



Historic Preservation Commission

February 06, 2023 at 4:00 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of December 19, 2022 Minutes
5. Designation of Meeting Day, Time and Location
6. Designation of Location for Posting Notices
7. Consideration of Request for Approval for Historic Preservation Tax Credit application for 1815 13th Avenue (HPFI2022-0001)
8. Historic & Cultural Resources Chapter of Imagine Greeley Comprehensive Plan
9. Report from Historic Greeley Inc.
10. Commission Member Reports
11. Staff Report
 - Historic Preservation Month Discussion
12. Adjournment

Historic Preservation Public Hearing Procedure

Public Hearing to...

1. Chair introduce public hearing item
2. Historic Preservation Staff report
3. Applicant Presentation
4. Commission questions
5. Chair opens public hearing
6. Chair closes public hearing
7. Applicant rebuttal
8. Commission discussion and vote

City of Greeley, Colorado
HISTORIC PRESERVATION COMMISSION PROCEEDINGS
Regular Meeting

December 19, 2022

1. Call to Order

2. Roll Call

Chair Brunswig called the meeting to order at 4:00 p.m.

The hearing clerk called the roll.

PRESENT

Chair Bob Brunswig
Commissioner Christen DePetro
Commissioner Sean Jaehn
Commissioner Dan Podell
Commissioner Melissa Sizemore

Commissioners Doran Azari and Gabriel Llanas
were absent.

3. Approval of Agenda

Elizabeth Kellums, Planner III – Historic Preservation, indicated that there were no additions or corrections to the agenda, and it was approved as presented.

4. Approval of November 21, 2022, Minutes

Ms. Kellums indicated that there were no additions or corrections to the minutes. Commissioner Sizemore moved to approve the minutes dated November 21, 2022. Commissioner Podell seconded the motion. Motion carried 5-0 (two Commissioners absent).

5. Report from Historic Greeley Inc.

Rebecca Brunswig, 1700 Montview Boulevard, addressed the Commission on behalf of Historic Greeley, Inc. and reported that Historic Greeley Inc hosted their second annual Christmas Tea located at the Southard Gillespie House, and it was a success. Ms. Brunswig gave a brief description of what the event was like.

6. Public hearing to consider a Request for a Certificate of Approval for Demolition of an accessory building at 818 12th Street (HPDR2022-0013)

Chair Brunswig called for conflicts of interest. No Commissioners disclosed conflicts of interest. Ms. Kellums addressed the Commission and introduced the item as an application for a Certificate of Approval for demolition of an accessory building at 818 12th street. She explained that the applicant requests approval and proposes to demolish a small brick building at the back of the property. The building is in poor condition and is partially falling. The building has been broken into several times and is currently boarded up. Ms. Kellums stated the building could be a potential threat if broken into or used in the future. She presented several photographs showing the existing condition of the property as well as photographs with narratives describing the proposed changes.

Staff reviewed the application according to the criteria and the standards in Section 24-1003(j)(3) of the Greeley Municipal Code and therefore staff recommended approval for a proposed demolition project contingent on getting the required permits.

Commissioner Podell asked if there was an existing roof, and if so, what material it is. Ms. Kellums answered with yes there is a roof and as far as the materials she said it most likely is rolled roofing but was not completely sure. Commissioner Podell also asked if there was any plans on recycling the brick of the building. Ms. Kellums said the owner does have plans to keep the brick and take it to her home in Greeley.

The applicant, Jeannie Sears addressed the commission, thanked Ms. Kellums for her presentation and offered to answer any questions. The Commissioners had no questions for Ms. Sears.

Chair Brunswig opened the public hearing at 4:12 p.m. There being no comment, the public hearing was closed at 4:12 p.m.

Commissioner Depetro moved that, based on the application received and the preceding analysis, the Commission finds that the demolition of the brick accessory building at the Sterling house at 818 12th Street meets (3) demolition criteria a, b, c, d and e of section 24-1003(j)(3) of the Greeley Municipal Code, and therefore approves the Certificate of the Approval for demolition, with the condition that all required permits be obtained. Commissioner Sizemore seconded the motion. The motion carried 5-0 (two Commissioners absent).

7. Commission Member Reports

Chair Brunswig mentioned that a previous commissioner Scott McLean will be presenting at the CPI conference on February 8th. His presentation will be on William Bowman architecture for any commissioner interested in attending the presentation.

8. Staff Report

Ms. Kellums gave a reminder about the CPI conference for 2023 has been scheduled for February 8th though the 10th in Boulder. She also mentioned that the commission received one hundred and fifty dollars in scholarship funds for the conference.

9. Adjournment

With no further business before the Commission, Chair Brunswig adjourned the meeting at 4:19 p.m.

Bob Brunswig, Chair

Elizabeth Kellums, Secretary



Community Development Department MEMORANDUM

TO: Historic Preservation Commission
RE: HPC meeting Date, Time and Location Designation
FROM: Betsy Kellums, Planner III – Historic Preservation
DATE: February 6, 2023

Each year at its first meeting, the Historic Preservation Commission designates the Commission meeting day, time and location for the upcoming year. A recommended motion is below.

Recommended Motion:

Motion that the Historic Preservation Commission meetings during 2023 will be held on the 1st and 3rd Mondays of the month at 4:00 p.m. at the City Council Chambers, City Center South, 1001 11th Avenue, Greeley, Colorado, except in the event of cancellation due to holidays, attendance at conferences, and/or having no agenda items.



Community Development Department MEMORANDUM

TO: Historic Preservation Commission
RE: HPC meeting notice posting location designation
FROM: Betsy Kellums, Planner III – Historic Preservation
DATE: February 6, 2023

Per State Statute, C.R.S. 24-6-402(2)(c)(I) and C.R.S. 24-60402(2)(c)(III), the Historic Preservation Commission should designate a site for posting agendas at the first meeting of the year. The Commission should also designate a back-up location for posting notices in the event of power/internet outage.

Recommended Motion:

Motion to designate the City of Greeley meeting portal, www.greeley-co.municodemeetings.com, as the official posting site for meeting notices of the Historic Preservation Commission, and the public lobby of City Center South, 1100 10th Street as the backup location for such postings.

Historic Preservation Commission Agenda Summary

February 6, 2023

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Consideration of request for approval of HPFI2022-0001, State Income Tax Credit application for Stan Luger, 1815 13th Avenue, for rehabilitation work

Summary:

Property owner Stan Luger requests approval for his historic preservation state tax credit application for qualifying rehabilitation expenses for work recently completed on his house at 1815 13th Avenue. The application meets the State statutes and the Secretary of the Interior's Standards for Rehabilitation.

Recommended Action:

Approval

Attachments:

Staff Memo

A – Tax credit application

B – Secretary of the Interior's Standards for Rehabilitation

C – History Colorado Tax Credit Information Sheet, #1322b

HISTORIC PRESERVATION COMMISSION SUMMARY

ITEM: State Income Tax Credit Part 2 Application

LOCATION: 1815 13th Avenue

APPLICANT: Stan Luger

CASE NUMBER: HPFI2022-0001

HISTORIC PRESERVATION COMMISSION DATE: February 6, 2023

HISTORIC PRESERVATION COMMISSION FUNCTION:

Review the application and make the final decision, as per Section 24-1003(h) of the City of Greeley Municipal Code by approving or denying the request.

PROJECT OVERVIEW AND BACKGROUND:

The Carlson-Loftis House at 1815 13th Avenue is individually designated on the Greeley Historic Register. On May 23, 2022, owner Stan Luger submitted Part 1 application for the Colorado historic preservation residential tax credit for building rehabilitation, including exterior and interior painting, repair screens, repair wood floors, window rehabilitation, drywall repair, garbage disposal, and replace bathroom exhaust hood with project “before” photos. The tax credit review committee completed a site visit on June 2, 2022, collected the \$250 part 1 application fee, and determined the proposed project meets the Secretary of the Interior’s Standards for Rehabilitation. During the course of the project, Mr. Luger added replacement of the hot water heater and boiler repair to the project scope and provided part 1 photos of those items. Upon completion of the project on December 20, 2022, Mr. Luger submitted the Part 2 tax credit application with “after” photos.

Following completion of the project, the Tax Credit Review Committee conducted a site visit and determined the project meets the Secretary of the Interior’s Standards and preliminarily approved it on December 20, 2022. Section 24-1003(h) of the Greeley Municipal Code requires the Commission make the final determination on all state tax credit applications. The Colorado Revised Statute 39-22-514.5, requires the project meet the Secretary of the Interior’s Standards for Rehabilitation (See Attachment B), requires the project be completed within 24 months, requires the rehabilitation costs be over \$5,000, and requires the Part 2 application be submitted within 120 days of completion (See Attachment C). Due to the COVID-19 statewide disaster declaration, including Weld County, all state historic tax credit projects initiated on or after March 13, 2020 are eligible for an additional 5% credit. The applicant completed the project within 24 months. Project cost was over \$5,000, with qualified costs of \$32,706.32, and the applicant submitted the Part 2 application within 120 days of project completion, submitting Part 2 on December 20, 2022, after completion date of December 13, 2022 (See Attachment A).

The Part 2 of the tax credit application for building rehabilitation at 1815 13th Avenue includes the final project qualified costs of \$32,706.32 for a 25% credit of \$8,176.58.

STAFF RECOMMENDATION:

Approval.

RECOMMENDED COMMISSION MOTION:

A motion to find that the State Historic Preservation Income Tax Credit project, utilizing the 2014 residential credit, of Stan Luger for building rehabilitation at the Carlson-Loftis House, 1815 13th Avenue, an individually designated property on the Greeley Historic Register, meets the Secretary of the Interior's Standards and to approve the application for a tax credit in the amount of \$8,176.58.

ATTACHMENTS:

Attachment A	1815 13 th Avenue Tax Credit Application for rehabilitation with photos
Attachment B	Secretary of the Interior's Standards for Rehabilitation
Attachment C	Colorado State Historic Preservation Income Tax Credit Information, History Colorado Publication #1322b

see HPFI 2022-0001

Office of Archaeology and Historic Preservation
History Colorado
Publication #1322c

APPLICATION FOR COLORADO STATE INCOME TAX CREDIT
FOR THE PRESERVATION OF HISTORIC STRUCTURES
(RESIDENTIAL PROPERTY – 2014 CREDIT)

Pursuant to House Bill 14-1311 (CRS 39-22-514.5)

\$250 pt 1 fee
rec'd 6/2/22

INSTRUCTIONS

PART 1 -- PRELIMINARY APPROVAL

Part 1 should be completed prior to start of a restoration, preservation or rehabilitation project for which a taxpayer requests a state income tax credit. (PLEASE NOTE: Work completed prior to obtaining preliminary approval may not qualify for the tax credit. Ask History Colorado for details.) The completed form should be sent to your local government if listed below or to History Colorado if your community is not listed:

Aurora, Black Hawk, Boulder, Castle Rock, Crested Butte, Denver, Durango, Georgetown, Golden, Greeley, La Junta, Lake City, Littleton, Longmont, Manitou Springs, Pagosa Springs, Saguache, Starkville, and Steamboat Springs. List current as of January 2021

If your community is not listed, send to:
History Colorado
Office of Archaeology and
Historic Preservation
1200 Broadway
Denver, CO 80203

1. PROPERTY INFORMATION. Provide the name and address, including street, city, county and zip code, as well as the legal description of the property. Provide the name of the historic district if the structure is located within a designated historic district.
2. APPLICANT INFORMATION. Provide the name of the taxpayer filing the application. Include the required information for both business and residence as well as the taxpayer identification number or social security number of the applicant. **If more than one taxpayer intends to claim the credit, include on a separate sheet the name, address and taxpayer ID number for all taxpayers intending to claim the credit.**
3. OWNER INFORMATION. If the owner is someone other than the applicant, include this information. If it is the same, write "same."
4. PROJECT CONTACT. Specify the contact person for the project (may be applicant, owner, or a third party).
5. PROPERTY DESCRIPTION. Provide a brief description of the property. Include a description of the exterior and any significant interior details: number of stories, basic floor plan, construction materials and details. Also describe distinctive architectural features, such as hardware, woodwork and trim, stairways and fireplaces.
6. PHOTOGRAPHS OF THE BUILDING. Provide photographs to adequately show all sides of the structure(s) as well as close up photographs showing details. Interior photographs are also required for any interior rehabilitation work that will be claimed for tax credit. Photos must be at least 3" x 5" and may be either black & white or color.
7. DESCRIPTION OF PROPOSED REHABILITATION/PRESERVATION WORK. In the numbered blocks, provide a description of the project. A separate block should be used to describe work on a specific feature (use as many additional sheets as necessary). Describe each feature and include its present condition, then describe the proposed work and the impact to the feature. Include labeled and numbered photographs of each feature. Use as many blocks as needed to completely describe the entire project. Examples of such features are: stairways, windows, doors, roofing, chimneys, floors, exterior and interior finishes, major spaces, etc. Drawings, if available, must be keyed to the descriptions. All proposed work on the project must be described, whether or not it is a qualified cost for the credit. For example, neither additions nor landscaping costs are allowable for the credit, nevertheless proposed additions and landscaping should be described.

