

# **C** **IMAGINE** **GREELEY**

## **Key Trends and Existing Conditions Summary Report**

03/03/2017



**CITY OF GREELEY COMPREHENSIVE PLAN UPDATE**

## TABLE OF CONTENTS

About Imagine Greeley.....	3
About This Report.....	3
<b>Population.....</b>	<b>4</b>
<b>Housing.....</b>	<b>7</b>
<b>Economy.....</b>	<b>12</b>
<b>Growth &amp; Development.....</b>	<b>15</b>
<b>Livability.....</b>	<b>16</b>
<b>Infrastructure &amp; Services.....</b>	<b>19</b>

## **ABOUT IMAGINE GREELEY**

Since 1997, Greeley's population has increased from 70,000 to more than 100,000. By 2040, it is anticipated to reach 150,000. What do we want the Greeley of the future to look and feel like? What steps do we need to take to maintain Greeley's quality of life for future residents—many of whom will be our children and grandchildren?

**Imagine Greeley was initiated by the City to help answer these and other important questions. It includes two distinct, but interrelated efforts:**

- **An update to the City's 2060 Comprehensive Plan**

A comprehensive plan is a policy guide that informs decisions about public and private growth and development within the City of Greeley over the next 10 to 20 years. It is both a statement of the community's vision for the future, as well as a set of strategies for realizing that vision. The City's current comprehensive plan, the 2060 Comprehensive Plan, was last updated in 2009. Our community has changed and evolved in the years since the 2060 Comprehensive Plan was adopted. As part of Imagine Greeley, the City is seeking input on what is working well (or not) as well as input on potential gaps to be addressed in the updated Comprehensive Plan. Key focus areas for the Imagine Greeley process include: housing access, growth and city form, economic health and diversification, livability, and public capital and operations planning.

- **Identification of priority community improvements**

Nearly 20 years ago a group of citizens came together to identify community improvements that would maintain Greeley's quality of life for years to come. That process resulted in the construction of Greeley's Ice Haus, the Family FunPlex, Discovery Bay Waterpark and other parks and trails, the Rodarte Center expansion, Greeley Police headquarters, the Greeley History Museum, and more. As part of Imagine Greeley, the City is asking residents to share their top priorities for Greeley's to-do list over the next 20 years. This information will be used to inform capital improvement and operations planning and public investment efforts designed to fund major community improvement projects over the coming years. Initial meetings for this effort took place in October, 2016.

## **ABOUT THIS REPORT**

The Key Trends and Existing Conditions Summary report presents data and statistics on a range of topics and trends relevant to the Imagine Greeley process. It is intended to help inform and serve as a foundation for discussions among community members, stakeholders, City staff, elected and appointed officials, and others involved in Imagine Greeley.

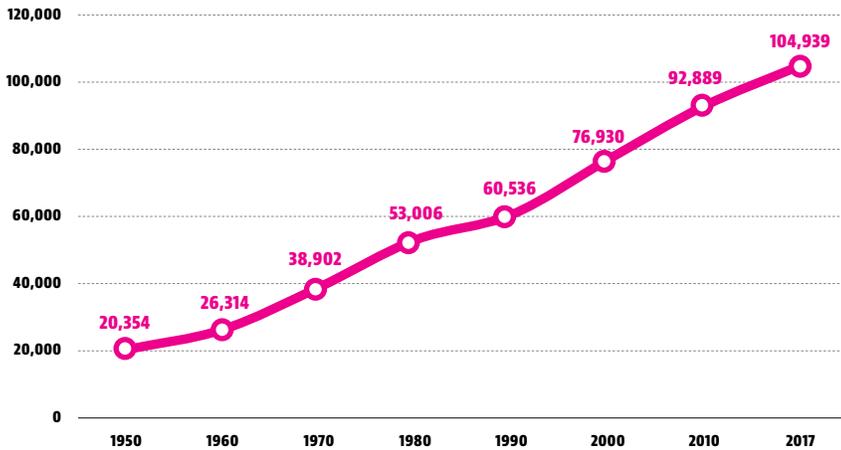
The following topics are addressed in the report:

- Population
- Housing
- Economy
- Growth and Development
- Livability
- Infrastructure and Services

More information on trends can be found in the Greeley Indicators 2016 report, available on the Imagine Greeley project website ([www.imaginegreeley.com](http://www.imaginegreeley.com)).

# POPULATION

**Greeley Population: 1950 - 2017**

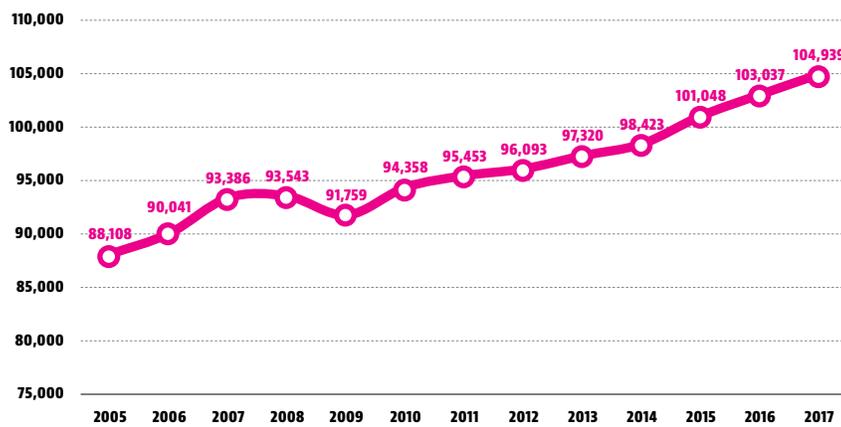


Sources: U.S. Census Bureau Decennial Census; City of Greeley

## Population Growth

Greeley's population grew from a population of 20,354 in 1950 to an estimated population of 104,939 in 2017. Greeley was the 13th largest city in Colorado and the largest city in Weld County (excluding cities that have only portions of their municipal limits in the County).

**Greeley Population, 2005-2017**

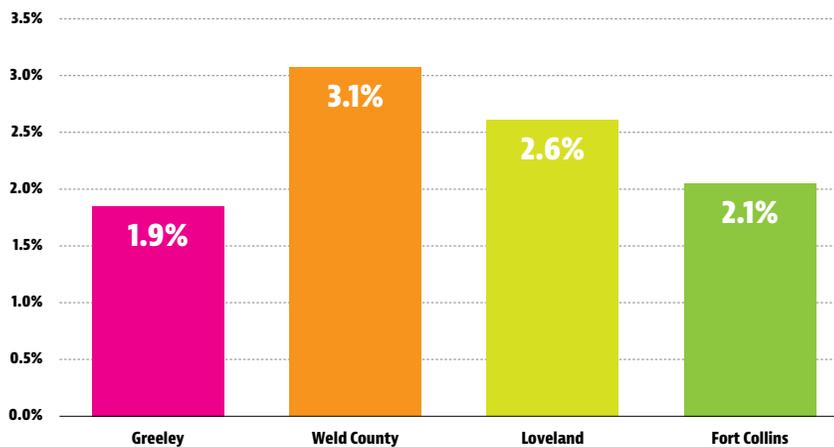


Source: City of Greeley

## Recent Population Growth

A closer look at population trends since 2005 reveals that the City's population actually decreased during 2009, in the aftermath of the Great Recession. Growth returned the following year and the City's population has continued to grow since.

**Average Annual Population Growth Rates, 2000-2015**

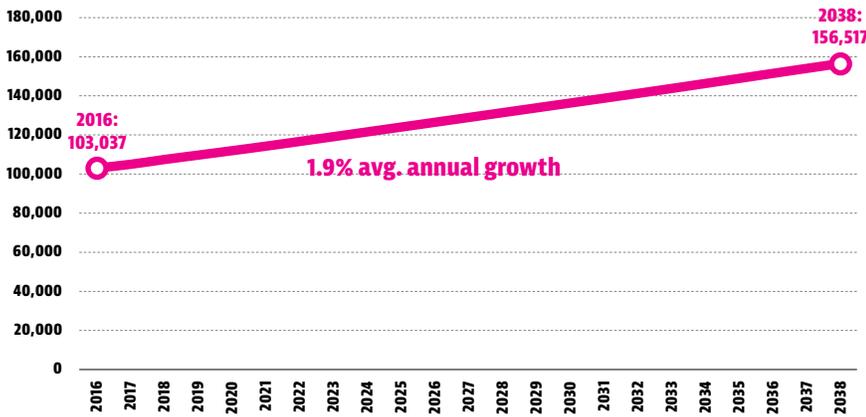


Sources: U.S. Census Bureau Decennial Census; CO Department of Local Affairs

## Population Growth Rates

Greeley's population increased at an average annual rate of 1.9% between 2000 and 2015. This rate of growth was slower than that seen in Weld County as a whole, as well as slower than in surrounding communities. However, population growth in the region is likely to have impacts on the City's current and future residents, such as through increased traffic on regional and interstate roadways.

