




**PLANNING & DEVELOPMENT MEMORANDUM**  
**#13-2023**

**DATE:** April 10, 2023

**TO:** Honorable Mayor Meredith Leighty and City Council Members

**THROUGH:** Heather Geyer, City Manager   
Jason Loveland, Interim Deputy City Manager 

**FROM:** Brook Svoboda, Director of Planning & Development   
Becky Smith, Planning Manager  
Sara Dusenberry, Senior Planner

**SUBJECT:** CR-34 – Comprehensive Plan Ratification

---

**PURPOSE**

To consider CR-34, a resolution ratifying the City's Comprehensive Plan.

**BACKGROUND**

In 2019, City Council authorized the Planning Department to begin working toward an update to the City's Comprehensive Plan. However, due to the restrictions of the COVID-19 pandemic, the update was placed on hold until 2021. Staff utilized this delay to rethink the comprehensive plan update process in response to COVID restrictions and discussed the updated process plan with Council during the April 19, 2021, study session. This time was also used to complete an existing conditions report. Council reviewed the report at the June 21, 2021, study session. Staff brought forward goal and policy recommendations for Land Use and Water Resources during the June 6, 2022, study session. Recommendations for the remaining topics of transportation; public safety; community health; parks and recreation; and housing were brought before Council during the Nov. 7, 2022, study session. During the Jan. 30, 2023, study session, staff brought forward the final draft of the Plan for review and final comment. The completed Comprehensive Plan was adopted on March 21, 2023, by the Planning Commission.

A comprehensive plan expresses the community's values, goals, and preferences through policy, programmatic, and land use recommendations. The Plan serves as a playbook to reach the community's vision for the future by acting as a decision guiding document for elected officials, boards and commissions, and City staff. Additionally, the Plan helps guide and inform future long-range planning efforts and Council's strategic planning.

The last time Northglenn updated the Comprehensive Plan in its entirety was in 2010. Since then, there have been several amendments to the Plan through sub-area master plans and planning studies.

**Public Engagement**

The Plan and process were branded as "Looking Up! A Vision for Northglenn's Future" in all communications materials.

City Council directed staff to develop a robust and inclusive public engagement strategy to ensure the Plan was influenced by a diverse cross-section of residents. Staff employed a variety of strategies that sought to allow residents to engage with the planning process in a way that made the most sense for their individual situation. This was primarily accomplished through the various in-person and online opportunities discussed below.

Since the kickoff in July 2021, staff participated in a number of events and meetings to receive feedback on the plan recommendations. Additionally, the Resident Task Force, the primary stakeholder group for the process, met regularly to develop the various goal and policy recommendations residents provided feedback on at the various meetings, events, and online opportunities. The events and meetings attended are below:

### Events

City Hosted	Comprehensive Plan Specific
4 <sup>th</sup> of July – Fox Run and Danahy Park	Gab, Grab N Go – Wyco Park
Volunteer Dinner – 2021 and 2022	Gab, Grab N Go – Larson Park
Grab N Go – Rotary Park	Open House
Grab N Go – Malley Park	Final Open House
Grab N Go – Kiwanis	
Recreation Center Grand Opening	
Business Appreciation Event – 2021 and 2022	
Senior Picnic	
Groove, Grub, and Local Gov – Ward 1	
Groove, Grub, and Local Gov – Ward 2	
Groove, Grub, and Local Gov – Ward 3	
Groove, Grub, and Local Gov – Ward 4	
Groove, Grub, and Local Gov – Mayor	

### Meetings – Groups Engaged

City Hosted	Comprehensive Plan Specific
Ward 4 Meeting	Virtual Kick Off Town Hall Meeting
Citizens’ Affairs Board	Focus Group: Persons Living with Disabilities
Diversity, Inclusivity, & Social Equity Board	Resident Task Force
Northglenn Urban Renewal Authority	Neighborhood Champions
Planning Commission	

Staff also looked to residents to assist with engagement through the Neighborhood Champions. They were tasked with engaging residents at more of a neighborhood level through one-on-one and small-group interactions. Staff worked with a couple volunteers to receive feedback but would like to expand this method to engage more residents in the future. The future planning efforts recommended in the Plan provide opportunities to utilize and improve this form of engagement.

Engagement was also carried out through various media with online surveys and map exercises, Northglenn Connection articles and briefs, and social media posts. The open house events were advertised through social media, the Connection, and direct mailers. Additionally, very similar surveys and maps were included on the plan update website for those unable to attend in person.

The website, located at [www.northglenn.org/lookingup](http://www.northglenn.org/lookingup), has had 2,501 unique visitors as of Jan. 12, 2023, with 1,392 responses. The open houses had a combined 75 visitors. This is in addition to the hundreds of attendees at the multiple public events. The number of residents reached through all means of engagement is far more than is common for projects of this type. By employing an array of strategies, beyond the commonly used open house format, it is likely a broader demographic of residents was reached and provided feedback.

### **Final Plan**

The Plan provides context and recommendations through four main sections: Introduction, Northglenn Then and Now, Community Vision, and Areas of Focus and Future Planning. The introduction includes an overview of the purpose of the plan and how it was developed. The second section provides a brief history of the community and an overview of current demographics of the City. The third section is the community vision for the future. This section includes the community vision statement and the goal and policy recommendations for each topic. The final section recommends future land use and planning efforts and acts as a workplan for carrying out Council's vision. The recommendations in section four are the groundwork for more in-depth sub-area planning that explore feasible land use options and infrastructure capacity analysis.

Public input and feedback were integral to the development of plan content and serves as one of the primary indicators for recommendations. Additionally, goal and policy recommendation development utilized technical expertise from City staff and baseline data regarding each topic. Various City plans and studies, as well as the Council Strategic Plan, were also referenced to reaffirm previous work and ensure consistency with City Council's vision for Northglenn.

### **BUDGET/TIME IMPLICATIONS**

The process was completed within the \$100,000 allocated budget in the General Fund. City Council provided staff with consensus to bring forward the Plan for adoption following a presentation at the Jan. 30 City Council meeting.

### **STAFF RECOMMENDATION**

Staff recommends approval of CR-34.

### **STAFF REFERENCE**

If Council members have any questions, please contact Brook Svoboda, Director of Planning & Development, at [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org) or 303.450.8937.

### **ATTACHMENT**

1. Presentation

# *COMPREHENSIVE PLAN RATIFICATION*

**Brook Svoboda**

*Director of Planning & Development*

*303.450.8937*

*[bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org)*

**Council Meeting**

*April 10, 2023*



**CITY OF  
Northglenn**

# ***PURPOSE***

**To consider ratification of the updated  
Comprehensive Plan.**



# ***OVERVIEW***

- **Planning Commission adoption**
- **Public engagement**
- **Plan structure**



# ***PLAN ADOPTION***

- **Northglenn Planning Commission adopted the updated Comprehensive Plan on March 21, 2023, at a public hearing.**



# ***PUBLIC ENGAGEMENT***

- **Attended or hosted 19 community events**
- **Engaged 8 different community groups, boards, and commissions**
- **2,501 unique users on plan website**
- **1,392 responses and/or comments to surveys and map exercises**





# ***PLAN STRUCTURE***

## **1. Introduction**

- **Plan overview**
- **Planning process**

## **2. Then and Now**

- **History**
- **Current demographics**

## **3. Community Vision**

- **Goals and policies**

## **4. Areas of Focus and Future Planning**

- **Prioritization**



# ***PLAN STRUCTURE***

**CONT'D**

## **Plan Topics**

- **Land Use**
- **Transportation**
- **Water Resources**
- **Public Safety**
- **Community Health**
- **Parks and Recreation**
- **Housing**



# *QUESTIONS?*



**CITY OF**  
**Northglenn**

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-34  
Series of 2023

\_\_\_\_\_  
Series of 2023

A RESOLUTION APPROVING THE COMPREHENSIVE PLAN FOR THE CITY OF NORTHGLENN, COLORADO

WHEREAS, the City of Northglenn is a home rule municipal corporation organized under and pursuant to Article XX of the Colorado Constitution and the City of Northglenn Home Rule Charter; and

WHEREAS, by virtue of such authority, and as further authorized by State statutes, including but not limited to C.R.S. § 31-23-206 *et seq.* and Section 11-6-8 of the Northglenn Municipal Code, the City has authority to make and adopt a comprehensive plan for the physical development of the municipality; and

WHEREAS, a process to review and update the City's Comprehensive Plan (the "Plan") was initiated, and meetings and workshops were conducted to encourage and obtain public input on all components of the Plan; and

WHEREAS, the Planning Commission conducted public hearings on the Plan on February 21, 2023 and March 21, 2023, and following said hearings the Commission, by a majority vote recorded in its official minutes, adopted the Northglenn Comprehensive Plan, titled "Looking Up! A Vision for Northglenn's Future"; and

WHEREAS, City Council has reviewed the Plan and has determined that it is in the public interest that the new Plan be adopted for the purpose of guiding growth, redevelopment, and capital investment in the City of Northglenn.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council hereby ratifies the adoption by the City of Northglenn Planning Commission of the Northglenn Comprehensive Plan, attached hereto as **Exhibit A**, and incorporated herein by this reference, and the attached Northglenn Comprehensive Plan is hereby designated as the City of Northglenn Comprehensive Plan pursuant to Section 31-23-208 of the Colorado Revised Statutes.

Section 2. The City Manager is directed to cause an attested copy of the attached Northglenn Comprehensive Plan to be filed with the Offices of the Adams and Weld County Clerk and Recorder in accordance with C.R.S. § 31-23-208.

DATED at Northglenn, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MEREDITH LEIGHTY  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney



# LOOKING UP

A VISION FOR NORTHGLENN'S FUTURE

A 20-Year Comprehensive Plan

# Acknowledgments

## City Council

Mayor Meredith Leighty  
Mayor Pro Tem Ashley Witkovich  
Becky Brown  
Katherine Goff  
Jay Jaramillo  
Richard Kondo  
Shannon Lukeman-Hiromasa  
Nicholas Walker  
Former Mayor Pro Tem Jenny Willford

## Planning Commission

Chair Sonia Di Carlo  
Tiffany Banks  
Mindy Petter  
Nathan Romero  
Jodie Schenck  
Carolann Walters  
Bryan Weatherly

## Resident Task Force

Marla Benroth  
Ron Deffenbaugh  
Rosie Garner  
Celeste Jackson  
Beth McIlree  
Kristin Robledo  
Julie Schilz  
Jessica Schultz  
Catherine Schyling  
Lauren Weatherly

## City of Northglenn

Heather Geyer, City Manager  
Johanna Small, City Clerk  
Brook Svoboda, Director of Planning and Development  
Becky Smith, Planning Manager  
Sara Dusenberry, Senior Planner  
Eric Ensey, Senior Planner  
Ashley McFarland, Planner II  
Collette Cook, Administrative Technician  
Tom Carlson, Neighborhood Services Supervisor  
Phil Stiebler, Neighborhood Services Officer  
Matt Lloyd, Neighborhood Services Officer  
Debbie Tuttle, Economic Development Director  
Shannon Fields, Economic Development Specialist  
Diana Wilson, Director of Communications  
John Eisel, Senior Public Communications Specialist  
Ashley Garst, Special Events Coordinator  
Jason Loveland, Director of Finance  
Amanda Peterson, Director of Parks, Recreation, and Culture  
Jesse Mestrovic, Recreation Project Manager  
Peter Rice, Lieutenant  
Jessica Hulse, Crisis Response Unit Program Manager  
Kent Kisselman, Director of Public Works  
Tami Moon, Environmental Manager  
Kyle Haworth, Traffic Engineer

## Boards and Commissions

Northglenn Urban Renewal Authority  
Citizens' Affairs Board  
Diversity, Inclusivity, and Social Equity Board  
Historic Preservation Commission

# Table of Contents

## Introduction

1.1 What is Looking Up!	8
1.2 Why Now?	8
1.3 Equity and Resiliency	9
1.4 Public Input	10

## Northglenn Then and Now

2.1 Northglenn History	16
2.2 Northglenn Today	19

## Community Vision

3.1 Vision Statement	24
3.2 Land Use	25
3.3 Transportation	28
3.4 Water Resources	31
3.5 Public Safety	34
3.6 Community Health	38
3.7 Parks and Recreation	45
3.8 Housing	47

## Areas of Focus and Sub Area Planning

4.1 Areas of Focus	52
4.2 Areas of Stability	55



# Appendices

1. Existing Conditions Report
2. Connect Northglenn: Bicycle and Pedestrian Master Plan
3. Integrated Water Resources Plan
4. Northglenn Risk and Adaptation Advisory Report
5. Northglenn Pavement Management Analysis Report
6. EV Action Plan
7. Northglenn Police Department 360 Assessment
8. City of Northglenn Food Access Assessment Report
9. City of Northglenn Housing Needs Assessment



# Chapter 1

# Introduction





By Hall

# Introduction

## 1.1 What is Looking Up! A Vision for Northglenn's Future?

Looking Up! is a comprehensive plan that will help guide the actions of the community for the next 20 years. It is a policy document that assists elected officials and city staff in making decisions. The plan is heavily influenced by resident input that helped establish the various goals, policies, and programmatic recommendations in the plan.