8. **COST ESTIMATE OF PROPOSED WORK.** To the best of your knowledge, provide an estimate of the costs of the proposed work. List separate costs as closely as possible to the features described in No. 7 of this application; however, only qualified costs on qualified rehabilitation work need be itemized. In addition to providing the total for qualified costs, include an estimate of the total cost of the entire project, including the cost of work that does not qualify for the tax credit such as additions, landscaping, site work, architect fees, etc.

9. **PROJECT STARTING DATE AND PROJECT COMPLETION DATE.**

10. **APPLICANT'S SIGNATURE.** Provide signatures of all taxpayers claiming the credit (use additional sheets if necessary).

11. **PAYMENT.** Please be sure to pay the review fee, if necessary (refer to Publication 1322b for more details).

PART 2 -- FINAL APPROVAL

Part 2 must be submitted within 60 days of the completion of the project. The completed form should be sent to your local government if listed below or to History Colorado if your community is not listed:

Aurora, Black Hawk, Boulder, Castle Rock, Crested Butte, Denver, Durango, Georgetown, Golden, Greeley, La Junta, Lake City, Littleton, Longmont, Manitou Springs, Pagosa Springs, Saguache, Starkville, and Steamboat Springs. List current as of January 2021

If your community is not listed, send to:
History Colorado
Office of Archaeology and
Historic Preservation
1200 Broadway
Denver, CO 80203

1 - 4. Other than the **name of the property**, which **must be indicated**, these sections should be completed only if the information varies from that provided in Part 1. Wherever the information is the same, write "see Part 1," but **be sure to include all new or differing information** (see Part 1 for instructions).

5. **PROJECT STARTING DATE AND COMPLETION DATE.** Provide accurate starting and completion dates of project under consideration.

6. **PHOTOGRAPHS OF COMPLETED WORK.** Provide numbered and labeled photographs documenting all completed work. The photographs should as clearly as possible show all features described in No. 7 in Part 1. Photographs of the completed features should closely duplicate the "before" photographs provided with Part 1.

7. **PROJECT COSTS.** Provide the actual costs of the completed project for all qualified costs. List costs as closely as possible to the categories used under No. 8 in Part 1. Provide the total of all qualified costs on qualified rehabilitation. Also provide the total cost of the project including non-qualified costs.

8. **APPLICANT'S SIGNATURE AND DATE.** Provide a signature and date for all taxpayers claiming the credit.

PLEASE NOTE: History Colorado recommends that all applicants consult CHS Publication 1322b (Colorado Historic Preservation Income Tax Credit) prior to completing this application. This publication contains information on:

- Eligibility requirements for properties and taxpayers.
- Required review fees and project time limits.
- How to determine which costs are "qualified expenditures," and how to claim the tax credit.
- Frequently asked questions (FAQs) concerning the credit.

APPLICATION FOR COLORADO STATE INCOME TAX CREDIT
FOR THE PRESERVATION OF HISTORIC STRUCTURES
(RESIDENTIAL PROPERTY - 2014 CREDIT)

Pursuant to House Bill 14-1311 (CRS 39-22-514.5)

PART 1 -- PRELIMINARY APPROVAL

HPFI 2022-0001

1. PROPERTY INFORMATION

Name of Property: Carlson-Lofits House

Address: 1815 13th Ave

City/Town: Greeley

County: Weld

Zip: 80631

Name of Registered Historic District:

Legal Description:

GR 3968 N 60' L2 S 12 50' L3

BLK 13 2nd Cranford

2. APPLICANT INFORMATION (taxpayer claiming the credit)

Name: Stan Luger

Type of Entity: Individual

Partnership: General Limited

Corporation: Regular Subchapter S

Limited Liability Company

Name of authorized company official

(if applicant is not an individual):

Business address:

City/Town:

State:

Zip:

Telephone:

Residential address: Same as above

City/Town:

State:

Zip:

Telephone: 970-353-5631

Taxpayer Identification Number (or Social Security Number):

Applicant is: (check one) owner tenant

If more than one taxpayer intends to claim the credit, include on a separate sheet the name, address and taxpayer ID number for all taxpayers intending to claim the credit.

3. OWNER INFORMATION, if applicant is other than owner (if owner is applicant, write "same")

Name: Same

Address:

City/Town:

State:

Zip:

Telephone:

4. PROJECT CONTACT

Applicant Owner Other (specify below)

Name: Stan Luger

Address: 1815 13th Ave

City/Town: Greeley

State: CO

Zip: 80631

Telephone: 970-353-5631

5. PROPERTY DESCRIPTION (see instructions):

Original Date of construction: 1920

6. PHOTOGRAPHS OF THE PROPERTY MUST BE INCLUDED (see instructions)
(if drawings are available, they should also be included)

7. DESCRIPTION OF REHABILITATION

1.	<p>Architectural Feature: Describe feature and its condition:</p> <p>Exterior and interior paint peeling</p> <p>Photo no. 1 Drawing no.</p>	<p>Describe work/impact on feature:</p> <p>Repair, repaint.</p>
2.	<p>Architectural Feature: Describe feature and its condition:</p> <p>Ceiling in back entry cracked and falling</p> <p>Photo no. 2 Drawing no.</p>	<p>Describe work/impact on feature:</p> <p>Replace drywall, paint.</p>
3.	<p>Architectural Feature: Describe feature and its condition:</p> <p>Hardwood floor damage in kitchen and den</p> <p>Photo no. 3 Drawing no.</p>	<p>Describe work/impact on feature:</p> <p>Sand, fill and stain floor</p>

DESCRIPTION OF REHABILITATION (continued)

4	<p>Architectural Feature:</p> <p>Describe feature and its condition:</p> <p>Window sash cords broken, caulking missing</p> <p>Photo no. 4 Drawing no.</p>	<p>Describe work/impact on feature:</p> <p>Replace sash cords, re-caulk windows</p>
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5	<p>Architectural Feature:</p> <p>Describe feature and its condition:</p> <p>Window screens ripped</p> <p>Photo no. 5 Drawing no.</p>	<p>Describe work/impact on feature:</p> <p>Replace damaged window screens.</p>
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6	<p>Architectural Feature:</p> <p>Describe feature and its condition:</p> <p>Garbage disposal leaking</p> <p>Photo no. 6 Drawing no.</p>	<p>Describe work/impact on feature:</p> <p>Replace disposal.</p>
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8. COST ESTIMATE OF PROPOSED WORK

Itemized:

Exterior painting.....	\$19,945.
Interior painting.....	\$ 640.
Repair Floors.....	\$ 1500.
Window Sash Cords.....	\$ 1593.
Window Caulking.....	\$ 583.
Replace drywall	\$ 750.
Garbage disposal.....	\$ 135.
Re screening	\$ 850.
Total	\$26,046.

Estimated total qualified costs:
\$26,046.
Estimated total project cost:
\$26,046.

9. PROJECT STARTING DATE: May 2022

PROJECT COMPLETION DATE: October 2022

10. APPLICATION FEE SUBMITTED: \$250. (refer to Publication 1322b for more details)

\$250 rec'd 6/2/22

11. APPLICANT'S SIGNATURE

I hereby apply for preliminary approval to proceed with the above described work for which I intend to claim a state income tax credit for historic rehabilitation. I attest that I am the property's owner or a qualified tenant with a lease of five or more years and that the information I have provided is, to the best of my knowledge, true and correct. I hereby agree to allow representatives of the Reviewing Entity access to the property as may be necessary and reasonable for the review and approval of this application.

Signature: Stan Sugar Date: May 21, 2022

CERTIFICATIONS
(for official use only)

Name of Property: CANSON-LOFFIS House Applicant: Stan Luger

The Reviewing Entity certifies that this property:

is individually listed in the State Register of Historic Properties.

is a local landmark designated by a certified local government.

is located in a historic district that is:

on the State Register of Historic Properties.

locally designated by a certified local government; and

this property contributes does not contribute to the significance of the district.

is not listed in the State Register of Historic Properties nor is it a local landmark designated by a certified local government.

The Reviewing Entity has reviewed the application and:

approves the application as submitted and grants preliminary approval authorizing the owner to proceed with the proposed work.

approves the application with the conditions stated below and grants preliminary approval authorizing the owner to proceed with the work with the understanding that these conditions shall be met.

rejects the application for the following reason(s):

tables the application and requests the following additional information before the application will be reconsidered:

Signature: Yvonne Kellum Reviewing Entity: Greely Date: 6/2/22
(specify SHPO or name of CLG)

**APPLICATION FOR COLORADO STATE INCOME TAX CREDIT
FOR THE PRESERVATION OF HISTORIC STRUCTURES
(RESIDENTIAL PROPERTY – 2014 CREDIT)**

Pursuant to House Bill 14-1311 (CRS 39-22-514.5)

PART 2 -- FINAL APPROVAL

1. PROPERTY INFORMATION

Name of Property:

Address:

City/Town:

County:

Zip:

Name of Registered Historic District:

Property Type: Personal

Use of Property: Current:

 After Rehabilitation:

Legal Description:

2. APPLICANT INFORMATION (taxpayer claiming the credit)

Name:

Type of Entity: Individual

 Partnership: General Limited

 Corporation: Regular Subchapter S

 Limited Liability Company

Name of authorized company official (if applicant is not an individual):

Business address:

City/Town:

State:

Zip:

Telephone:

Residential address:

City/Town:

State:

Zip:

Telephone:

Taxpayer Identification Number (or Social Security Number):

**If more than one taxpayer intends to claim the credit, include on a separate sheet the
name, address and taxpayer ID number for all taxpayers intending to claim the credit.**

3. OWNER INFORMATION, if applicant is other than owner (if owner is applicant, write "same")

Name:

Address:

City/Town:

State:

Zip:

Telephone:

4. PROJECT CONTACT

Applicant Owner Other (specify below)

Name:

Address:

City/Town:

State:

Zip:

Telephone:

5. PROJECT STARTING DATE:
PROJECT COMPLETION DATE:

6. PHOTOGRAPHS OF THE PROPERTY MUST BE INCLUDED (see instructions)

7. PROJECT COSTS

Itemized:

Total qualified costs:

Total project cost:

8. APPLICANT'S SIGNATURE

I hereby attest that I am the property's owner or a qualified tenant with a lease of five or more years, that all work on this project has been completed and executed according to the proposed project description as stated in Part I and approved by the Reviewing Entity, and that all itemized costs are allowable to claim for tax credits under CRS 39-22-514.5 (2)(k)(II). I hereby agree to allow representatives of the reviewing entity access to the property as may be necessary and reasonable for the final approval of the completed work.