Greeley Population Projections, 2016-2038

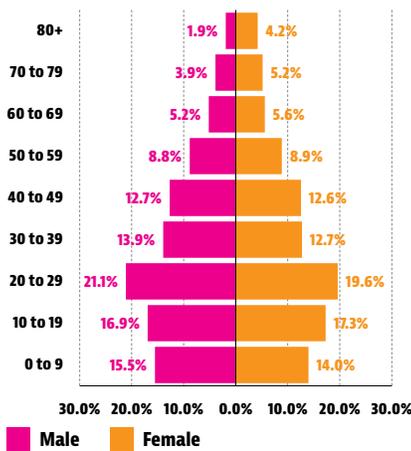


Sources: City of Greeley; Colorado Department of Local Affairs

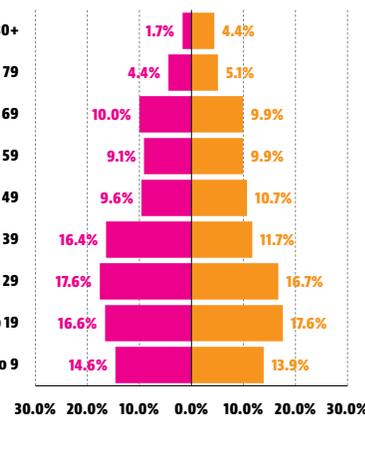
### Projected Population Growth

According to analysis completed by City staff, the population of Greeley is estimated to reach 156,517 by 2038, and increase of over 50,000 residents. This equates to an annual average growth rate of 1.9%, a similar rate to that experienced between 2000 and 2015.

Greeley Age Distribution, 2000



Greeley Age Distribution, 2015

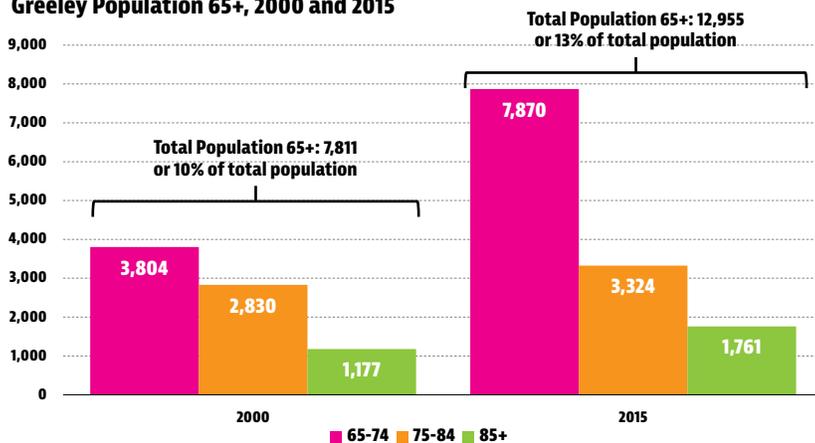


Sources: U.S. Census Bureau Decennial Census; American Community Survey, 5-Year Estimate

### Age Distribution

The distribution of Greeley's population by 10-year age groups did not change drastically between 2000 and 2015. However, certain age groups saw their share of the total population grow (such as 60- to 69-year olds), while others saw declines (such as 20- to 29-year olds). These trends mirror the general aging of the population experienced in communities across the country. The median age of a Greeley resident was 31-years old in 2015, younger than in Weld County (34-years old). However, this is older than Greeley's median age of 28.5 in 2000.

Greeley Population 65+, 2000 and 2015



65+ average annual growth, 2000 – 2015: 3.4% | Total population average annual growth, 2000-2015: 1.9%

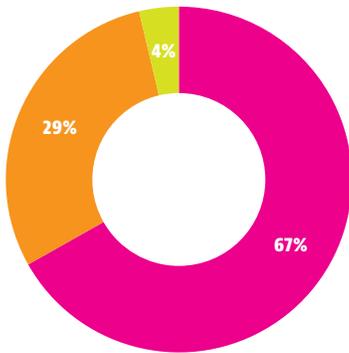
Sources: U.S. Census Bureau Decennial Census; American Community Survey, 5-Year Estimate

### Population over 65

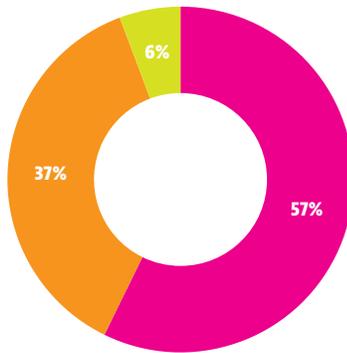
The number of Greeley residents age 65 and older increased by around 5,000 between 2000 and 2015. This equates to an average annual increase of 3.4% over that period compared to a growth rate of just 1.9% for the population as a whole.

# POPULATION

**Greeley Race and Ethnicity, 2000**



**Greeley Race and Ethnicity, 2015**



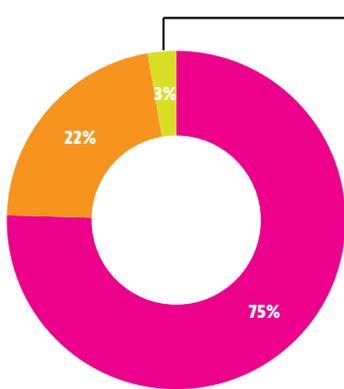
■ White   
 ■ Hispanic/Latino   
 ■ All other

Sources: U.S. Census Bureau Decennial Census; American Community Survey, 5-Year Estimate

## Race and Ethnicity

The population of non-white residents in Greeley has increased as a percentage of the total population since 2000, up to 43% of the population in 2015. That year, the largest minority group in the City was residents of Hispanic/Latino background at 37% of the population, followed by Blacks/African American residents, who accounted for approximately 2% of the population in 2015.

**Languages Spoken at Home, 2015**



**"Other" includes:**

- African languages (484 residents)
- German (410 residents)
- Chinese (288 residents)
- Vietnamese (153 residents)
- French (150 residents)
- Persian (129 residents)
- Other Asian languages (99 residents)
- Other Pacific Islander languages (85 residents)
- Portuguese (83 residents)
- Arabic (74 residents)
- Japanese (50 residents)
- And more...

■ English only   
 ■ Spanish   
 ■ Other

Sources: U.S. Census Bureau American Community Survey, 5-Year Estimate

## Languages Spoken at Home

In addition to becoming more racially/ethnically diverse, Greeley's residents speak a range of languages besides English at home. According to the US Census Bureau, residents speak over 30 different languages.

### KEY QUESTIONS TO BE EXPLORED AS PART OF THE IMAGINE GREELEY PROCESS:

What types of housing are needed to support our changing population? (e.g., growth of seniors)

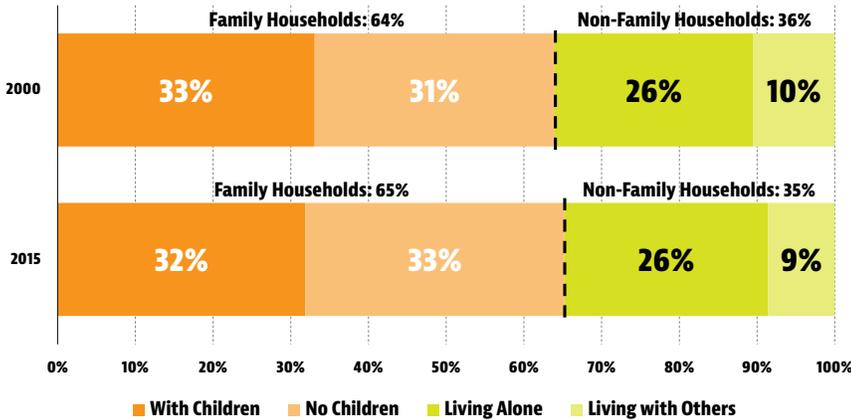
How do we maintain the qualities that make Greeley unique in the face of population growth?

How can Greeley support an aging population, and how might City services and programs adapt?

How can we remain a welcoming community to those from a range of social and economic backgrounds?

# HOUSING

**Greeley Household Composition, 2000 and 2015**

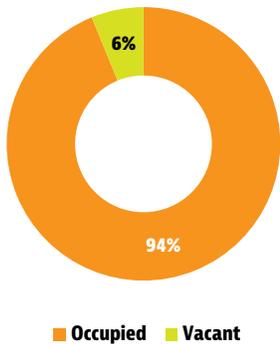


Sources: U.S. Census Bureau Decennial Census; American Community Survey, 5-Year Estimate

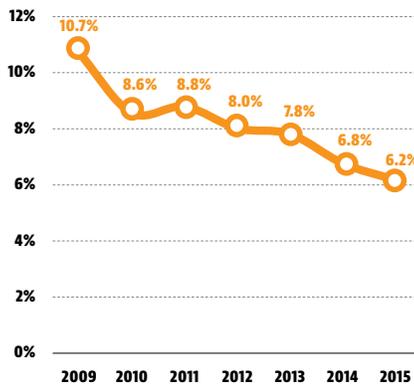
## Household Composition

The composition of households in Greeley has remained largely unchanged since 2000. Nearly two-thirds of all households in the City are made up of families. Half of family households (or one-third of all households) are made up of families with children. 35% of households were non-family households in 2015, meaning they are made up of persons living alone, or persons living in households with people unrelated to them (e.g., students living in a house together as roommates).

**Greeley Housing Occupancy Status, 2015**



**Greeley Housing Vacancy Rate, 2009-2015**

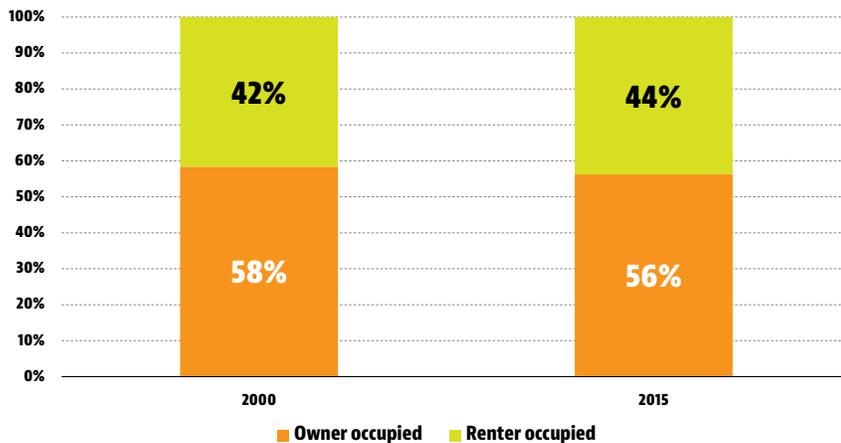


Sources: U.S. Census American Community Survey, 5-Year Estimate

## Vacancy Rates

Vacancy rates for all types of housing have been dropping since 2009. Low vacancy rates are a sign of a healthy economy and real estate market. However, vacancy rates that drop too low can lead to housing shortages, meaning it is harder (and more expensive) to find housing in Greeley.