Looking Up! Focuses on seven specific topics:

1. Land Use
2. Transportation
3. Water Resources
4. Public Safety
5. Community Health
6. Parks and Recreation
7. Housing

*Looking Up! should guide Northglenn toward a future that benefits all residents and celebrates the values the community holds dear.*

## 1.2 Why Now?

It is best practice to revisit a city's comprehensive plan periodically to accommodate for demographic, economic, environmental, social, and other shifts in a community. The current comprehensive plan was updated in 2010, and since then the economy rebounded from a major recession; the demographics of the city shifted; the impacts of climate change have become more apparent and detrimental; calls to address the systemic issues that negatively impact many underrepresented groups, people of color, and other vulnerable populations have grown louder; and most recently a major global pandemic struck and is still affecting us today. The community has adapted and evolved in response to these issues as well as grown and changed due to pressures from regional growth. The plan for Northglenn's future needs to reflect the current residents and respond to the many shifts in the economy, environment, and social needs.

## 1.3 Equity & Resiliency

A major element of the planning process that aided in the development of the various goals, policies, and programmatic recommendations were equity and resiliency. A focus was placed on equity and resiliency to make sure every recommendation in the plan led the city towards a better future. Both equity and resiliency encompass all components of a high quality of life and strong future.

Focusing on equity ensured that no recommendation negatively impacted one group of residents over the other. It allowed the Resident Task Force to develop policies that recognized the negative impacts of long held systemic practices and develop solutions to support those residents disproportionately affected. By ensuring no group of residents is negatively impacted by the guidance of this plan, all residents have the opportunity of a strong future in Northglenn.

Resiliency encompasses the negative impacts of major events related to health, the economy, and environment. With this understanding, policies were created to allow all residents a chance to recover from the negative impacts of major events. A clear example of the type of event the plan addresses is the COVID-19 Global Pandemic that started in 2020 and at the time of writing this plan is still affecting the day to day lives of all residents. The Resident Task Force utilized data and trends related to all three topics to develop policies for a resilient future. Recommendations were created with the understanding of data specific to Northglenn on the greatest risks to the city and technical input from organizations such as Tri-County Health Department and internal staff knowledge. All recommendations were developed to mitigate any future impacts of current trends and risks, as well as aid residents in recovering from major events or changes that are likely to occur.

*Residents Providing Comment at Final Open House*



## 1.4 Public Input

Outside the community vision and decision-making lenses, the greatest driver in developing the plan recommendations was resident input.

### Tools and Process

Engagement efforts were forced to respond to the restrictions of the COVID-19 pandemic. These restrictions however did not affect the city's goal of reaching all residents including those who do not or are unable to regularly engage. To reach all residents, staff utilized several tools that allowed for a variety of engagement opportunities. These included online surveys, interactive maps, and open-ended discussion walls on the Looking Up! website, as well as virtual town hall style

meetings. Other in person activities included tables at city-wide events and smaller pocket park events focused solely on the comprehensive plan update. These events allowed staff and residents to safely engage and discuss various needs within the community, as well as respond to the various recommendations developed.

In addition to identifying various tools, importance was placed on understanding the impact on decision each tool would offer. Understanding each tool's impact was vital to keeping the process transparent and providing a clear picture of how residents would affect the outcome of the plan. The chart below includes an explanation of the various levels of impact and where each tool falls.

Impact on Decision		
Levels of Impact	Tool	Impact
<b>Inform:</b> Provide the public with clear and objective information regarding the plan.	Telephone Town Hall	Consult
<b>Consult:</b> Gather public feedback on the direction and components of the plan.	Mailings & Social Media	Inform
<b>Involve:</b> Direct and regular interaction with residents to ensure consistent and	Resident Task Force	Collaborate
<b>Collaborate:</b> Partner with residents on determining areas of need and development	Surveys & Map Exercises	Consult
<b>Empower:</b> Final decision making power.	City Departments	Collaborate
	Community Boards & Commissions	Involve
	City Events	Consult

Figure 1: Impact on Decision Explanation

Source: "Techniques for Effective Public Participation." Foundations in Effective Public Participation. 1ap2 2016

## Resident Task Force

A critical component of developing the plan and utilizing public engagement was the Resident Task Force. This group was developed through an application process and sought to encompass residents with various backgrounds that were representative of the city. The group met monthly to develop the recommendations in the plan. The Task Force utilized resident input, baseline data, technical input from city staff and organizations such as Tri-County Health to develop sound and feasible recommendations. Throughout the development of the plan, residents were asked to provide input on these recommendations to ensure the Task Force and the city were moving in a direction residents wanted for Northglenn.



### *Members of the Resident Task Force*

*Back Row: Ron Deffenbaugh, Kristin Robledo, Jessica Schultz, Catherine Schyling, Lauren Weatherly*

*Front Row: Rosie Garner, Beth McIlree, Sara Dusenberry (city staff)*

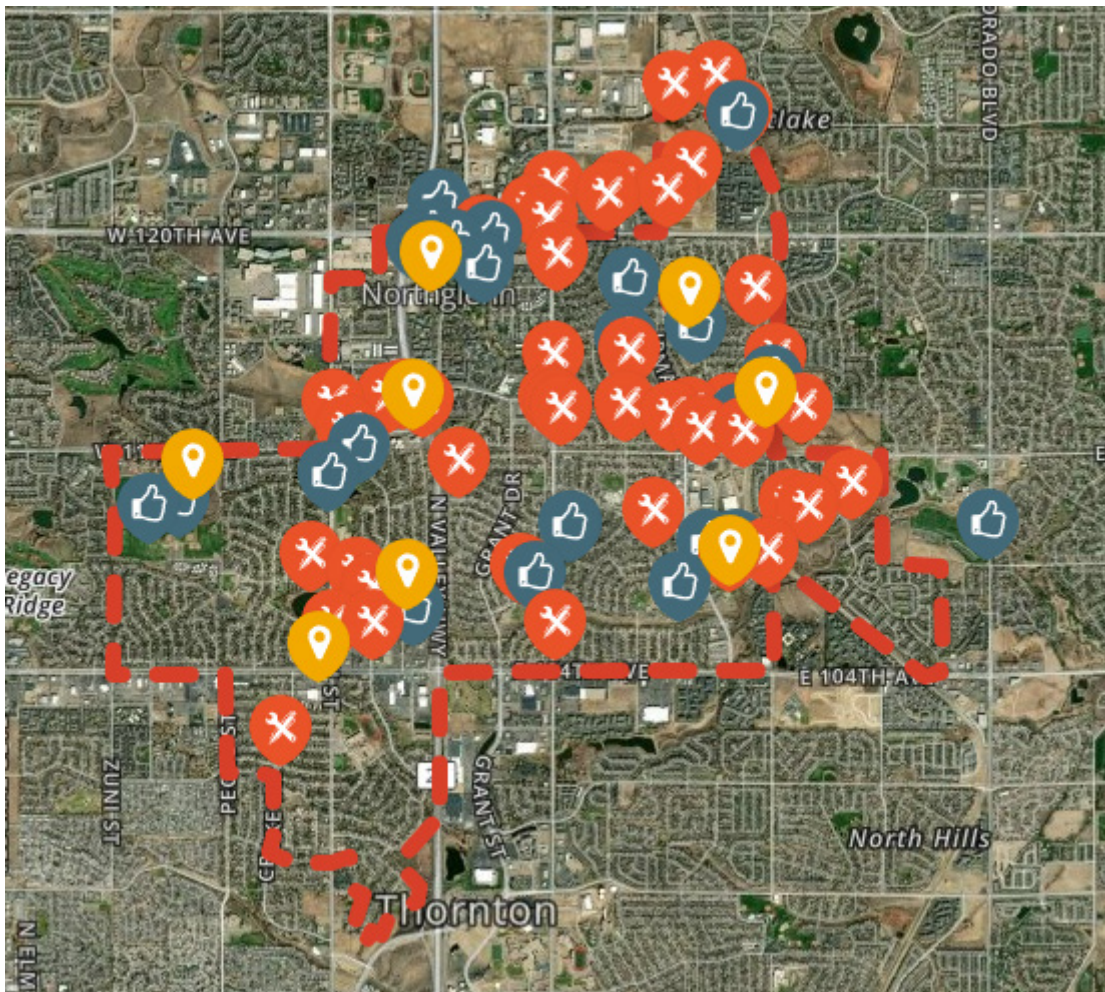
*Not Pictured: Marla Benroth, Julie Schilz*



## Resident Feedback

Engagement directly responded to the plan process. Much of the early engagement strategies focused on a broad understanding of how residents view Northglenn and its future. As the Resident Task Force developed the plan goals and recommendations, engagement was focused on confirming and responding to the recommendations put forth. Structuring engagement in this manner allowed for more of a two-way conversation that yielded well informed recommendations and a plan that is reflective of the community.

Engagement for the plan wrapped up with two Open Houses that allowed residents to learn about the plan and recommendations and provide any final input. The plan was adopted by the Planning Commission on XXX and ratified by City Council on XXX.

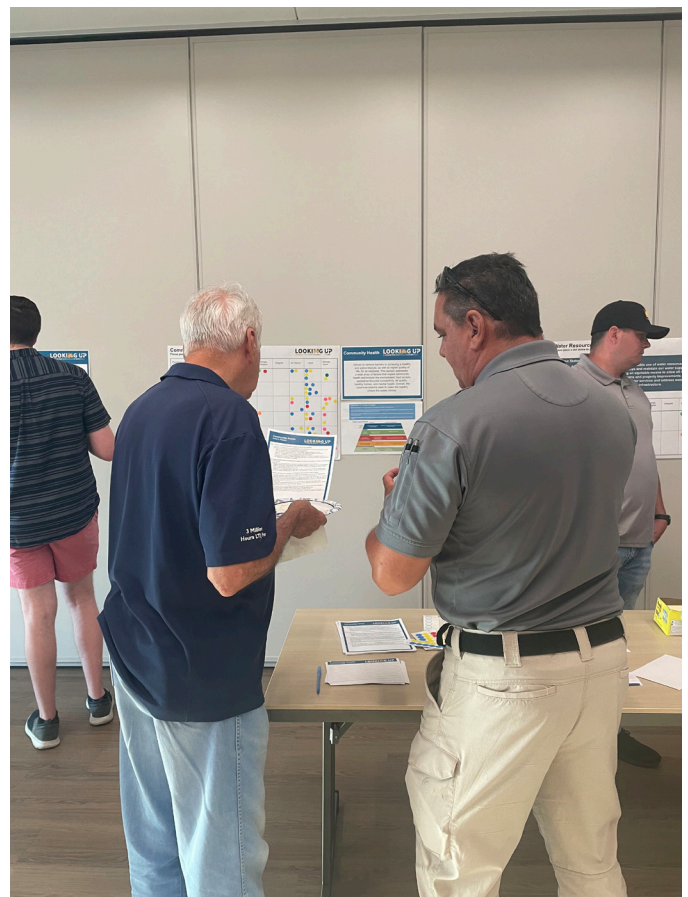


*Online Map Exercise  
Residents noted  
their favorite place in  
Northglenn and areas that  
need improvement.*



*Residents Providing Comment at July 4th Event*

*Residents Providing Comment at First Open House*



# Chapter 2

# Northglenn Then & Now





# Northglenn Then and Now

## 2.1 Northglenn History

In 1957, what is now Northglenn consisted of predominantly agricultural land in unincorporated Adams County. Initial growth of the city boundaries began with two residential subdivisions in the southwest corner of the city at approximately 99th Avenue and Huron Street. These first major subdivisions included commercial, industrial, recreational and school areas centered around a regional shopping mall. By 1960, Perl-Mack Homes began showing and selling homes ranging in price from \$13,500 to \$20,350. The population at this time was estimated to be roughly 500 residents. Growth in the area continued steadily throughout the 1960s with the population reaching approximately 26,000 people by 1969. The residents voted for incorporation of over 2,500 acres in 1969, officially establishing the City of North Glenn on April 18 of that year. Shortly after incorporation, the first elections were held for mayor, City Council, city clerk, and city treasurer. Over the next 50 years, the city population steadily grew to today's roughly 38,000 residents and footprint increased to about 4,600 acres of land (7.42 square miles).



*Perl-Mack Model Homes*

Northglenn began as a small collection of houses that steadily grew to include multiple fire stations, a public library, and a major regional mall, Northglenn Mall, by 1968. In 1969, the city incorporated and opened city offices in the Melody Business Building on 104th Avenue and Melody Drive. The first town hall meeting was held on May 19, 1969. By 1971, the city opened a new municipal building at 10969 Irma Drive and offered residents police protection, animal control, trash collection, street maintenance, building inspection, a municipal court, zoning and land use control, and licensing and code enforcement.



*Construction at Water Treatment Plant*

During the 1970s, the city began looking to future growth and development with the adoption of the City's first master plan in 1972. Recreation and community services expanded with the first recreation center built in 1973 and community center in 1976 on Community Center Drive. The 80s brought about further expansion of municipal services with the water treatment plant, newly built City Hall, and wastewater treatment plant opening in Weld County. Planning for the future expanded with the adoption of the City's first comprehensive plan in 1988. This document is very similar to a master plan, and was likely developed in response to changes in the community and requirements for such a plan under State statutes adopted in 1987.



*NORTHGLENN MALL 1967*



*Stonehocker Farmhouse*

Economic and residential growth continued in the 90s with the creation of Northglenn Urban Renewal Authority (NURA) and construction of show homes in what is now the Fox Run subdivision. NURA was created to assist with the redevelopment of the declining Northglenn Mall, and in 1999 the demolition of the mall was complete. This decade also brought about the celebration and expansion of cultural activities in the city with the Northglenn Youth Theatre's first performance in 1994, the establishment of the Northglenn Historic Preservation Commission in 1997, and listing of Stonehocker Farmhouse on the National Register of Historic Places in 1997.

