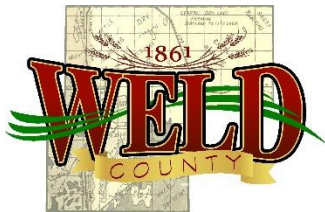


The Evolution of Industry: From RINO to NIMBY and Beyond



DHM DESIGN

AYRES
ASSOCIATES

Industrial Development

RMLUI
ROCKY MOUNTAIN
LAND USE INSTITUTE



Industrial Development



Industrial Development

RMLUI
ROCKY MOUNTAIN
LAND USE INSTITUTE



Industrial Development



Industrial Development

RMLUI
ROCKY MOUNTAIN
LAND USE INSTITUTE



Revitalization



Industrial Development Today



- Industrial Development and achieving a Balanced Economy
- Recognition of Industrial Development
- INDentrification
- Site Selection and Compatibility
- Zoning Review for Today's Industrial Development

Job Creation

RMLUI
ROCKY MOUNTAIN
LAND USE INSTITUTE



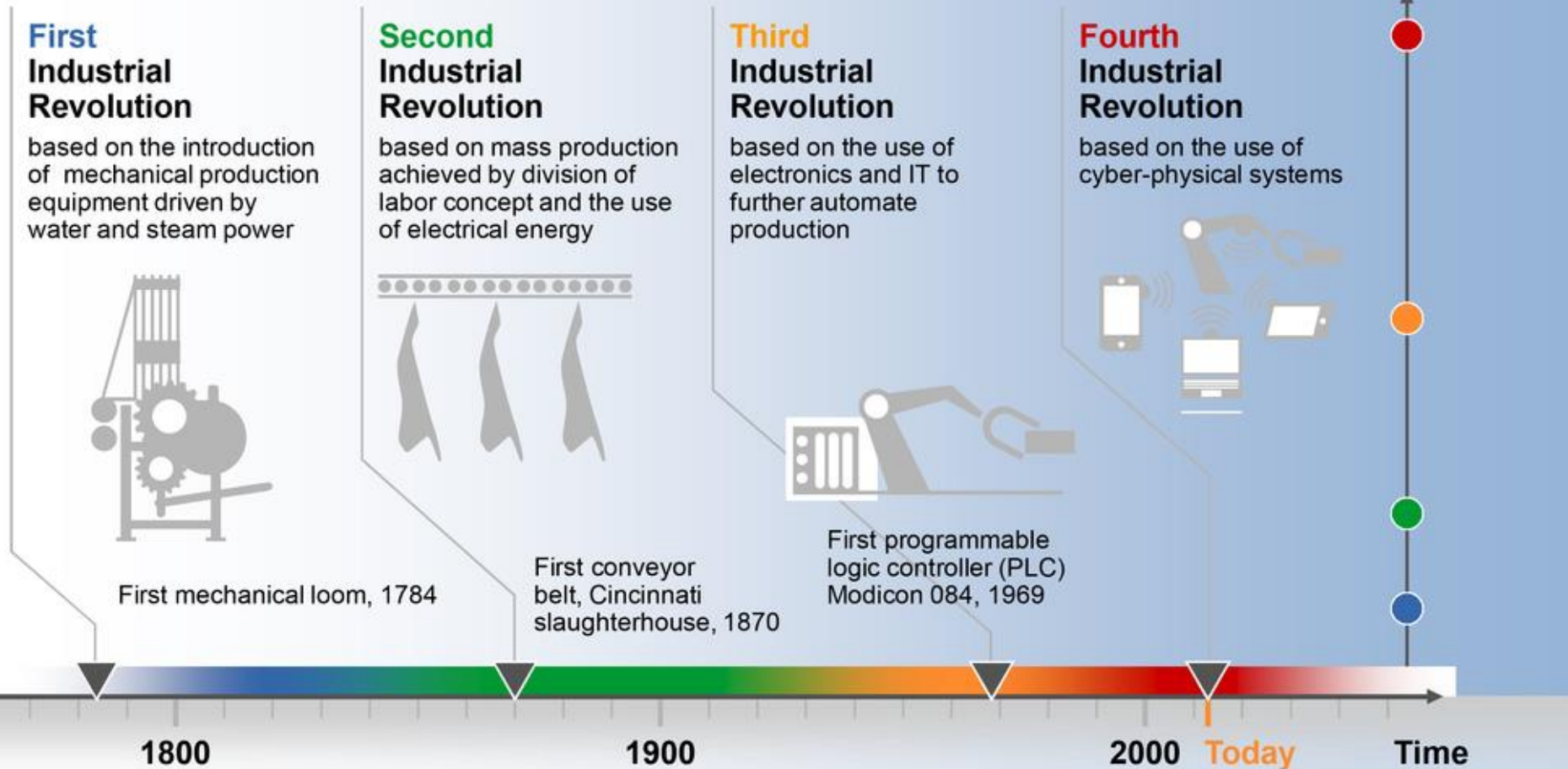
TETRA TECH



DHM DESIGN



From Industry 1.0 to Industry 4.0



Job Creation



Industry Creates Jobs

RMLUI

ROCKY MOUNTAIN
LAND USE INSTITUTE



Job Creation

RMLUI
ROCKY MOUNTAIN
LAND USE INSTITUTE



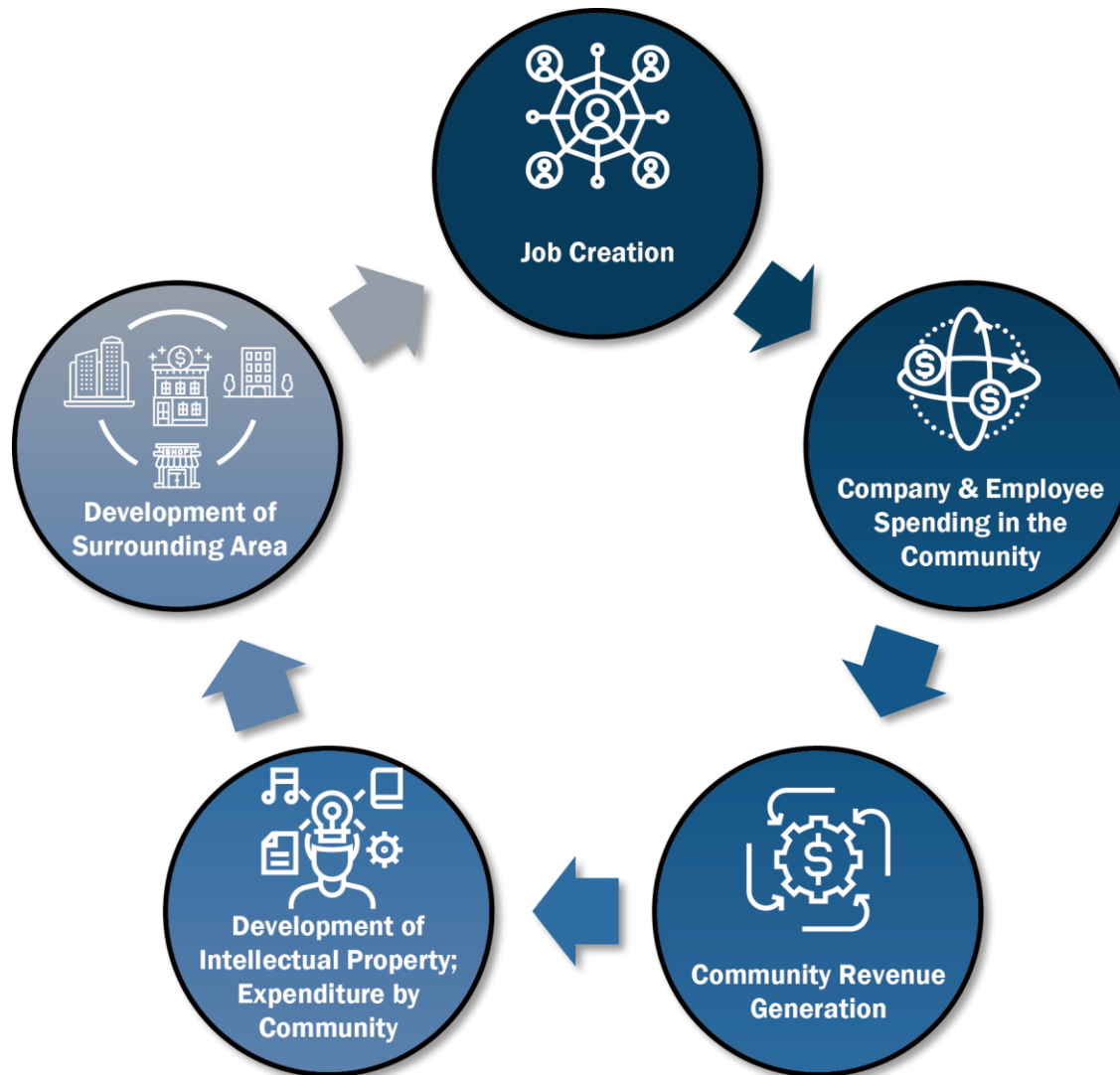
TETRA TECH



DHM DESIGN



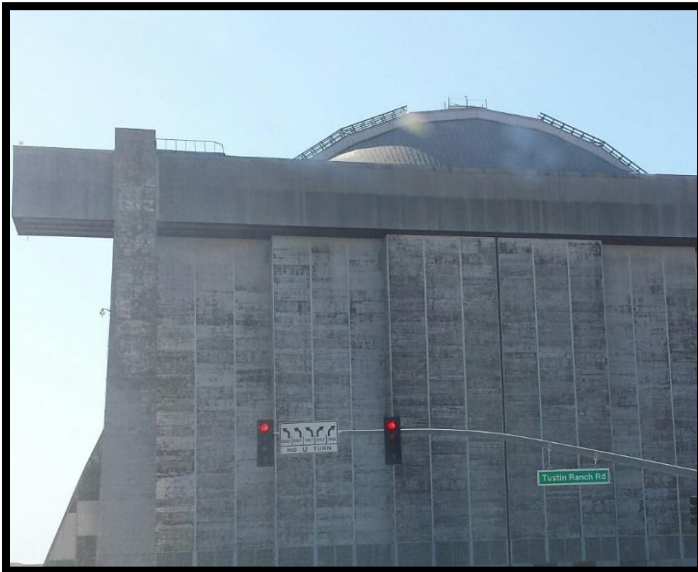
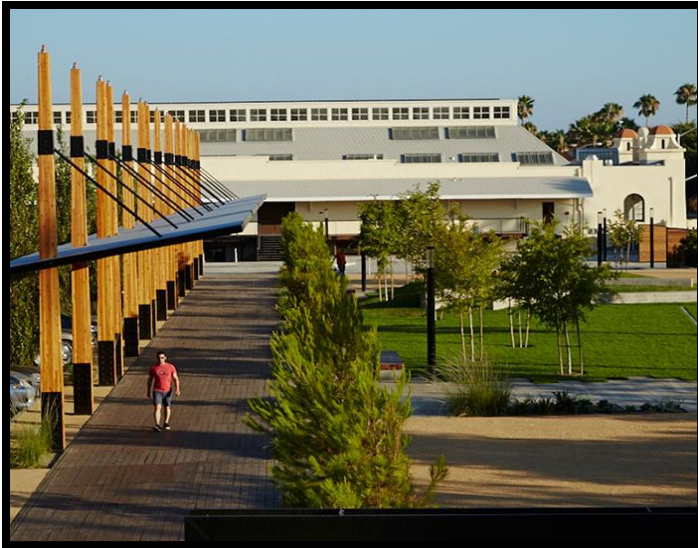
Economic Growth Cycle



Is “It” Industrial?