Signature: _____ Date: _____

CERTIFICATION
(for official use only)

Name of Property:

Applicant:

The Reviewing Entity has reviewed this application and:

- Approves the completed work
- Does not approve the completed work
- Returns the application and requests additional information as stated below before the application will be reconsidered.
- Other

TOTAL APPROVED AMOUNT FOR REHABILITATION:

Signature: _____ Reviewing Entity: _____ Date: _____
(specify SHPO or name of CLG)

**** NOTICE TO TAXPAYER ****

DO NOT FILE THIS FORM WITH YOUR TAX RETURN

**VERIFICATION OF QUALIFIED NATURE
OF EXPENDITURES FOR PRESERVATION OF HISTORIC STRUCTURES
RESIDENTIAL 2014 CREDIT**

(To Be Filed With Tax Return)

QUALIFIED PROPERTY

Name of Property _____

Address _____

City/Town _____ County _____

Historic District Name (if applicable) _____

TAXPAYER

Colorado Taxpayer ID Number (or SSN) _____

Name _____

Address _____ Phone _____

City/Town _____ State _____ Zip _____

QUALIFIED COSTS AND AMOUNT OF TAX CREDIT

Total Qualified Cost for Project _____

Maximum Tax Credit for Project _____

Maximum Tax Credit for this Taxpayer _____

Credit Certificate Number: _____

(enter this number on Form 104CR or Form 112CR, when claiming your tax credit)

PROJECT COMPLETION DATE: _____

REVIEWING ENTITY

Name _____

Authorized Official _____

Address _____ Phone _____

City/Town _____ State _____ Zip _____

I, the duly, authorized official of the above named Reviewing Entity, hereby verify that the above named property is a qualified property pursuant to CRS 39-22-514.5(2)(I) and that the completed qualified rehabilitation meets the provisions of CRS 39-22-514.5(2)(k)(II) and CRS 39-22-514.5(8)(e)(I).

By: _____ Date: _____

(signature of official)

**APPLICATION FOR COLORADO STATE INCOME TAX CREDIT
FOR THE PRESERVATION OF HISTORIC STRUCTURES
(RESIDENTIAL PROPERTY – 2014 CREDIT)**

Pursuant to House Bill 14-1311 (CRS 39-22-514.5)

PART 2 -- FINAL APPROVAL

1. PROPERTY INFORMATION

Name of Property: Carson-Loftis House
 Address: 1815 13th Ave
 City/Town: Greeley County: Weld Zip: 80631
 Name of Registered Historic District:
 Property Type: Personal x
 Use of Property: Current: Residential
 After Rehabilitation: Residential
 Legal Description: CR 3968 N 60' L2 S 12 50' L3
 Blk 13 2nd Cranford

2. APPLICANT INFORMATION (taxpayer claiming the credit)

Name: Stan Luger
 Type of Entity: Individual x
 Partnership: General Limited
 Corporation: Regular Subchapter S
 Limited Liability Company
 Name of authorized company official (if applicant is not an individual):
 Business address:
 City/Town: State: Zip:
 Telephone:
 Residential address:
 City/Town: State: Zip:
 Telephone:
 Taxpayer Identification Number (or Social Security Number):

If more than one taxpayer intends to claim the credit, include on a separate sheet the name, address and taxpayer ID number for all taxpayers intending to claim the credit.

3. OWNER INFORMATION, if applicant is other than owner (if owner is applicant, write "same")

Name: Same
 Address:
 City/Town: State: Zip:
 Telephone:

4. PROJECT CONTACT

x Applicant Owner Other (specify below)
 Name: Stan Luger
 Address: 1815 13th Ave
 City/Town: Greeley State: CO Zip: 80631
 Telephone: 970-353-5631

5. PROJECT STARTING DATE: June 29, 2022
PROJECT COMPLETION DATE: December 12, 2022

6. PHOTOGRAPHS OF THE PROPERTY MUST BE INCLUDED (see instructions)

7. PROJECT COSTS

Itemized:

Painting Exterior	\$ 19,945.00
Painting Interior Bathrooms.....	\$ 640.00
Painting Entry.....	\$ 1,095.00
Repair/Rebuild Screens.....	\$ 3,285.21
Repair Floors.....	\$ 1,425.00
Repair Windows and Re-Roping.....	\$ 2,186.12
Replace Hot Water Heater.....	\$ 1,850.00
Boiler Repair.....	\$ 1,290.90
Disposal.....	\$ 138.02
Drywall Repair.....	\$ 834.11
Replace Bathroom Exhaust Hood.....	\$ 16.96
Total.....	\$ 32,706.32

Total qualified costs:
\$32,706.32

Total project cost:
\$32,706.32

8. APPLICANT'S SIGNATURE

I hereby attest that I am the property's owner or a qualified tenant with a lease of five or more years, that all work on this project has been completed and executed according to the proposed project description as stated in Part 1 and approved by the Reviewing Entity, and that all itemized costs are allowable to claim for tax credits under CRS 39-22-514.5 (2)(k)(II). I hereby agree to allow representatives of the reviewing entity access to the property as may be necessary and reasonable for the final approval of the completed work.

Signature: Stan Fuger Date: December 13, 2022

CERTIFICATION
(for official use only)

Name of Property:

Applicant:

The Reviewing Entity has reviewed this application and:

- Approves the completed work
- Does not approve the completed work
- Returns the application and requests additional information as stated below before the application will be reconsidered.

- Other

TOTAL APPROVED AMOUNT FOR REHABILITATION:

Signature: _____ Reviewing Entity: _____ Date: _____
(specify SHPO or name of CLG)

****** NOTICE TO TAXPAYER ******

DO NOT FILE THIS FORM WITH YOUR TAX RETURN

**VERIFICATION OF QUALIFIED NATURE
OF EXPENDITURES FOR PRESERVATION OF HISTORIC STRUCTURES
RESIDENTIAL 2014 CREDIT**

(To Be Filed With Tax Return)

QUALIFIED PROPERTY

Name of Property _____

Address _____

City/Town _____ County _____

Historic District Name (if applicable) _____

TAXPAYER

Colorado Taxpayer ID Number (or SSN) _____

Name _____

Address _____ Phone _____

City/Town _____ State _____ Zip _____

QUALIFIED COSTS AND AMOUNT OF TAX CREDIT

Total Qualified Cost for Project _____

Maximum Tax Credit for Project _____

Maximum Tax Credit for this Taxpayer _____

Credit Certificate Number: _____

(enter this number on Form 104CR or Form 112CR, when claiming your tax credit)

PROJECT COMPLETION DATE: _____

REVIEWING ENTITY

Name _____

Authorized Official _____

Address _____ Phone _____

City/Town _____ State _____ Zip _____

I, the duly, authorized official of the above named Reviewing Entity, hereby verify that the above named property is a qualified property pursuant to CRS 39-22-514.5(2)(I) and that the completed qualified rehabilitation meets the provisions of CRS 39-22-514.5(2)(k)(II) and CRS 39-22-514.5(8)(e)(I).

By: _____ Date: _____

(signature of official)

HPFI2022-0001

Stan Luger, 1815 13th Ave

Tax Credit application Photos

Before/Part 1, May 2021



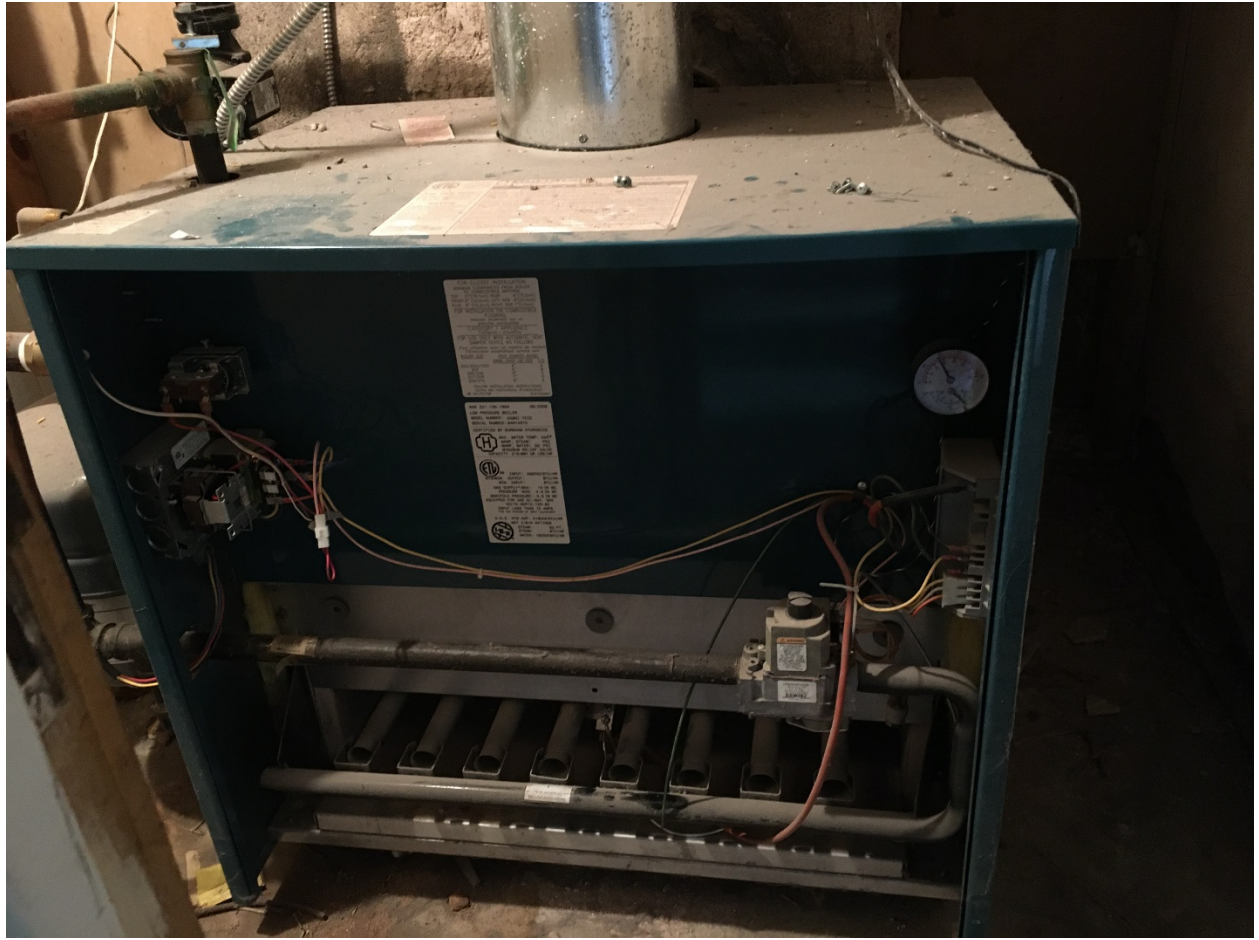














After photos 12/2022





















Secretary's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

The **Guidelines** assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in **PDF format**.

The **Guidelines on Sustainability for Rehabilitating Historic Buildings** stress the inherent sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s historic character. These Guidelines are also available as an **interactive web feature**.

<http://www.nps.gov/tps/standards/rehabilitation.htm>

Colorado Historic Preservation Income Tax Credit (Updated February 2021)

AVAILABLE PROGRAMS

The Colorado Job Creation and Main Street Revitalization Act of 2014 (CRS 39-22-514.5) offers a 20 –35 percent tax credit for the rehabilitation of a qualified commercial (income-producing) property, as well as a 20 – 35 percent credit for the rehabilitation of a qualified residential (owner-occupied) property. This law currently expires on **December 31, 2029**.

The Historic Preservation Tax Credit Act of 1990 (CRS 39-22-514), which offered a 20 percent tax credit for the rehabilitation of a qualified historic property, **expired on December 31, 2019**. It is no longer available. Applicants who received tax credits under this program prior to its expiration can continue to claim any remaining credits they hold.

WHICH CREDIT TO USE?

The Colorado Job Creation and Main Street Revitalization Act of 2014 offers two options for taxpayers, depending on how they use their property:

- (1) Owner-occupied residential properties are eligible for up to \$50,000 in tax credits. Primary homes, second homes, vacation homes, and other properties where the taxpayer is the sole user of the property all fall under the residential credit program.
- (2) Income-producing properties are eligible for up to \$1,000,000 in tax credits per year. Office, retail, rental residential, industrial, agricultural, and other commercial uses fall under this program.

ELIGIBLE PROPERTIES

Eligible properties must be:

- ◆ At least 50 years old, AND;
- ◆ Historically designated by being:
 - Listed in the National Register of Historic Places
 - Listed in the Colorado State Register of Historic Properties
 - Locally designated/listed by a Certified Local Government (CLG)*
 - Designated as a “contributing property” in a historic district that is listed in the National Register, State Register, or by a CLG

*As of February 2021, Colorado has 66 Certified Local Governments. A full list of these CLGs can be found at the end of this document.