The new millennium was highlighted in Northglenn with the opening of the Northglenn Marketplace in 2001. The city continued to expand and improve parks and municipal buildings. The City's Maintenance and Operations Building and Community Center Drive Bridge and were completed in 2003. In

2009, the city celebrated its 40th anniversary and began the update of the current comprehensive plan.

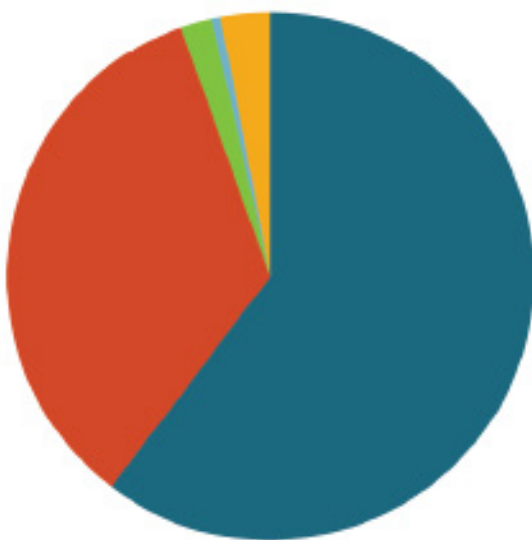
In the last decade, the city has experienced shifting demographics and needs in the community. The completion of the Karl's Farm Master Plan, in 2016, sought to provide a roadmap for one of the last major agricultural properties in the city. Construction on the City's first major mixed-use development began in 2021. The Civic Center Master Plan was completed in 2017 and created a plan to redevelop the area surrounding City Hall. The first phase was completed in 2021 with the grand opening of the new Northglenn Recreation Center. At just over 50 years of age, the city has grown and evolved immensely in its young life and will continue to respond to resident needs and changing times well into the future.

## 2.2 Northglenn Today

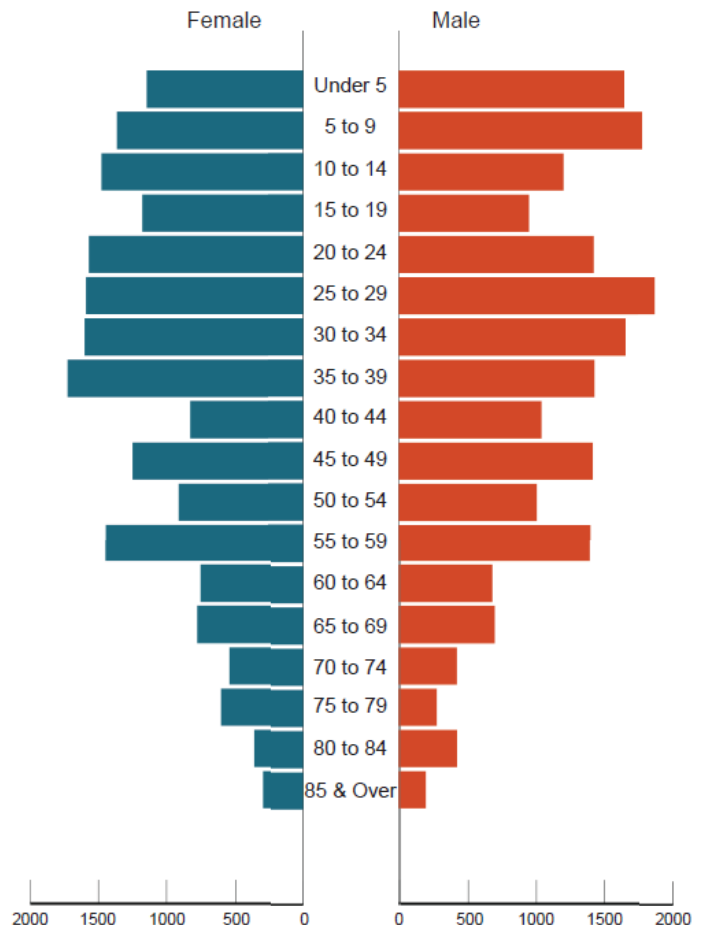
The demographics of Northglenn have grown and shifted substantially in the just over 50 years of incorporation. The population of Northglenn grew about 8.3% in the last ten years and is now 38,870 residents. Of these residents, about 60% identify as white alone and about 34% of the population is Hispanic. The Hispanic identifying population of Northglenn has grown at a rate of 21.5% since 2010.

Other major demographic shifts include the age of residents. The median age is 33.3 years old, which is younger than both the county (34.1 years old) and the state (37.1 years old). Additionally, those aged 65 years or older and those 9 years of age or below have both increased over the last 10 years. The younger median age and growth in the aforementioned age groups implies the community is predominantly comprised of younger families and seniors. In developing the plan recommendations, consideration for the needs of both groups was successful in creating an effective long range plan for the city.

Race and Ethnicity



*Figure 1: Race & Ethnicity*  
Source: State Demographers Office



*Figure 2: Age Distribution by Sex*  
Source: State Demographers Office



The economic standing of Northglenn's residents has also shifted over time and is vital in understanding the needs of current residents. Northglenn's median income is \$66,972, which is lower than both Adams County and the state with median incomes at \$67,575 and \$68,811, respectively. The poverty rate for the city has decreased significantly since 2012 from 16% to 10.8%. Though the rate has substantially decreased, it is still higher than roughly half of the municipalities in Adams County.

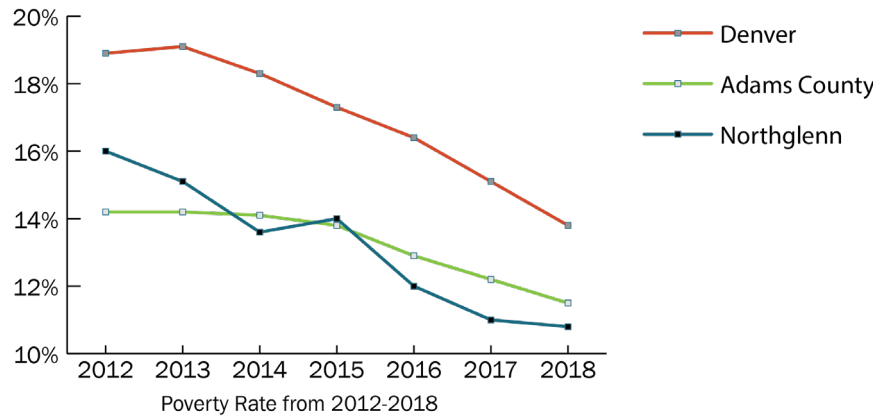


Figure 3: Poverty Rates in Region  
Source: US Census Bureau

Much like the poverty rate in the city, the rates of employment have also seen a number of shifts. Most recent to the plan update, employment rates drastically shifted due to the COVID-19 Pandemic. Unemployment reached 12.1% in March of 2020 during the height of the mandated shutdowns. Since this time, rates of unemployment drastically improved to 3.8% and are only slightly higher than those pre-pandemic at 3.4%. In relation to the county and state, Northglenn sits roughly in the middle with rates higher than Adams County but lower than the state overall.

Residents of Northglenn seek employment across the region with the vast majority of residents leaving the city for work. Of the 13,513 filled jobs within Northglenn, only 1,090 are held by residents and the remaining 12,423 are held by those living outside the city. A total of 17,619 residents work outside of Northglenn with the majority commuting into Denver or adjacent municipalities like Thornton and Westminster. The commuting patterns prevalent in the city are extremely common for suburban communities, especially those situated in a major metropolitan region.

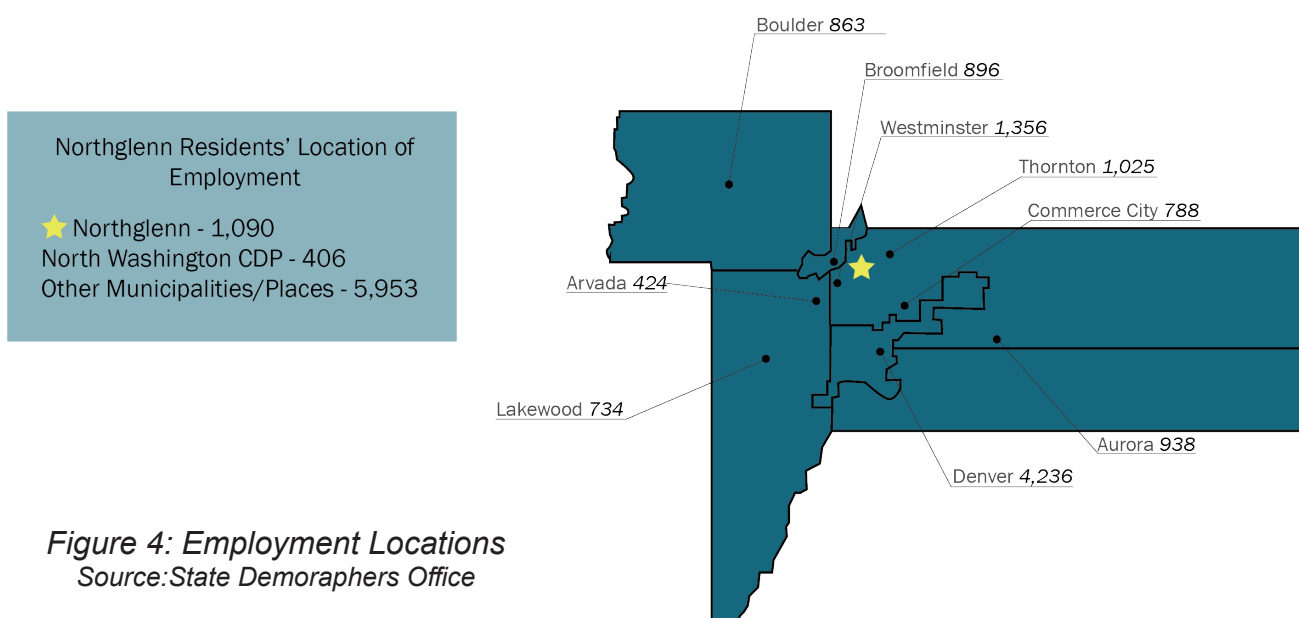


Figure 4: Employment Locations  
Source: State Demographers Office

As a suburban community, Northglenn is predominantly comprised of single family houses. Of the 14,437 housing units in the city 8,486 or 58.8% is comprised of single-family houses. The remaining housing units are predominantly comprised of multi-family and townhome style units. The majority of Northglenn residents own their own houses at about 53.9% of the total housing units. However, the numbers of renter-occupied units are increasing with about 77% of all rental units occupied by those under 54 years of age.

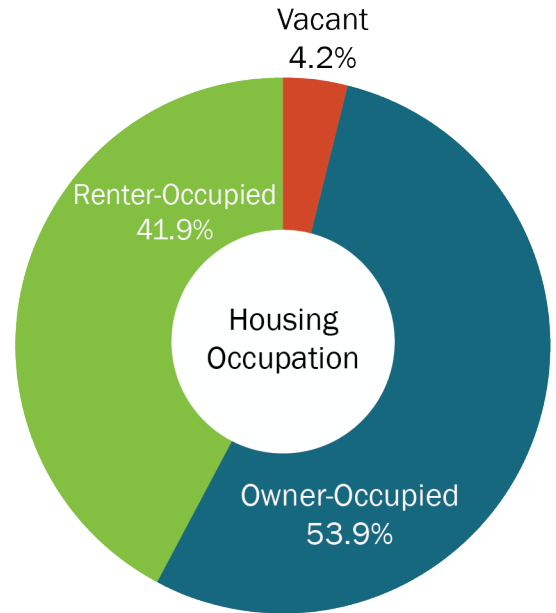
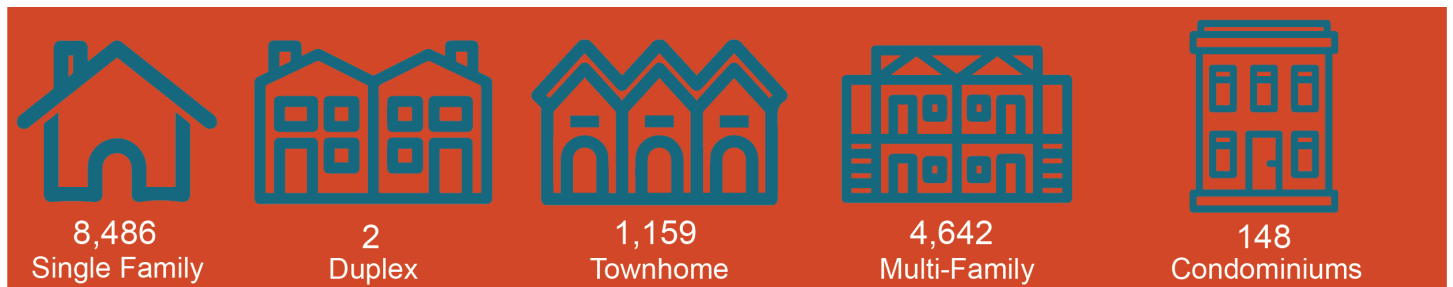