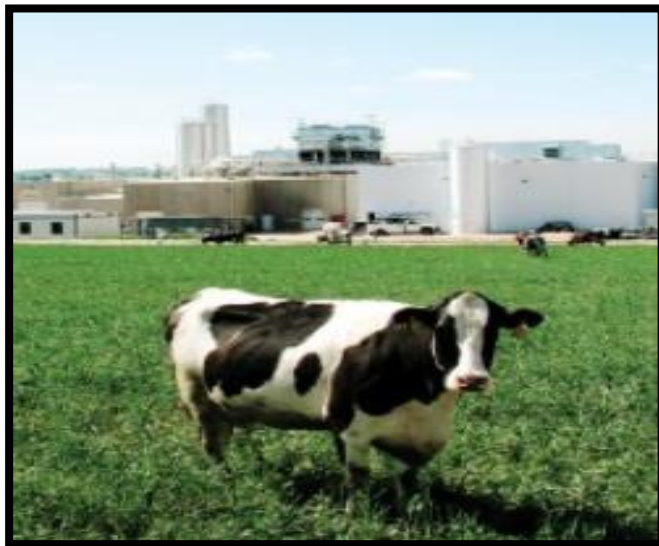
Is “It” Industrial?



Is “It” Industrial?



Is “It” Industrial?



Is “It” Industrial?