ELIGIBLE TAXPAYERS

The 2014 credit expands the availability of the program to:

- ◆ Property owners
- ◆ Tenants of residential properties with a lease of at least 5 years
- ◆ Tenants of commercial properties with a lease of at least 5 years (rural areas) or 39.5 years (urban areas)*
- ◆ Potential buyers of a historic property who have a purchase agreement or an option to purchase

*For the definitions of “rural” and “urban” areas, refer to the section on Rural and Urban areas at the end of this document

ELIGIBLE PROJECTS

- ◆ Projects must involve physical preservation, restoration, or rehabilitation and must preserve the historic character of the property
- ◆ Projects can retain the original use of the building or adopt the building for a new use
- ◆ Projects must meet the Secretary of the Interior's Standards for Rehabilitation; The entire project must meet the "Standards," not simply the portion on which you hope to obtain credits.

ELIGIBLE EXPENDITURES

Tax credits are calculated as 20 – 35 percent of Qualified Rehabilitation Expenditures.

- ◆ Qualified rehabilitation expenditures for commercial properties are defined by the Internal Revenue Service (under Section 47(c)(2)(A) of the Internal Revenue Code)
- ◆ Qualified rehabilitation expenditures for residential properties are defined by state law (under CRS 39-22-514.5(2)(k))- repair or replacement (when the Standards allow) of roof, exterior siding, masonry, windows, doors, woodwork & trim, foundation & related excavation, electrical, plumbing & HVAC systems, interior walls & ceilings and their finishes, interior woodwork & trim when existing, insulation, and floor materials except carpet. Reconstruction of documented missing historic elements is allowed.
- ◆ Qualified rehabilitation expenditures typically do not cover the following:
 - "Soft costs" such as: appraisals; design fees; legal, accounting, and realtor fees; building permit, use, and inspection fees; insurance; and rent loss during construction
 - Acquisition costs
 - New additions or enlargements
 - Excavation, grading, paving, and landscaping

EXTENT OF TAX SAVINGS

Tax credits directly reduce (dollar for dollar) the amount of income tax owed by the taxpayer in a given tax year. Available credits for all programs can be carried forward for up to ten years. Taxpayers can reduce the amount of state income tax credit they owe to zero if they have the available credits to do so.

- ◆ The 2014 credit for residential properties is calculated as 20% of the Qualified Rehabilitation Expenditures, with a cap of \$50,000 in credits per property. However, this is not a lifetime cap. It resets to zero after ten years, or upon sale of the property to a new owner.
- ◆ The 2014 credit for commercial properties is calculated as 25% of all Qualified Rehabilitation Expenditures under \$2 million, and 20% of all Qualified Rehabilitation Expenditures above \$2 million. For example, an owner who spends \$1,000,000 in qualified rehabilitation expenditures would receive \$250,000 in tax credits (25%), while an owner who spends \$3,000,000 would receive \$700,000 (25% on the first \$2 million and 20% on the remaining \$1 million). The commercial credit is capped at \$1 million per project, per property, per year. There is no lifetime cap.
- ◆ Residential and commercial properties under the 2014 credit can receive an additional 5% "bonus credit" if they are located in a county that has been declared

- a Federal or State Disaster Area.* The property owner is still limited to a maximum of \$50,000 (residential) or \$1,000,000 (commercial) in credits.
- ◆ For projects where an application is submitted on or after January 1st, 2020, residential and commercial properties under the 2014 credit can receive an additional 10 - 15% “bonus credit” if they are located in a Rural Area, as defined by state law. Again, the property owner is limited to a maximum of \$50,000 (residential) or \$1,000,000 (commercial) in credits. Rural residential properties receive a 35% tax credit, and commercial properties receive a 10% “bonus” to their credit.
 - ◆ Taxpayers cannot claim both the “disaster” and “rural” bonuses described above, even if they qualify for both. They must choose one or the other.

*Note: A list of areas that are eligible for the “disaster” and “rural” bonuses can be found at the end of this document

MINIMUM EXPENDITURES

- ◆ The costs associated with the rehabilitation of a residential property must exceed \$5,000
- ◆ **For commercial rehabilitation projects where an application was received on or after January 1, 2020**, the costs associated with the rehabilitation must exceed \$20,000.

EFFECTIVE DATES

- ◆ The 2014 credit came into effect on July 1, 2015, and is currently in effect through **December 31, 2029**.
- ◆ The 1990 credit came into effect on January 1, 1991, and **expired on December 31, 2019**. Taxpayers are no longer able to submit new applications for this credit.

ASSOCIATED FEES

- ◆ The 2014 credit allows reviewing entities to charge a “reasonable application fee” for the review of residential projects, but does not specify a maximum or minimum fee. This fee is charged at the start of the project review period. The state of Colorado, and most local reviewing entities, charge the same fee for the 2014 credit as they did for the 1990 credit (\$0 to \$1,000, depending on cost).
- ◆ A common fee structure (and the one used by History Colorado) is based on the amount of Qualified Rehabilitation Expenditures:
 - An initial application fee of \$250 (which may be waived by the reviewing entity for projects costing less than \$15,000), plus:
 - No additional charge for projects costing less than \$15,000
 - \$250 for projects costing between \$15,000 and \$49,999.99
 - \$500 for projects costing between \$50,000 and \$99,999.99
 - \$750 for projects costing \$100,000 or more
- ◆ The initial \$250 fee is submitted along with Part 1 of the application; the additional review fee (if needed) is submitted with Part 2.
- ◆ The 2014 credit allows reviewing entities to charge a review fee not exceeding \$500 for the review of commercial projects.
- ◆ Under the 2014 credit, commercial projects are also subject to an additional fee upon the completion of the project and the issuance of tax credits. This additional fee is 3% of the value of the credits issued. For example, a commercial project with \$1 million in qualified rehabilitation expenditures would receive a tax credit of \$250,000. This would be subject to a 3% “issuance fee” (or \$7,500).

APPLICATION PROCEDURES

- ◆ For residential properties, projects are reviewed by the Certified Local Government (CLG) or, in the absence of a participating CLG, by History Colorado:
 - The applicant submits preliminary work plans along with current photos to the reviewing entity and pays an application fee (if required)
 - The reviewing entity reviews the proposed scope of work and, if it meets the program requirements, notifies the applicant that the project has preliminary approval
 - Upon completion of the project, the applicant submits final paperwork, including project costs and photographs of completed work, and pays any required fees
 - The reviewing entity reviews the final paperwork to confirm that the work performed was done in accordance with the previously-approved preliminary application.
 - The reviewing entity certifies the work as completed and meeting the requirements of the program, and a tax credit is issued to the applicant
- ◆ Under the 2014 credit, all applications for commercial properties are reviewed by the Colorado Department of Economic Development and International Trade (OEDIT) and by History Colorado:
 - The applicant submits preliminary work plans to the OEDIT through that agency's web site (www.advancecolorado.com)
 - OEDIT and History Colorado review the proposed scope of work to certify that it meets program requirements
 - Upon approval, OEDIT reserves a portion of that year's available "pool" of tax credit funding to the applicant. If the "pool" of funding has been reduced to zero, the applicant will be notified and will automatically be placed in line for the next year's funding.
 - Upon completion of the project, the applicant submits final paperwork, including project costs and photographs of the completed work. All project costs must be audited by a Certified Public Accountant not affiliated with the owner and submitted to OEDIT.
 - OEDIT and History Colorado review the final paperwork to ensure compliance with the program requirements
 - OEDIT and History Colorado certify the project as complete. OEDIT issues a tax credit certificate to the applicant

PROJECT TIMING

- ◆ Under the 2014 credit, all residential projects are also accepted on a rolling, year-round basis.
- ◆ Under the 2014 credit, commercial projects are also accepted on a rolling, year-round basis. However, the total amount of available credits for a given year is limited by the amount of money that has been set aside by the State Legislature for that year:
 - For 2017 through 2029, \$5 million for projects with qualified costs of under \$2 million and \$5 million for projects with qualified costs of over \$2 million
- ◆ Because the "pool" of available money in any given year is limited, applicants are encouraged to apply for the credit as early as possible during the Calendar Year). If the "pool" is depleted during a given year, later applicants will be notified of this fact and will be placed in line for the next year's allocation of credits.

PROJECT LENGTH

- ◆ The 2014 credit eliminates time limits for residential and commercial projects. However, applicants for the commercial credit must meet several milestones to keep their allocation of credits:
 - The project must be at least 20% complete within 18 months of approval;
 - The applicant must complete at least 10% of the total work every year
 - All updates must be submitted to OEDIT in order to keep the allocation of credits
 - Projects that do not meet these timetables may lose their credits. Lost credits are returned to the “pool” for use by other applicants.
- ◆ Because the 2014 credit currently sunsets at the end of 2029, and because the State has not yet set aside any funding for Fiscal Year 2030 for the credit, all applicants should plan on completing their projects before December 31, 2032, three years after the official end of the 2014 credit program. Projects completed after this date may not be able to claim and use credits even if a preliminary allocation of credits was obtained.

SUBMISSION DEADLINES

- ◆ For the 2014 residential credits, initial applications for projects underway prior to submittal can include work performed up to 24 months prior to submittal if documented.
- ◆ For the 2014 commercial credits, initial applications for projects underway prior to submittal can include work performed up to 90 days prior to submittal if documented.
- ◆ History Colorado and OEDIT recommend that initial applications be submitted prior to beginning work to ensure that all work to be completed does meet the Secretary of the Interior’s Standards for Rehabilitation.
- ◆ For both residential and commercial projects, submission of a Part II (project completion) application must be submitted to OEDIT (commercial) or the reviewing entity (CLG or History Colorado) no later than 120 days after project completion. Final applications submitted after this time will not be accepted.

SALE OF CREDITS

The 2014 credit allows commercial property owners, non-profits, and (long-term) lease holders to sell or transfer tax credits that they have obtained to other Colorado taxpayers. Holders of tax credits can sell or transfer all or part of their credits to other Colorado taxpayers at any time. In addition, “Colorado taxpayers” refers only to taxpayers (individuals, corporations, etc.) who have a state tax liability; they do not have to be physically located or headquartered in Colorado. Buyers of tax credits may, in turn, sell or transfer them to a third party without penalty.

The sale of credits applies only to the commercial historic tax credit program. Taxpayers who obtained a credit for the rehabilitation of an owner-occupied residential property are not able to sell or transfer their credits. Taxpayers who obtained tax credits through the expired 1990 program are also not able to sell or transfer their credits.

CERTIFIED LOCAL GOVERNMENTS

The following cities and counties are designated as Certified Local Governments. These governments have the power to designate historic properties; under state law, these designated properties may be eligible for historic tax credits.

Certified Local Governments have the authority to review and approve residential (but not commercial) historic tax credit projects. Local governments can choose to review applications. In cases where the local government has chosen not to review tax credit projects, and in communities that are not Certified Local Governments, History Colorado will provide the review instead.

Certified Local Governments:

Alamosa	Elizabeth	Louisville
Aspen	Erie	Loveland
Aurora [^]	Florence	Manitou Springs [^]
Berthoud	Fort Collins	Montrose
Black Hawk [^]	Fort Lupton	New Castle
Boulder [^]	Georgetown [^]	Northglenn
Boulder County	Gilpin County	Otero County
Breckenridge	Glenwood Springs	Pagosa Springs [^]
Brighton	Golden	Park County
Broomfield	Greeley [^]	Pueblo
Brush	Gunnison County	Saguache [^]
Buena Vista	Idaho Springs	Salida
Carbondale	Kiowa County	Starkville [^]
Castle Rock [^]	La Junta [^]	Steamboat Springs [^]
Central City	La Veta	Telluride
Colorado Springs	Lafayette	Trinidad
Cortez	Lake City [^]	Walsenburg
Crested Butte [^]	Lakewood	Westminster
Cripple Creek	Lamar	Windsor
Denver [^]	Leadville	Woodland Park
Durango [^]	Littleton [^]	Yuma
	Longmont [^]	

([^] This Certified Local Government reviews applications for 2014 historic preservation tax credits)

**FEDERAL AND STATE DISASTER AREAS
 (updated February 2021)**

Sections 5.5(a)(II) and 8(c)(II) of the Colorado Job Creation and Main Street Revitalization Act of 2014 (CRS 39-22-514.5) allow tax credit applicants to claim an additional 5% credit if they are located in a county that has been declared:

- ◆ A major disaster area under Section 102(2) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 USC 512), or;
- ◆ A disaster area under Article 7 of the Colorado Disaster Emergency Act (CRS 24-33.5-700)

An area is declared to be a major disaster area under the Stafford Act by proclamation of the President of the United States. Similarly, an area is declared to be a disaster area under the Colorado Disaster Emergency Act by proclamation of the Governor of Colorado. Other disaster declarations, such as those made by the U.S. Department of Agriculture, do not qualify properties for this bonus.