Figure 5: Housing Occupation  
Source: US Census Bureau

Figure 6: Housing Units  
Source: Adams County Tax Assessor Data

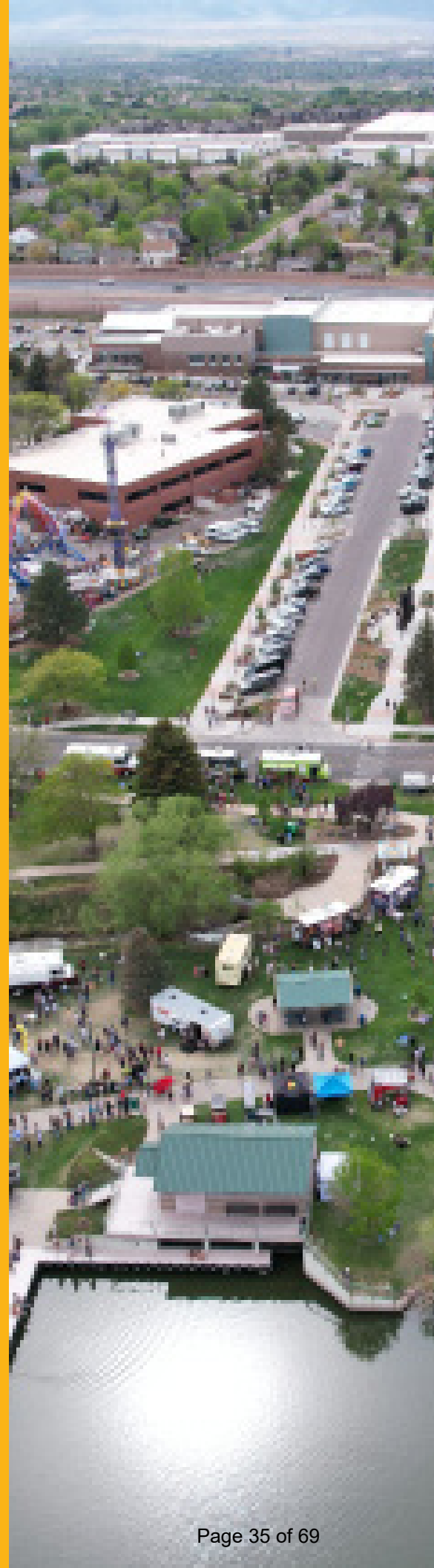


Housing costs have also increased substantially over the last ten years with a growth rate of 34.8% between 2014 and 2018. In contrast to this increase, median incomes only increased by 25%. With a median housing cost of approximately \$500,000 Northglenn presents a relatively more affordable housing stock than others in the region, but this cost and the steady increases in housing prices overall is still largely unattainable or burdensome for many residents. This especially applies to those renting properties as 55.6% of these residents are spending more than 30% of their monthly income on housing costs, which is not considered to be affordable.

Understanding where the community is in the present moment is vital to planning for the future. The shifts in demographics are likely to continue and present their own issues. Consideration for these provide the basis for the various policy and programmatic recommendations and understanding of community needs.

# Chapter 3

# Community Vision





# Community Vision

The goals and policies outlined in this chapter support Northglenn’s vision and lay the foundation for the community’s future. Each goal developed seeks to create an equitable and resilient future for all residents. The policies included provide a means to reach those goals.

## 3.1 Community Vision Statement

At the outset of the planning process the Resident Task Force developed a community vision statement to describe what Northglenn is striving to be in 20 years. The Task Force sought to understand local context and public input to create a vision for the community.

Incorporated in 1969, Northglenn was situated at the edge of the north Denver metro region. Since then, the region has substantially expanded with other municipalities developing and fully surrounding the city. Early planning decisions and regional development patterns have kept Northglenn relatively small and situated more centrally in the north metro region. Over the last five decades Northglenn has grown and evolved while maintaining much of its original mid-century character of the community.

It is with this context in mind and community input that the Task Force developed, with support of the Northglenn Planning Commission and City Council, the statement below:

*Northglenn is an inclusive, welcoming community that has a unique character as a small city nestled among a bustling metropolitan region. We are an economically sound city that supports residents by offering a safe place to live, work, and play. We celebrate the diversity of neighbors and act as stewards to our environment to achieve a resilient and equitable present and future.*

The statement encompasses both long held values and what the city strives to achieve. As a vision for Northglenn it:

1. celebrates a long-held tradition of a welcoming small town, while acknowledging the major changes that have occurred regionally since the city’s incorporation.
2. strives to create a city that supports its residents and allows for a high quality of life.
3. endeavors to equitably provide for all residents regardless of age, race, disability, gender, sex, sexual orientation, religion, national origin, or housing status.
4. recognizes the need to create a resilient city where all residents can respond to and weather major environmental, health, and economic events.

This vision statement acted as a guidepost in developing all the goals, policy, and programmatic recommendations in the plan. Each recommendation in this plan was included for its ability to help decision makers guide the city towards its ideal future.

## 3.2 Land Use

### Current Conditions

The City of Northglenn is 7.42 square miles. About one square mile is in Weld County with the rest in Adams County. The city is landlocked by Westminster, Federal Heights, and Thornton, and is unable to annex any new land into its boundaries. Located approximately 12 miles outside Denver, the city is primarily residential with a strong suburban feel. Land uses in the city include predominantly single-family residential with a mix of multi-family, commercial, industrial, institutional, recreation, and extremely limited agriculture. The city is nearly completely built out, which poses a number of constraints to future development. Looking to the future means developing pathways to redevelop and improve existing properties to accommodate shifting needs and priorities of residents.

### Goals and Policies

The goals and policies included below were developed with the plan vision, community resiliency, and equity in mind. Each goal seeks to further create a community that is welcoming and inclusive of all residents, while maintaining the unique character Northglenn has as a small city within a major metropolitan region and create a sense of place residents enjoy. The policies or strategies are included as the means to reaching each goal.

In looking at resiliency of the community's health, economy, and environment, the plan calls for measures to create more environmentally friendly developments that focus on pedestrian usage and enjoyment. The policies, as well as recommendations for

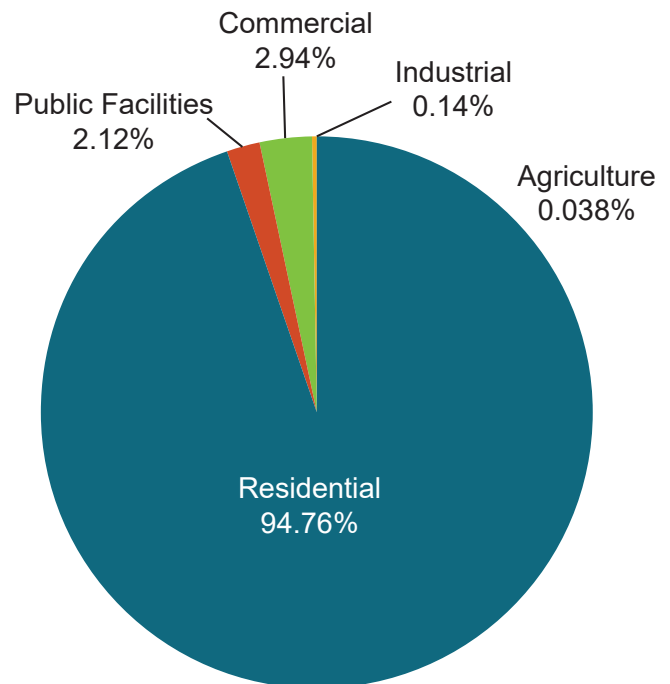


Figure 7: Land Use Type by Percentage

Source: Adams County Tax Assessor

Areas of Focus (AOF) and Areas of Stability (AOS), seek to diversify and respond to changing economic trends. The resiliency of the community's health is vital and demonstrated through sustainable practices, pedestrian-focused development, and creating inclusive spaces for residents of all abilities.

Understanding and furthering the need for a more inclusive and equitable community was also a driver in the development of each goal and policy. Many of the policies focus on creating accessible sites for all, incentives to promote more sustainable practices, and diversification of developments to allow for varying types of housing and easily accessible amenities. Implementation of each policy will further discuss and understand how each change could affect all residents, especially those often left out of the conversation.

Goal 1:

Support effective development/redevelopment practices in identified AOF considering equity and environmental sustainability as a component of the recommendations.

1. Develop sub-area/neighborhood plans of AOF based on prioritization of need.
2. Encourage rezonings that support the prescribed future land uses for each AOF.
3. Ensure all sub-area/neighborhood plans evaluate capacity issues related to traffic, water, wastewater, and stormwater.

Goal 2:

Support the preservation of existing character in identified AOS.

1. Through amendments to the Unified Development Ordinance (UDO), incentivize infill or redevelopment that is consistent with the character and uses located in prescribed AOS.
2. Work with the Northglenn Historic Preservation Commission to identify historically significant areas that have potential for local designation.

Goal 3:

Encourage redevelopment/development to create accessible and pedestrian-focused properties.

1. Incentivize reductions in asphalt and increasing green spaces for comfort and use in a park-like manner through amendments to the UDO.
2. Universal design<sup>1</sup> measures should be incentivized for the redevelopment/development of commercial and multi-family properties through amendments to the UDO and/or strengthening amendments to the building codes.
3. Require/incentivize outdoor seating at restaurants through amendments to the UDO.
4. Amend the UDO to require/incentivize features such as plazas, pocket parks, patios, children's play areas, sidewalks, pathways, "street furniture", public art, and connection to the city's trail system as part of the development/redevelopment of large commercial developments.

Goal 4:

Strive for development/redevelopment practices that are environmentally sustainable.

1. Incentivize use of environmentally friendly materials and LEED Certification in development/redevelopment practices through amendments to the UDO and/or building codes.

Goal 5:

Strengthen existing commercial areas/centers.

1. Create regulations that consider universal design and environmentally sustainable measures that further incentivize the redevelopment and revitalization of underperforming commercial development.
2. Work with NURA to expand incentives or programs for properties in need of cosmetic improvements.



## 3.3 Transportation

### Current Conditions

The City of Northglenn maintains 107.7 miles of roadway along with the associated sidewalks, intersections, midblock crossings, and bike lanes. Since 2019, the city further prioritized road maintenance in response to a Pavement Management Analysis report that found roads in Northglenn had an average pavement condition index (PCI) score of 60 for local and collector roads and 67 for arterials. The condition of the roadways affects the comfort of an area, as well as overall capacity.

Bicycle and pedestrian transportation is also a vital concern for the city. The adoption of the Connect Northglenn: Bicycle and Pedestrian Master Plan provided insight into the conditions, usage, level of comfort,

convenience, and accessibility of the facilities utilized by pedestrians and bicyclists in the city. Several recommendations in the plan have been completed, but further prioritization and funding is required to fully implement the plan. The implementation of Connect Northglenn also plays a role in making public transit more accessible for residents.

The city is served by both bus and rail transit options, but services are provided by the Regional Transportation District (RTD). This means the city does not set the routes or timing of services but it can make access to stops and stations more accessible for residents, especially those walking or biking to catch a bus or train. Bus routes have been removed since COVID-19, limiting the transit options to move throughout the city, making safe and accessible biking and pedestrian services all the more vital.

Northglenn also recognizes that transportation greatly affects the environment and is the greatest emitter of CO<sub>2</sub> in the city. Encouraging options outside gasoline and diesel fueled personal vehicles through incentives and programs is important. There are currently three dual-port, level 2 charging stations in the city, two of which are on municipal property. Expanding charging infrastructure and access to electric vehicles and other forms of alternative fueled vehicles will be key moving forward.

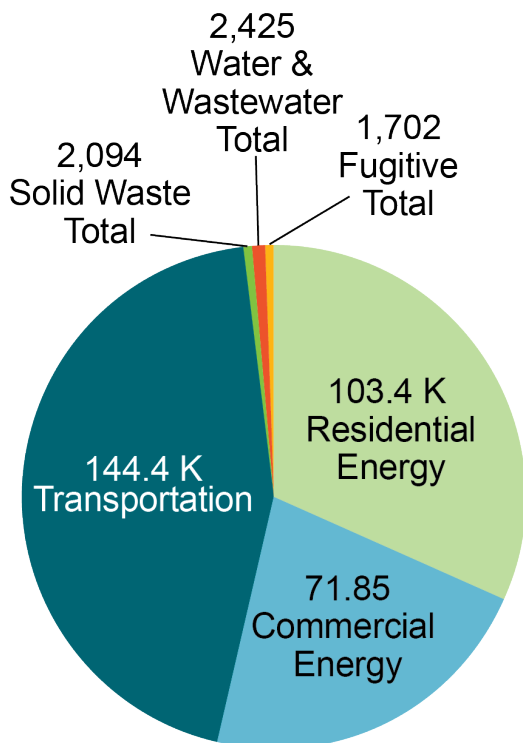


Figure 8: Metric Tons of CO<sub>2</sub> Emissions

Source: Northglenn Inventory of Community and Municipal Operations Greenhouse Gas Emissions

## Goals and Policies

Transportation covers a multitude of areas, from infrastructure to bike and pedestrian access. The City of Northglenn recognizes the importance of balancing safe, efficient movement with mitigating the effects transportation systems have on the environment. Like many cities planned and incorporated in the mid-20th century, much deference has been given to vehicular forms of transportation, especially personal vehicle use. The transportation goals and policies look to improve the safety and condition of our roadways, while prioritizing forms of transportation that will make the community more resilient in the future.

### Goal 1:

Encourage the use of personal vehicles fueled by sustainable, gas alternatives.