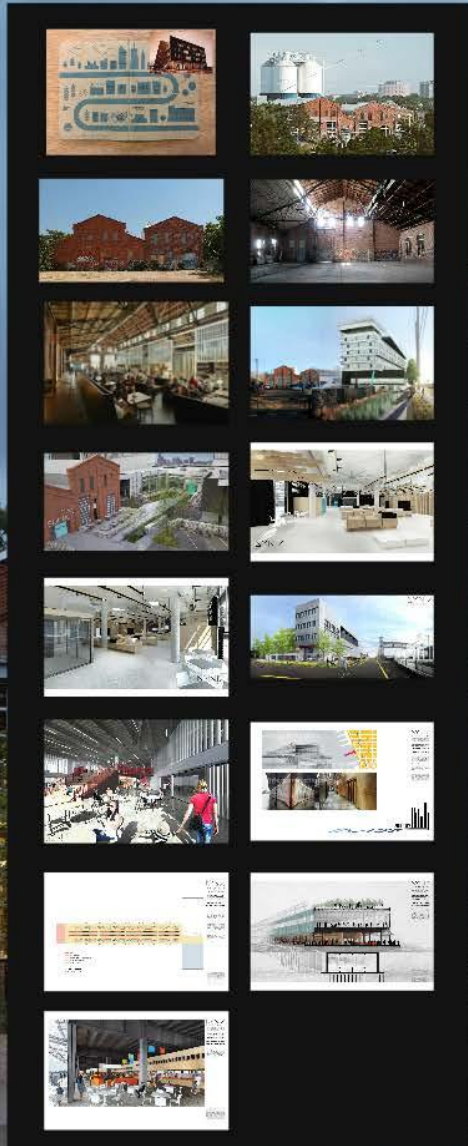


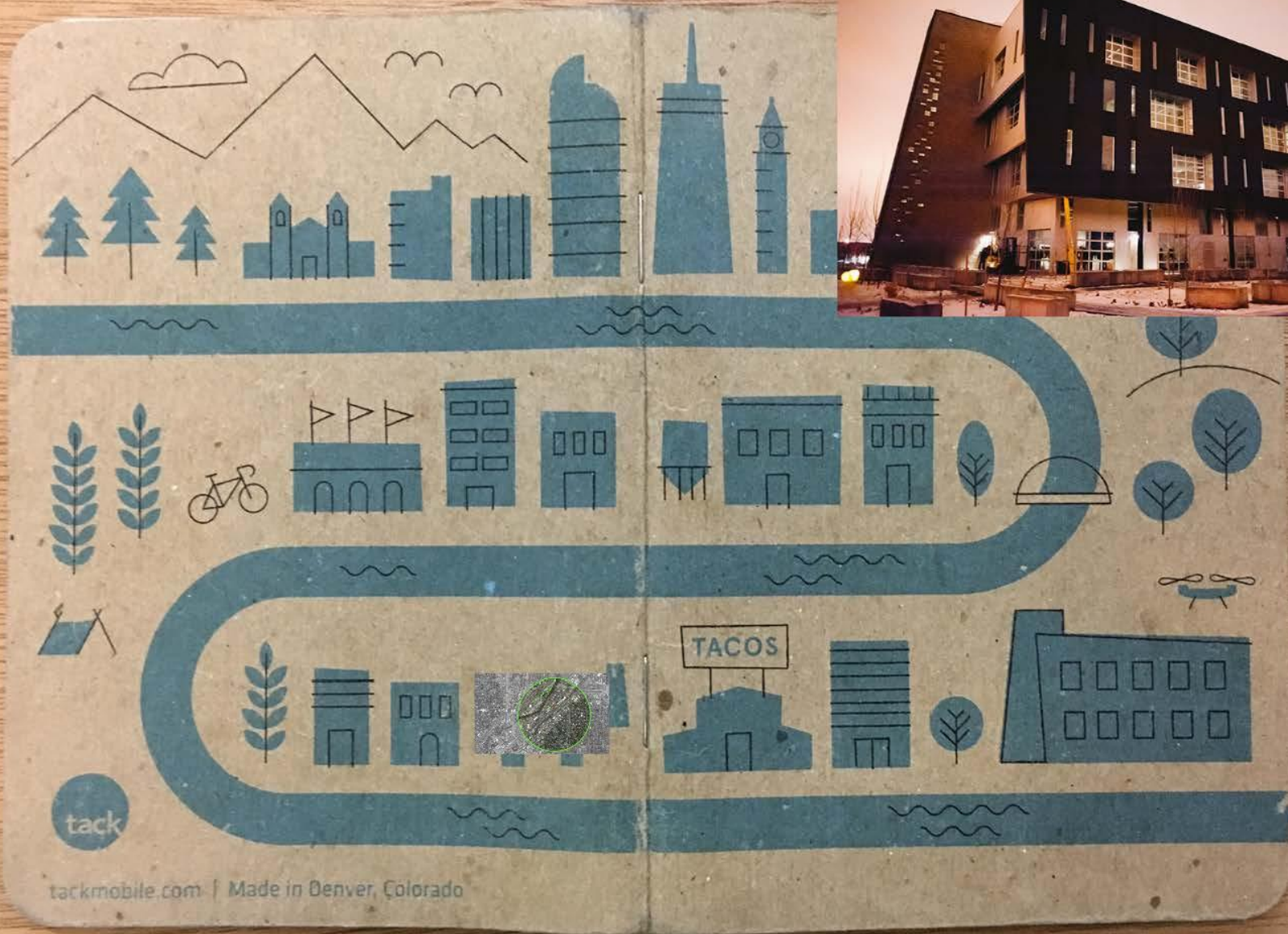




INDentrification

Case Study: The Source





TETRA TECH



DHM DESIGN



RiNo = Taxi Campus



TETRA TECH



DHM DESIGN

AVRES
ASSOCIATES

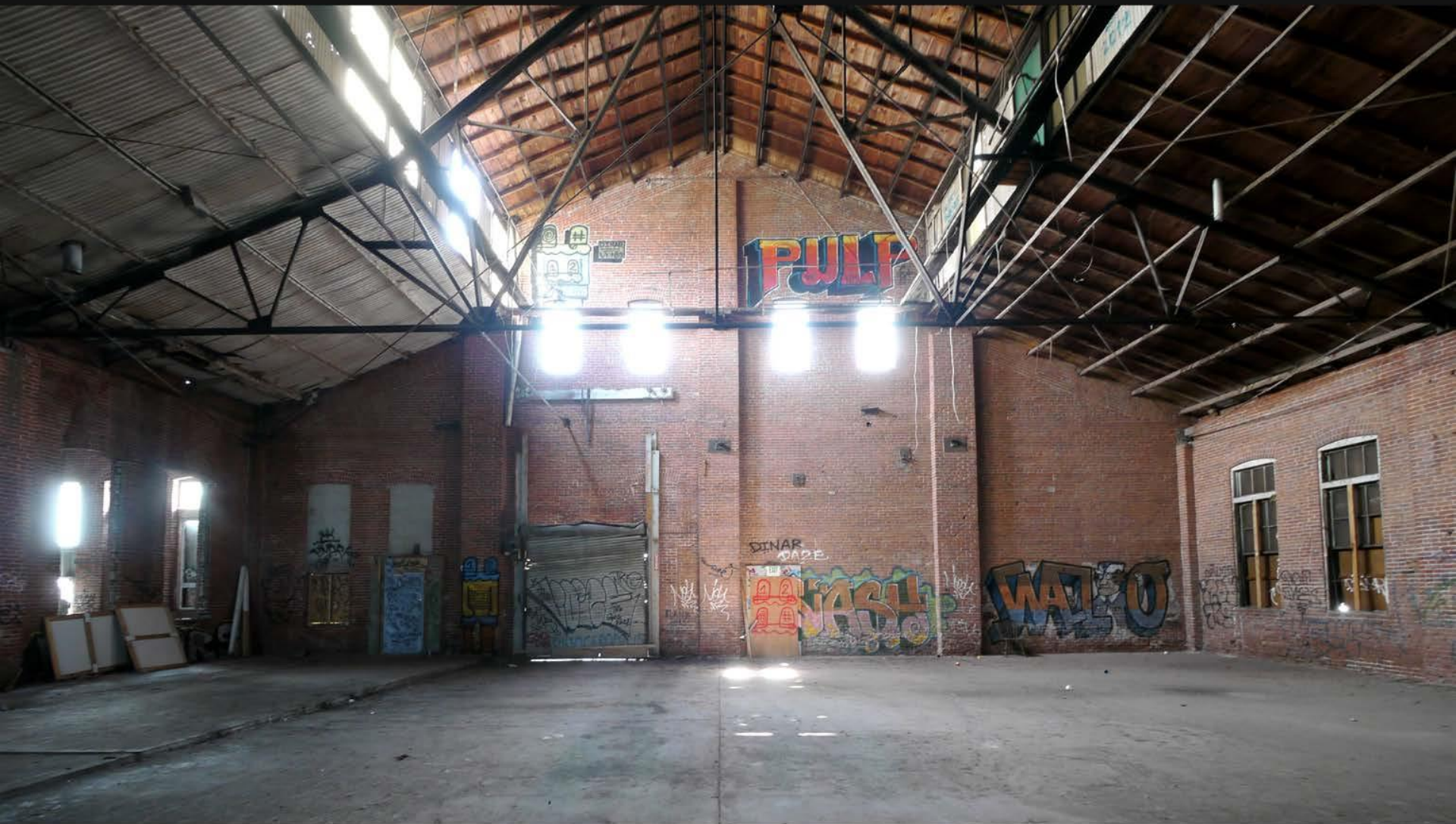


TETRA TECH



DHM DESIGN

AVRES
ASSOCIATES



TETRA TECH



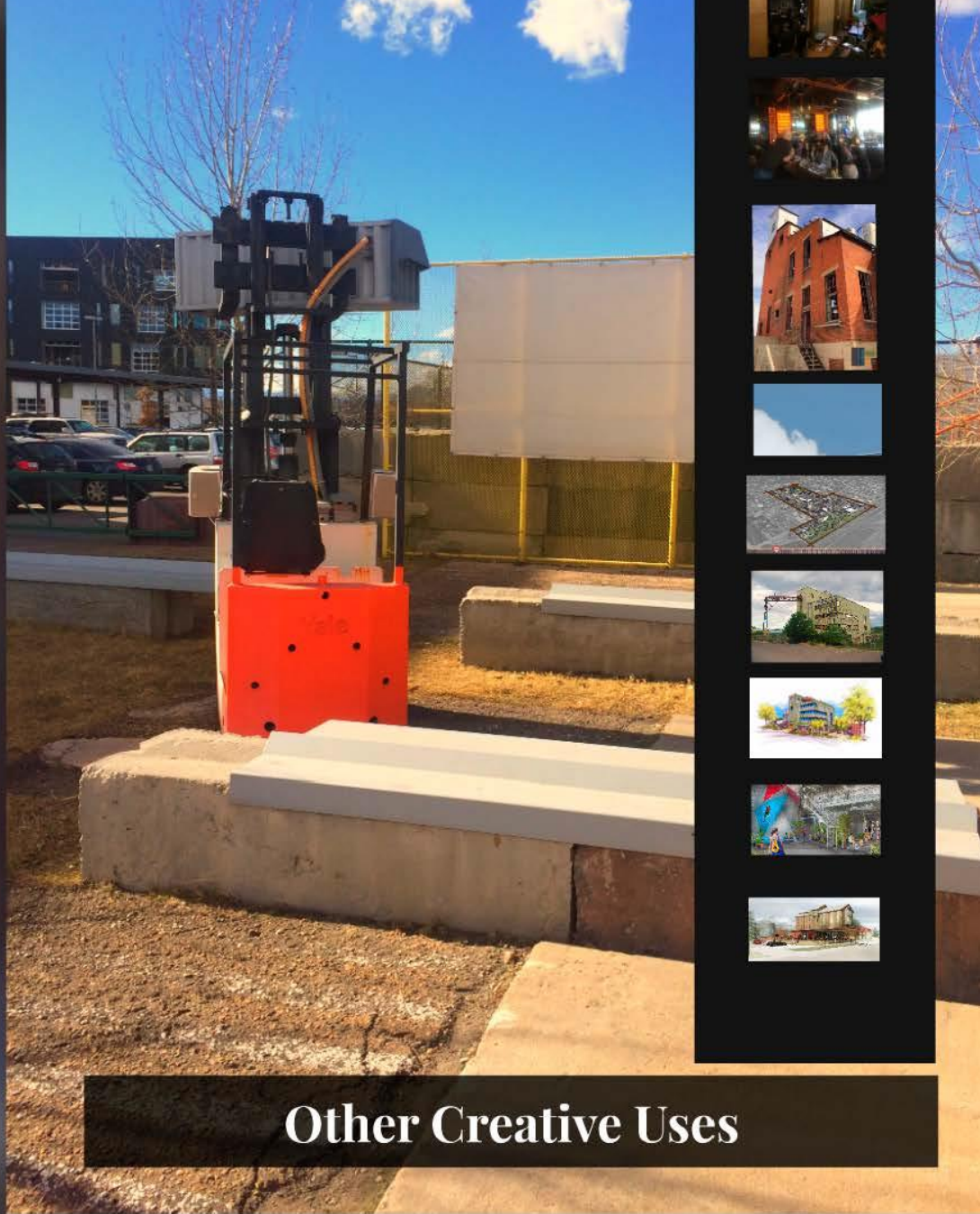
DHM DESIGN







ΔΥΝΑ



Other Creative Uses



TETRA TECH



DHM DESIGN

AVRES
ASSOCIATES



TETRA TECH



DHM DESIGN

AVRES
ASSOCIATES

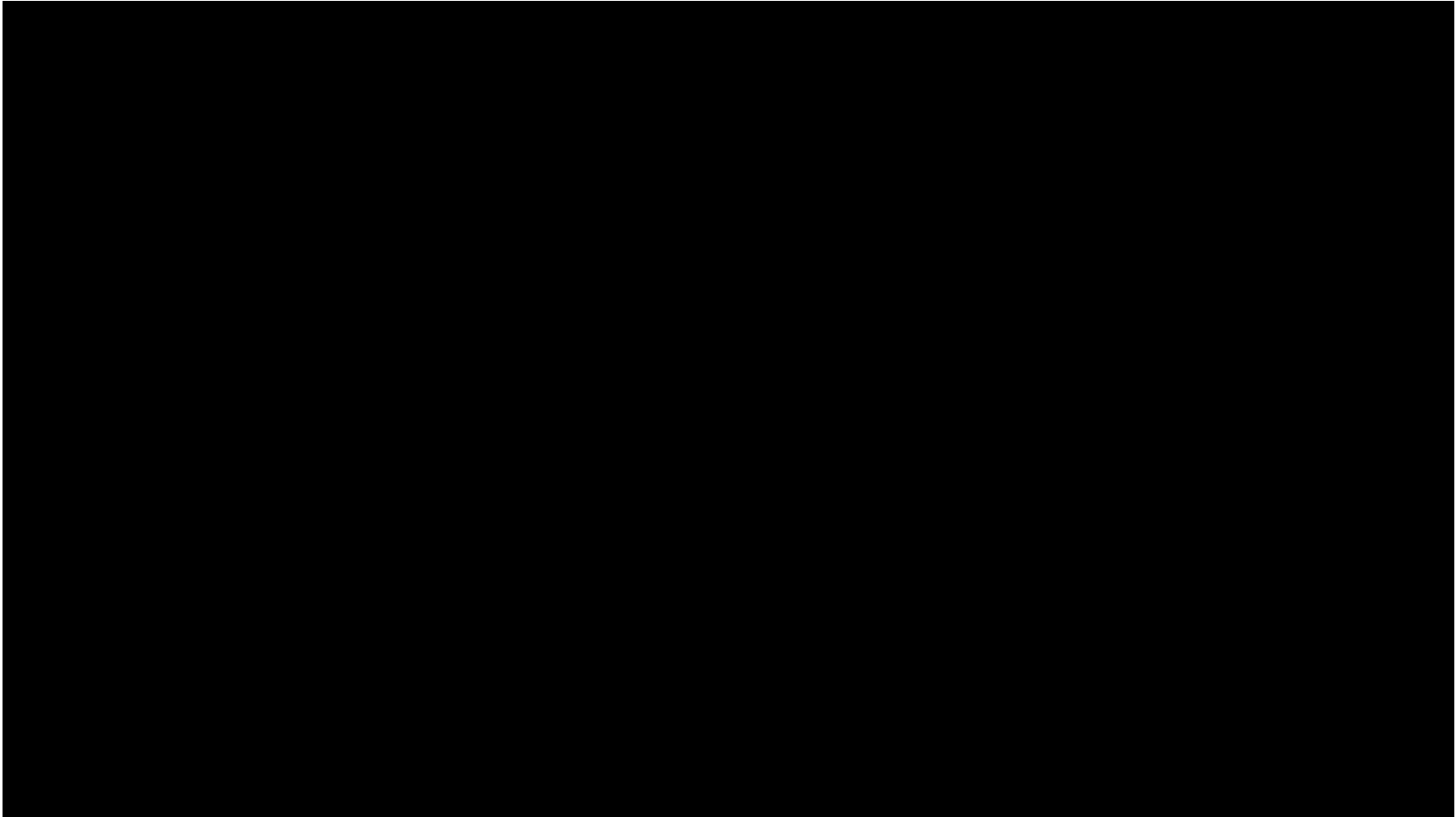


TETRA TECH



DHM DESIGN

AVRES
ASSOCIATES





1 BEGIN THE TOUR

Scan the QR Code below with your mobile device or download a scanner in the App Store. Or type in: cheyennewestedge.com/tour into your web browser to begin the tour.



EXPERIENCE THE CHANGE

Cheyenne's West Edge is an area brimming with potential to change the course of Downtown Revitalization in Wyoming's Capitol City. The initiative seeks to advance a multipronged approach to help inspire meaningful progress toward a common goal: a thriving core.

LEVERAGED FUNDS: \$16 MILLION

2 WEST EDGE IN 360°

Turn your mobile device to view the West Edge in 360°. Click "before" and "after" to toggle between images.



3 TAKE THE TOUR IN PERSON

Visit locations on the tour and look for the Virtual Tour signs. Scan the QR Code at each location to quickly load the panoramic images for that site.



WANT MORE?

If you're looking for more information, visit us online at cheyennewestedge.com or contact us at: 307.637.6284 • westedge@cheyennecity.org • cheyennewestedge.com/tour

4 ACCESS REMOTELY

To access the tour remotely, just load the Digital Tour on your desktop or tablet's browser by typing: cheyennewestedge.com/tour.



EPA Brownfields Funding: \$2.4 Million | Economic Development Administration: \$1.86 Million | Community Development Block Grant: \$135,000 | SLB Funds: \$1.3 Million
Federal Emergency Management Agency: \$3 Million | WY Green Water - 319 Funding: \$1.4 Million | State Consensus Funds: \$1.4 Million | Special Purpose Tax: \$4.8 Million

WEST EDGE PUBLIC PLANNING WORKSHOP

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

Public Input Session - September 11, 2014

EDGE FEST

CHEYENNE, WYOMING

SEPTEMBER 18, 2015

LIVE MUSIC
MIDAS WALK
GRACE ASKEW
LUNA RAE

FOOD TRUCKS
AND BEER

CELEBRATE
CHEYENNE'S
WEST
EDGE

EVENT BEGINS AT
5:30 PM

THE
ASHER BUILDING
500 WEST 15TH STREET

FREE TO THE
PUBLIC

SPONSORS

WAREHOUSE
TWENTY ONE
WARREN WESTEDGE
CENTRAL BUSINESS DISTRICT
JENNIFER TOWNSEND ARTISTS
ARTS CHEYENNE
WYOMING TRIBUNE EAGLE
KELLY CHAMBERS DESIGN
JAY & COUNTRY