Disaster areas, for the purposes of the Colorado Job Creation and Main Street Revitalization Act, are determined to be county-wide in scope. For example, if the Governor of Colorado declares a disaster area in a portion of a given county, all properties within that county are eligible for the additional 5% credit.

NOTE: Under state law, the additional 5% credit only applies to projects that begin with six years of the date the disaster is declared.

In addition, the additional 5% credit does not allow the total allocation of tax credits to rise above the mandated project caps for projects, which are \$50,000 for residential projects and \$1,000,000 for commercial projects.

NOTE: On March 13, 2020, the Governor issued Executive Order D-2020-003, which declared a statewide disaster under the Colorado Disaster Emergency Act due to the emerging COVID-19 pandemic. Because this declaration applied to the entire state, all state historic tax credit projects initiated on or after March 13, 2020 are now eligible for this 5% bonus. The President issued a similar disaster declaration under the Stafford Act for the entire United States on March 28, 2020.

This bonus cannot be combined with the 10% rural bonus (see below).

LIST OF COUNTIES

(Note 1: counties listed in **bold** will have their disaster provision expire in calendar year 2021)
 (Note 2: "Declared" reflects the most recent active declaration for this county. As declarations often overlap, check with History Colorado to see if work begun prior to the listed declaration date also qualifies for this 5% bonus).

County	Designation	Declared	Expires
Adams	Federal	03/28/2020	03/28/2026
Alamosa	Federal	03/28/2020	03/28/2026
Arapahoe	Federal	03/28/2020	03/28/2026
Archuleta	Federal	03/28/2020	03/28/2026
Baca	Federal	03/28/2020	03/28/2026
Bent	Federal	03/28/2020	03/28/2026
Boulder	State	11/15/2020	11/15/2026
Broomfield	Federal	03/28/2020	03/28/2026
Chaffee	Federal	03/28/2020	03/28/2026
Cheyenne	Federal	03/28/2020	03/28/2026
Clear Creek	Federal	03/28/2020	03/28/2026
Conejos	Federal	03/28/2020	03/28/2026

Costilla	Federal	03/28/2020	03/28/2026
Crowley	Federal	03/28/2020	03/28/2026
Custer	Federal	03/28/2020	03/28/2026
Delta	Federal	03/28/2020	03/28/2026
Denver	Federal	03/28/2020	03/28/2026
Dolores	Federal	03/28/2020	03/28/2026
Douglas	Federal	03/28/2020	03/28/2026
Eagle	State	09/09/2020	09/09/2026
El Paso	Federal	03/28/2020	03/28/2026
Elbert	Federal	03/28/2020	03/28/2026
Fremont	Federal	03/28/2020	03/28/2026
Garfield	State	09/09/2020	09/09/2026
Gilpin	Federal	03/28/2020	03/28/2026
Grand	Federal	01/15/2021	01/15/2027
Gunnison	Federal	03/28/2020	03/28/2026
Hinsdale	Federal	03/28/2020	03/28/2026
Huerfano	Federal	03/28/2020	03/28/2026
Jackson	State	10/25/2020	10/25/2026
Jefferson	Federal	03/28/2020	03/28/2026
Kiowa	Federal	03/28/2020	03/28/2026
Kit Carson	Federal	03/28/2020	03/28/2026
La Plata	Federal	03/28/2020	03/28/2026
Lake	Federal	03/28/2020	03/28/2026
Larimer	Federal	01/15/2021	01/15/2027
Las Animas	State	09/26/2020	09/26/2026
Lincoln	Federal	03/28/2020	03/28/2026
Logan	Federal	03/28/2020	03/28/2026
Mesa	Federal	03/28/2020	03/28/2026
Mineral	Federal	03/28/2020	03/28/2026
Moffat	Federal	03/28/2020	03/28/2026
Montezuma	Federal	03/28/2020	03/28/2026
Montrose	Federal	03/28/2020	03/28/2026
Morgan	Federal	03/28/2020	03/28/2026
Otero	Federal	03/28/2020	03/28/2026
Park	Federal	03/28/2020	03/28/2026
Phillips	Federal	03/28/2020	03/28/2026
Pitkin	Federal	03/28/2020	03/28/2026
Prowers	Federal	03/28/2020	03/28/2026
Pueblo	Federal	03/28/2020	03/28/2026
Rio Blanco	Federal	03/28/2020	03/28/2026
Rio Grande	Federal	03/28/2020	03/28/2026
Routt	Federal	03/28/2020	03/28/2026
Saguache	Federal	03/28/2020	03/28/2026
San Juan	Federal	03/28/2020	03/28/2026
San Miguel	Federal	03/28/2020	03/28/2026
Sedgwick	Federal	03/28/2020	03/28/2026
Teller	Federal	03/28/2020	03/28/2026
Washington	Federal	03/28/2020	03/28/2026
Weld	Federal	03/28/2020	03/28/2026
Yuma	Federal	03/28/2020	03/28/2026

RURAL AND URBAN AREAS (updated February 2021)

Subsections 5.5(a)(II) and 8(c)(III) of the Colorado Job Creation and Main Street Revitalization Act of 2014 (CRS 39-22-514.5) allow tax credit applicants to claim an additional 10% credit (for commercial properties) or 15% credit (for residential properties), beginning January 1, 2020 if they are located within a Rural Area, as defined by Subsections 2(d.3) and 2(o.5) of the law. Lease holders of commercial properties in these defined Rural Areas may also be eligible for tax credits if they have a leasehold interest of not less than five years as found in Subsection 2(i)(III.5).

Under Sections 2(d.3) and 2(o.5) of the law, a Rural Area is defined as:

- ◆ A property that is located in a municipality that has a population of under 50,000 residents and is not located within the Denver Metropolitan Area, or;
- ◆ A property that is located in an unincorporated area of a county that has a total countywide population of under 50,000 residents and is not located within the Denver Metropolitan Area;
- ◆ The “Denver Metropolitan Area” is defined as the following counties: Adams, Arapahoe, Boulder, Broomfield, Denver, Jefferson, and Douglas, with the exception of the towns of Castle Rock and Larkspur.
- ◆ Population is measured by the most recent national census, which is currently the 2010 census. Data from the 2020 census will become available in early 2021.

In practice, this means that taxpayers cannot take this bonus credit if:

- ◆ Their property is located within the boundaries of Adams, Arapahoe, Boulder, Broomfield, Denver, or Jefferson Counties (these counties are part of the Denver Metropolitan Area).
- ◆ Their property is located in an unincorporated area of Eagle, El Paso, Garfield, La Plata, Mesa, or Weld Counties (these counties exceeded 50,000 in population at the time of the 2010 census);
- ◆ Their property is located within the city/town limits of: Colorado Springs, Fort Collins, Grand Junction, Greeley, Longmont, Loveland, Pueblo, or Thornton (these cities exceeded 50,000 in population at the time of the 2010 census);
- ◆ Their property is located in Douglas County, but is outside of the town limits of Castle Rock and Larkspur (Douglas County, excluding Castle Rock and Larkspur, is part of the Denver Metropolitan Area).

Taxpayers who are eligible for both the bonus for being located in a “disaster county” and the bonus for being located in a “rural area” cannot claim both bonuses. They must choose one or the other.

In addition, these additional bonuses do not allow the total allocation of tax credits to rise above the mandated project caps for projects, which are \$50,000 for residential projects and \$1,000,000 for commercial projects.

Historic Preservation Commission Agenda Summary

February 6, 2023

Key Staff Contact: Betsy Kellums, Planner III – Historic Preservation, 970-350-9222

Title:

Review of Historic & Cultural Resources chapter of Imagine Greeley Comprehensive Plan

Summary:

The 2018 Imagine Greeley Comprehensive Plan includes the Historic and Cultural Resources section, with goals and objectives for historic preservation. The Growth and City Form section also has several objectives for historic preservation.

Recommended Action:

Information item for discussion and possible future action

Attachments:

A – Goals & Objectives – Growth & City Form & Historic & Cultural Resources

B – Action Plan – Growth & City Form & Historic & Cultural Resources

GROWTH & CITY FORM



GC

INTRODUCTION AND PERSPECTIVE

This element deals with growth and addresses how to efficiently manage both new development and redevelopment within Greeley—creating the least impact on the natural environment and enhancing the character of the community. The element also focuses on efforts that prioritize infill development and the revitalization of Downtown Greeley, encourage mixed-use development, and protect and enhance the character of Greeley’s neighborhoods.

When Greeley was incorporated in 1886, it had a population of 2,177 residents. Nathan Meeker envisioned Greeley a compact settlement, and designed the city’s street network to fit within a one square mile area. Meeker’s original plan for Greeley was, in essence, its first comprehensive plan. As the city grew, new tools were needed to help manage growth. The first zoning regulations in Greeley were adopted in 1928, and its first Planning Commission was established in 1954. Annexation of land into Greeley over the years has allowed the city to expand beyond its original boundaries, primarily to the west. As this outward growth continued, older commercial areas, such as Downtown Greeley and the 10th Street corridor declined along with many older residential neighborhoods. In 1983, pedestrian malls were created along 8th and 9th street between Lincoln Park and 8th Avenue to address this decline and help revitalize the downtown. Efforts to revitalize Downtown Greeley and its adjacent neighborhoods continue to this day.



WHERE ARE WE TODAY?

The city limits of Greeley have expanded over time with the largest periods of annexations taking place during the early 2000s. Population density has decreased throughout time as a result of this outward growth, coupled with an emphasis on building single-family homes during the past several decades. This dispersed pattern of development has resulted in less efficient use of capital improvements and municipal services for the community. It has also placed residents further away from day-to-day services and amenities, such as retail areas and parks and led to limited transportation choices in many neighborhoods. Since 2012, however, most new residential units have been built as part of multi-family housing developments.

Furthermore, redevelopment projects have been a challenge for the City as the City's Development Code was written primarily to regulate "greenfield" development. Updated regulations that are responsive and tailored to address the unique challenges and characteristics of development in an urban context are needed. Redevelopment and assistance to neighborhoods have been led by several agencies and organizations in Greeley including the Neighborhood Resources Office, Greeley Urban Renewal Authority, and Special Improvement Districts.

LOOKING TO THE FUTURE

Greeley's population is growing and projected to reach over 150,000 by 2038. Despite Greeley's history of outward growth, there is a growing support in the community to accommodate future growth with higher-density, mixed-use development. Residents also expressed a desire to see a greater mix of uses in existing neighborhoods to improve their access to day-to-day services. The City will use a variety of tools to guide development in a manner that's more compact and aligned with what the community envisions for its future. The City will also promote a balanced mix and distribution of uses to ensure there is an adequate supply of land to meet the community's housing and employment needs. As the City continues to grow, care will be taken to ensure that the historical and cultural integrity of Greeley and character of its established neighborhoods is not compromised, but enhanced – especially within Downtown Greeley. Neighborhood improvements will also be prioritized to enhance design, and reinforce unique physical elements, character, and identity.

WHAT ROLE DOES THE CITY PLAY?

The City's Development Code and Comprehensive Plan are used to guide and regulate future development taking place within the City Limits. The Development Code is comprised of various regulatory tools including zoning, subdivision regulations, and other developments standards which are used to define the legal parameters for future development. The Comprehensive Plan is a roadmap for the community that provides guidance on future public and private growth, investment and development decisions. The Plan is also used to guide future regulatory changes that are necessary to achieve the goals of the Comprehensive Plan.