1. Implement recommendations prescribed in the EV Readiness Plan.
2. Encourage the use of future forms of alternative fuels and vehicle types (hydrogen fueled, etc.).
3. Provide educational opportunities for residents to learn more about and test EVs.
4. Connect property owners with opportunities and education related to installing EV charging stations on properties throughout the city, especially schools, shopping centers, and centers of employment.
5. Establish a financially equitable electric bike rebate program.
6. Prioritize and implement Connect Northglenn: Bicycle and Pedestrian Master Plan recommendations.

### Goal 2:

Improve road conditions and safety.

1. Educate residents on the various forms of traffic calming.
2. Further promote and implement the No Need for Speed program.
3. Research and apply for funds to improve road safety, especially for pedestrians and bicyclists.
4. Continue to fund and prioritize road maintenance and repair program until road conditions allow for a maintenance predominant approach to road conditions.

### Goal 3:

Improve resident experience in utilizing public transit.

1. Understand the barriers for residents to safely travel to and from bus and rail stops.
2. Prioritize improvements to sidewalks and bicycle facilities leading to and from bus and rail stops.
3. Work with RTD and other regional transportation organizations to advocate for improvements to the public transit system in and around Northglenn.
4. Partner with Smart Commute to continue educating residents on the various public transit opportunities and changes.

### Goal 4:

Improve bicycle and pedestrian travel throughout the city.

1. Encourage bicycle and pedestrian focused infrastructure within, and to and from new developments and redevelopments beyond current requirements in the UDO.
2. Educate residents on proper safety and rules when using bikes and other non-vehicle modes of transportation (ebikes, scooters, etc.) on the road and city trails.
3. Educate youth by partnering with schools to conduct bike rodeos and bike safety education.
4. Research and apply for funding to implement sidewalk and bike facility improvements.
5. Continue coordination between Public Works and Planning & Development to implement recommendations from Connect Northglenn: Bicycle and Pedestrian Master Plan.
6. Provide proper wayfinding signage to inform residents of various trails and potential safe “commuter” routes through the city. Commuter routes may be a mix of trails and safe pedestrian and bicyclist corridors.
7. Provide bike-share locations with free vehicle parking at commercial centers or city facilities in close proximity to trail access points.
8. Encourage opportunities for residents to meet up with other individuals interested in biking.

## 3.4 Water Resources

### Current Conditions

The City of Northglenn owns and maintains all water, wastewater, and stormwater infrastructure in the city. The Water Treatment Facility is located at the northwest edge of the city, and the city's Wastewater Treatment Plant is located on Section 36 (in Weld County). The city is currently able to maintain and provide sufficient service to all residents, but with climate changes and aging infrastructure this could change in the future.

In 2020, the city completed its Integrated Water Resources Plan (IWRP) and Water Efficiency Plan (WEP). These looked at the current and future demand of our water supply and projected total water, as well as ways to use water more efficiently in the city. These plans note water

consumption in the city is decreasing. However, as extreme heat days and droughts become more frequent, there is a gap in the city's water supply should a multi-year drought occur.

Like many others in the region, the city's water, wastewater, and stormwater infrastructure are aging. Issues related to age do not pose a current problem, but in the future the age of the infrastructure could affect many receiving adequate service. Additionally, due to a history of more relaxed federal requirements than what is required today, adequate stormwater infrastructure are not located on many non-residential properties in the city. The cost of upgrading or adding facilities on sites may be a major barrier to redeveloping a property.

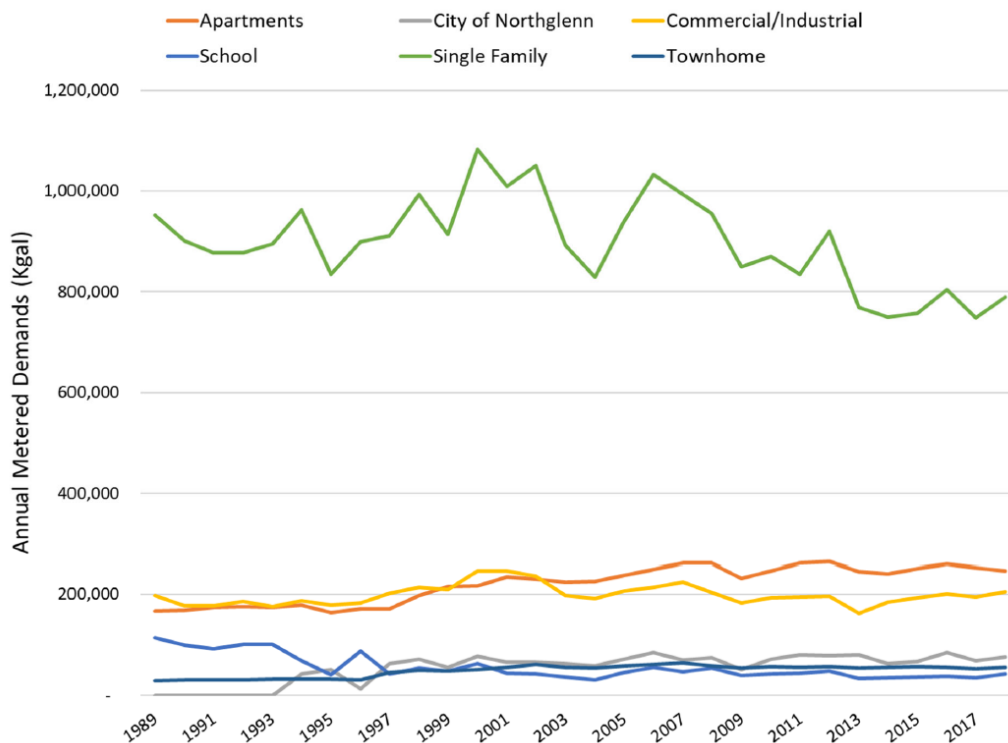


Figure 9: Water Demand by Land Use Type  
Source: Northglenn Integrated Water Resources Plan

## Goals and Policies

In developing the goals and policies, the city continued to focus on concerns around resiliency and equity. Policies looked to creating more efficient and responsible use of water resources to combat the increase of extreme heat and drought and maintain our water supply. Additionally, the policies focus on creating an equitable means to allow all residents to benefit from and access conservation programs and property improvements.

### Goal 1:

#### Increase responsible and efficient use of water resources.

1. Encourage universal conservation measures irrespective of drought conditions through ongoing community education.
2. Develop incentives for new development and redevelopment of residential and non-residential properties to install or adopt water conservation measures.
  - Rainwater gardens/barrels
  - Grey water usage (dependent on legislation)
  - Pervious pavement materials
  - Native plants that are drought resistant
3. Incentivize Low Impact Development practices to better protect water quality.
4. Expand current household water conservation programs to be more financially equitable for all residents.
5. Educate residents and businesses on water conservation measures that could be implemented.
6. Continue to review development ordinances to ensure the latest best practices for water conservation are included.
7. Implement opportunities for reducing city water usage in buildings and parks and open spaces.
8. Expand the xeriscape provisions in the UDO to allow for greater use of non-living materials. Special attention should be paid to the effects of microclimates caused by non-living material in determining the minimum of living materials required.

## Goal 2:

Maintain and improve water, wastewater, and stormwater infrastructure.

1. Continue to prioritize maintenance based on age, impact and evaluate new technologies and methods of more efficient maintenance.
2. Include water impact analyses in all neighborhood and sub-area plans.
3. Understand benefits or costs of utilizing impact fees and implement strategies based on analysis.
4. Financially assist or incentivize upgrades to stormwater facilities on private property to offset cost burdens placed on developments.
5. Enhance educational programs concerning the impacts of trash and debris on stormwater infrastructure and water quality.
6. Enhance educational programs concerning the impacts of pesticides, herbicides, and fertilizer run-off on water quality.

## 3.5 Public Safety

### Current Conditions

The Northglenn Police Department responds and tracks an array of crimes in the city, with the most common being theft. The locations of crimes are relatively spread out in the city, with concentrations occurring based on the types of land use. For example, shoplifting is focused in commercial centers.

Other issues of public safety include neighborhood condition and appearance. How safe a neighborhood feels is often directly related to the appearance and condition of the neighborhood. Neighborhoods with a higher percentage of vacant lots, broken windows, abandoned vehicles, and poorly maintained houses, among other factors, are likely to be perceived as less safe or even have higher rates of crime.



*Officers in School Zone*



*Highline Canal Clean Up*

These issues can often be tracked through code enforcement with violations like broken windows, tall grasses, trash and littering, unsafe/not maintained building conditions, and graffiti. These violations are spread throughout the community, but concentrations of these are seen in residential areas.

The effects of climate change and increased days of extreme heat and drought will also play a role in resident safety and quality of life in the future. In 2018, the city completed a Risk and Adaptation Advisory Report that looked at the long-term effect of climate change on the city. The report found that the overall threat level is lower and the city's adaptive capacity is better than most surrounding cities.

The dominant risks for the city are higher heats and drier overall environment. The report predicted that from 2018 to 2100, extreme heat days will drastically increase from 11 to 84 per year. As extreme heat events increase, as

well as an expected 10 degree increase in average high temperatures (from 67 to 77 degrees), the environment is likely to become drier overall and increase the likelihood of drought and wildfires. This is especially exacerbated by a predicted lack of increase in precipitation during this time.

The safety of a community greatly affects the quality of life for residents. Feeling comfortable and safe in a community leads to expanded time spent outside and in the community. The City of Northglenn, like many other cities, is not free of crime and public safety issues. Understanding the locations and severity of crimes, property issues, and pedestrian and bicyclist safety, in addition to environmental impacts is important to providing a high quality of life to residents.

### Goals and Policies

Public safety is a key factor in providing residents with a high quality of life. Feeling comfortable and safe in a city leads to more time spent in the community and engaging with businesses, events, recreation opportunities, etc. The goals and policies seek to address issues of real and perceived public safety concerns for all residents no matter their demographic indicators, socioeconomic status, or housing situation. The recommendations aim to provide equitable and sustainable solutions to issues of public safety through a community-oriented approach that seeks to empower residents to champion their own neighborhoods with the support of city services and resources.

Community oriented approaches to public safety recognize that safety is not the sole arena of local police. Perceptions of safety are greatly affected by a variety of factors that include access to housing, services and resources, active public spaces, community appearance, and engagement with neighbors and local officials among others. By taking this approach, Northglenn’s vision for the future can be achieved. Building trust between neighbors and with city government through various forms of engagement and resources will aid in achieving an inclusive and welcoming community that celebrates its diversity and champions neighborhoods and environment.

#### Goal 1:

Prioritize community-based approaches and outreach in addressing, real and perceived, issues of public safety.

1. Support the implementation of feasible recommendations from the Community Co-Production Policing Advisory Board.
2. Develop incentives or waivers for groups or individuals seeking to use community spaces (rooms, parks, etc.) for community based and/or building activities.
3. Increase community engagement through development and support of new neighborhood groups.
4. Increase crime prevention education through social media, Connection articles, and programming.
5. Partner with city’s Diversity, Inclusivity, and Social Equity (DISE) Board to identify issues and concerns related to marginalized members of our community.
6. Support the implementation of strategies outlined in the Northglenn Police Department’s 360 Assessment and 5-Year Strategic Plan.



Goal 2:

Maintain and expand the city's Crisis Response Unit (CRU).

1. Prioritize funding for the continuation and expansion of CRU beyond the initial grant funded period of operation.
2. Support and expand regional partnerships to address the need for services across a variety of demographics.
3. Support the maintenance and/or expansion of current programs and services provided or supported by CRU.

Goal 3:

Reduce the impacts of natural and man-made hazards.

1. Support the implementation of recommendations outlined in the Thornton, Federal Heights, Northglenn Hazard Mitigation Plan, which analyzes and addresses a variety of natural and man-made hazards.
2. Identify locations for shelters to be utilized during severe weather or hazard events.

Goal 4:

Strive to meet the needs of those currently unhoused and prevent future homelessness.

1. Understand the feasibility of various housing approaches and programs that could be utilized to provide housing or transitional options for those experiencing homelessness.
2. Provide educational and programmatic resources to those at-risk for experiencing homelessness.
3. Prioritize regional partnerships with surrounding jurisdictions, private entities, and non-profit groups to address the needs of the unhoused and issues of homelessness.
4. Strive to provide temporary housing at a ratio of one bed per 1,000 residents within the city.
  - Collaborate with adjacent jurisdictions to reach this ratio in surrounding communities to prevent a single hub of services and provide a regional approach.

Goal 5:

Improve the appearance and condition of neighborhoods to decrease real and perceived issues of neighborhood safety.

1. Expand advertisement and use of Block Party Trailer for neighborhood level gatherings.
2. Educate residents on the processes and purposes of code enforcement within Northglenn.
3. Foster and build community or neighborhood groups to encourage neighborhood pride and sense of place.
4. Continue and expand partnership between code enforcement and CRU to connect residents in need with resources and mitigation services.

## 3.6 Community Health

### Current Conditions

Looking Up Northglenn is based on planning for safe, active, and healthy lifestyles. Public health is addressed throughout every element and every aspect of this comprehensive plan, and each element's goals, objectives, policies, and actions strive to encourage active healthy lifestyles. Therefore, this element contains only a limited number of its own goals, objectives, policies, and actions. The bulk of this element consists of references to other parts of the plan where goals, objectives, policies, and actions are particularly important to planning for healthy lifestyles in Northglenn's future.

Understanding the breadth of factors that may impact resident health can help determine interventions or mitigation strategies that will give the entire community a chance to live a healthy life. Understood as social determinants of health, it was found that one's socioeconomic status, surrounding built and natural environments, access to healthcare, behaviors, and health outcomes – factors that may be caused by one's genetics or familial predisposition – directly affect the health of individuals.