**Greeley Housing Tenure by Type, 2000 and 2015**



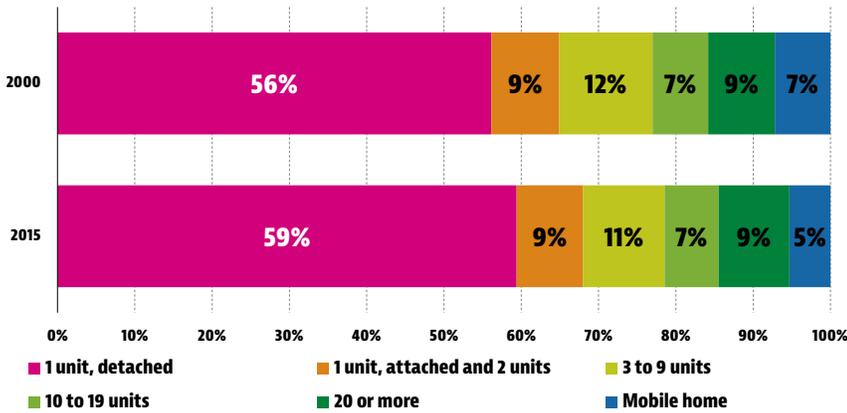
Sources: U.S. Census Decennial Census; American Community Survey, 5-Year Estimate

## Housing Tenure

The majority of households in Greeley are owner-occupied, meaning the person lives in a house unit that they own themselves rather than pay rent. While 56% of households were owner-occupied in 2015, the number of renter-occupied households increased since 2000. The percentage of renter-occupied households seems likely to increase in the future given that the majority of the new housing units permitted in Greeley were for multi-family housing in 2015.

# HOUSING

**Greeley Housing Types, 2000 and 2015**

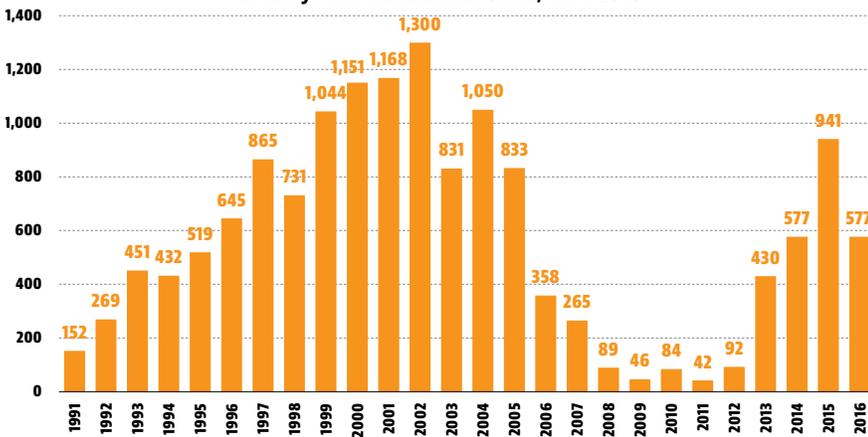


Sources: U.S. Census Decennial Census; American Community Survey, 5-Year Estimate

## Housing Types

According to the U.S. Census, 1-unit detached (or single-family homes) were the most common housing type in Greeley, accounting for 59% of all housing units. This marks an increase since 2000, when single-family homes accounted for 56% of all housing units.

**Greeley New Residential Units, 1991-2016**

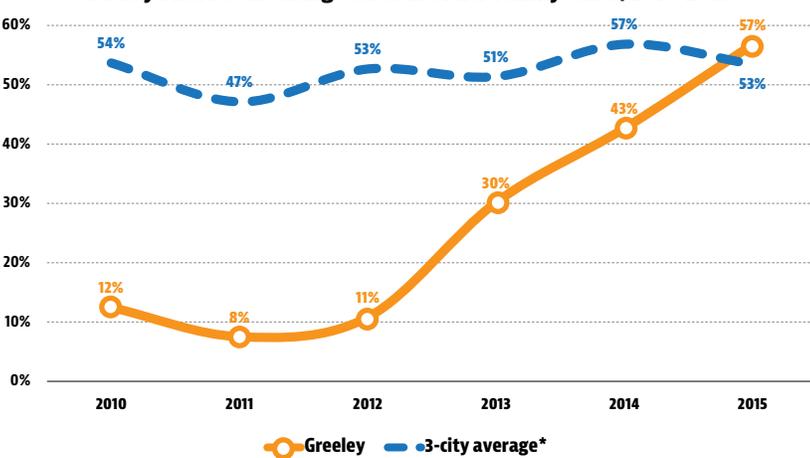


Source: City of Greeley

## Housing Units

Since 1991, the number of new residential units permitted in Greeley peaked in 2002 at 1,300 units that year. The number of units permitted dropped in the year following, bottoming out at 42 units permitted in 2011. Since then, the number of new housing units permitted has increased, but has not reached the levels seen during the first half of the 2000s.

**Greeley Share of Housing Starts in Multi-Family Units, 2010-2015**



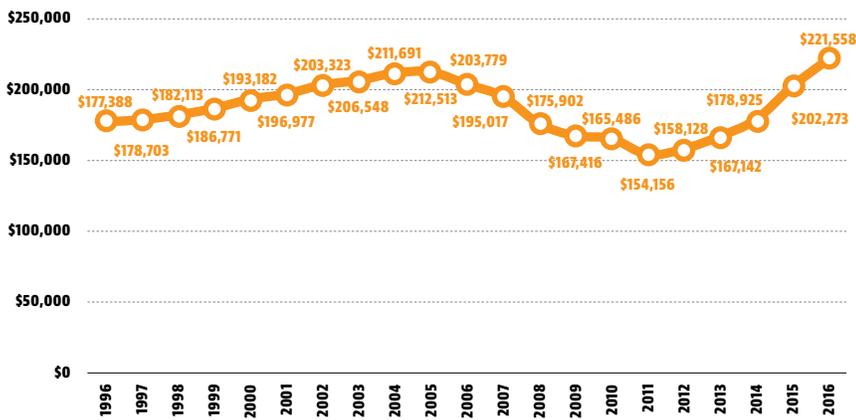
\*Boulder, Loveland, Fort Collins

Sources: U.S. Census Bureau; City of Greeley

## Multi-Family Units

While Greeley has traditionally seen less multi-family housing development than in other communities along the Front Range, the percentage of multi-family housing starts has increased substantially over the past 5 years. In 2015, multi-family housing starts accounted for over half of all housing starts, up from just 8% in 2011.

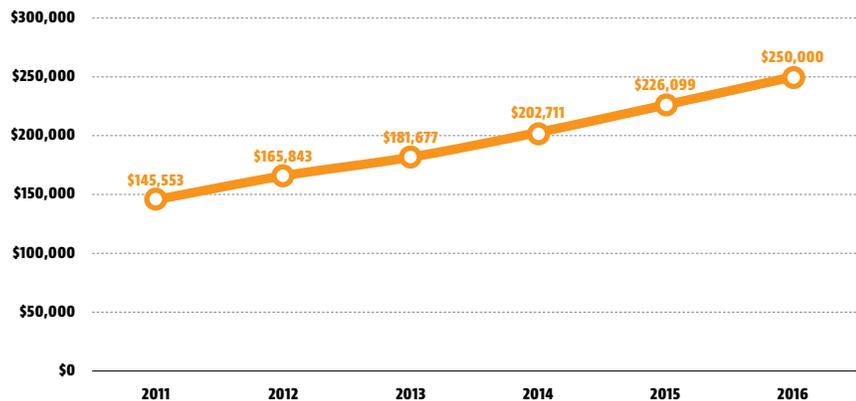
Greeley Median Single-Family Home Values, 1996-2016



Values adjusted for inflation to 2016 Dollars

Sources: Zillow.com

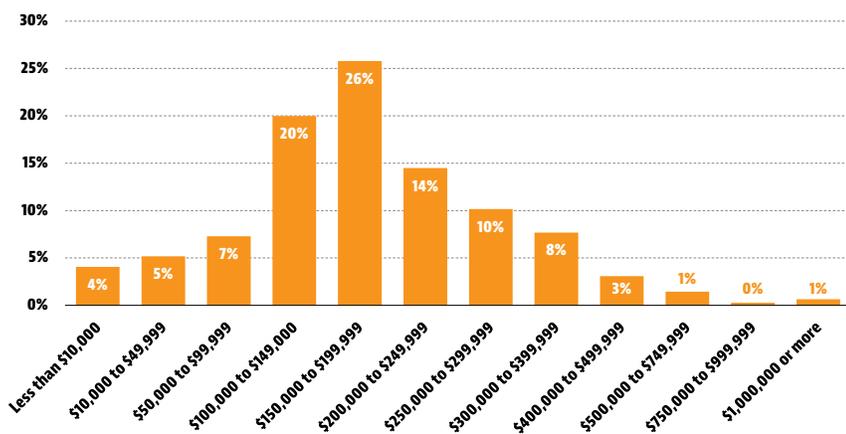
Greeley/Evans Median Home Sale Price, 2011-2016



Values adjusted for inflation to 2016 Dollars

Sources: Sears Real Estate

Greeley Distribution of Home Values, 2015



Sources: U.S. Census American Community Survey, 5-Year Estimate

### Median Home Values

After a decade of consistent appreciation, the median value of single-family began to declining starting in 2006. This trend continued until 2011, when the value of homes fell to \$154,156 (adjusting for inflation), the lowest value over the past 20 years. However, prices recovered in the years following 2011, surpassing the previous peak value of \$212,513 (reached in 2005). In 2016, the estimated median value of a single-family home was \$221,558.