The City's Community Development Department is largely responsible for administrating the zoning map and ordinance, reviewing development proposals, developing long-range plans, and serving as staff to the Planning Commission. The Planning Commission is made up of citizens appointed by the City Council who are responsible for amending the Comprehensive Plan and Development Code, and making recommendations to City Council on land use decisions.



WHAT IS COMPACT GROWTH

Compact growth, a key principle of smart growth, encourages the development of communities and neighborhoods that contain a mix of land uses, diversity of housing options, and range of transportation options. Neighborhood blocks and roads are smaller in scale which provide for a more pedestrian-friendly environment and interconnected street network. Furthermore, compact growth reduces land consumption and costs of providing public infrastructure and services. This approach to development is different than traditional forms of suburban development that tend to have segregated uses, larger blocks and residential neighborhoods of lower intensity.

Goal GC-1: Manage growth effectively.

Objective GC-1.1 Growth Management

Manage growth to maintain or improve quality of life for Greeley’s residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources.

Objective GC-1.2 Form of Growth

Encourage a compact urban form over sprawl or leap-frog development.

Objective GC-1.3 Adequate Public Facilities

Restrict development to the Adequate Public Facilities Area (APFA) except where the developer provides the equivalent level, or cash-in-lieu at a rate determined by the City, to install infrastructure that would otherwise be provided by the City.

Objective GC-1.4 Long Range Expected Growth Area

Regularly review the Long Range Expected Growth Area (LREGA) boundary, and amend as needed. Minor amendments (those that extend the boundary ¼ mile or less in any direction) may be approved during such review; major amendments must be addressed in accordance with the following guidelines:

- No Greeley urban growth shall be planned east or south of the confluence of the Cache la Poudre and South Platte rivers;
- Political and service boundaries will be considered, as described in intergovernmental agreements that define municipal annexation boundaries;
- Annexation of land is appropriate in areas where no urban development is anticipated if another community goal is achieved, such as procurement of open lands for a community separator/buffer, or for open space or conserved farmland uses;
- Except as it relates to the Priority Employment Areas as identified in Objective ED-2.5, development within the Downtown Regional Center and areas that have a majority of Adequate Public Facilities Services (APFS) will be a priority to accommodate growth;
- A compact urban form is desirable as an alternative to linear physical growth or development patterns that promote sprawl or leap-frog development and result in less efficient use of capital improvements or municipal services; and
- Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community.

**Objective GC-1.5 Annexations**

When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City's jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the city, improve the quality of Greeley's neighborhoods, and can be provided with municipal services.

Objective GC-1.6 Transitions to Parks and Open Lands

Ensure that new development abutting land that is intended to remain undeveloped, such as parks, open lands, environmentally sensitive areas, and agricultural land with conservation easements, provides for transitions in uses and intensity that mitigate impacts on these adjacent areas.

Objective GC-1.7 Regional Collaboration

Develop intergovernmental agreements with near-by jurisdictions to:

- Provide cost effective municipal services;
- Maintain community separators;
- Coordinate land uses and development in the areas surrounding Greeley in order to provide a sense of arrival and welcome to the community;
- To achieve the goals and objectives of this Comprehensive Plan; and
- To address other issues or trends that may be impediments to the effective management of Greeley's growth.

Objective GC-1.8 Data and Trends

Monitor demographic, economic, development, real estate, and other relevant statistics, trends, and forecasts as needed in order to anticipate needs for infrastructure development, service provision, and needs for undeveloped residential, commercial, and industrial land.



WALKABLE BUILT ENVIRONMENTS

Walkable built environments are created when services and amenities are easily and safely accessible by foot. The streets are designed to enable and encourage walking by providing safe and direct paths for pedestrians to travel on. The design and orientation of buildings are also important to enhance and further reinforce walkable built environments. This is largely accomplished by having the buildings front and frame the street, and creating high visual interest along the frontages of the buildings.

Goal GC-2: Promote a balanced mix and distribution of land uses.

Objective GC-2.1 Land Use Guidance Map

Maintain a land use guidance map as a guide for land use, zoning, and development within the City of Greeley and its Long Range Expected Growth Area (LREGA). See Chapter 4 for the process to amend the land use guidance map.

Objective GC-2.2 Jobs/Housing Balance

Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

Objective GC-2.3 Pedestrian and Bicycle-Oriented Development

Encourage a development pattern that encourages walking and bicycling whenever possible—by locating employment, shopping, recreation, entertainment, transit, and other services within a quarter-mile of residential areas.

Objective GC-2.4 Mixed-Use and Transit-Supportive Development

Promote horizontal and vertical mixed-use development that integrates a variety of housing, commercial, employment, and recreational uses particularly in centers and along corridors identified on the Land Use Guidance map.

Objective GC-2.5 Neighborhood Centers

Promote neighborhood centers—small-scale retail areas providing basic commercial goods and services—to locate within a walkable distance of residences, usually a quarter-mile or less.





Goal GC-3: Promote new development, infrastructure investments, and public improvements that enhance the character of the community.

Objective GC-3.1 Community Character

Work with residents, businesses, and property owners to define and identify desirable characteristics of their neighborhoods or areas of the city to create neighborhood and special area plans. Reflect the community's character through the design of new developments, streetscapes, public art, landscaping, and related features.

Objective GC-3.2 Historic Preservation & Adaptive Reuse

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

Objective GC-3.3 Design of Public Facilities

Lead by example in meeting or exceeding the Development Code design standards in the construction of all public facilities, including parking lots, public buildings, landscaped areas and parks, buffer yards, and related projects.

Objective GC-3.4 Tree City

Reinforce the community's image as a "Tree City" by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment.

Goal GC-4: Prioritize infill and redevelopment

Objective GC-4.1 Priority Infill/Redevelopment Areas

Following the guidance of adopted neighborhood plans and studies, use incentives and infrastructure investments to support infill development and redevelopment in priority locations (as identified on the Land Use Guidance Map):

- Downtown Center and Downtown Neighborhoods
- Multi-modal corridors
- Within or adjacent to Higher Education Hubs
- Existing activity centers (such as the Greeley Mall); and
- Designated redevelopment and urban renewal areas.

TYPES OF DEVELOPMENT

While all development includes the construction of new buildings, development can be differentiated by the context in which it occurs.

- **Greenfield Development:** development that occurs on previously undeveloped land
- **Infill Development:** development that occurs on vacant or substantially vacant land that is surrounded by buildings or other development.
- **Redevelopment:** development that occurs on parcels with existing development in which all or most of the existing structures are razed and a new structure is built.



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.

Objective GC-4.4 Sub-Area and Redevelopment Plans

Implement, update, or develop sub-area plans or redevelopment plans for neighborhoods, corridors, or other parts of the city where revitalization and redevelopment is desired. Ensure such plans provide targeted guidance, based on community input, for where and how redevelopment and/or infill development should occur in those areas.

**GREELEY DOWNTOWN
DEVELOPMENT
AUTHORITY**

Greeley’s Downtown Development Authority (DDA) is a special purpose district, governed by a Board of Directors, with the intended purpose to foster economic development and revitalization within the downtown area. Their goal and vision statement is, “To create a thriving, urban neighborhood that is a vibrant place to live, work and play”. This is accomplished by providing supporting services and programs to residents, businesses, and non-profits of the downtown area. The DDA also leverages different financial tools to encourage new development as well as redevelopment within Downtown Greeley.

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

Objective GC-5.1 Historic Preservation

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

Objective GC-5.2 Design Standards

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

Objective GC-5.3 Unique Opportunities

Promote mixed-use land use opportunities, such as residential lofts above stores, adaptive reuse of existing structures, and the expansion of education, art, and entertainment venues unique to Downtown.

Objective GC-5.4 Residential Development

Support the viability of Downtown neighborhoods by promoting housing rehabilitation, infill development, and neighborhood improvement projects. Aim to increase the overall residential density Downtown with a blend of home ownership and rental offerings.



Objective GC-5.5 Community Gathering Place

Reinforce the use of Downtown as the gathering place for the celebration of important community events such as, but not limited to, Arts Picnic, Cinco de Mayo, Farmers' Market, First Fridays, Independence Day Parade, Greeley Lights the Night, Friday Fest, Oktobrewfest, and the Blues and Jazz Festivals.

Objective GC-5.6 Public Uses

Reinforce Downtown as a “public service campus” with a full range of governmental, entertainment, educational, public safety, recreational, library, and civic services through enhanced pedestrian, transit, and bicycle linkages connecting Downtown to other parts of the city.

Objective GC-5.7 Downtown Transportation

Promote a Downtown transportation system that creates a unique and pedestrian-friendly area while also meeting the mobility, delivery, and transportation needs of businesses and employers.

Objective GC-5.8 Downtown Linkages

Improve the safety, convenience, and visibility of linkages between Downtown and other nearby activity centers through such means as design of street corridors, transit services, pedestrian enhancements, and pedestrian/transit-oriented land uses.





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

Objective GC-6.1 Complete Neighborhoods

Foster the development of “Complete Neighborhoods” that exhibit the following characteristics:

- Contain a variety of attributes that contribute to a resident’s day-to-day living (residential, commercial, employment, mixed uses);
- Foster multi-modal connectivity (pedestrians, bicyclists, transit, drivers);
- Incorporate architectural features that are visually interesting and add to a cohesive identity, both internally and as a transition to other adjacent neighborhoods;
- Uses and design foster inclusivity through opportunities for social activities and interaction;
- Promotes community involvement and maintains a secure environment;
- Promote sustainable development practices;
- Have a memorable character or sense of place, conveyed through urban design as well as the features associated with neighborhood common areas and public spaces; and
- Integrates, where possible, small-scale retail or services.

Objective GC-6.2 Neighborhood Connectivity

Promote design standards and practices that improve connectivity for all modes between neighborhoods and adjacent neighborhoods, centers, corridors, and areas.

Objective GC-6.3 Neighborhood Character

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

Objective GC-6.4 Historic and Character Districts

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

Objective GC-6.5 Neighborhood Reinvestment

Monitor and address conditions that contribute to distress, disinvestment and blight in older areas of the community through neighborhood plans and their implementation.



Objective GC-6.6 Neighborhood Retention

Retain defined neighborhoods. Discourage “scrape-offs” and demolition of structures older than 40 years without careful evaluation in order to retain desirable and positive neighborhood identity and conserve existing resources.

Objective GC-6.7 Neighborhood Infrastructure

Provide or maintain infrastructure, such as sidewalks, curbs and gutters, lighting, fire hydrants, and parks, to enhance established neighborhoods and provide them with amenities and services equivalent to newer areas of the community.

Objective GC-6.8 Neighborhood Plans

Work in collaboration with residents to develop neighborhood plans which complement the goals and objectives of this Comprehensive Plan where additional policy guidance or implementation strategies are needed. In addition, neighborhood plans should address issues related to:

- Location and access to health and human services;
- Desired land uses and intensity/density of development;
- Neighborhood character, transitions to adjacent neighborhoods and areas, and compatibility of new development;
- Parks, schools, public gathering spaces, and other neighborhood amenities;
- Transportation and mobility for a range of modes (i.e., pedestrians, bicyclists, automobiles, etc.).

Neighborhood plans should include goals and objectives (or similar), as well as a list of implementation actions or strategies the City and/or neighborhood will complete in order to implement the neighborhood plan.

Objective GC-6.9 Suburban Subdivisions

Promote the careful integration of “complete neighborhood” characteristics (see Objective GC-6.1) into suburban neighborhoods (as identified on the Land Use Guidance Map), typically those established between 1950 and 2000.

EXISTING NEIGHBORHOOD PLANS

Additional studies and plans have been completed for specific geographic areas of Greeley. The City Council approved two neighborhood studies in 2004 and two in 2006. These include recommendations on public infrastructure improvements and other supporting programs/services for the neighborhoods. Completed neighborhood studies include: West 10th Street Corridor, UNC, Sunrise, North Downtown, East Maplewood, and Billie Martinez/Scott-Epples. In addition, the North Greeley Rail Corridor Subarea Plan and East 8th Street Corridor Plan provide more specific goals and policies to help establish a clear vision for these areas in order to guide future decision-making and public/private investments.