### Health Impact Pyramid

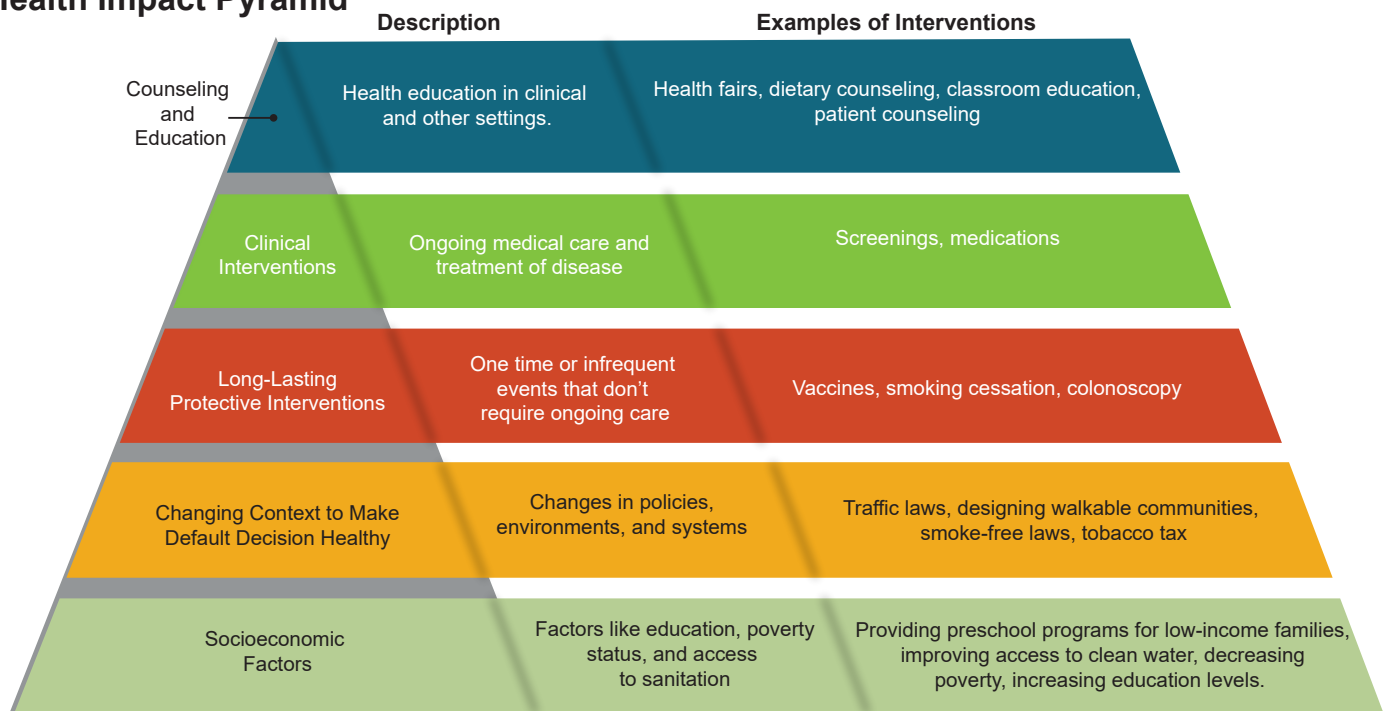


Figure 10: Health Impact Pyramid  
Local Government's Role in Health

The field of urban planning has origins in public health, where zoning, subdivision, and building codes were used to protect people from overcrowded, substandard conditions and noxious industries. This link between public health and urban planning has re-emerged over the last several years. Motivated by the dramatic increase in chronic disease and illnesses over the last two decades, public health professionals and urban planners have identified city planning as a key strategy to increase individuals' physical activity rates and access to healthy foods. These same strategies can also help to reduce per capita air pollution and increase pedestrians/bicyclists safety.

In Northglenn, six of the top ten leading causes of death (Figure 12) can be correlated to lifestyle behaviors. Public health and urban planning professionals recognize that increasing individuals' physical activity is paramount for the nation's health, and that planning cities that are more conducive to active modes of transportation can have a significant impact on increasing physical activity rates and decreasing lifestyle related chronic disease. With this comprehensive plan, Northglenn has the opportunity to integrate Healthy Eating Active Living (HEAL) policies, plans, and programs into one document that guides future decisions.

In 2014, the Northglenn City Council passed a resolution to join the Colorado Healthy Eating Active Living (HEAL) Cities and Towns Campaign, which demonstrated the City's support of policies and programs to improve access to physical activity and healthy food in the Northglenn community. One outcome of the resolution passing was the formation of the Northglenn HEAL Committee. The HEAL Committee seeks to identify and influence policy areas and programs that will contribute

to overall health in the Northglenn community. The Committee works to accomplish this by engaging the community and making recommendations to decision makers for further advancing Northglenn's commitment to improving access to healthy foods and active living by influencing the built environment through these policies.

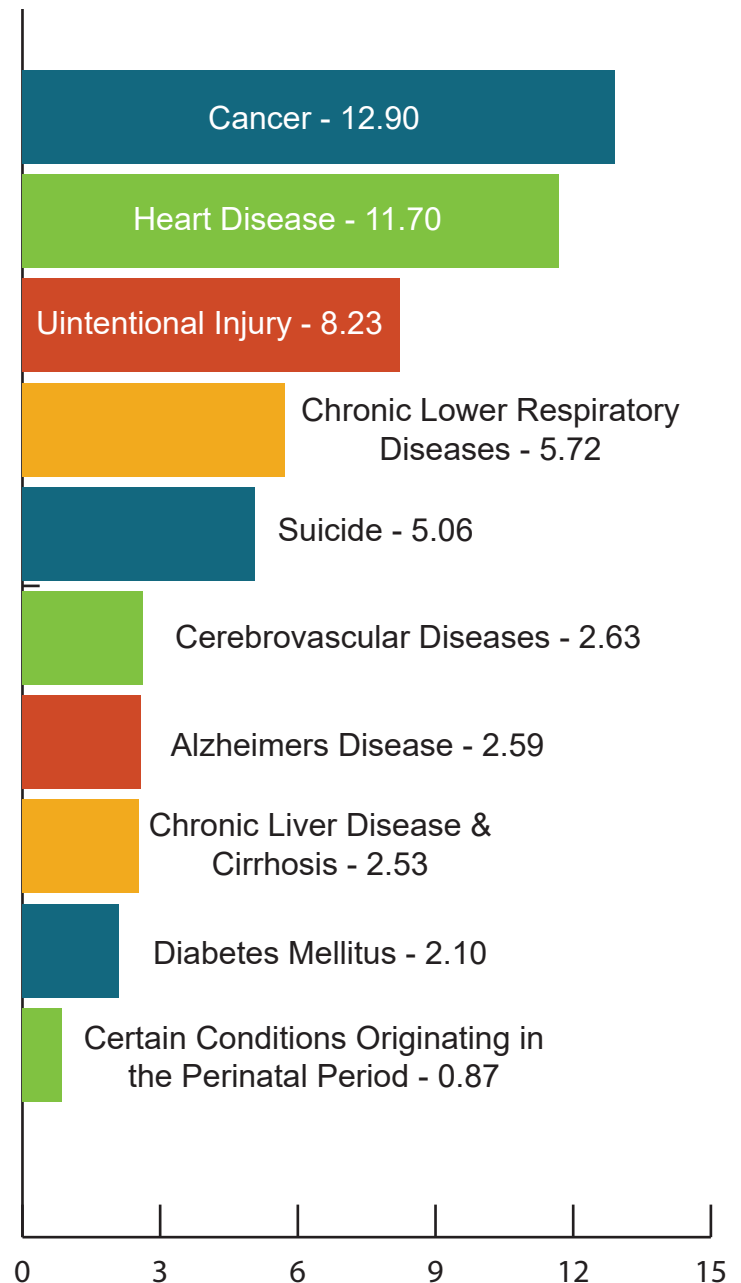


Figure 11: Leading Causes of Death 2019  
Source: Tri-County Health Department

Healthy foods should be accessible to everyone. In 2014, the HEAL Cities & Towns Campaign awarded a RFP to the City of Northglenn for a Food Access Assessment (Appendix 8) to be conducted utilizing technical expertise available through the Campaign. The assessment focused on issues of access to healthy foods. The Northglenn assessment focused on the following primary questions:

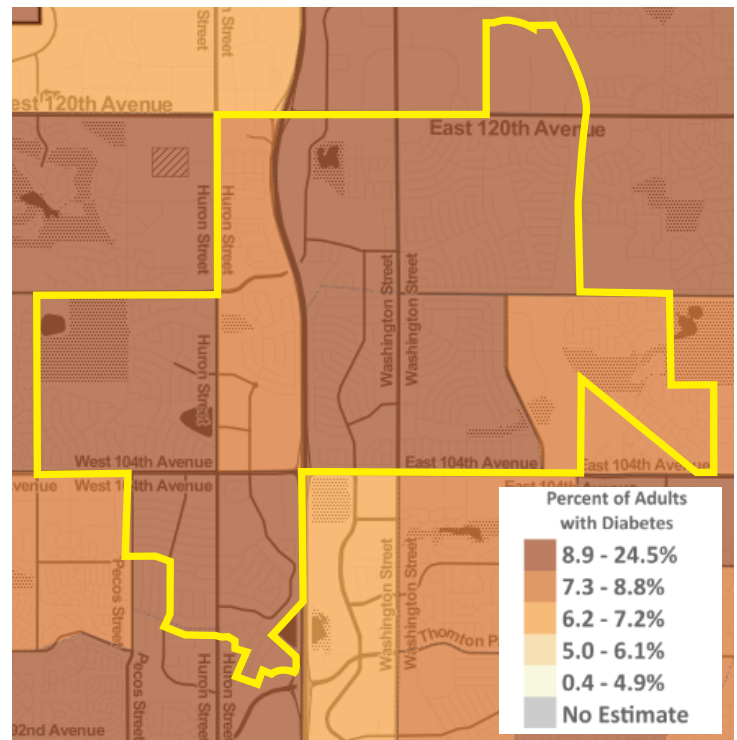
- What elements of our food environment provide which residents with healthy food that they choose to eat?
- What is missing from our food environment that could positively influence healthy food consumption? What role can the city play to advance access to and consumption of healthy foods?

Diet is a significant contributor (or protective factor) related to many chronic diseases, including type 2 diabetes, hypertension, stroke, and cancers as well as other health outcomes outlined in the County Health Rankings. Food environments and community characteristics interact to influence food choices and dietary quality.

The food environment is composed of a variety of food outlets in the community, including grocery stores, gas stations, convenience stores, full-service restaurants, fast food restaurants, farm stands, etc. Their abundance, location, storage and stock, proximity to residential areas, connection to transportation, ability to accept Supplemental Nutrition Assistance Program (SNAP) and Women, Infants, and Children (WIC) benefits, and prices, among other things, all affect how healthy and accessible the environment is.

In addition to access to healthy food options, planning for cities that are more conducive to

active modes of transportation such as transit, walking, and bicycling is critical to community health and involves a combination of strategies. In 2018, the Northglenn City Council adopted Connect Northglenn: A Bicycle and Pedestrian Master Plan (Appendix 2) as an amendment to the City’s adopted comprehensive plan. Connect Northglenn is an initiative to remove the barriers that prevent more people from walking and bicycling, and to make it safer and more comfortable for those who walk and bicycle out of necessity. To achieve higher rates of walking and bicycling and improve safety, the plan includes recommendations to create a comfortable, low stress bicycle and pedestrian network. The recommendations will result in an active transportation system that connects people from their front doors to the community’s destinations.



**Figure 12: Percent of Adults with Diabetes**  
 Percentages shown across Census Tracts  
 Source: Colorado Department of Public Health and Environment: Community Level Estimates



*2021 Full Moon Bike Ride*

The current research on the relationships between transportation, land use, and public health can be distilled into several guiding principles. All of these elements present an opportunity to increase healthy behaviors by removing barriers and making the healthy choice the easy choice. For example, increasing the amount of bicycling and walking that occurs (thereby increasing physical activity levels, social networks, and positive health outcomes) and decreasing driving (reducing per capita air pollution and frequency of traffic crashes, and thereby further reducing some of the barriers to active transportation). Generally, the more a community can incorporate principles of HEAL into its planning, the more active and healthy the community can be.

Suicide and other chronic diseases listed as Northglenn's leading causes of death are often the result of poor mental health. According to John Hopkins, mental health disorders account for several of the top causes of disability in the U.S. with an estimated 26% of adults 18 or over (about 1 in 4) suffering from a diagnosable mental health disorder in a given year. The built environment and social relationships in

a community can have an impact on mental health. Focusing on connectivity, access to green spaces and recreation, goods and services, and opportunities to build interpersonal relationships within the community can lead to improvements in residents' mental wellbeing.

In addition to general food access and built environment aspects that make active living easier, climate change will impact public health. The City of Northglenn Risk and Adaptation Advisory Report (Appendix 4) identifies and models the climate risks affecting Northglenn. Aspects of climate change that impact health, such as extreme heat days and drought, were explored and possible solutions to help the community be more resilient to climate related risks were developed.

Looking Up Northglenn is an ideal venue to address public health concerns as they relate to city policy and the built environment. Northglenn has made a series of policy and program guidance in this plan that will influence the future of transportation choices, land use patterns, parks, recreational opportunities, food access, and climate and environmental impacts on health.

