	5%	6,751	31%	7.0%
	49.8		97,033	5.6% *	64,955			32,078			31,948		

Observation:

- Scenario “B” upsizes Ward I & II to be larger than Wards III & IV in anticipation of projected growth in the west. This results in a population deviation between the largest and smallest population-sized wards of 5.6%.
- Projecting 10 years of population growth distributed as expected between the 4 wards results in Wards III and IV exceeding the size of Wards I & II by 2032. The differential between the highest and lowest ward population at that time would be about 3%, still well within tolerance ranges.



Discussion....