WESTEDGE PUBLIC PLANNING WORKSHOP

Contribute to the future development
of Cheyenne's historic West Edge

Friday
September 18th

5:00 - 6:30pm
Edge Road to follow

CHEYENNEWESTEDGE.COM

WESTEDGE
DISTRICT

EDGE FEST

FEATURING
MUSIC BY COIN

WITH TYLER GLENN & NEOTREES
TANGO ALPHA TANGO & SILVER & GOLD

CELEBRATING CHEYENNE'S WEST EDGE

SATURDAY
AUG 27TH
AT 5:00

CIVIC CENTER LOT
BENT & W 20TH STREET
FOOD TRUCKS • BEER • FREE ENTRY
LEARN MORE AT EDGEFEST.COM



TETRA TECH



DHM DESIGN



AVRES
ASSOCIATES



TETRA TECH



DHM DESIGN

AVRES
ASSOCIATES





TETRA TECH



DHM DESIGN

AVRES
ASSOCIATES



TETRA TECH



DHM DESIGN



AVRES
ASSOCIATES



TETRA TECH



DHM DESIGN

AVRES
ASSOCIATES





INDentrification

A Story of Site Selection Process and Compatibility



The Industrial Use: Construction Materials

Asphalt Plant



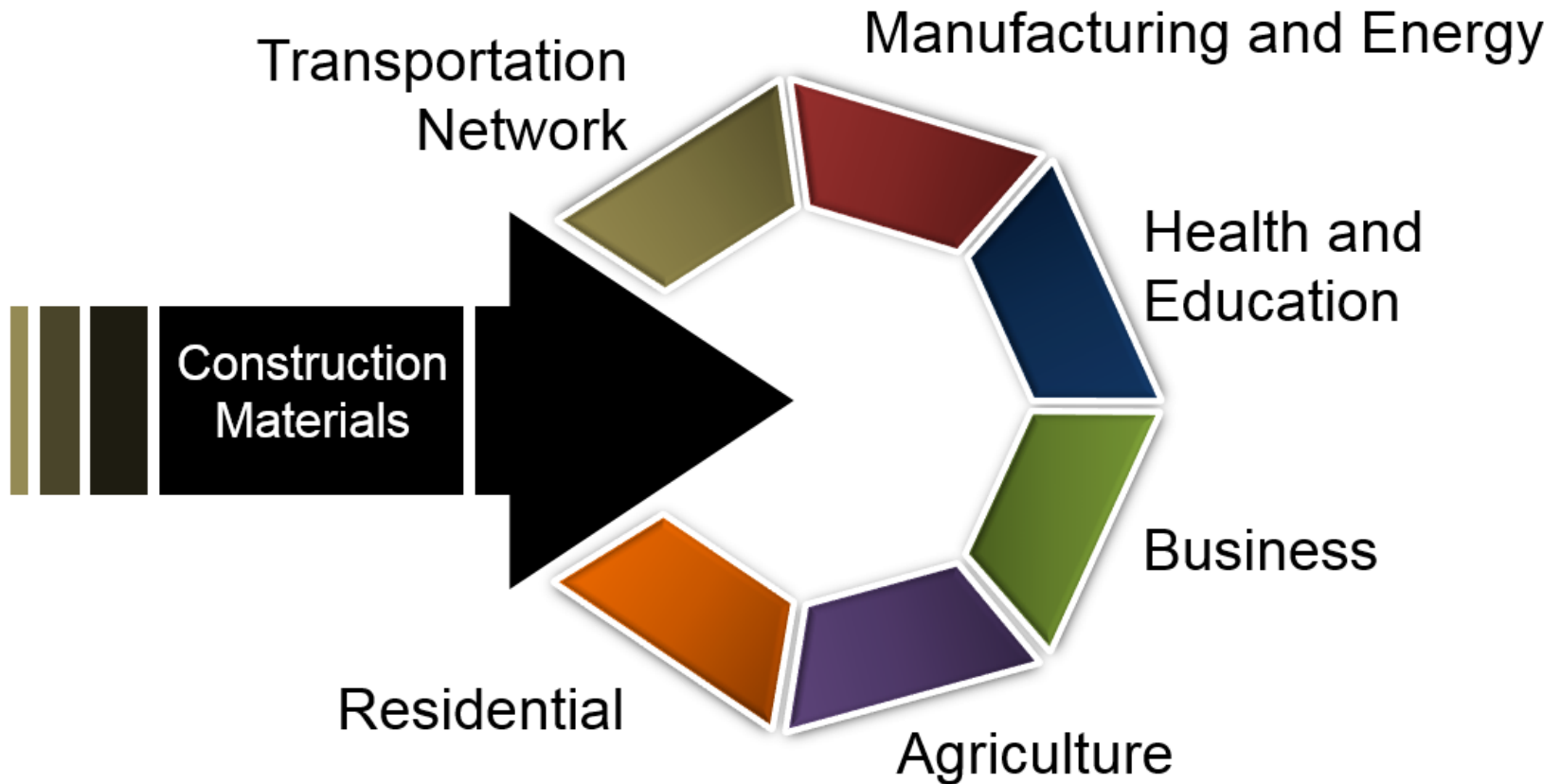
Ready Mix Concrete Plant



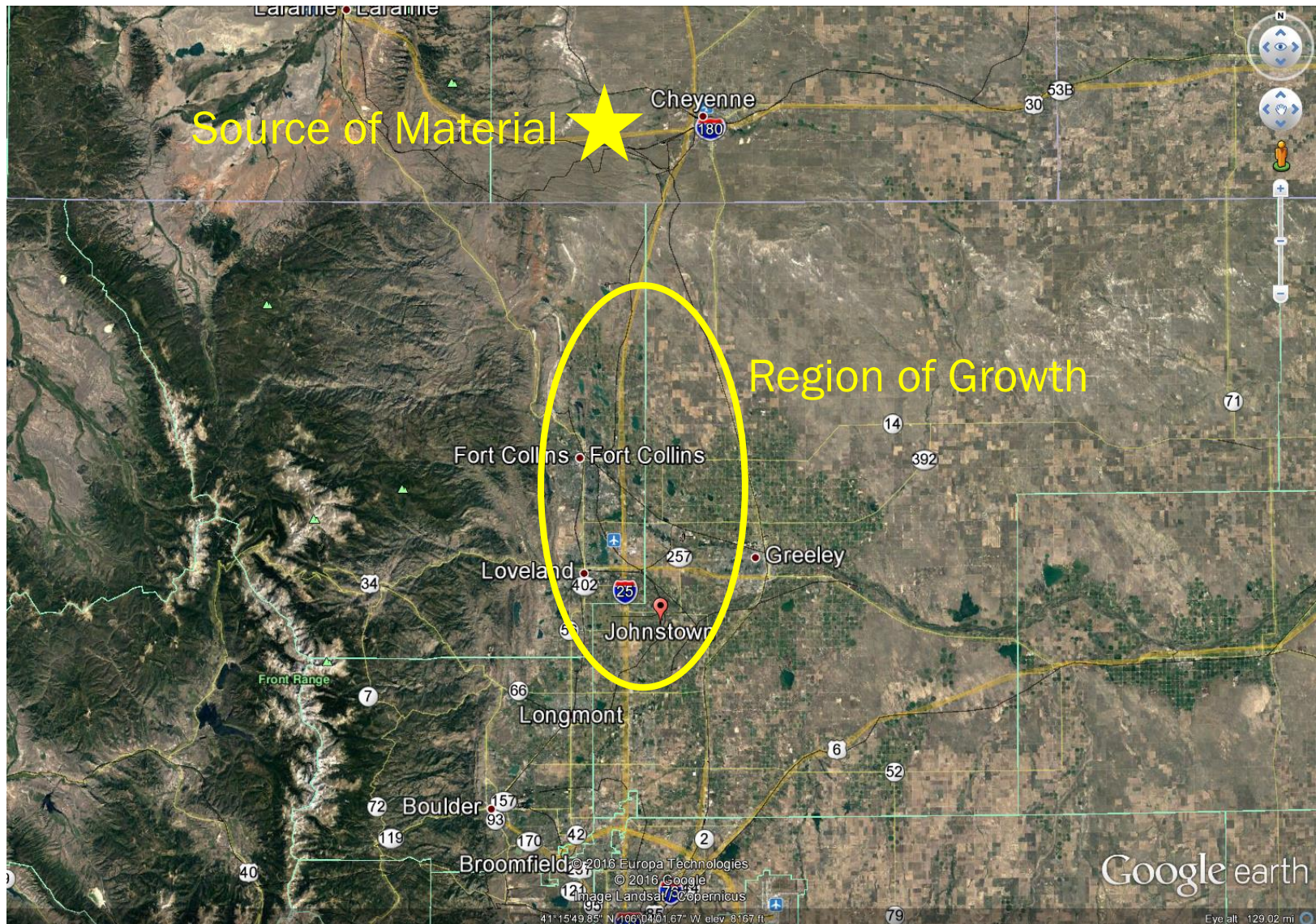
Aggregate Rail Unloading



The Necessary “Evils”



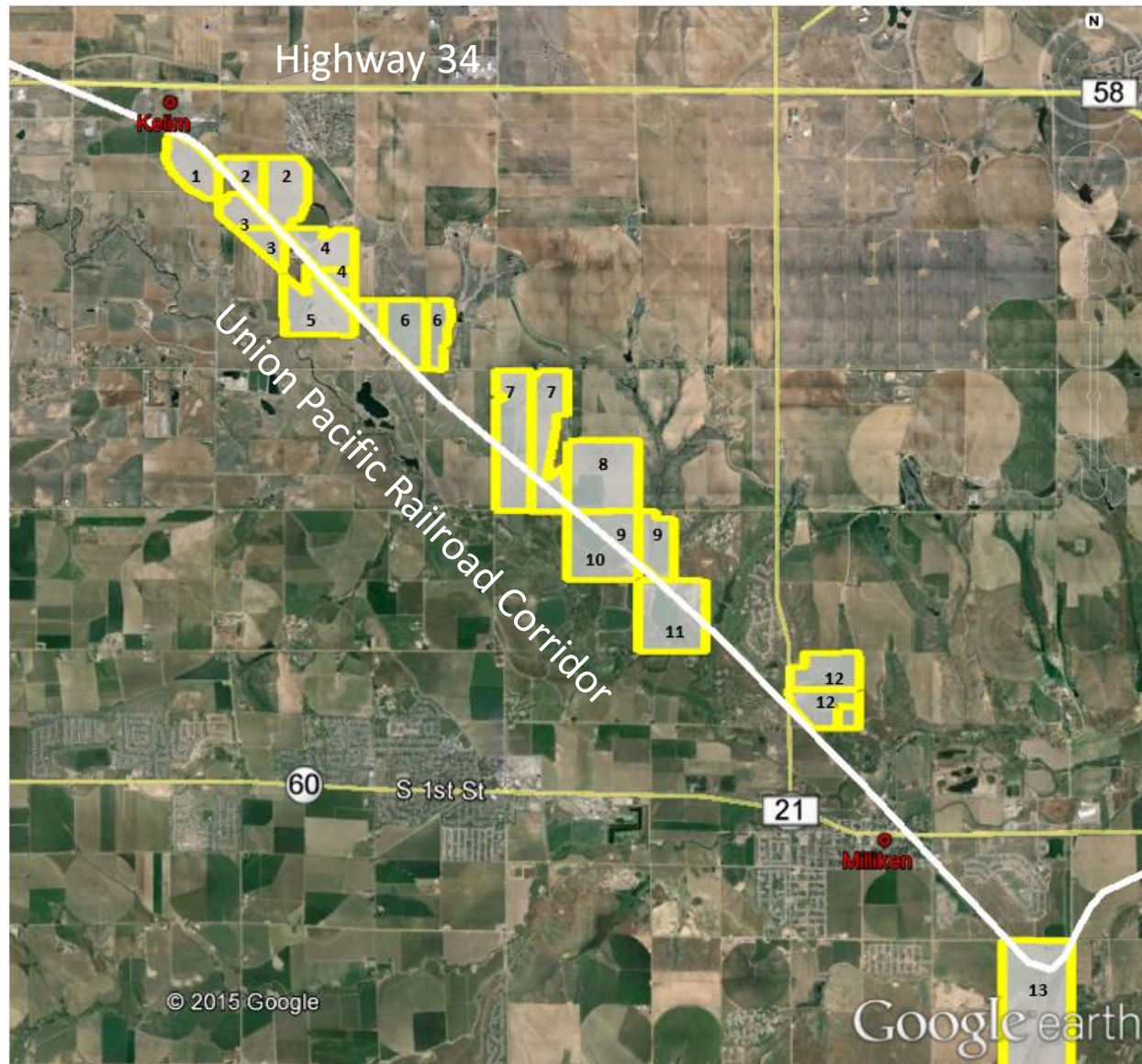
The Region of Growth and the Source of Materials