The Northglenn HEAL Committee is an important committee that initiates a number of programs and policies promoting healthy lifestyles in the community. The HEAL Committee administers programs, marketing campaigns, information, and family friendly activities aimed at providing education and opportunities to improve the health of Northglenn residents.

## Goals and Policies

The goals and policies in this section are intended to build off the work the city has already completed with regards to food access, connectivity, and resiliency as it relates to our greatest risks that will impact public health in the city. In addition to referencing the work and recommendations of plans already completed and included in the comprehensive plan appendix, the Stakeholders want this section to address equity, mental health, and senior mobility. Equity is not specifically called out in the recommendations, but the proposed goals and policies seek to remove the barriers to achieving a healthy and active lifestyle, as well as a higher quality of life, that disproportionately affect vulnerable populations, BIPOC (black, indigenous, and people of color) residents, and residents with low

### Goal 1:

Ensure convenient access to healthy foods for all residents.

1. Continue to implement the recommendations in the Northglenn Food Access Assessment, with priorities on the following recommendations in the report:
  - Attract a Farmers Market operator to host a regular farmers market in the city.
  - Utilize Economic Development tools to attract food outlets with healthy alternatives.
  - Allow the development of community gardens in all zone districts.
  - Prioritize connectivity and food accessibility in Northglenn's low-income neighborhoods.
  - Assess Primary Barriers to SNAP Enrollment and work to increase enrollment of residents that are eligible but not enrolled for benefits.

### Goal 2:

Improve multi-modal connectivity throughout the city that facilitates walking and bicycling in lieu of car travel.

1. Implement the recommendations outlined in Connect Northglenn where feasible:
  - Create a dedicated funding source to be specifically utilized to implement the recommendations.
  - Make implementation a high priority for the city by identifying and budgeting annual projects based on the recommendations of the plan.
2. Collaborate with agencies that provide senior transit to ensure that Northglenn seniors have access to reliable transportation to get them to appointments, errands, and social excursions.

Goal 3:

Preserve and improve air quality in Northglenn and the Denver Metro Region.

1. The city shall continue to coordinate its air quality planning efforts with other local, regional and State agencies, and encourage community participation in air quality planning.
2. The city shall continue to support and expand air quality monitoring in the Community so residents can find real time information on local levels of fine particulate matter (PM 2.5), so they can use it to make informed decisions on outside activities and personal measures to improve air quality based on the current data.
3. Expand sustainable transportation options in the community by expanding the bicycle and pedestrian network, bicycle and eBike programs, electric vehicle adoption and infrastructure, transit and adapting to new clean transit options as they emerge.

Goal 4:

Promote “healthy homes” and educate residents on how to keep their homes “healthy.”

1. The city shall disseminate information about methods for reducing and remediating mold growth.
2. The city shall promote green building practices that support “healthy homes.”
3. Provide materials that help residents connect with agencies that can test for radon in the home.
4. Provide materials that educate residents on lead and asbestos in houses and types of mitigation for each material.
5. Provide educational materials to help residents prevent rodent infestation in homes and on properties.



### Goal 5:

Strive to create and maintain an environment that promotes mental wellness through the design of spaces and program offerings in the city.

1. Partner with local organizations, such as Community Reach, other non-profits, and faith-based organizations, to help residents get connected with mental health services they may need.
2. Consider amending ordinances to limit the number of alcohol and marijuana retail sales in the community.
3. Enforce regulations regarding graffiti, vandalism, public drug use, stray animals and property maintenance to increase safety (both real and perceived).
4. Promote the many opportunities to volunteer and connect with other residents in Northglenn, including Snow Stormers, Bicycle repair and give away program, planting flower beds, serving on volunteer boards, commissions, and committees, etc.
5. Continue to support the City's Crisis Response Unit (CRU) to support connecting individuals to needed services during a mental health crisis or event.

### Goal 6:

Create livable neighborhoods that are resilient to the greatest climate related risks the city faces.

1. Develop a public heat safety education campaign that will be rolled out in late spring and early summer annually to inform residents of actions they can take to find relief on days of extreme heat.
2. Develop a plan to designate and create cooling centers around the city so that all residents have access to cool shelter from the heat.
  - Prioritize implementation in low-income neighborhoods where populations may have limited access to air conditioning or may be hesitant to operate air conditioning and cooling units due to potentially high electricity costs during peak heat hours.
  - Partner with private and non-profit organizations to act as designated centers.
3. Prioritize shade structures in public spaces, trails, and right-of-way (ROW) to provide shade from harmful UV rays and relief from the heat.
4. Maintain the City's Tree City USA designation.

## 3.7 Parks & Recreation

### Current Conditions

As part of its early planning, the City of Northglenn incorporated a strong network of parks, trails and recreation facilities that would abundantly serve its residents, providing both recreational opportunities and a chance to be close with nature. The city has impressive open spaces and natural amenities, including Northwest Open Space, Croke Reservoir, and Fox Run. Over the years, the city worked to maintain the original system and leverage opportunities for enhancement and expansion as they presented themselves.

Northglenn boasts around 338 acres of parks and open spaces, all with a variety of amenities that include playgrounds, pavilions, sports facilities, art installations, and so much more. The city also has more than 28 miles of greenway trails which connect residents of Northglenn and allows for alternative means of transportation throughout the city. In addition

to connecting the parks of Northglenn, the Greenway Trails also make regional connections to Standley Lake Reservoir in Westminster, the Farmers Highline Canal Trail and trails along the South Platte River.

In addition to the parks, open spaces, and trails, recreation facilities and programming provide an array of opportunities to residents. In 2021, Northglenn opened a new recreation center, senior center, and theatre, providing residents with upgraded facilities and programs. Programming at both the recreation center and parks is diverse in its offerings including among many others pools, day camps, health and fitness classes, senior oriented activities, theatre, and other cultural events.

Parks and recreation was a vital component of Northglenn's past, with a focus on their development prior to incorporation, and will continue to be a priority far into the city's future.



*Croke Reservoir Nature Area*

## Recreation and Tourism Compliance

Colorado lawmakers adopted House Bill 1006 in 2001. It requires master plans to include a recreation and tourism uses element. As the city has taken great strides to coordinate with other citywide plans and make them an integral part of the comprehensive plan, the existing Parks and Recreation Master Plan meets that requirement. It highlights the numerous opportunities for formal and informal recreation that are afforded both residents of and travelers to Northglenn. In addition to the recreational and tourism opportunities provided by the city, other private opportunities exist through businesses whose business model centers around the provision of recreational and fitness opportunities.

## Goals and Policies

The goals and policies below were developed with the Northglenn Parks Master Plan in mind and seek to support the current plan and future planning efforts. At the time of adoption of this plan, an update to the master plan has kicked off and will include robust public engagement to ensure our parks, open spaces, and recreation opportunities are in line with what residents want to see in the future.

### Goal 1:

Ensure the City of Northglenn parks, trails, open spaces, and recreation facilities provide for the recreation and tourism needs of city residents and visitors.

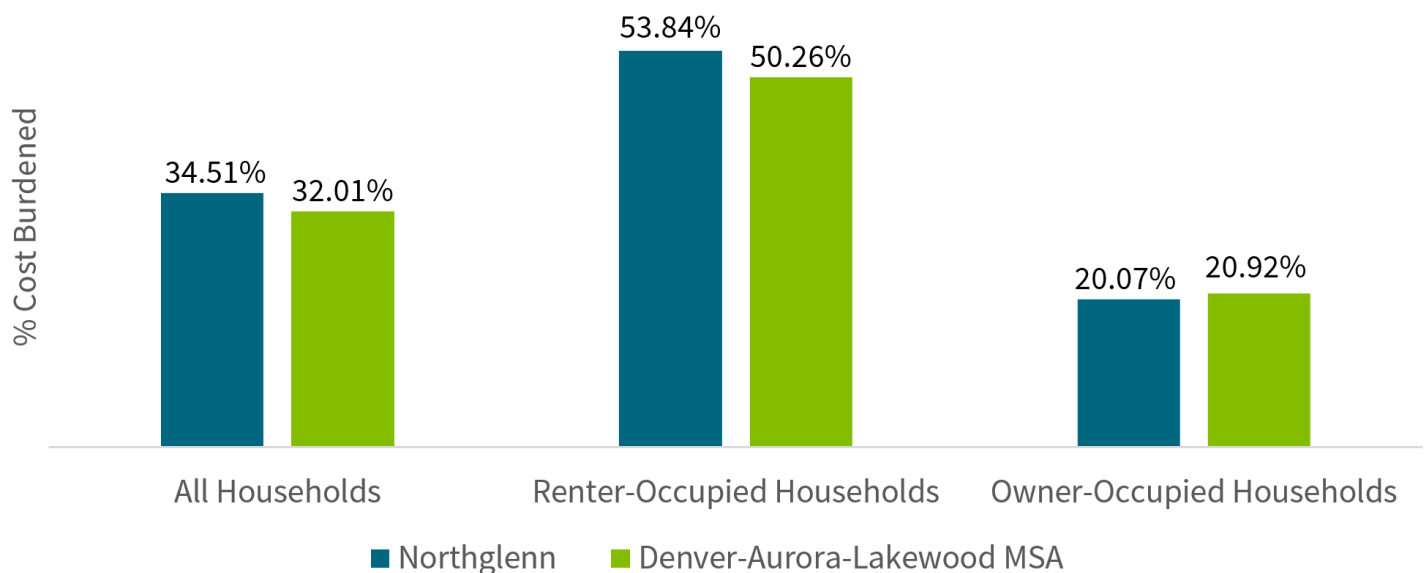
1. Continue the evaluation and implementation of the City of Northglenn Parks Master Plan.
2. Prioritize the connection of trails and bicycle and pedestrian facilities, as recommended in Connect Northglenn, throughout the city to make pedestrian and bicycle travel safe and convenient.
3. Plan for and respond to the effects of climate change to ensure safe and comfortable use of parks, trails, and open spaces.

## 3.8 Housing

### Current Conditions

The City of Northglenn is in a unique position within the Denver Metro Region. The city is land-locked by other municipalities and is unable to annex new land. Northglenn is predominantly built out with few opportunities for new housing development and must rely on the redevelopment of existing residential and commercial properties to meet future housing needs. With these unique constraints in mind, the city completed a comprehensive housing needs assessment in 2022 to further inform future policy direction. The following information is primarily summarized from that assessment.

Roughly 59% of all housing stock in Northglenn is single family detached houses with about 23% of housing being multi-family with 10 or more units. Middle density housing options like duplexes, triplexes, and quadplexes among others make up the rest of the housing stock in the city. These percentages are indicative of an imbalance in our housing stock that is common across the country especially in cities primarily developed in the mid 20th century.

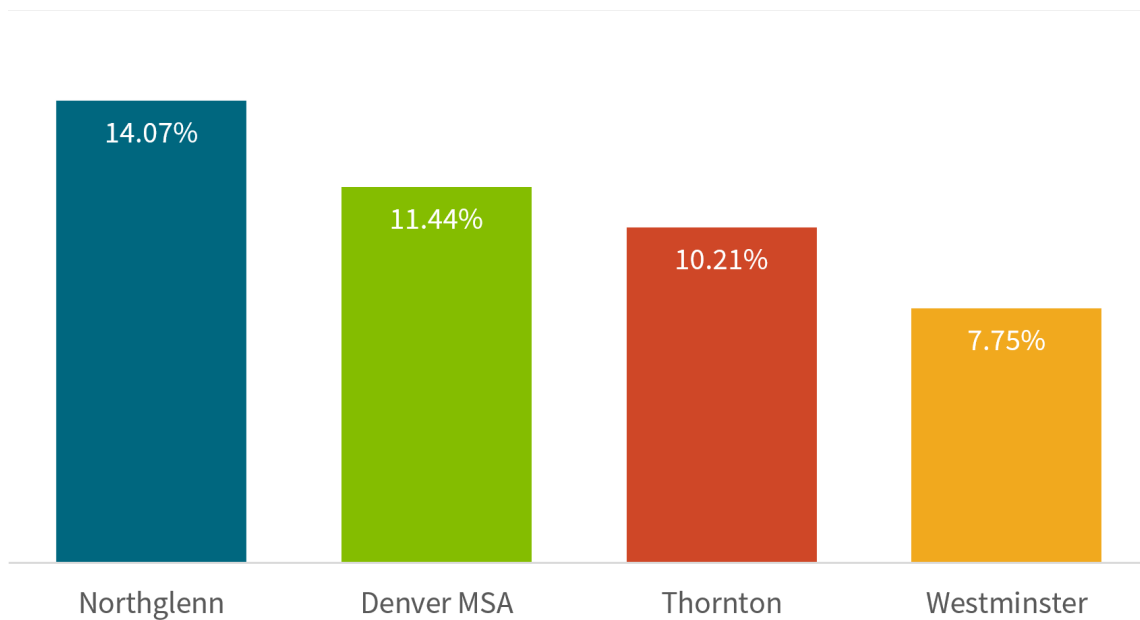


*Figure 13: Regional Housing Cost Burden Comparison by Tenure*  
Source: Northglenn Housing Needs Assessment, ACS 2016-2020 Estimates

Northglenn's housing is affordable relative to the metro region, but issues of affordability are still present. As of 2020, nearly 56% of all renters are paying more than 30% of their monthly gross income on housing costs. As defined by the Department of Housing and Urban Development (HUD), this means that the majority of renters in Northglenn are cost burdened by housing. These numbers, however, are in contrast with the availability of affordable housing in the city.