### Median Sales Price

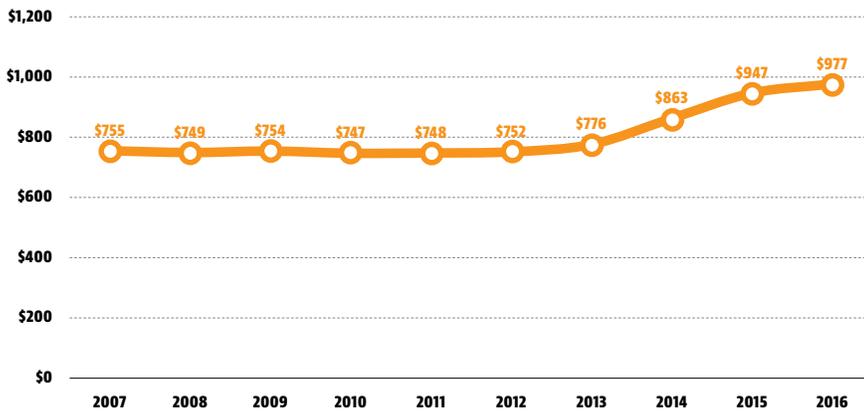
Mirroring the trends described in the chart above, the median sales price for a home in the Greeley/Evans area has been increasing since 2011. Between 2011 and 2016, the median sales price for a home increased by \$104,447, an annual average increase of nearly \$21,000. Part of this increase can be attributed to the lack of available homes for sale in the area, leading to increased competition among home-buyers.

### Distribution of Home Values

Data from the U.S. Census Bureau indicates that the majority of homes in Greeley were valued between \$100,000 and \$249,999 in 2015. However, there is a lack of housing at the higher end of the price spectrum. Just 5% of homes in Greeley had a value of \$400,000 or greater in 2015. While housing affordability is important, a supply of higher-end or “executive” housing can be an important draw for businesses looking to relocate to Greeley, as well as for providing housing options for high-income residents.

# HOUSING

**Greeley Median Monthly Rent, 2007-2016**



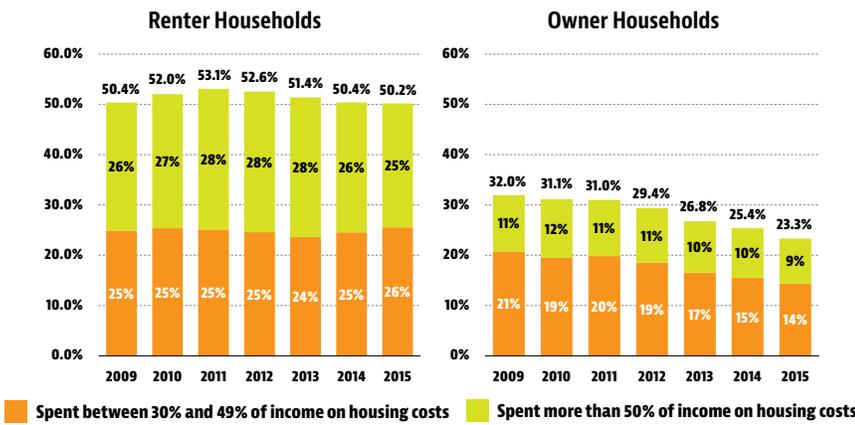
Values adjusted for inflation to 2016 Dollars

Source: Colorado Department of Local Affairs (DOLA)

## Median Monthly Rents

The median monthly rent in Greeley has increased over the past 5 years. While the median monthly rent remained stable between 2007 and 2013 (adjusting for inflation), rents began rising in 2013. In 2016, the median monthly rent was \$977. Declining vacancy rates can have a significant impact on rental housing costs, as fewer units available for rent generally lead to higher prices.

**Greeley Housing Cost Burden, 2009-2015**

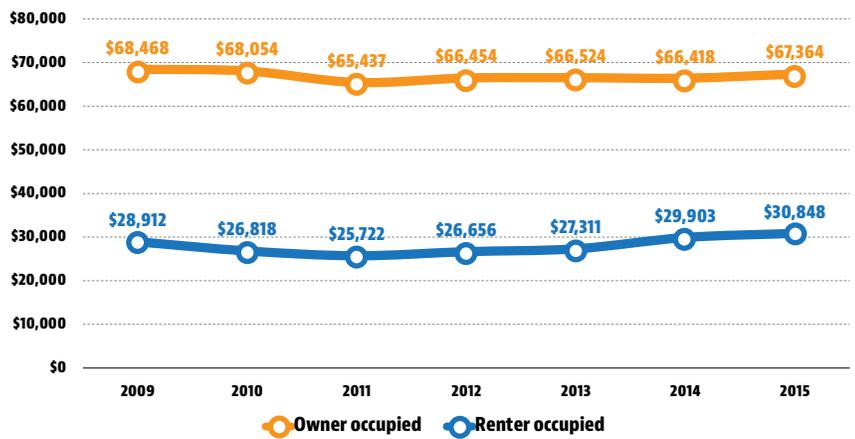


Sources: U.S. Census American Community Survey, 5-Year Estimate

## Housing Cost Burden

One measure of housing affordability is housing cost burden, or the percentage of households that spend 30% or more of their incomes on housing costs. Households are considered to be extremely cost burdened when they spend more than 50% of their incomes on housing costs. Over the past 6 years, the rate of renter households that were considered housing cost burdened remained fairly stable at around half of all households. In contrast, the incidence of housing cost burden among owner households has decreased in recent years, to around 23.3%.

**Greeley Median Household Income by Tenure Type, 2009-2015**



Values adjusted for inflation to 2015 Dollars

Source: U.S. Census American Community Survey, 5-Year Estimate

## Median Household Income by Tenure

Higher rates of housing cost burden among renter households can in part be explained by the lower median income among this segment of Greeley's population. The median income of a renter household in 2015 was about \$36,500 less than that for owner households. However, both groups have not seen significant increases in median income over this period. If housing costs (for both renters and owners) continue to rise in the future, it is likely that the incidence of housing cost burden will increase if not accompanied by growth in household incomes.

### **KEY QUESTIONS TO BE EXPLORED AS PART OF THE IMAGINE GREELEY PROCESS:**

How can we address the rising cost of housing?

What types of housing are needed to support our changing population?

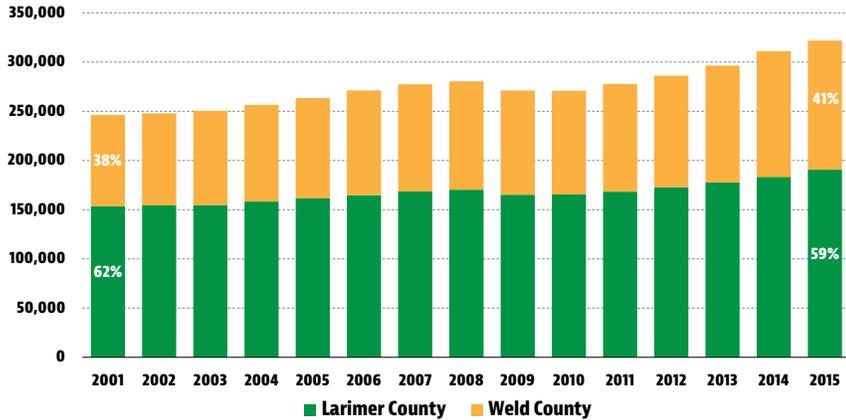
How can we remain a welcoming community to those from a range of social and economic backgrounds?

Where should the development of different types of housing be encouraged?

How can we continue to encourage the growth of quality, higher-paying jobs?

# ECONOMY

**Regional (Larimer & Weld Counties) Total Employment, 2001-2015**

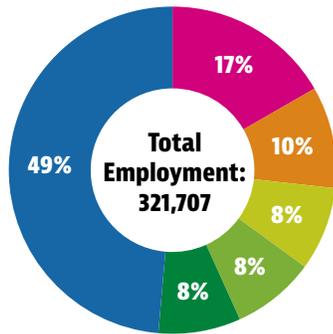


Source: Colorado Department of Local Affairs; Economic & Planning Systems

## Regional Employment Growth

The regional economy is growing quickly, adding an average of 5,400 new jobs annually since 2001. While the region did experience job losses during the Great Recession (2009 and 2010), employment growth quickly returned, reaching pre-recession levels of employment by 2012. Since 2010, the rate of job growth has increased to nearly 10,200 jobs per year. Employment growth has been especially strong in Weld County, where the County's share of regional employment has increased from 38% in 2001 to 41% in 2015. In 2016, Weld County had an average unemployment rate of 3.4%.