Transportation by Rail Preferred Option



Site Selection

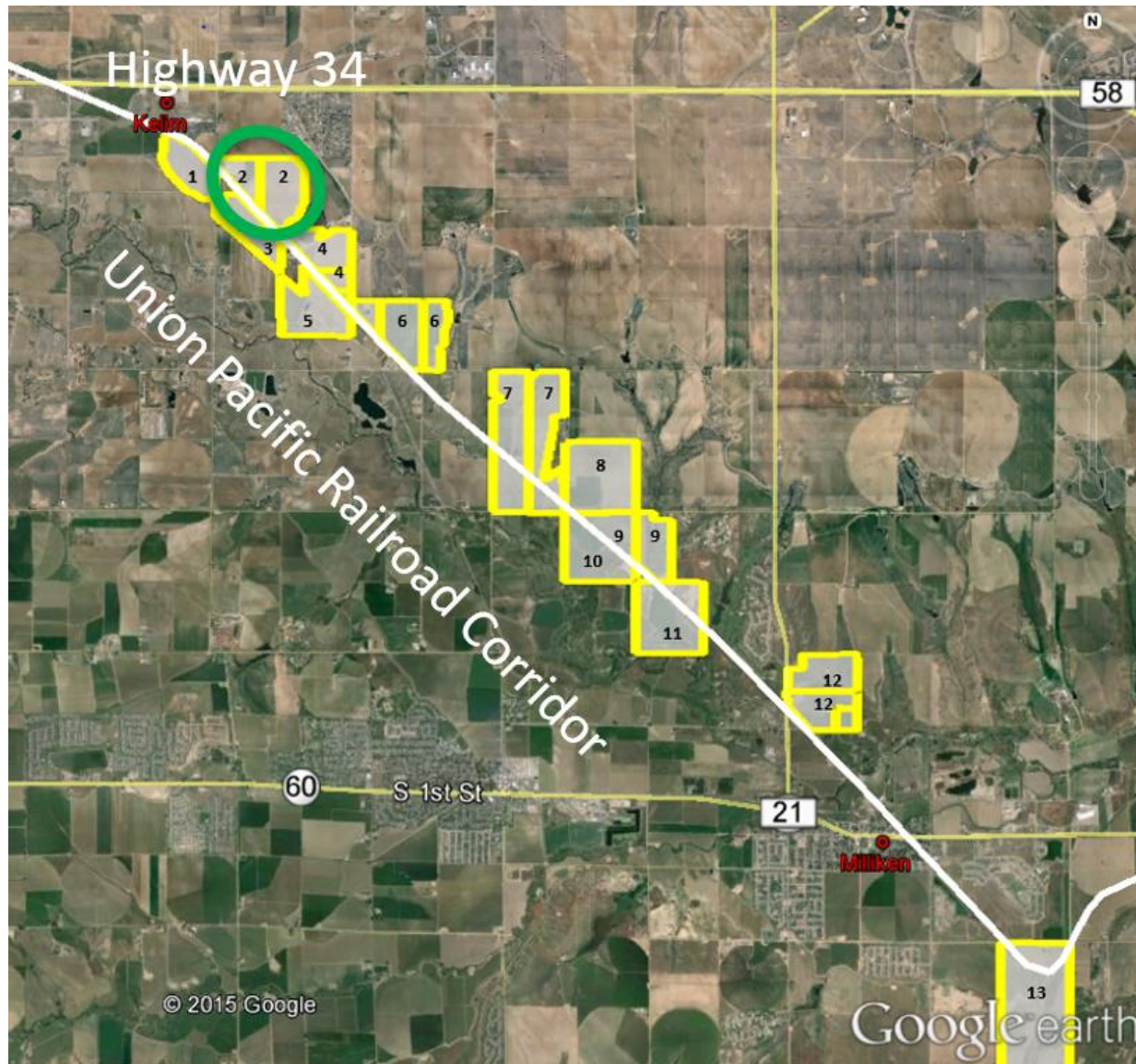


Site Selection Criteria

	Properties												
Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13
Fit 6000' railroad track loop	0	2	0	0	1	2	1	1	1	1	1	2	2
Void of track obstructions	*	2	*	*	0	2	2	2	0	0	0	0	2
Elevation drop < 25'	*	2	*	*	*	2	0	0	*	*	*	*	0
Close to Hwy 34 & I-25	*	2	*	*	*	2	0	0	*	*	*	*	0
Signalized light	*	1	*	*	*	0	2	2	*	*	*	*	0
Low impact to county roads	*	2	*	*	*	0	0	0	*	*	*	*	0
Few neighbors	*	0	*	*	*	1	1	1	*	*	*	*	0
Avoids subdivision entrances	*	2	*	*	*	0	2	1	*	*	*	*	*
Total	0	13	0	0	1	9	8	7	1	1	1	2	4

KEY 0=No 1=Maybe 2=Yes *=Not evaluated due to site not being able to accommodate initial siting criteria

The Chosen Site



The Chosen Site and the Compatibility Challenge



Typical Community Concerns

Air Quality/Health & Safety /Odor



Traffic



Noise



Visual Impacts



Compatibility



Property Values



Wildlife



Some Concerns Addressed through Studies by Professionals & Use of Technology

~~Air Quality/Health & Safety /Odor~~



Traffic



Noise



Visual Impacts



Compatibility



~~Property Values~~



~~Wildlife~~



Traffic Concerns Addressed with Road Improvements



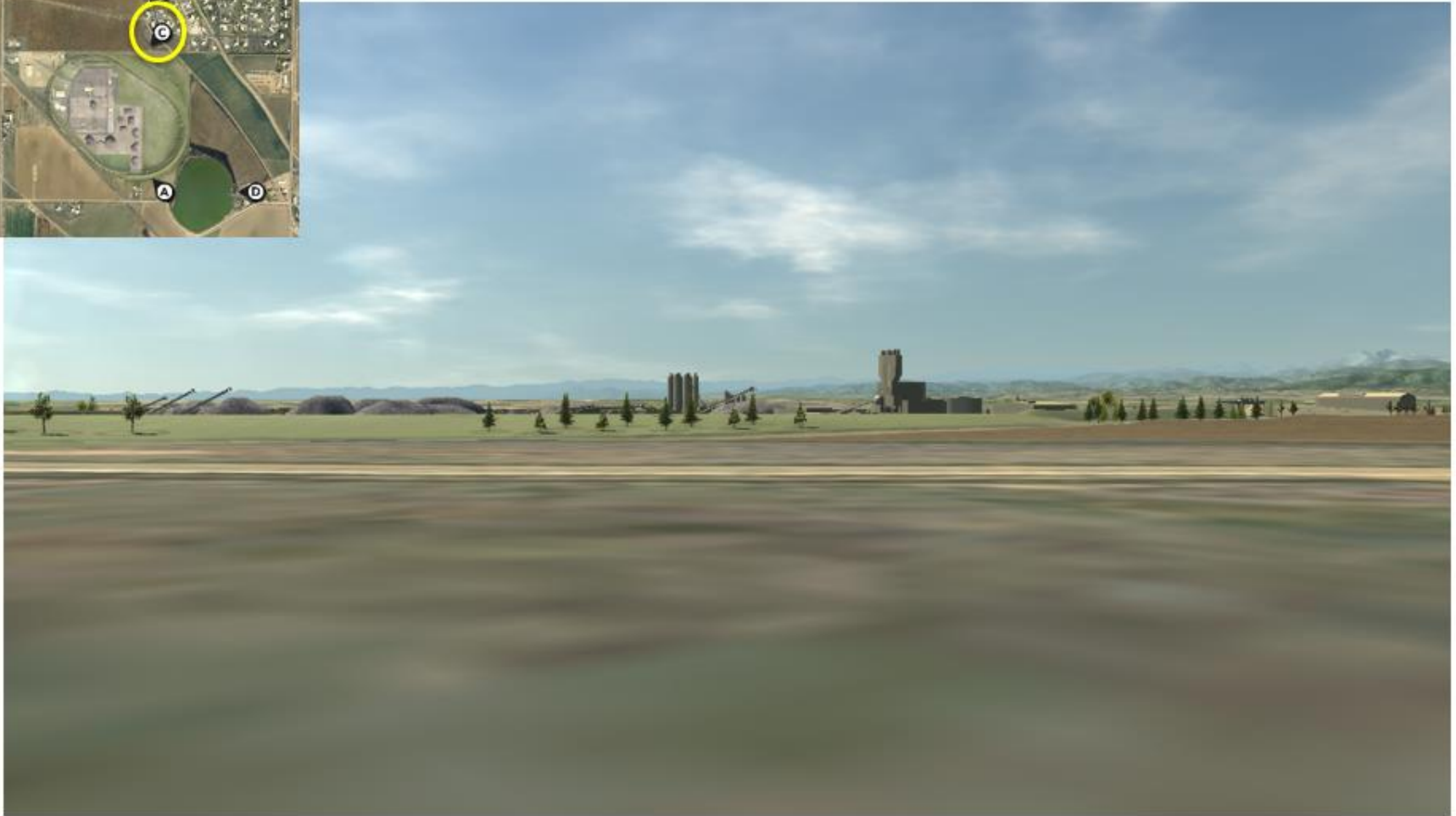
- Additional lanes on WCR 13
- Extension of acceleration and deceleration lanes on Highway 34
- Installation of a traffic signal at WCR 13 and Highway 34



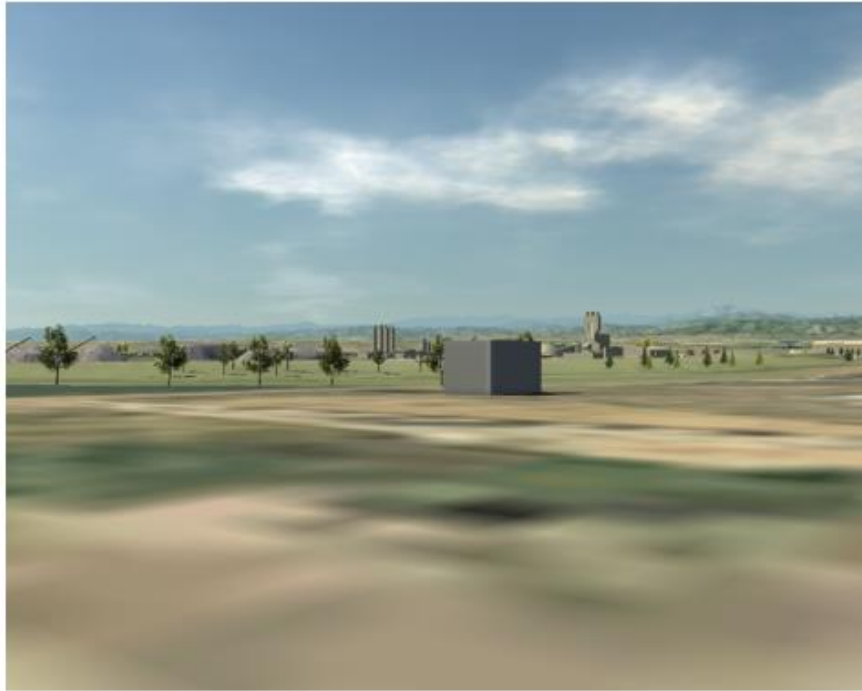
- 700' setback to neighborhood
- Berm and landscaping
- Enclosed equipment
- Circular on-site truck route
- Sound wall
- Residential noise limits at property line of residential lots

Visual Mitigation Tool

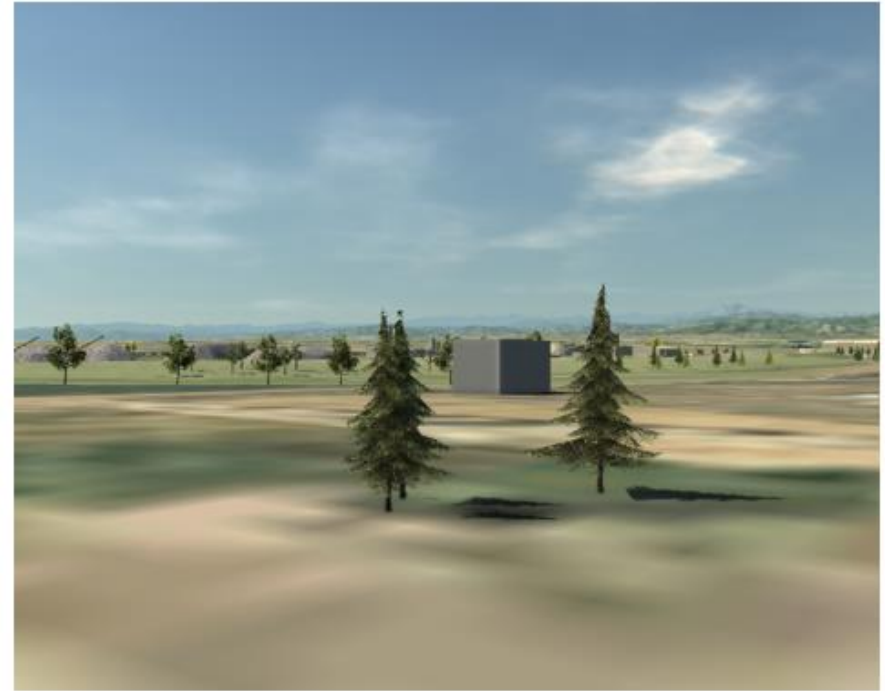
Built a 3D Model to Understand Reality



Visual Mitigation: Berms, Landscaping and \$100,000 Landscape Budget for Neighbors



Without trees in the backyard, the asphalt plant and concrete plant silos can be seen in the distance.