HISTORIC & CULTURAL RESOURCES



HC

INTRODUCTION AND PERSPECTIVE

This element focuses on Greeley’s local historic and cultural values with efforts to identify and preserve historically significant elements of Greeley’s built environment, celebrate the rich diversity of the community and integrate arts and culture into the everyday life of residents.

Culture was important to Greeley residents from the city’s earliest stages. In 1900, a group of civic-minded women formed the Meeker Memorial Association to gather and preserve stories and materials related to the community’s development and early settlers. Between 1910 and 1919, many clubs and facilities were created to support arts and culture activities in Greeley – including a library, symphony orchestra, and an opera house. During this time, Greeley became known as the “Athens of the West” due to its many cultural and educational facilities, its expanding college, and many beautifully designed buildings. When Greeley was reorganized under a home rule charter in 1958, it became the first city in the United States to create a Department of Culture to coordinate activities of the museum, library, and recreational and educational programs for its residents. The City started a local historic preservation program in 1995 and several properties are typically designated to the Greeley Historic Register each year. These landmarks include individual buildings, houses, churches, schools, parks, the Greeley No. 3 Ditch, and a range of other culturally significant sites.



WHERE ARE WE TODAY?

Culture in Greeley includes its historic resources and museums, performing and visual arts, celebration of important community festivals and events, and recognition of the community’s racial and ethnic diversity. Many cultural activities are also offered at the University of Northern Colorado for students and residents alike. Greeley also has a number of historic buildings, structures and neighborhoods – two designated historic districts (Monroe Avenue Historic District and Downtown Historic District), and over 70 designated structures. Many of these districts and landmarks are also on the National Register of Historic Places.

LOOKING TO THE FUTURE

Greeley has a long-standing tradition of celebrating its rich culture and diversity. It is important that Greeley continues to capitalize on this tradition by preserving its heritage through historic preservation efforts and celebrating current residents through arts and culture experiences. Such efforts help spur heritage and cultural tourism, helping support the economic goals of the City. Continuing to celebrate different cultures through festivals and events will also be important as Greeley continues to become more racially and ethnically diverse. Furthermore, it is essential that the City continues to preserve and protect important buildings, structures, and other sites so as to preserve the unique history and heritage of our community and its residents for future generations.

ROLE OF THE CITY

The City’s Historic Preservation Commission, a board of citizens appointed by the City Council, is primarily responsible for informing the community on historic preservation issues and working with property owners and the general public to preserve historic properties and areas. The Historic Preservation Commission and City Staff work to: designate properties on the Greeley’s Historic Register, provide financial incentives to owners of historic properties, review projects to allow for changes while ensuring the preservation of the characteristics that make them unique, and offer educational events and resources that encourage preservation.

The City’s Art Commission is made up of 12 members whose primary responsibility is to oversee the City’s Public Art Programs and help find art which recognizes and fosters a broad range of social, cultural and historic values. The power and responsibility of the Art commission comes from the Public Art Ordinance which gives the Art Commission the authority to acquire artwork on behalf of the City and decide where they will be publicly displayed.

The Department of Culture, Parks and Recreation is an important cultural resource for the community, partnering with local residents to promote cultural events throughout the year and using public facilities like the Union Colony Civic Center to attract a diversity of cultural events and performances.



HISTORIC REGISTERS

National historic landmarks are designated by the Nation Park Service if deemed to be significant to the nation and its history. Designation at the national level does not obligate or restrict what a property owner may do with their property unless the owner received federal benefits such as tax credits or grants.

History Colorado administers the state's historic register. Properties listed in this register are eligible for grants provided by Colorado's State Historical Fund and state tax credits for rehabilitation projects.

The local historic register is administered by the City's Historic Preservation Commission. Financial assistance is offered in the form of low interest rate loans for properties on the local register. If designated, property owners must work with a Historic Preservation Specialist when making modifications to their property.

Goal HC-1: Preserve and promote local heritage.

Objective HC-1.1 Identification of Historic Resources

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

Objective HC-1.2 Education

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

Objective HC-1.3 City-Owned Resources

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

Objective HC-1.4 Greeley Museum

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

Objective HC-1.5 Historic Registers

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

Objective HC-1.6 Preservation Tools

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





Objective HC-1.7 Heritage and Cultural Tourism

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

Goal HC-2: Support and celebrate the rich diversity of human experience within the community.

Objective HC-2.1 Cultural Events

Plan, promote, and stage a variety of community events and festivals to provide opportunities for individuals to experience the rich diversity of the community, enhance a sense of the community culture, and facilitate understanding and appreciation of the customs, beliefs, and behaviors of different social groups and cultures in Greeley.

Objective HC-2.2 Promoting Our Diversity

Promote the community as a unique destination for visitors, travelers, and conferences, highlighting the city’s vitality and diversity in order to enhance its image and support economic development.

CULTURAL EVENTS

Greeley has a variety of festivals and activities that are held to observe important events. Key festivals and events include Cinco de Mayo/Semana Latina, the Arts Picnic, Potato Day, the Independence Stampede, Blues Fest, the Jazz Festival, and the Festival of Trees. These festivals and events celebrate the community and its diverse cultural interests. Many of the key cultural resources in the community are held in and around Downtown Greeley in venues such as the Union Colony Civic Center, the museums, the Jesus Rodarte Cultural Center, the Ice Haus, the Greeley Recreation Center and the Island Grove Event Center.





ART IN PUBLIC PLACES

The City's Art in Public Places program provides a means to fund, select, display and maintain artwork which becomes part of the City's permanent art collection. The funding comes from the One Percent for Art program, the Sculpture on Loan program, and through donations. The One Percent for Art program began in 1998 and requires that any capital improvement project of \$250,000 or more allocate one percent of the project cost to public art. The Greeley Art Commission, working with citizens, artists and the funding department recommend how this money will be spent. The Sculpture on Loan program began in 1995, when the Greeley Art Commission placed three pieces of sculpture in the downtown area. The selected artist receives an honorarium for the loan of their sculpture for one year.

Objective HC-2.3 Foster Understanding

Foster understanding between people from varied backgrounds and promote conditions that enable different people to live together without conflict and with mutual respect. Provide venues for the healthy, harmonious, and mutually-respectful discussion of dissimilar orientations, opinions, and values.

Goal HC-3: Develop and promote art and culture experiences.

Objective HC-3.1 Greeley Creative District

Continue to collaborate with the Greeley Creative District in order to support their mission, and the success of arts and culture initiatives in the city's downtown area.

Objective HC-3.2 Arts and Entertainment Activities

Provide emotional renewal and relief from normal routines through art, entertainment, and activities that add to the community's well-being and quality of life.

Objective HC-3.3 Cultural Resources

Strengthen, promote, and expand cultural venues and resources within the community that provide opportunities for residents to experience their community and world in an expansive manner while appreciating unique local offerings.



**Objective HC-3.4 Art in Public Places**

Support opportunities to include art installations by local artists in public infrastructure, facilities, amenities, and public spaces throughout the City.

Objective HC-3.5 Music City, Colorado

Promote Greeley as “Music City, Colorado” as a way to capitalize on the University of Northern Colorado’s world-renowned music program and to encourage Greeley as a music experience destination.

Objective HC-3.6 Coordination with Other Promotional Efforts

Ensure that other efforts to promote the city, its brand, and/or the local economy, include the city’s arts and culture venues, experiences, and other resources.





GROWTH & CITY FORM (GC)

IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
Goal GC-1: Manage growth effectively.			
IMP GC-1.1 Update the Community Indicators report at 5-year intervals as a means to monitor trends that have an impact on Greeley’s quality of life. Work with community agencies and organizations to formulate a strategic response to correct the conditions leading to the negative trend.	Lead Community Development	Policies and Programs	Ongoing
IMP GC-1.2 Consider interim development opportunities within the North Annexation Area in the near-term, provided the uses and development configurations proposed will not preclude the viability of future development and/or transportation networks needed to serve adjacent areas.	Lead Community Development Partners Planning Commission	Policies and Programs	Ongoing
IMP GC-1.3 Develop land use tools to assist in the preservation of important natural features, farmland, community separators, and open space in targeted areas.	Lead Community Development Partners Culture, Parks, and Recreation Planning Commission	Policies and Programs	Near-Term
IMP GC-1.4 Amend the Development Code to formalize the method of establishing the APFA by: <ul style="list-style-type: none">– Establishing a system that graduates the development fees due by the development, in addition to the infrastructure expansion, proportionate to its distance from the APFA; and– Developing a mechanism for subsequent developers who benefit from the new infrastructure to reimburse a pro-rata share of the cost of the new infrastructure if subsequent development occurs within ten years of its initial installation or expansion.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Near-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
IMP GC-1.5 Develop a method the City can use to anticipate, monitor and respond to the cumulative fiscal impacts of new development as build-out occurs.	Lead Community Development Partners Finance	Policies and Programs	Near-Term
IMP GC-1.6 Conduct a sub-area plan process for urban reserve lands within Greeley's Long Range Expected Growth Area (LREGA), to engage property owners, the community, and other stakeholders in a discussion regarding future land uses and adequate public facilities, for these areas.	Lead Community Development Partners Planning Commission	Policies and Programs	Near-Term
IMP GC-1.7 Work with Windsor, Severance, Eaton, Kersey, and other regional partners to develop IGAs for urban reserve lands within Greeley's Long Range Expected Growth Area (LREGA), as shown on the Land Use Guidance Map.	Lead Community Development Partners City Manager's Office City Council Adjacent municipalities	Policies and Programs	Near-Term
IMP GC-1.8 Review and update, as appropriate, Development Code provisions associated with sand and gravel mining to assure that reasonable mitigation and accommodation of potential impacts to adjacent land uses, such as from transportation, environmental quality, and nuisance conditions, are provided.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Long-Term
Goal GC-2: Promote a balanced mix and distribution of land uses.			
IMP GC-2.1 Update the Development Code and/or amend the zoning map so that zoning districts that are consistent with the Land Use Guidance Map.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Near-Term
IMP GC-2.2 Develop and adopt a mixed-use zone--or amend existing zoning districts--to support a greater mix of uses in Greeley. Review Development Code standards to utilize parking standards to promote mixed-use developments with joint use and opportunity for parking space reduction.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Near-Term
Goal GC-3: Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.			
IMP GC-3.1 Update the City's Development Code to include additional design standards that will encourage more innovative and high-quality design that reflect contemporary, progressive and sustainable building design trends.	Lead Community Development Partners Planning Commission	Regulatory Revisions	Near-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
<p>IMP GC-3.2 Update the City’s design standards to require new development to offer unique physical elements or improvements that contribute to the area’s character and identity including:</p> <ul style="list-style-type: none"> – Distinct site elements or architecture; – Historic or cultural resources; – Amenities such as views, open space, water courses, varied topography, or connectivity to existing or new trails; or – A central gathering place for residents of the neighborhood or subdivision. 	<p>Lead Community Development</p> <p>Partners Planning Commission Historic Preservation Commission</p>	Regulatory Revisions	Near-Term
<p>IMP GC-3.3 Explore the feasibility of re-establishing the citizen Architectural Review Advisory Committee, which would acts as a technical and community resource to City staff and applicants in evaluating and trouble- shooting specific project design issues, as requested.</p>	<p>Lead Community Development</p> <p>Partners Planning Commission</p>	Policies and Programs	Near-Term
<p>IMP GC-3.4 Update the City’s Sign Code to reflect contemporary design elements and construction options and promote the attractive appearance of commercial corridors through functional and appealing property and business identification that is well- integrated into other site improvements.</p>	<p>Lead Community Development</p> <p>Partners Planning Commission</p>	Regulatory Revisions	Long-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
Goal GC-4: Prioritize infill and redevelopment			
<p>IMP GC-4.1 Assess and amend as needed the Development Code and other City regulations related to infill development and redevelopment to protect the existing neighborhood areas. Regulations (or lack thereof) that address, among other issues:</p> <ul style="list-style-type: none"> – Site design and building massings and forms that are compatible with or complimentary of the surrounding neighborhood; – Mitigation of any compatibility issues (such as parking, noise, hours of operation) that could arise from non-residential land uses/developments; – Transitions between higher-intensity development and lower-intensity development (particularly single-family neighborhoods); – The development of a diverse range of higher-density housing types, not just multi-family apartment buildings; – The development of accessory dwelling units; and – Protection, preservation, and adaptive re-use of historic buildings or other structures. 	<p>Lead Community Development</p> <p>Partners Planning Commission Historic Preservation Commission Public Works Greeley Urban Renewal Authority</p>	Regulatory Revisions	Near-Term
<p>IMP GC-4.2 Amend municipal, building, and fire codes to eliminate barriers which would prevent, or place unreasonable costs on property-owners looking to rehabilitate and/or re-use older structures.</p>	<p>Lead Community Development</p> <p>Partners Historic Preservation Commission Fire</p>	Regulatory Revisions	Near-Term
<p>IMP GC-4.3 Where the adoption of regulations are not possible, or not desired by the neighborhood, explore developing non-regulatory design guidelines, or other materials that provide guidance to developers on how their projects can best complement the existing qualities and characteristics of that neighborhood.</p>	<p>Lead Community Development</p> <p>Partners Planning Commission Historic Preservation Commission</p>	Policies and Programs	Long-Term
<p>IMP GC-4.4 Explore the feasibility of establishing a financial resource whereby existing buildings may be improved to comply with or meet the intent of building and fire code standards through low interest-rate loans or similar incentives.</p>	<p>Lead Community Development</p> <p>Partners Fire</p>	Policies and Programs	Long-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
<p>Goal GC-5: Facilitate the rebirth of Downtown Greeley as a regional multi-use activity area while preserving and promoting the cultural aspects of the area.</p>			
<p>IMP GC-5.1 Explore expanding existing programs or establishing new programs which encourage the development of attainable housing, particularly “to own” housing, for Downtown workers, such as with the Urban Homesteader program.</p>	<p>Lead Neighborhood Resources Office</p> <p>Partners Community Development Downtown Development Authority Greeley Urban Renewal Authority</p>	<p>Policies and Programs</p>	<p>Near-Term</p>
<p>IMP GC-5.2 Update the menu of incentives available to Downtown landowners and provide information about such resources in broad formats and in a timely manner.</p>	<p>Lead Community Development</p> <p>Partners Downtown Development Authority Historic Preservation Commission</p>	<p>Policies and Programs</p>	<p>Long-Term</p>
<p>IMP GC-5.3 Explore regulatory amendments to the Model Traffic Code which would allow for multiple, alternative and special forms of transportation to be allowed in a defined Downtown area, such as Smart cars, horse drawn carriages, trolley, and other similar devices.</p>	<p>Lead Public Works</p> <p>Partners Community Development Downtown Development Authority</p>	<p>Regulatory Revisions</p>	<p>Long-Term</p>
<p>Goal GC-6: Maintain and enhance the character and inter-connectivity of Greeley’s neighborhoods.</p>			
<p>IMP GC-6.1 Continue to work with the University of Northern Colorado and its affiliated off-campus student organizations (such as fraternities/sororities) to educate students on how to be a respectful tenant and maintain “good neighbor conduct” in order to ensure that residences occupied by students are well-maintained and compatible with surrounding properties.</p>	<p>Lead Neighborhood Resources Office</p> <p>Partners University of Northern Colorado</p>	<p>Policies and Programs</p>	<p>Ongoing</p>