**Regional Largest Industries, 2015**



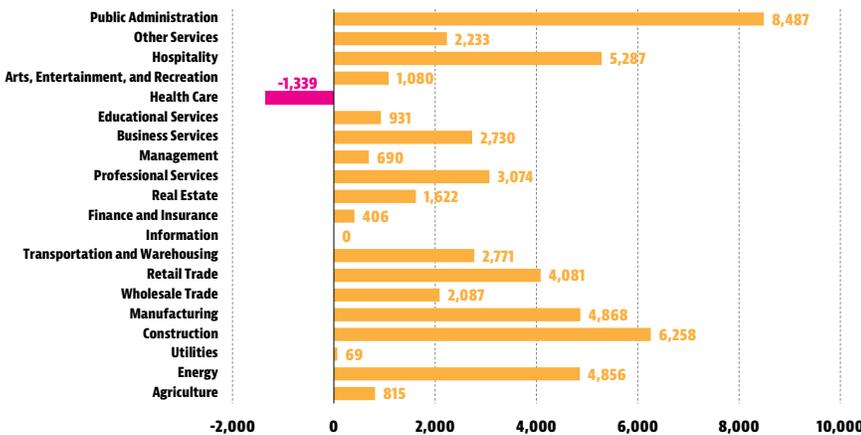
Public Administration Retail Trade Manufacturing Health Care Construction All Other Industries

Source: Colorado Department of Labor; City of Greeley; Economic & Planning Systems

## Regional Employment Mix

The largest industries in the region in 2015 were public administration (which includes major universities), retail trade, manufacturing, health care, and construction. Together these industries account for 51% of all regional employment.

**Regional Change in Employment by Industry, 2010-2015**



Source: Colorado Department of Local Affairs; Economic & Planning Systems

## Regional Job Growth by Industry

Nearly all industries in the region experienced job growth between 2010 and 2015, except for health care which lost 1,339 jobs. The largest increases in employment were seen in the public administration, construction, hospitality, manufacturing, and energy industries.

### Regional Fastest Growing Industries, 2010-2015

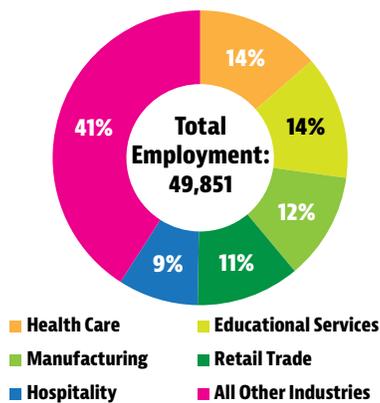
Industry	Annual Percent Growth
Energy	17.8%
Transportation & Warehousing	8.0%
Management	7.3%
Construction	5.6%
Educational Services	5.3%

Source: Colorado Department of Labor, Economic & Planning Systems

### Fastest Growing Industries

Between 2010 and 2015, the energy, transportation and warehousing, management, construction, and educational services industries experienced the fastest rate of growth. Although these industries may not have added the greatest total number of new jobs, they represent industries that are creating greater opportunities and economic diversity in the region.

### Greeley Employment Mix by Industry, 2015



### Top 10 Employers, 2015

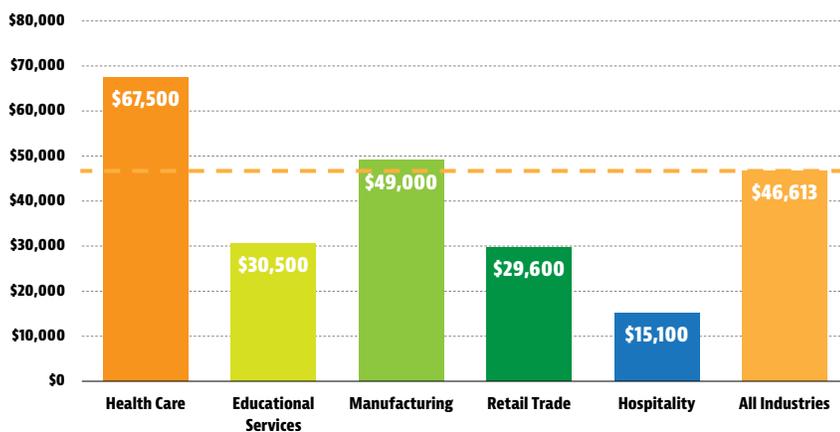
1. JBS Swift and Co.	3,885
2. Banner Health	3,178
3. Greeley School District 6	2,320
4. University of Northern Colorado	2,001
5. Weld County	1,527
6. City of Greeley	1,268
7. State Farm	1,193
8. Teletch Services	662
9. Aims Community College	609
10. Colorado Premium Foods	423

### Greeley Employment Mix

Total employment in Greeley in 2015 was 49,851. The top five largest industries were health care, educational services, manufacturing, retail trade, and hospitality. Together, these industries accounted for around 60% of all jobs in Greeley. Greeley's largest employer in 2015 was JBS Swift and Company, employing 3,885 workers. In all, Greeley's top ten largest employers accounted for 35% of all jobs in the City.

Source: Colorado Department of Labor, City of Greeley, Economic & Planning Systems

### Weld County Average Annual Wages, 2015

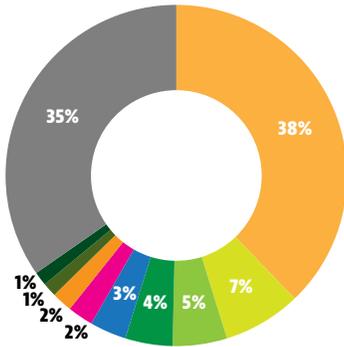


Source: Colorado Department of Labor, Economic & Planning Systems

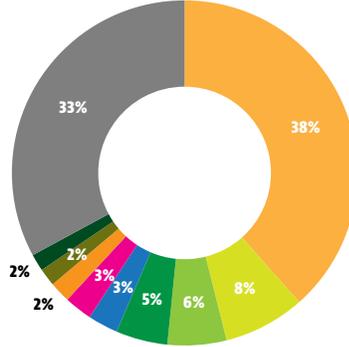
### Average Wages

The wages paid by Greeley's top 5 largest industries (by employment) varied considerably in 2016. Looking at the average annual wages paid by employers within these industries in Weld County (the smallest geographic area for which this data is available) shows that jobs in health care paid the most, followed by jobs in manufacturing and educational services. However, only health care and manufacturing jobs paid more than the average for all industries in Weld County (\$46,613 per year).

### Where Greeley's Workers Live



### Where Greeley's Residents Work



### Employment and Commuting

38% of workers employed in Greeley also lived in Greeley in 2015. Residents make up the largest share of people employed in the City. Among workers who commute to Greeley for work, the majority live in Evans, Fort Collins, Loveland, and other North Front Range communities. 38% of Greeley's residents also work in Greeley. Denver, Fort Collins, and Loveland were the next most common places of work for residents of the City.



### KEY QUESTIONS TO BE EXPLORED AS PART OF THE IMAGINE GREELEY PROCESS:

How can we continue to diversify our economy?

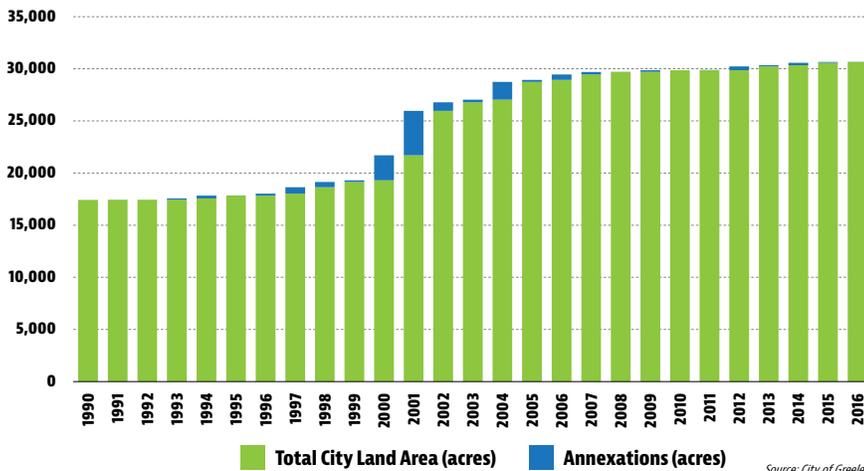
Where should City resources be directed to best support economic development?

What types of businesses should Greeley target with its economic development strategy?

How can we continue to encourage the growth of quality, higher-paying jobs?

# GROWTH & DEVELOPMENT

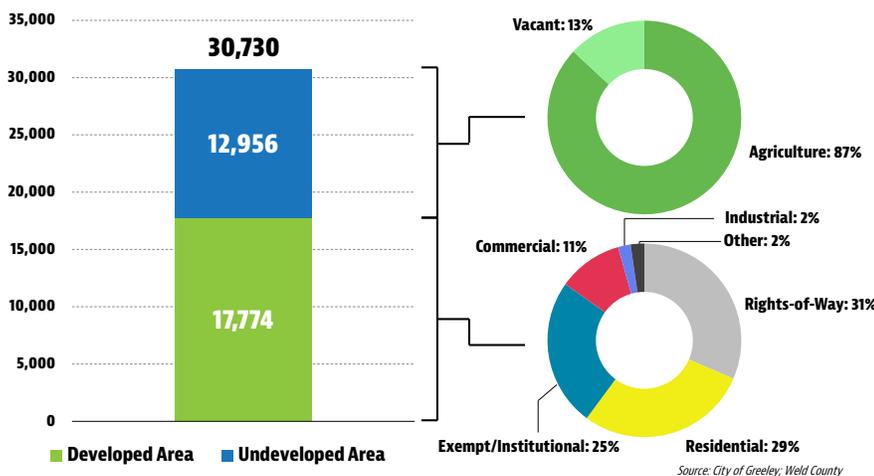
**Greeley Annexations and Municipal Growth, 1990-2016 (in acres)**



## Annexations and Growth of the City

Greeley's total land area was approximately 30,730 acres (or 48 square miles) as of 2016. This marks an increase of over 13,000 acres since 1990. The largest period of annexations occurred during the 2000s, when the average annexation was approximately 1,055 acres. In contrast, between 1990 and 2000 and 2011 and 2016 the average annexation was 209 acres and 114 acres, respectively.