With strategically placed trees in the backyard, views of the silos are effectively blocked.

Visual Mitigation: Neighbors Selected Architectural Style



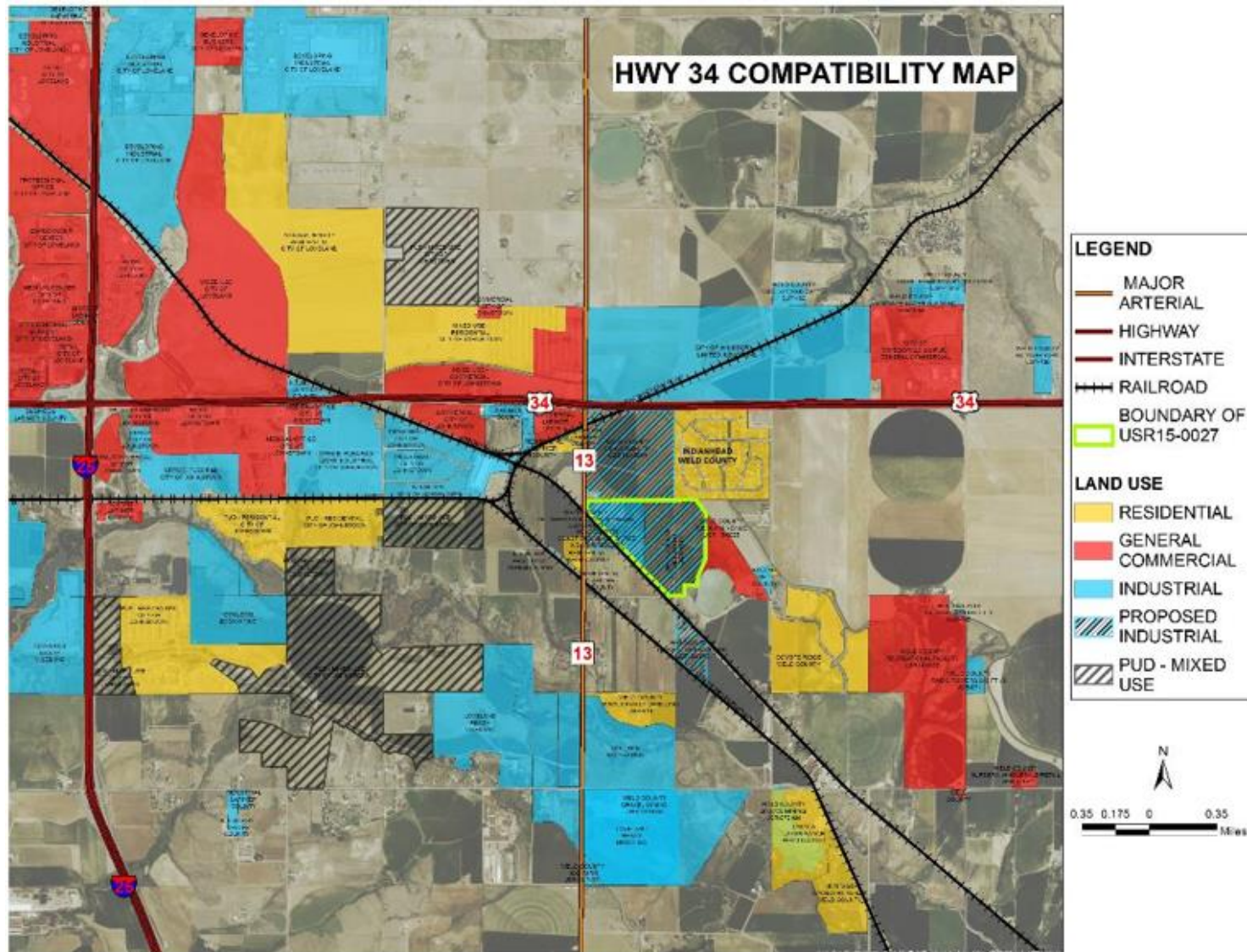
Visual Mitigation: Neighbors Selected Architectural Style



Visual Mitigation: Neighbors Selected Architectural Style



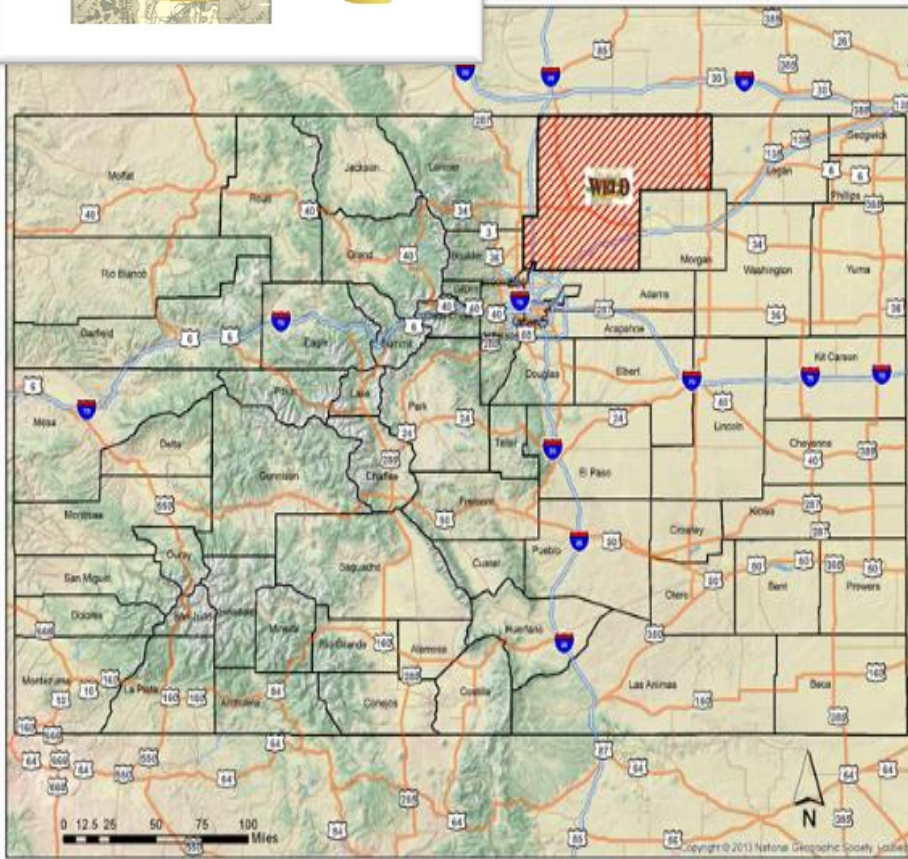
Infrastructure Drives Land Use Making Use Compatible in the Area



Approved and Construction Underway



Just the facts



- Formed in 1861
- 3rd largest county in Colorado (4,000 square miles)
- 31 municipalities (most of any county in Colorado)
- Population 284,826 (45,928 in the unincorporated area)
- No.1 ranked agricultural county in State (856,240 irrigated acres)
- No.1 ranked mineral resource county in State (90% of all oil and 26% of all natural gas produced in Weld)

Department of Planning Services



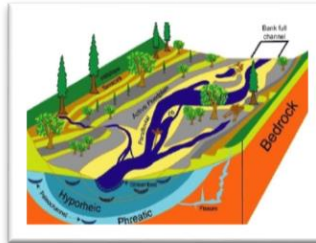
Planning Services

Use by Special Review Permits
Site Plan Review Permits
Recorded Exemptions
Subdivision Exemptions
Zoning Permits
Temporary Seasonal Use Permits
Subdivisions
Zoning Changes



Building Services

Building Inspections
Plan Review
OTC Permits



Floodplain Administration

Floodplain management and enforcement



Oil and Gas

LGD / Local Government Liaison
WOGLA (Weld Oil and Gas Location Assessment)
Employment Residency Reports (CERR)
Public Relations



Economic Development

Demographics
SBIP (Small Business Incentive Program)



Code Compliance

Zoning Code Compliance
Building Code Compliance

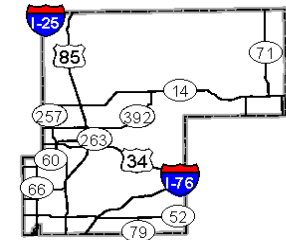
Weld County GIS

Legend

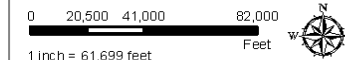
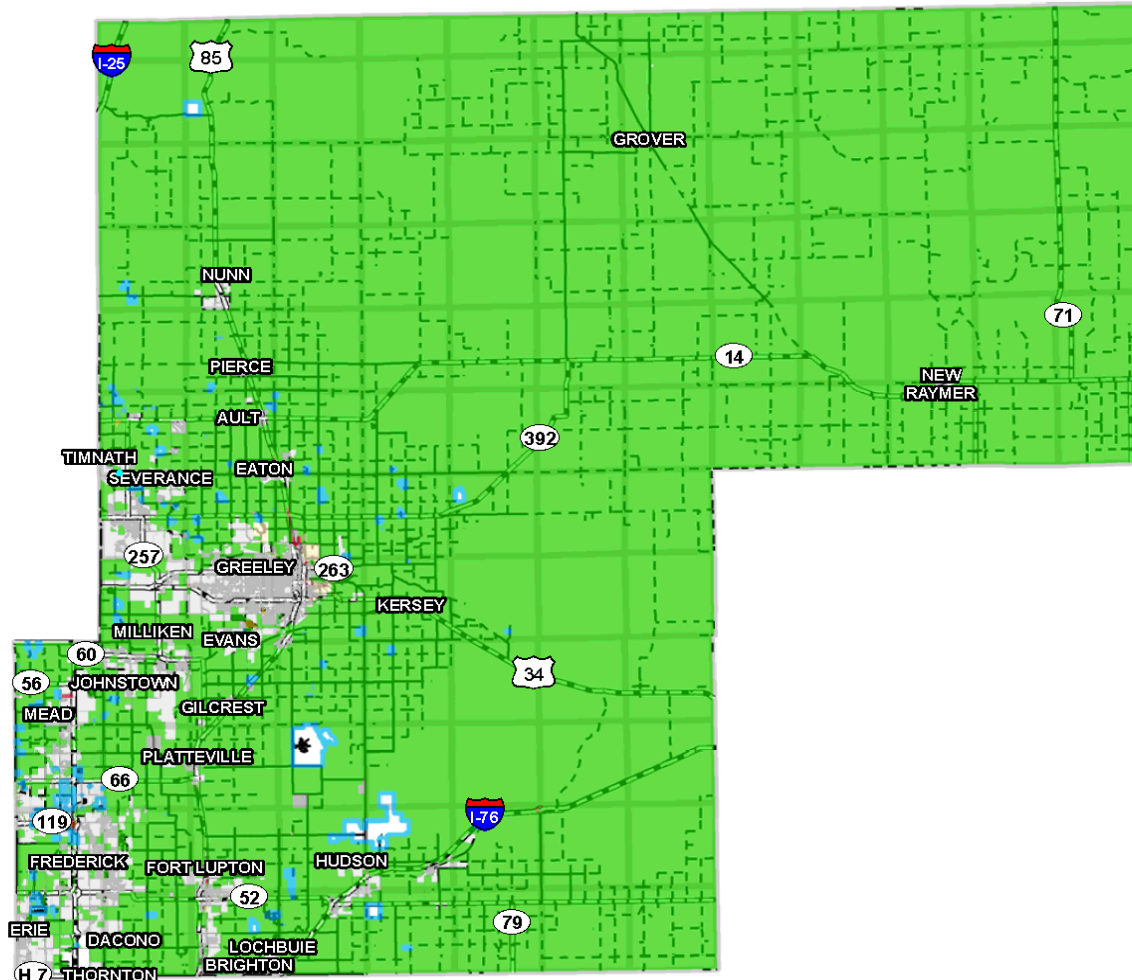
PLBI_Zoning	R-1
ZONE_SYMB	R-2
A	R-3
A, UD	R-4
C-1	R-5
C-2	Other
C-3	Highway
C-3, UD	Paved
C-4	Gravel
E	Municipal, Paved
I-1	Municipal, Gravel
I-2	Township / Range
I-3	
PUD	

