

GROWTH



2.89%

PERSPECTIVE

- **1876:** Greeley incorporated with 2,177 population; 177 blocks
- **1910:** 8,179 population and 400 automobiles
- **1928:** First zoning code, based on Bismarck, South Dakota document and NY report on zoning
- **1958:** First mall (Hillside) with 42,000 sq ft and parking for 350 cars
- **1963:** US 85 Bypass opens
- **1954:** First Planning Commission
- **2008:** Population of 93,543
- Average annual growth rate of

VISION: Sustainable and strategic community growth

GOAL: Employ a strategic growth management plan that promotes Greeley as an attractive and appealing community in which to live and work which sustains its high quality of life through the effective and efficient delivery of governmental services and careful stewardship of its natural resources

QUICK FACTS



Since 2000: Greeley experienced its highest rate of growth between 2000-2001 (3.79% or about 2,900 persons) and its lowest rate of growth between 2007-2008 (0.01% or about 150 persons)



Average annual growth in Greeley between 2000 and 2008 has been about 1,850 persons each year



Greeley is a diverse community, with a Latino population accounting for about 33% of total



Males in Greeley account for about 51% of the population, females 49%



Greeley is a “young” community, with a median age of 28.5 years (Weld County is 30.9 years, Colorado 35.4 years)

City of Greeley: Community Development Department

2060 Comprehensive Plan. Comments, suggestions? Please visit www.greeleygov.com

PROGRESS

- *Key Community Indicators identified and updated on a five-year basis*
- *Annual updates are provided via the Greeley Trends Report, a demographics report prepared by Planning staff*
- *Annual review of the City's growth and service boundaries*
- *Adoption and implementation of IGAs with Windsor (US 34 Employment Corridor) and Weld County (East Greeley area; North Greeley Industrial Rail corridor)*

KEY CONCEPTS

- ✚ "Growing pains" occurs when growth rate out of balance with needed infrastructure expansion
- ✚ Sustainable growth key to long term quality of life
- ✚ Explore merits of revenue sharing and economic development to avoid unnecessary duplication of infrastructure and services
- ✚ Examine relationship of open space and growth
- ✚ Urban growth boundaries; what does community "build-out" look like?

CHAPTER HIGHLIGHTS

GR1 POPULATION AND DEMOGRAPHICS

- Anticipate needs for infrastructure development
- Calculate trends which measure the community progress
- Maintain attention to demographic statistics, trends, and forecasts
- Identify and stimulate development in areas of desired growth

GR2 NATURAL RESOURCES & GROWTH

- Create the least impact on the natural environment
- Protect important natural features as development occurs
- Secure and protect meaningful public open space areas

GR3 GROWTH BOUNDARIES AND COMMUNITY FORM

- Plan, guide and accommodate growth
- Eliminate Mid-Range Expected Service Area; graduate cost of growth past Adequate Public Facilities boundary
- Establish clear standards
- Develop intergovernmental agreements with adjacent communities
- Explore the options to co-locate oil and gas drilling operations