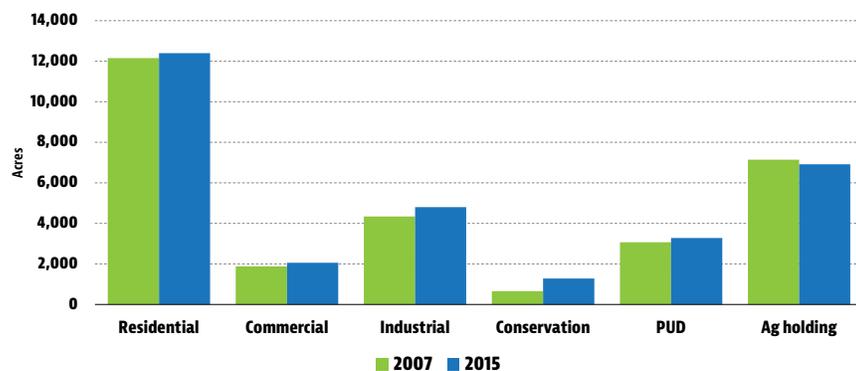
**Greeley Distribution of Current Land Use, 2017 (in acres)**



## Current Land Use

Of Greeley's total land area (30,730 acres), 58% was considered to be "developed" in 2017. Within this developed area, the largest land use, as recorded by the Weld County assessor, is rights-of-way (streets, railroads, etc.), followed by residential land uses. Greeley also has a large percentage of land considered property tax exempt/institutional. The remaining 42% of Greeley's land area is considered "undeveloped" and is predominantly used for agriculture. While this land is undeveloped today, it may be developed in the future unless preserved in some manner.

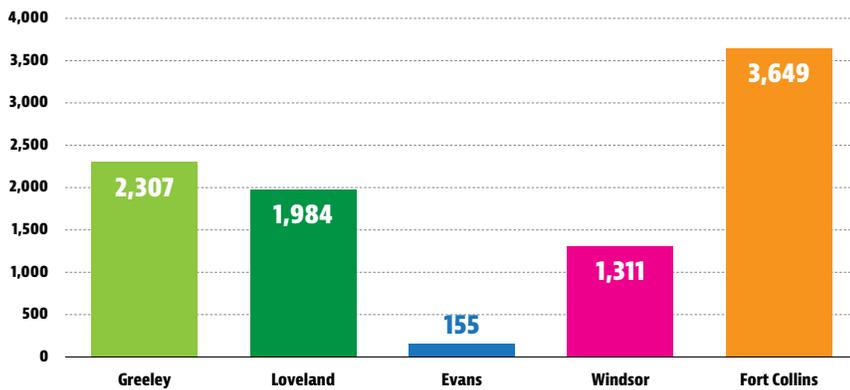
**Greeley Distribution of Land Uses by Zoning Categories, 2007 and 2015**



## Zoned Land

The City of Greeley zoning code regulates the types of uses that may occur in specific locations of the City (as well as regulating how such uses may be built). In 2015, the majority of land in Greeley was zoned for residential uses. Agricultural/Holding was the next largest zone district by land area. They were the only ones to see decreases in area between 2007 and 2015, likely due to rezoning that occurred as agricultural lands were developed for other uses, such as residential uses.

**Total Residential Permits in Northern Colorado , 2014-2016**

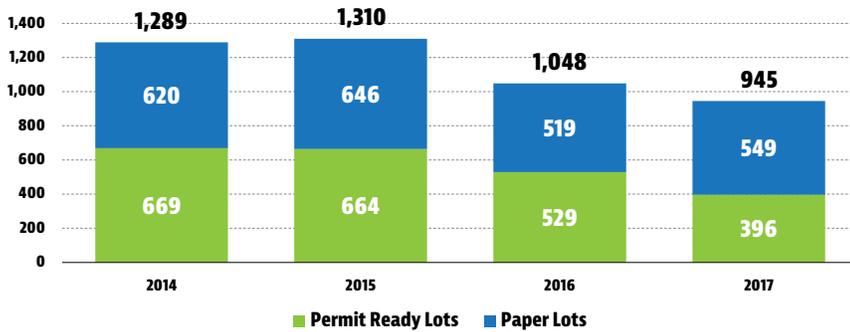


Sources: City of Greeley, City of Loveland, City of Evans, Town of Windsor, City of Fort Collins

## Residential Development

Between 2014 and 2016, the City of Greeley issued 2,307 permits for residential construction, more than its immediate neighbors, Evans and Windsor. Greeley also saw more residential permits issued over this period than did Loveland, but Fort Collins saw the greatest number, at 3,649.

**Greeley Permit-Ready and Paper Single-Family Lots Available, 2014-2017**



Source: City of Greeley

## Residential Land Supply

Not all of the lots approved for development in Greeley are ready to support residential development. Of the lots approved for single-family development in Greeley, 42% are considered “permit ready,” or lots approved for development and with the necessary infrastructure in place. The remaining 58% of lots are approved on paper, but do not have the needed infrastructure and services in place to support development. In recent years, the availability of single-family lots has decreased, and is estimated to provide an adequate supply to meet the City’s demand for just over two years.

### KEY QUESTIONS TO BE EXPLORED AS PART OF THE IMAGINE GREELEY PROCESS:

Where should the development of different types of new housing be encouraged?

What patterns of growth and development do we want to encourage in different areas?

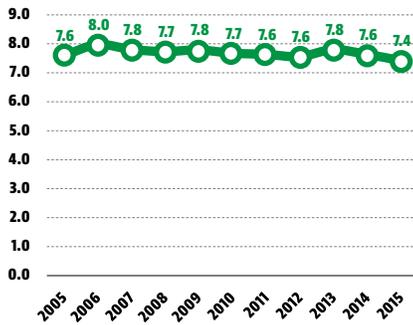
What types of land uses do we want to prioritize in different locations? What steps are needed to implement these concepts?

What characteristics of established neighborhoods or areas do we want to preserve in the face of growth pressures?

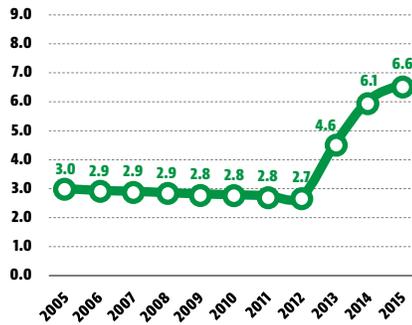
What types of infrastructure and services will be needed to support our growth?

# LIVABILITY

**Acres of Parks per 1,000 Residents**



**Acres of Open Space per 1,000 Residents**

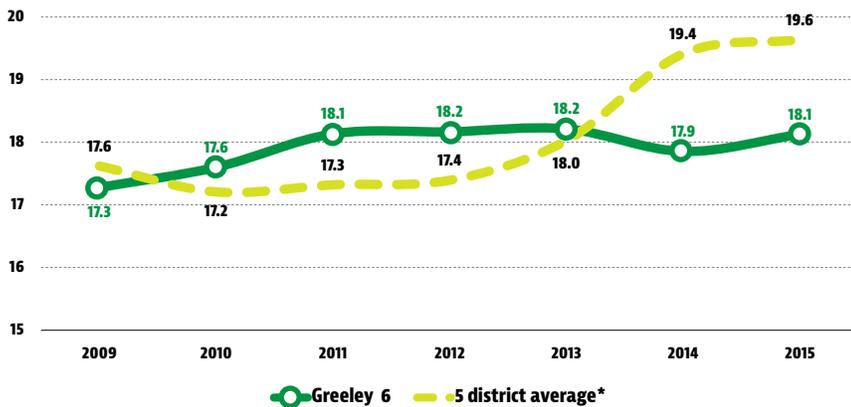


Source: City of Greeley

## Parks and Open Space

The amount of parkland per capita in Greeley remained fairly steady between 2005 and 2015, despite an increase of around 20,000 residents over this period. However, recent years have seen a slight decrease in this indicator. The amount of open space per capita increased significantly since 2012, but still lags behind Loveland and Fort Collins. The City of Greeley recently adopted a Parks, Trails, and Open Lands Master Plan to identify specific needs and community priorities.

**Student/Teacher Ratio**



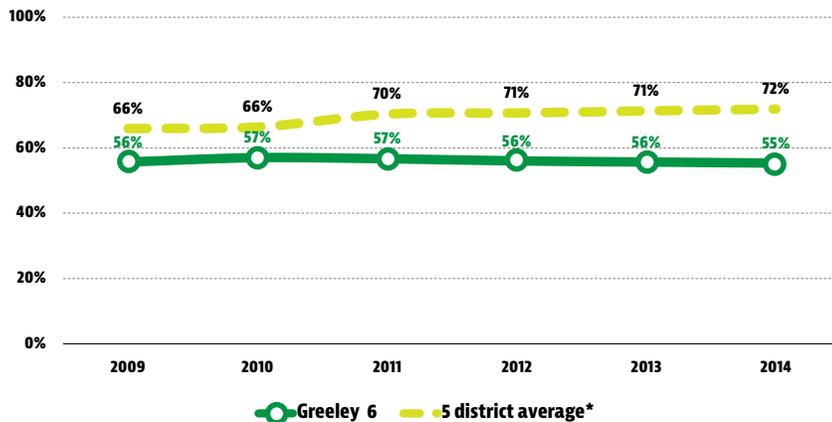
\*Boulder Valley, St. Vrain Valley, Poudre R-1, Pueblo City 60, Mesa County Valley

Source: Colorado Department of Education

## Student/Teacher Ratios

The student/teacher ratio for the Greeley-Evans School District has not changed significantly over the past 6 years, indicating the school district has done a good job of keeping up with recent population growth in terms of teacher hiring. This trend differs from other school districts in the region and state, which have seen their student/teacher ratios increase since 2013. Note: Pueblo and Grand Junction school districts are included in this analysis since their students share a similar ethnic and economic background as students in Greeley-Evans.