Weld County GIS
1400 N 17th Ave
Greeley, CO 80631
970-304-6432
maps@co.weld.co.us

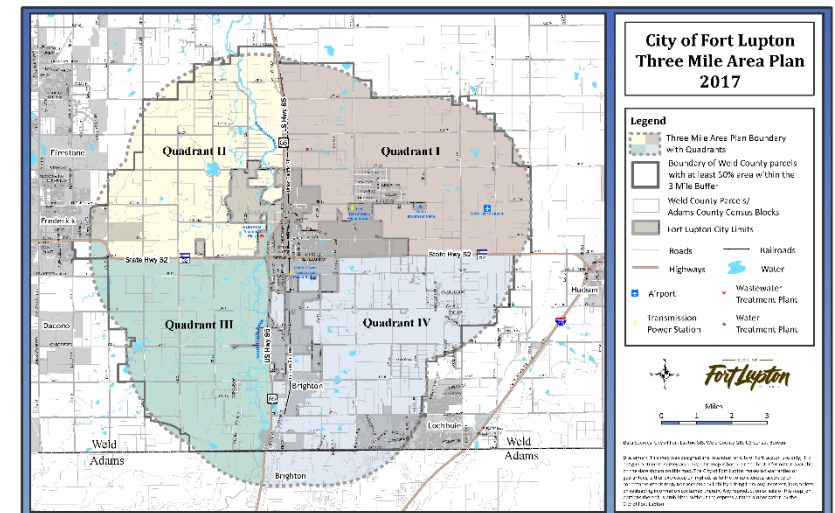
Map created on 1/30/2017 at 9:44:45 AM by tparko



This product has been developed solely for internal use only by Weld County. The GIS database and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the data base does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN. No part of the product may be copied, reproduced or transmitted in any form or by any means whatsoever, including, but not limited to, electronic, mechanical, photocopying, recording, scanning, or by any information retrieval system or any non-approved purpose without the express written consent of Weld County.



VS.



Sec. 22-2-80. - Industrial development Goals and Policies.

- A. I.Goal 1. Promote the location of industrial uses within municipalities, County Urban Growth Boundary areas, Intergovernmental Agreement urban growth areas, growth management areas as defined in municipalities' comprehensive plans, the Regional Urbanization Areas, Urban Development Nodes, along railroad infrastructure or where adequate services are currently available or reasonably obtainable.
 1. I.Policy 1.1. Ensure that adequate industrial levels of services and facilities are currently available or reasonably obtainable to serve the industrial development or district.
 2. I.Policy 1.2. Encourage new industrial development within existing industrial areas.
 3. I.Policy 1.3. Encourage industrial development by improving major transportation corridors.
 - a. *Recommended Strategy I.1.3.a. Identify these corridors in a Transportation Master Plan.*
- B. I.Goal 2. Encourage appropriate industrial development to annex into a municipality if the new or expanding industrial development is adjacent to the municipality's corporate limits.
 1. I.Policy 2.1. Municipalities may have comprehensive plans that include lands in unincorporated areas of the County. Applicants are encouraged to discuss their land use plans with those affected municipalities.
 - a. *Recommended Strategy I.2.1.a. Pursue Intergovernmental Agreements between municipalities and the County.*
- C. I.Goal 3. Consider how transportation infrastructure is affected by the impacts of new or expanding industrial developments.
 1. I.Policy 3.1. Support transportation systems within and into industrial developments that address a full range of mobility needs, and which effectively provide connectivity in a cost effective, efficient and comprehensive manner.
 2. I.Policy 3.2 The land use applicant should demonstrate that the roadway facilities associated with the proposed industrial development are adequate in width, classification and structural capacity to serve the development proposal.
 - a. *Recommended Strategy I.3.2.a. Coordinate transportation plans between Weld County, other counties, municipalities and other jurisdictions.*
 - b.



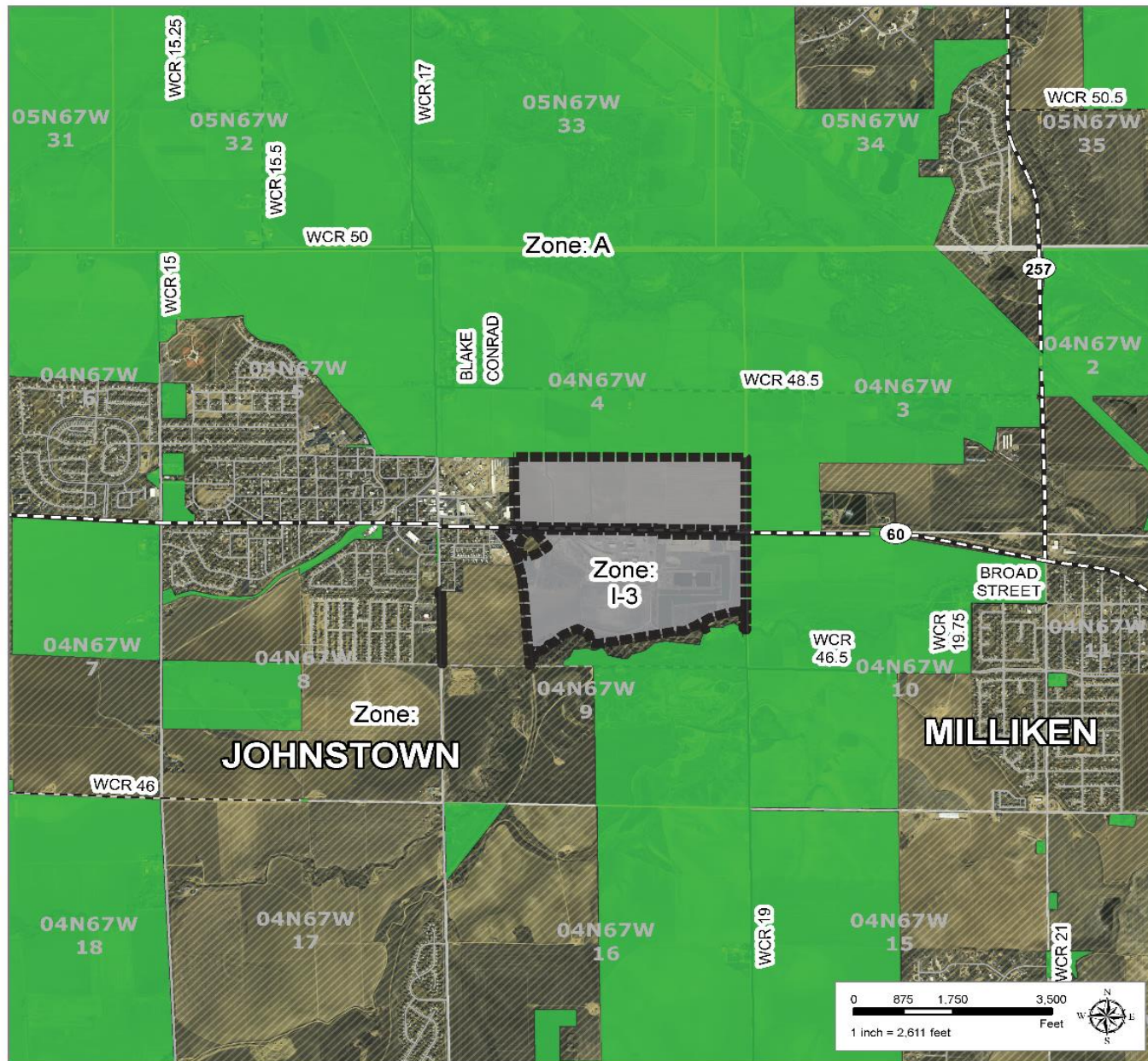
I.Goal 1. Promote the location of industrial uses within municipalities, County Urban Growth Boundary areas, Intergovernmental Agreement urban growth areas, growth management areas as defined in municipalities' comprehensive plans, the Regional Urbanization Areas, Urban Development Nodes, along railroad infrastructure or where adequate services are currently available or reasonably obtainable.

I.Policy 1.1. Ensure that adequate industrial levels of services and facilities are currently available or reasonably obtainable to serve the industrial development or district.

I.Policy 1.2. Encourage new industrial development within existing industrial areas.

I.Policy 1.3. Encourage industrial development by improving major transportation corridors.

Recommended Strategy I.1.3.a. Identify these corridors in a Transportation Master Plan.