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
<p>IMP GC-6.2 Review, and update as needed, the Subdivision Regulations and Development Code to assure:</p> <ul style="list-style-type: none"> – Aesthetics are well- integrated in public places, roadways, adjacent uses; – Natural land features or forms are well integrated into the overall design of the subdivision; – Inclusion of a range of housing types is encouraged; – The integration of non-residential uses are encouraged; – New subdivisions provide for a range of transportation options (such as bike and pedestrian pathways) within the development; and – Connections to adjacent neighborhoods and/or non-residential areas (such as neighborhood centers) are provided. 	<p>Lead Community Development</p> <p>Partners Planning Commission Public Works Culture, Parks, and Recreation</p>	Regulatory Revisions	Near-Term
<p>IMP GC-6.3 Work with the community to explore the possibilities of establishing a “character overlay district” to support neighborhood driven covenants or design characteristics to protect the distinctiveness of an area. Also explore the establishment of local historic districts in neighborhoods that contain a preponderance of historic resources and such a designation is supported by property owners.</p>	<p>Lead Community Development</p> <p>Partners Planning Commission Historic Preservation Commission</p>	Policies and Programs	Near-Term
<p>IMP GC-6.4 Review and update Development Code standards related to the redevelopment of land lease or manufactured home communities to promote homeownership and a stable neighborhood setting.</p>	<p>Lead Community Development</p> <p>Partners Neighborhood Resources Office</p>	Regulatory Revisions	Long-Term
<p>IMP GC-6.5 Review and update as appropriate the requirement for perimeter landscape treatment plans for new subdivisions in order to better link neighborhood via complimentary perimeter treatment schemes.</p>	<p>Lead Community Development</p> <p>Partners Planning Commission</p>	Regulatory Revisions	Long-Term
<p>IMP GC-6.6 Prohibit the siting of residential uses immediately adjacent to medium- or high-intensity industrial uses and/or zoning districts without a Development Concept Master Plan or a neighborhood area master plan (within the Redevelopment District).</p>	<p>Lead Community Development</p> <p>Partners Planning Commission</p>	Regulatory Revisions	Ongoing



HISTORIC & CULTURAL RESOURCES (HC)

IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
Goal HC-1: Preserve and promote local heritage.			
IMP HC-1.1 Implement, and regularly update, the Greeley Historic Preservation Plan.	Lead Historic Preservation Commission Partners Community Development	Plans	Ongoing
IMP HC-1.2 Periodically research and publicize other financial sources of support for historic preservation activities, including state, federal and private foundation sources.	Lead Community Development Partners Historic Preservation Commission Communication & Engagement	Policies and Programs	Ongoing
IMP HC-1.3 Catalogue and promote places in the community which have special significance to the development of the area, such as the Cache la Poudre River, the Union Pacific Railroad, irrigation ditches and improvements, and similar features which provide an important context of community identity. Seek grants and other resources to provide markers, plaques and other identification, as appropriate.	Lead Culture, Parks and Recreation Partners Historic Preservation Commission Poudre Heritage Alliance Visit Greeley	Policies and Programs	Near-Term
IMP HC-1.4 Identify and prioritize areas of the city that may contain historic resources that have yet to be surveyed. In addition, identify and prioritize areas or neighborhoods that need to be re-surveyed or have completed surveys updated.	Lead Community Development Partners Historic Preservation Commission	Policies and Programs	Near-Term
IMP HC-1.5 Produce materials which describe and illustrate elements associated with historic structures, architectural styles, the care or maintenance of historic structures, provide interpretive displays and exhibits, and other related topics.	Lead Community Development Partners Historic Preservation Commission Communication & Engagement Culture, Parks, and Recreation	Policies and Programs	Near-Term



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
<p>IMP HC-1.6 Explore technological opportunities to expose the public to historic preservation programs and resources.</p>	<p>Lead Community Development Partners Historic Preservation Commission Information Technology</p>	<p>Policies and Programs</p>	<p>Near-Term</p>
<p>IMP HC-1.7 Explore ways in which the City of Greeley can facilitate the availability of private loans at attractive rates and terms through local lenders for landowners seeking financial support in the renovation, rehabilitation, or restoration of an historic structure.</p>	<p>Lead Community Development Partners Historic Preservation Commission Culture, Parks, and Recreation Finance</p>	<p>Policies and Programs</p>	<p>Long-Term</p>
<p>Goal HC-2: Support and celebrate the rich diversity of human experience within the community.</p>			
<p>IMP HC-2.1 Continue to fund the Greeley Unexpected campaign as a means to promote the city’s diversity and unique cultural offerings.</p>	<p>Lead City Manager’s Office</p>	<p>Policies and Programs</p>	<p>Ongoing</p>
<p>IMP HC-2.2 Solicit citizen participation on City boards and commissions which represents a broad geographic, cultural, gender, age, and ability cross-section of the community.</p>	<p>Lead City Clerk’s Office Partners All Boards and Commissions</p>	<p>Policies and Programs</p>	<p>Ongoing</p>
<p>IMP HC-2.3 Continue efforts to achieve a City workforce which is a reflection of the cultural and demographic population of the community.</p>	<p>Lead All City Departments</p>	<p>Policies and Programs</p>	<p>Ongoing</p>
<p>IMP HC-2.4 Continue support for the Community Mediation program and explore new programs, venues, or opportunities to support residents, businesses, and government work through differences and resolve conflicts in an amicable and mutually respectful way. Publicize existing and future programs to build awareness within the community.</p>	<p>Lead Neighborhood Resources Office Partners Human Relations Commission Communication & Engagement</p>	<p>Policies and Programs</p>	<p>Ongoing</p>
<p>IMP HC-2.5 Develop and expand resources, exhibits, and programs through the city’s museums, libraries, and other public venues which educate residents in a thoughtful manner about the diverse cultures within the community.</p>	<p>Lead Culture, Parks and Recreation Partners High Plains Library District University of Northern Colorado Model Railroad Museum</p>	<p>Policies and Programs</p>	<p>Near-Term</p>



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
<p>IMP HC-2.6 Explore new opportunities to increase the involvement of diverse groups of residents in community issues and City-sponsored events.</p>	<p>Lead Communication & Engagement</p> <p>Partners All City Departments Human Relations Commission</p>	<p>Policies and Programs</p>	<p>Near-Term</p>
<p>IMP HC-2.7 Explore venues, events, and ongoing programs to expand knowledge, understanding, and appreciation of differences between people in order to diminish stereotypes and reduce intolerance and disparities between various community populations.</p>	<p>Lead Culture, Parks and Recreation</p> <p>Partners Human Relations Commission Area Non-Profit Organizations Neighborhood Resources Office Communication & Engagement</p>	<p>Policies and Programs</p>	<p>Long-Term</p>
<p>Goal HC-3: Develop and promote art and culture experiences.</p>			
<p>IMP HC-3.1 Promote the City’s One Percent for Art Program which incorporates artistic design and art works installation as component of its capital construction projects, thereby enriching the interest, quality and relevance of public improvements and the community areas in which they are located.</p>	<p>Lead Culture, Parks and Recreation</p> <p>Partners Greeley Art Commission Communication & Engagement</p>	<p>Policies and Programs</p>	<p>Ongoing</p>
<p>IMP HC-3.2 As the city grows, promote and expand local museum facilities and/or programming to provide a context for residents to understand those who preceded them in the development of the community, as well as to provide a mechanism to document key events, people and community features to help bring history alive for area residents and visitors.</p>	<p>Lead Culture, Parks and Recreation</p> <p>Partners Communication & Engagement</p>	<p>Public Investments</p>	<p>Ongoing</p>
<p>IMP HC-3.3 Retool the City’s art program to expand community awareness, experience, and involvement through hands-on demonstrations and outreach by bringing artwork out into various parts of the community through the use of a “mobile gallery.”</p>	<p>Lead Culture, Parks and Recreation</p> <p>Partners Greeley Art Commission Greeley Creative Arts District School Districts Aims Community College</p>	<p>Policies and Programs</p>	<p>Long-Term</p>



IMPLEMENTATION ACTION	RESPONSIBILITY	TYPE	TIMEFRAME
<p>IMP HC-3.4 Evaluate the City’s Development Code to assess whether current regulations limit or create barriers to the creation of arts and culture venues or hosting of arts and culture events. Address any such barriers in order to expand access to arts and culture venues and events throughout the city.</p>	<p>Lead Community Development</p> <p>Partners Planning Commission Greeley Art Commission Greeley Creative Arts District</p>	<p>Regulatory Revisions</p>	<p>Long-Term</p>
<p>IMP HC-3.5 Explore locations in West Greeley for the establishment of a commercial regional outdoor amphitheater.</p>	<p>Lead Culture, Parks, and Recreation</p> <p>Partners Community Development</p>	<p>Policies and Programs</p>	<p>Long-Term</p>
<p>IMP HC-3.6 Continue to promote music-focused events, such as the UNC Jazz Festival, the Blues Jam, and FridayFests</p>	<p>Lead Economic Development</p>	<p>Policies and Programs</p>	<p>Ongoing</p>