**Share of 4<sup>th</sup> Graders Reading at or Above Proficiency**



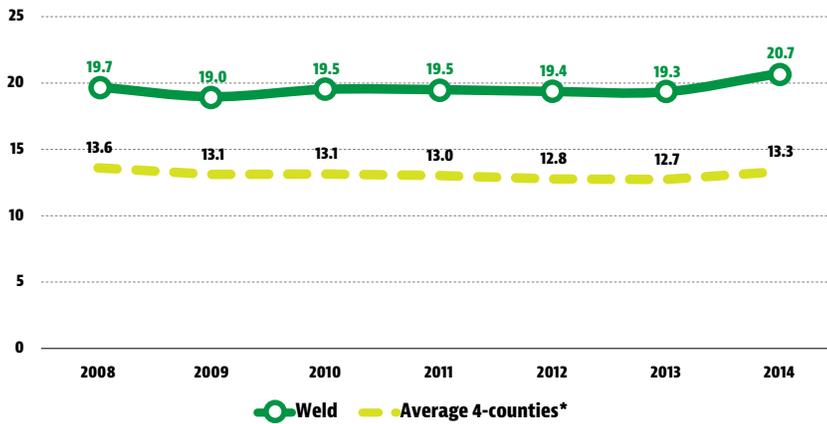
\*Boulder Valley, St. Vrain Valley, Poudre R-1, Pueblo City 60, Mesa County Valley

Source: Colorado Department of Education

## Fourth Grade Reading Proficiency

Fourth graders in Greeley, on average, perform below fourth graders in other school districts in the region and state on the state-administered CSAP reading proficiency test. Since this is a district-wide average, it does not capture the variation in proficiency levels that exist among different schools in the district. Many of these outperform the state average. That said, such high levels of variation suggest that not all students in Greeley receive the same level/quality of education, and that some schools have concentrations of under-performing students.

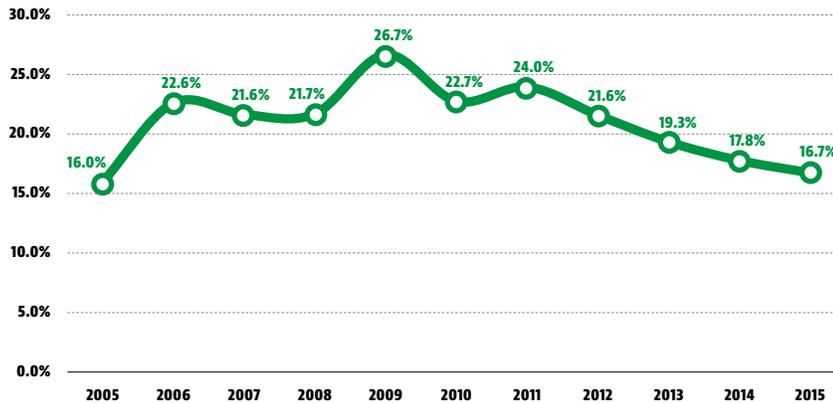
**Average Daily Miles of Travel per Capita**



\*Boulder, Larimer, Pueblo, Adams

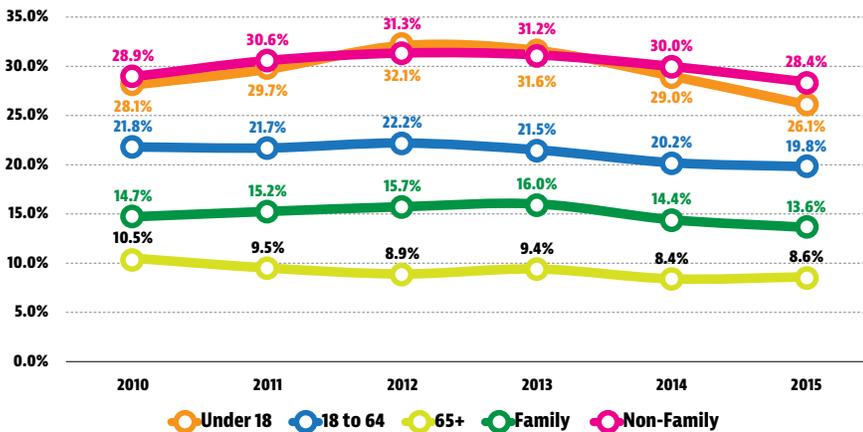
Source: Colorado Department of Transportation

**Greeley Poverty Rate for All People, 2005-2015**



Source: U.S. Census American Community Survey, 1-Year Estimate

**Greeley Poverty Rates for Select Groups, 2010-2015**



Source: U.S. Census American Community Survey, 5-Year Estimate

**Automobile Use**

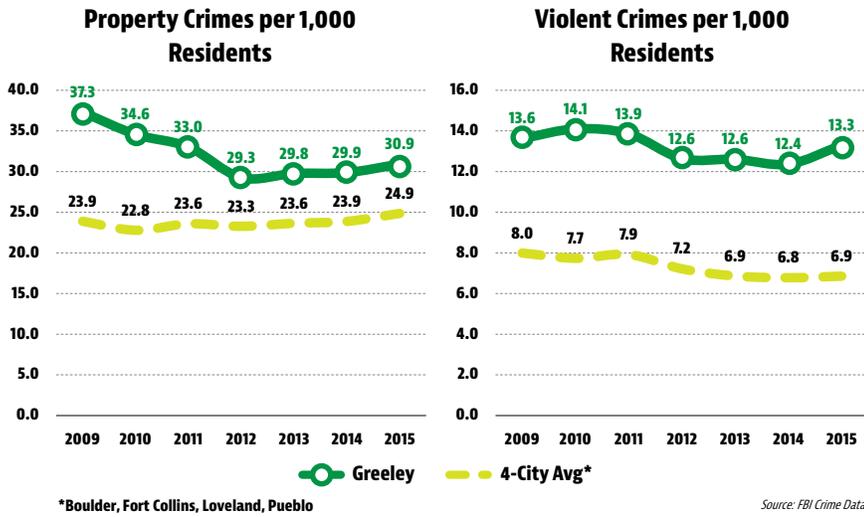
Private vehicle use in Weld County has been greater than in other counties along the Front Range between 2008 and 2014. While some of this can be explained by the rural nature of Weld County, it is also indicative of the low-density pattern of development that has occurred in more urban parts of the County. Increased car usage is likely to lead to higher incidences of traffic and congestion on major roadways in the County (including in Greeley), meaning residents may spend more time sitting in traffic in the future.

**Overall Poverty Rate**

The poverty rate among all residents in Greeley has been declining in recent years, from its 10-year peak of 26.7% of the population in 2009. According to the U.S. Census Bureau 16.7% of all residents were considered to be living in poverty in 2015. Poverty can have a large influence on a number of livability factors, such as health and educational performance, as well as on job performance. High rate of poverty can also lead to higher rates of crime and homelessness.

**Poverty Rates for Select Groups**

Rates of poverty can vary significantly among different groups in society. For example, 28.4% of non-family households were estimated to be living in poverty in 2015 compared to 13.6% of family households. Age groups in Greeley also experience different rates of poverty, with the highest rate of poverty found among residents 18 and under, and the lowest among residents 65 and over.



**Crime Rates**

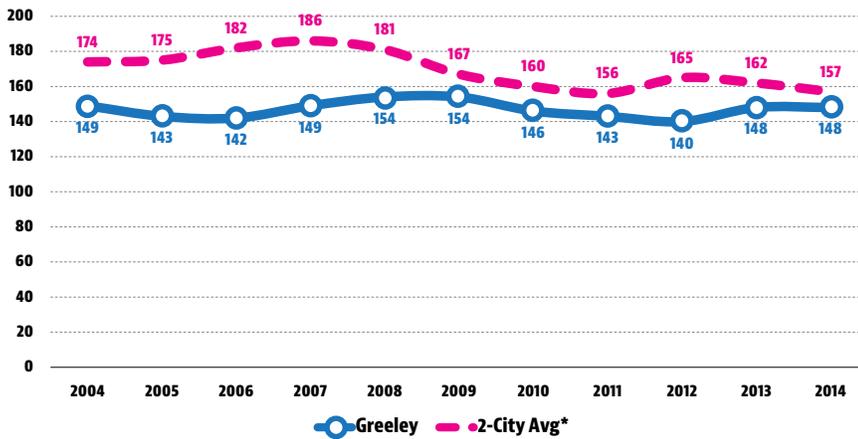
Rates of property crime per 1,000 residents in Greeley are lower than in the past, but remain above the rate seen among the comparison cities. Despite these lower rates, incidences of property crime have seen a slight increase since 2012. Violent crimes dropped from 2012 to 2014, but increased in 2015. Rates of violent crime in Greeley are above those experienced in the comparison cities.

**KEY QUESTIONS TO BE EXPLORED AS PART OF THE IMAGINE GREELEY PROCESS:**

- How can we address the rising cost of housing?
- How can we continue to encourage the growth of quality, higher-paying jobs?
- How do we maintain the qualities that make Greeley unique in the face of population growth?
- What should our priorities be for City services, programs, and investments?
- What steps should we take to improve/maintain community livability?