Weld County GIS

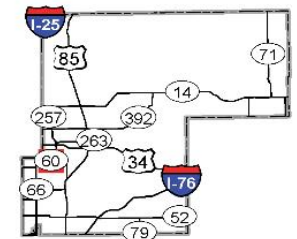
Legend

PLBI_Zoning	I-2
ZONE_SYMB	I-3
A	PUD
A, UD	R-1
C-1	R-2
C-2	R-3
C-3	R-4
C-3, UD	R-5
C-4	
E	
I-1	

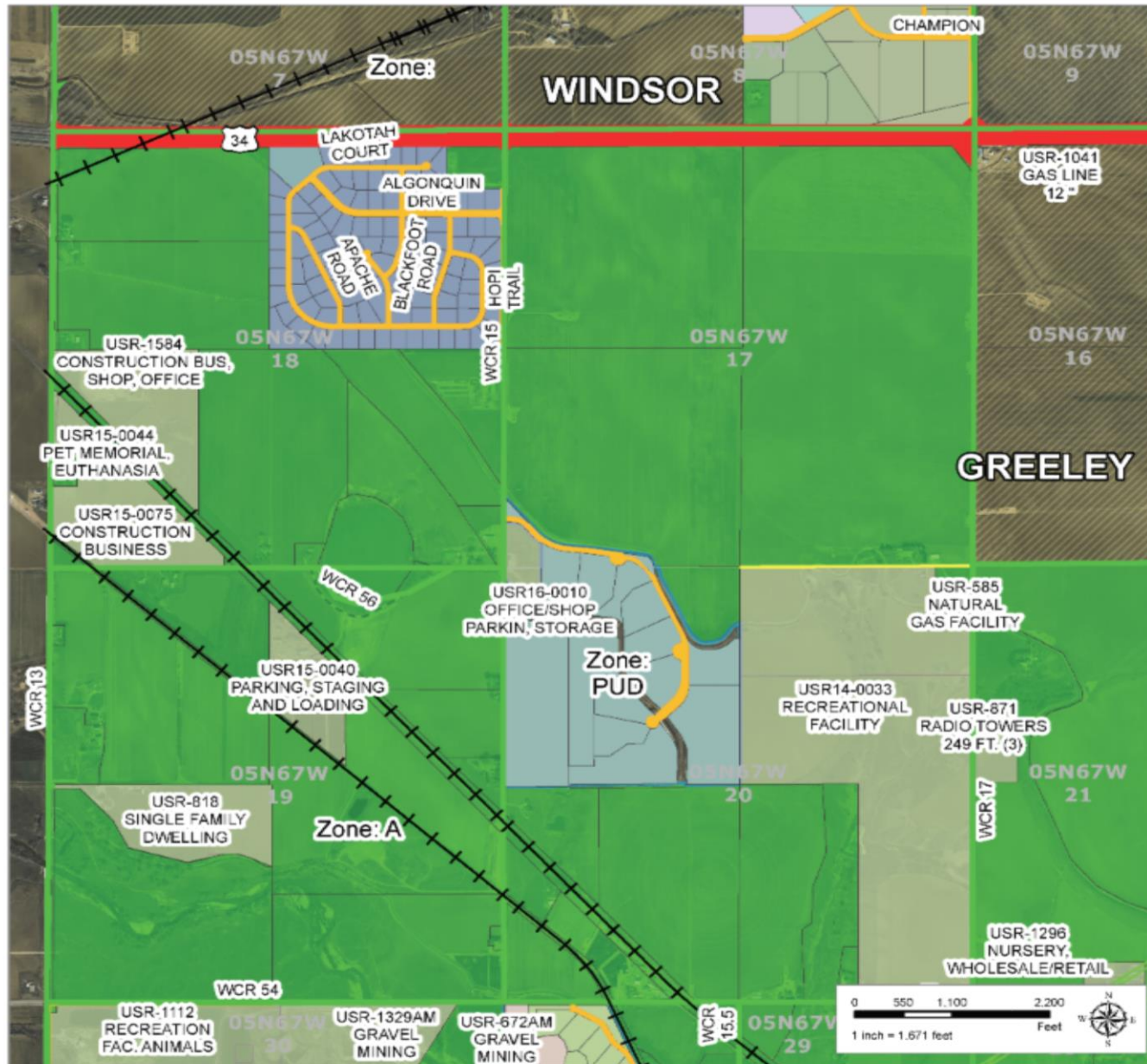
Weld County GIS
1400 N 17th Ave
Greeley, CO 80631
970-304-6432
maps@co.weld.co.us



Map created on 1/30/2017 at 10:02:43 AM by tparko



This product has been developed solely for internal use only by Weld County. The GIS database and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the data base does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY ARISING FROM ANY INCORRECT, INCOMPLETE, OR MISLEADING INFORMATION CONTAINED THEREIN. No part of the product may be copied, reproduced or transmitted in any form or by any means whatsoever, including, but not limited to, electronic, mechanical, photocopying, recording, scanning, or by any information retrieval system or any non-approved purpose without the express written consent of Weld County.



Weld County GIS

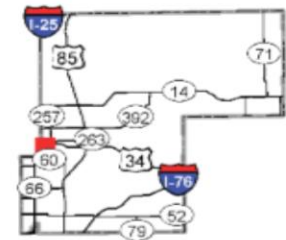
Legend

	RailRoads		I-1
PLBI_Zoning			I-2
ZONE_SYMB			I-3
	A		PUD
	A, UD		R-1
	C-1		R-2
	C-2		R-3
	C-3		R-4
	C-3, UD		R-5
	C-4		
	E		

Weld County GIS
1400 N 17th Ave
Greeley, CO 80631
970-304-6432
maps@co.weld.co.us



Map created on 2/9/2017 at 12:04:05 PM by tparks



This product has been developed solely for internal use only by Weld County. The GIS database and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the data base does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN. No part of the product may be copied, reproduced or transmitted in any form or by any means whatsoever, including, but not limited to, electronic, mechanical, photocopying, recording, scanning, or by any information retrieval system or any non-approved purpose without the express written consent of Weld County.

0 550 1,100 2,200
1 inch = 1,671 feet



1. I.Policy 5.1. Industrial uses should be evaluated using criteria, including but not limited to the effect the industry would have on air and water quality, natural drainage ways, soil properties and natural patterns and suitability of the land.
 - a. *Recommended Strategy I.5.1.a. Review the zoning regulations to ensure that they are consistent with this Policy.*
2. I.Policy 5.2. Development improvements should minimize permanent visual scarring from grading, road cuts and other site disturbances. Require stabilization and landscaping of final land forms, and that runoff be controlled at historic levels.

F. I.Goal 6. Minimize the incompatibilities that occur between industrial uses and surrounding properties.

1. I.Policy 6.1. Consider the compatibility with surrounding land uses and natural site features.
 - a. *Recommended Strategy I.6.1.a. Establish development standards for such issues as use, building height, scale, density, traffic, dust and noise.*
 - b. *Recommended Strategy I.6.1.b. Consider identifying industrial sub-areas and corresponding design guidelines after notification to the relevant landowners.*
2. I.Policy 6.2. Support the use of visual and sound barrier landscaping to screen open storage areas from residential uses or public roads.
3. I.Policy 6.3. Encourage informational neighborhood meetings for proposed industrial uses that do not require a public hearing.
 - a. *Recommended Strategy I.6.3.a. Develop options for neighborhood meeting processes.*
4. I.Policy 6.4. Ensure that industrial properties are free of derelict vehicles, refuse, litter and other unsightly materials.
 - a. *Recommended Strategy I.6.4.a. Develop programs for cleanup of derelict property, junk and weeds.*

G. I.Goal 7. Recognize the importance of railroad infrastructure to some industrial uses.

1. I.Policy 7.1. Support the continued and expanded use of existing railroad infrastructure for industrial uses.
2. I.Policy 7.2. Communicate with landowners along railroads concerning the significance of railroads to some industrial uses.
3. I.Policy 7.3 Maintain development standards along heavy railroad lines.
 - a. *Recommended Strategy I.7.3.a. Review existing regulations and consider development standards for industrial uses along heavy railroad.*
4. I.Policy 7.4 Develop design guidelines along heavy railroad lines.
 - a. *Recommended Strategy I.7.4.a. Define heavy railroad in the Weld County Code*

(Weld County Code Ordinance 2002-6; Weld County Code Ordinance 2008-13)

I.Goal 6. Minimize the incompatibilities that occur between industrial uses and surrounding properties.

I.Policy 6.1. Consider the compatibility with surrounding land uses and natural site features.

Recommended Strategy I.6.1.a. Establish development standards for such issues as use, building height, scale, density, traffic, dust and noise.

Recommended Strategy I.6.1.b. Consider identifying industrial sub-areas and corresponding design guidelines after notification to the relevant landowners.

I.Policy 6.2. Support the use of visual and sound barrier landscaping to screen open storage areas from residential uses or public roads.

I.Policy 6.3. Encourage informational neighborhood meetings for proposed industrial uses that do not require a public hearing.

Recommended Strategy I.6.3.a. Develop options for neighborhood meeting processes.

I.Policy 6.4. Ensure that industrial properties are free of derelict vehicles, refuse, litter and other unsightly materials.
Recommended Strategy I.6.4.a. Develop programs for cleanup of derelict property, junk and weeds.

CPA's and UGB's



RAPID ZONES

Regional
Areas

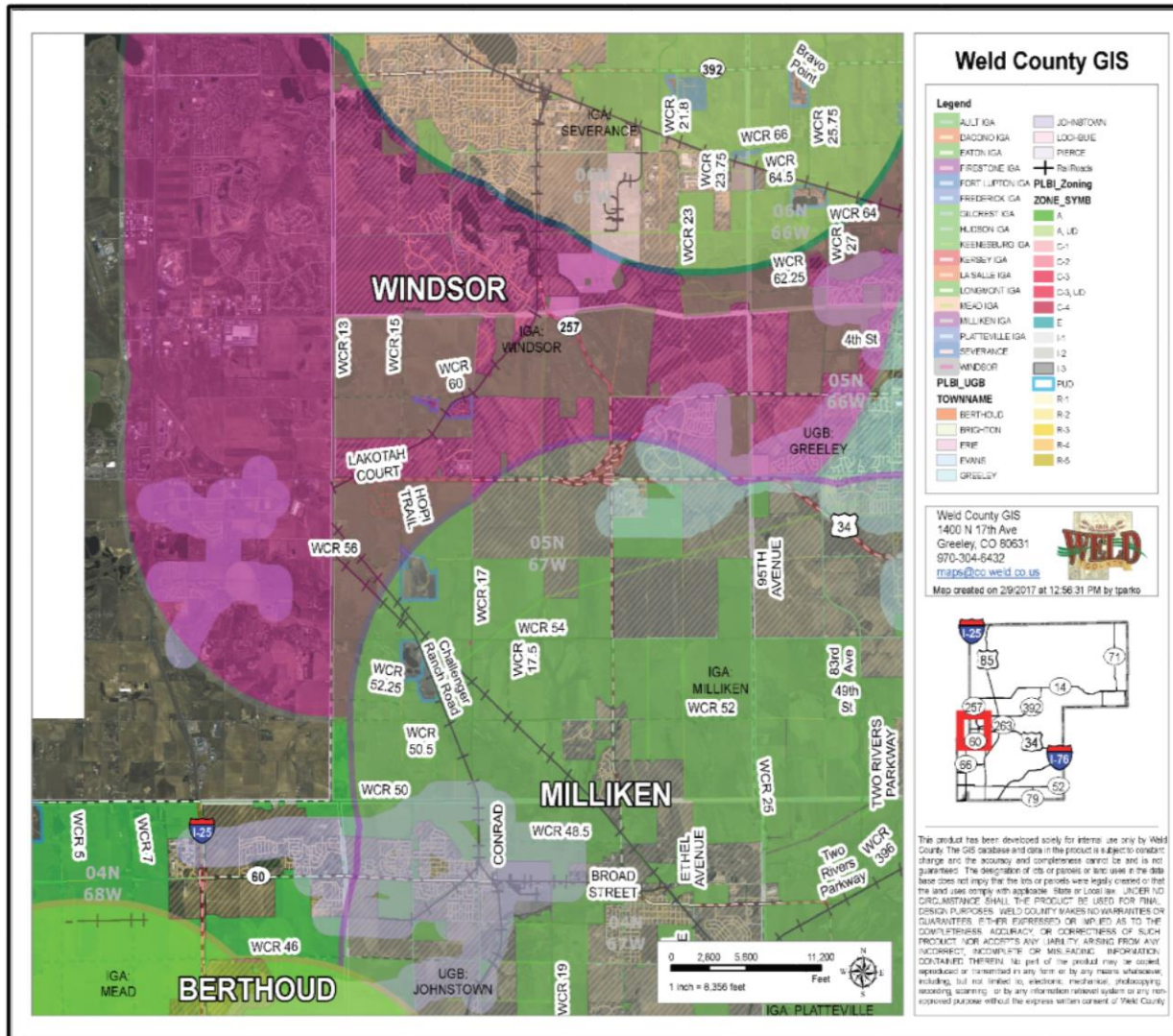
Planned

(and)

Incentivized

(for)

Development



Sub Area Plans

RMLUI

ROCKY MOUNTAIN
LAND USE INSTITUTE