# INFRASTRUCTURE & SERVICES

**Water Use, 2004-2014 (in gallons per capita per day)**



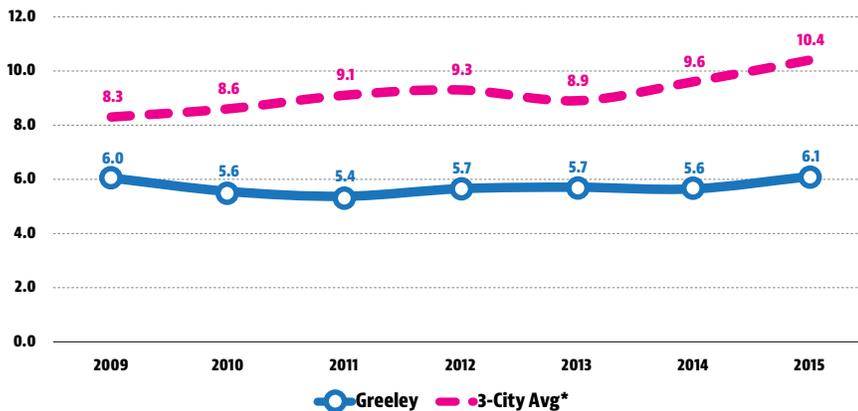
\*Fort Collins, Loveland

Sources: City of Greeley; City of Fort Collins; City of Loveland

## Water Usage

Water usage per capita per day in Greeley has remained steady since 2004, and was at a similar rate of use in 2014 as in 2004. Greeley residents use less water per capita than residents of Fort Collins and Loveland. Water usage in Greeley should continue to remain steady, if not decline in the coming years as the City continues to implement water efficiency programs such as the “Water Budget” approach to structuring rates for single-family residential accounts.

**Annual Transit Rides per Capita, 2009-2015**



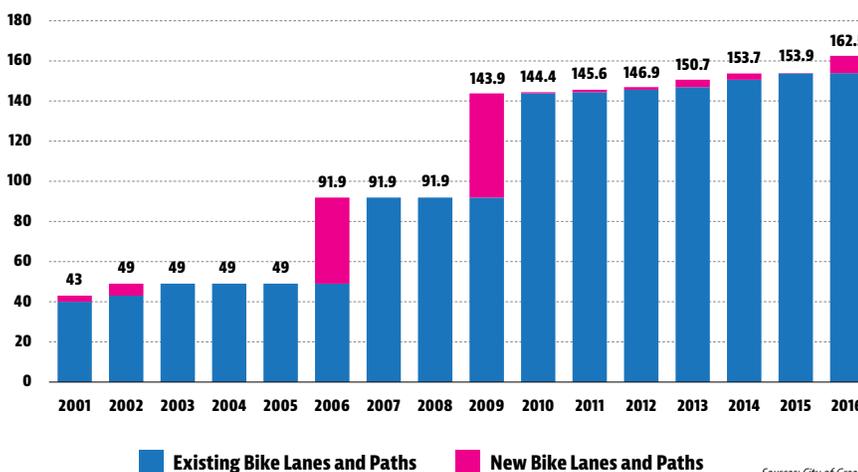
\*Fort Collins, Loveland, Pueblo

Source: Federal Transit Administration; North Front Range Metropolitan Planning Organization

## Transit Ridership

While transit services increased significantly since 2011, ridership remains just above the number of per capita transit rides taken in 2009. Rates of ridership per capita in Greeley are also lower than for other transit networks in the region, which had higher rates of ridership in 2015 than in 2009.

**Greeley Miles of Bike Lanes and Paths**



Existing Bike Lanes and Paths    New Bike Lanes and Paths

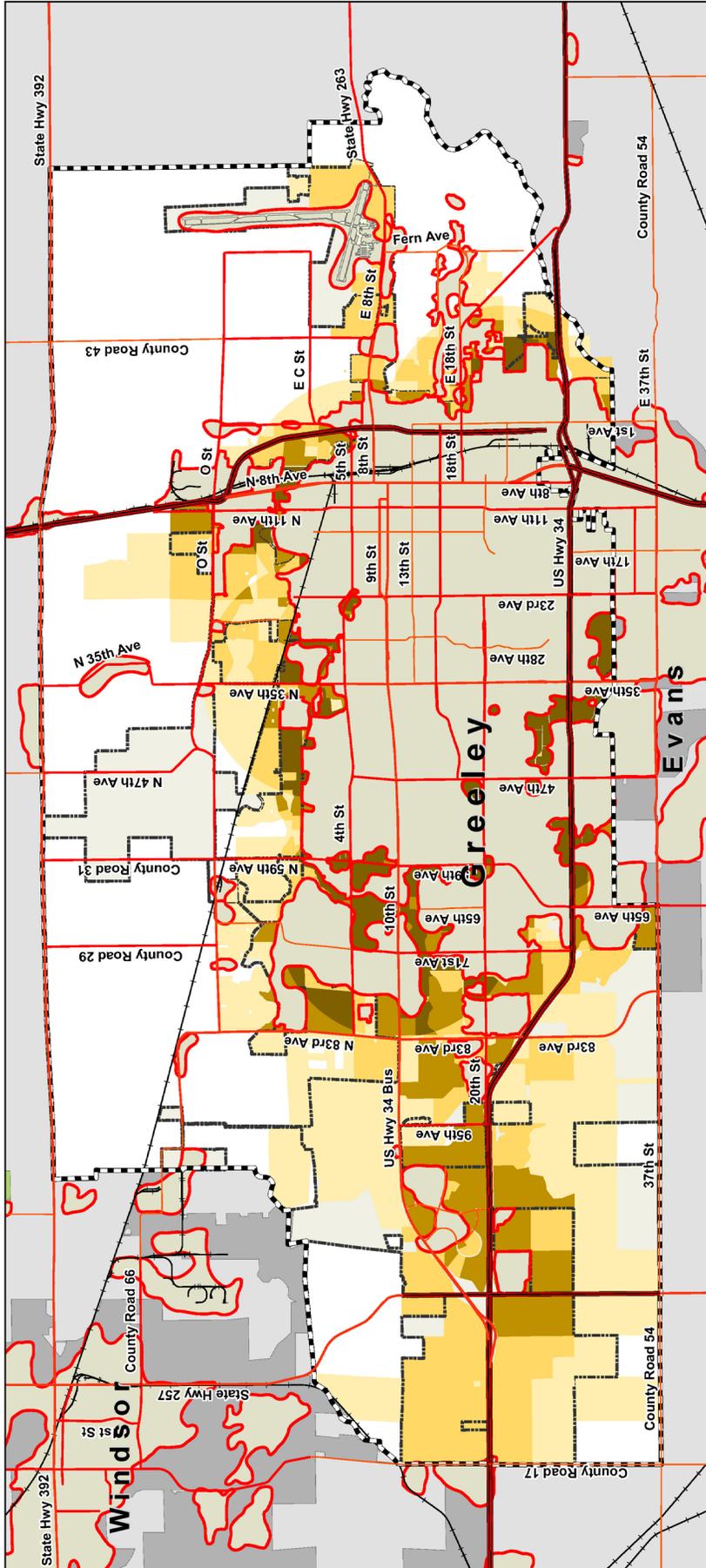
Sources: City of Greeley

## Bike Lanes and Paths

The miles of bike lanes and paths in Greeley has increased by over 120 miles since 2001, an average rate of 8 miles per year. However, this rate has not been constant since 2001. 2006 and 2009 saw large increases in the miles of bike lanes and paths in the City.



Adequate Public Facilities 2015



**Adequate Public Facilities for Industrially Zoned Land**

- One Adequate Public Facility
- Two Adequate Public Facilities
- Three Adequate Public Facilities
- Four Adequate Public Facilities
- Developed\_Land\_Edited 2015 JB
- Greeley City Limits
- Greeley Long Range Expected Growth Area

**Adequate Public Facilities for Industrially Zoned Land**

November 18, 2015

**Notes:**

1. To provide for the public health, safety and welfare, it is essential that development occur only when adequate municipal or public facilities and services are available or will be available concurrent with development or are funded in the most current two-year City budget cycle.
2. This map provides general information showing the total number of adequate public facilities available for each public facility type necessary for commercial and industrial users.
3. Project-specific studies to be provided by the developer and accepted by the City shall be required in order to make a final adequacy determination for each require facility. Proposed developments must also be consistent with adopted City documents.

By: J. Barnett

Notes: Aerial data was digitized from aerial photographs dated 1997, 1998, 2000, and 2005. Updates are continual and data representations will change over time. This product is not intended to be used for engineering or construction purposes. It does not meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is provided for informational purposes only and should not be used for the preparation of construction documents.

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## **Adequate Public Facilities**

The maps on the preceding pages illustrate where there is necessary services and infrastructure to support residential and industrial/commercial development. As illustrated by the white areas, a large portion of Greeley's Long Range Expected Growth Area (particularly south of State Highway 392) are not currently served. Infrastructure and services will need to be expanded to these areas in the future if they are to support residential, commercial, and/or industrial development in the future.

### **KEY QUESTIONS TO BE EXPLORED AS PART OF THE IMAGINE GREELEY PROCESS:**

What types of land uses do we want to prioritize in different locations? What steps are needed to implement these concepts?

Where should resources be directed to best support economic development?

What should our priorities be for City services, programs, and investments?

What types of infrastructure and services will be needed to support our growth vision?

What types of facilities will be need to be built or expanded to support growth without impacting levels of service for existing residents?