The Northglenn Housing Needs Assessment found that, with 14.07% of rental units costing under \$800 a month, Northglenn has more affordable units than the Denver Metropolitan Statistical Area, Thornton, and Westminster. The seemingly contradictory nature of this information suggests a lack of market-rate housing for those that could afford and would like to move up in housing. By providing more housing options, those units that are currently affordable could be opened up for cost-burdened residents.

It is evident in the assessment that the diversification of both housing stock and cost is vital to accommodating shifting demographics and growth in the city. Additionally, addressing these housing concerns will help increase the racial and economic diversity in Northglenn, retain existing residents, and improve the City’s economic sustainability and ability to weather major economic events.



*Figure 14: Rent Under \$800 a Month*  
*Source: Northglenn Housing Needs Assessment*

### Goals and Policies

The goals and policies below seek to maintain and improve Northglenn’s relative affordability, while providing for the housing needs of all residents. The recommendations strive to aid in the diversification of the City’s housing stock through several approaches that accommodate residents of all backgrounds and socioeconomic situations. The goals and policies also look to make it easier for residents to move up or improve their housing, continuing a legacy of residents choosing to live in Northglenn for several decades.

Goal 1:

Retain residents likely to transition out of Northglenn.

1. Determine feasibility of low-cost loans for homeowners to improve their houses.
2. Understand viability of targeted incentives for homeowners to improve their houses and properties.
3. Improve aesthetic nature of entrance corridors and rights-of-way in Northglenn.
4. Engage with residents to determine neighborhoods in the city and develop a sense of place for residents in their immediate community.
5. Encourage the forming of neighborhood groups to develop a sense of community and shared pride.

Goal 2:

Diversify housing types to accommodate all stages of housing needs.

1. Engage with residents to determine areas that could accommodate mid-density housing (duplex, triplex, etc.).
2. Determine ways to make accessory dwelling units (ADUs) more accessible for residents through education and amendments to the Unified Development Ordinance (UDO).
3. Establish mixed use or transit-oriented overlay districts to allow for greater flexibility of potential uses in areas.
4. Develop targeted incentives to assist with the costs of infill construction.

Goal 3:

Improve affordability for current Northglenn residents.

1. Provide housing that meets all stages of the housing life cycle.
2. Support the development of market rate housing to provide for residents who are financially able to move up from lower cost, affordable housing.
3. Maintain relative affordability within the Denver Metro Region.

# Chapter 4

## Areas of Focus & Sub Area Planning







# Areas of Focus & Sub Area Planning

## 4.1 Areas of Focus

The city is predominantly built out, with less than 10 acres of developable land. This poses unique challenges for the future as growth in land area is not possible. Redevelopment of existing properties is a primary focus in shaping the future built environment in Northglenn. With this in mind, the establishment of Areas of Focus and Areas of Stability was utilized in developing future land use recommendations.

The city, like many others, was developed under a Euclidian style zoning pattern. This method separated and clustered land uses based on intensity. The introduction of mixed-

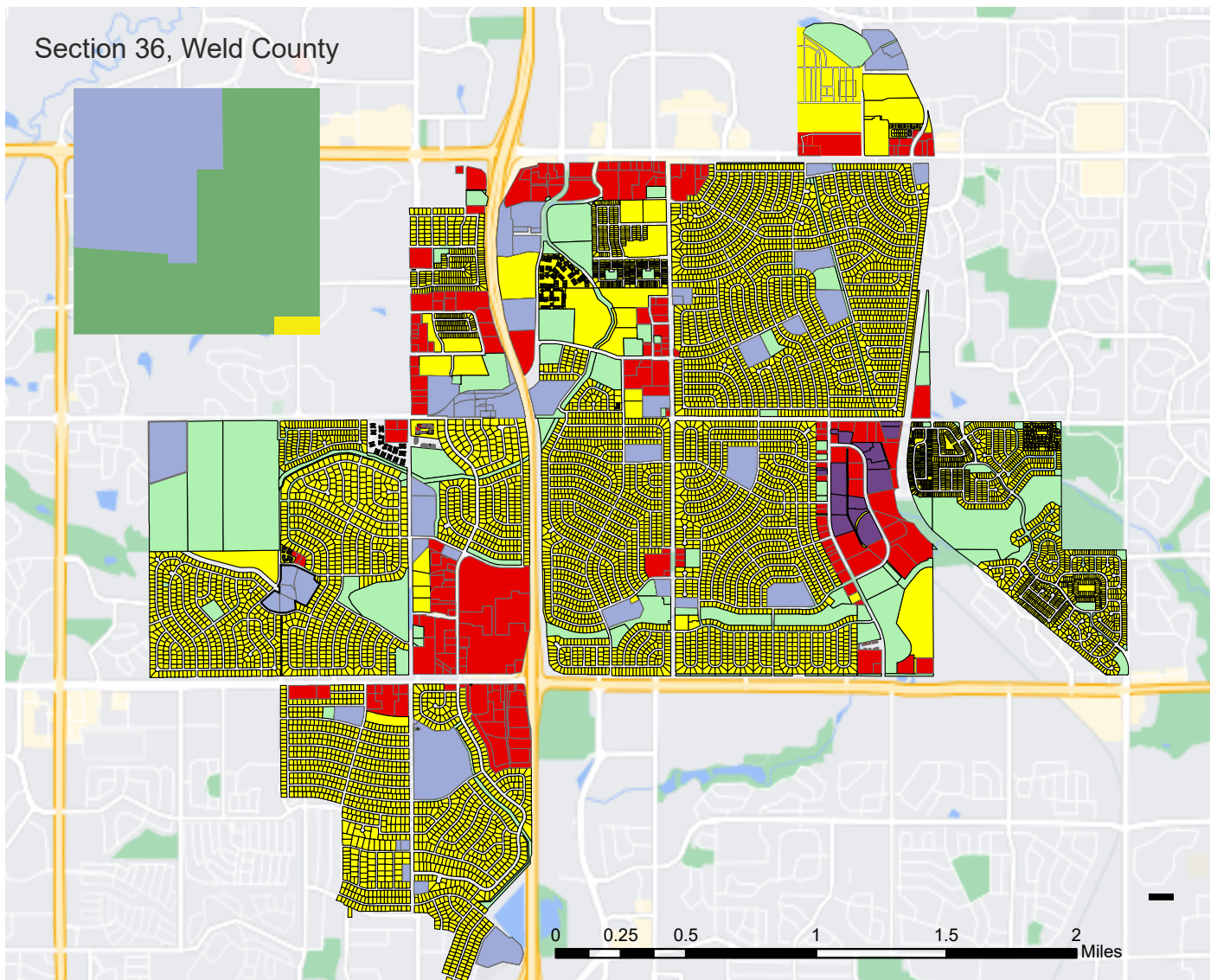
use districts in the Unified Development Ordinance (UDO) opened a new avenue of tools to allow Northglenn to grow and evolve within the limitations of its boundaries. Mixed-use development, which often includes a mix of residential, commercial, service, and/or cultural-based uses in conjunction with a pedestrian and walkable focused development, provides both a destination for residents and useful amenities for those living in the development. Many of the mixed-use districts were included in the recommendations for the proposed Areas of Focus.

### Areas of Focus

Priority	Area of Focus	Recommendation
1	Section 36	Industrial/Commercial
2	Marketplace	Mixed – Use Regional
3	Marketplace Annex	Mixed – Use Regional
4	112th Ave. and Irma Drive to the N – Line	Mixed – Use Corridor/ Commercial General
5	Washington Point (West of Washington)	Mixed – Use Corridor
6	Washington Center (East of Washington)	Aesthetic Improvements
7	West Side of Irma Drive from 112th Ave. to 104th Ave.	Mixed – Use Corridor/ Commercial General
8	Huron Center	Mixed – Use Regional
9	112th Ave. and Huron St. – Vacant Property	Public Facility or Mixed – Use Corridor
10	Bannock St. South of O’Meara Ford – Vacant Property	RM – 1 - Multifamily Limited
11	Bannock St. and 104th Ave. Area	Mixed – Use Regional

The Areas of Focus were prioritized to guide the city in developing specific neighborhood or sub-area plans for each area. Prioritization took into account the beneficial impact the area could have on the city, the ease with which the plan could be implemented or utilized to guide developers, and overall community backing and need. The areas include existing commercial and residential areas, as well as a small number of vacant properties. Recommendations for each area predominantly focused on either a change in zoning classification or aesthetic improvements to an area.

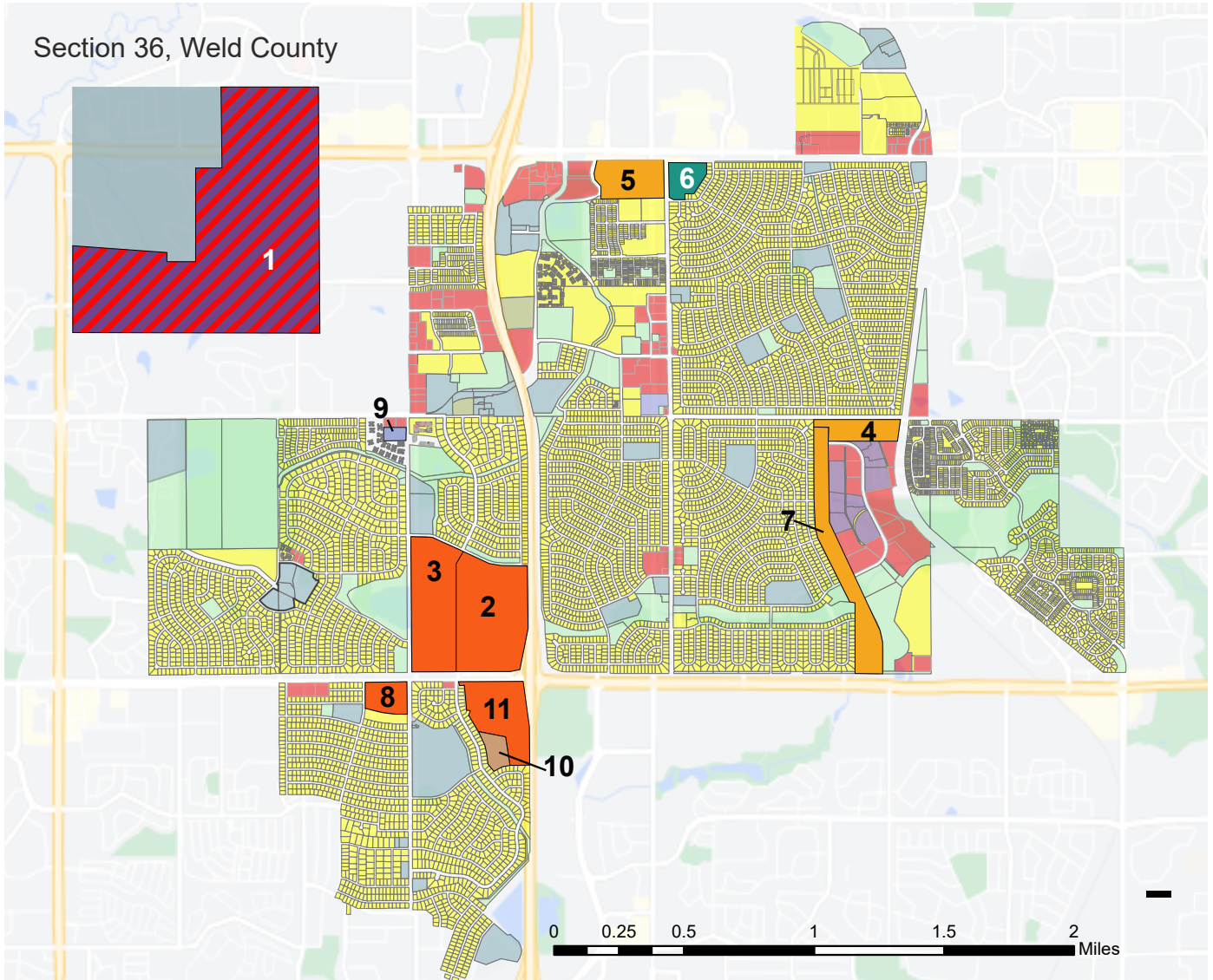
The map below highlights the current land uses in the city. The Areas of Focus map (following page) notes the physical boundaries and the potential change in land use based on the recommendations for each area.



Legend	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Residential	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Parks and Open Spaces
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Commercial	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Public Facilities
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Industrial	<span style="display:inline-block; width:15px; height:15px; background-color:darkgreen; border:1px solid black;"></span> Agriculture

# Existing Land Use Map

Section 36, Weld County



Legend

- |   |  |
|---|--|
|  Mixed-Use Regional    |  Public Facilities      |
|  Mixed-Use Corridor    |  Limited Multi-Family   |
|  Industrial/Commercial |  Aesthetic Improvements |

*Numbers note priority of subarea planning for each AOF.*

# Areas of Focus Map

## 4.2 Areas of Stability

In addition to a discussion on Areas of Focus, the plan contemplates Areas of Stability, which are areas that exemplify characteristics important to the community. Predominant areas include established neighborhoods with a lower density feel, pedestrian-focused areas like parks and trails, and commercial areas that directly accommodate surrounding neighborhoods. Areas of Stability are utilized as a tool to note and promote what characteristics residents value most in the community, but not stop changes or evolution in those areas as long as it maintains the surrounding character.



*Residents Walking Along Farmers' Highline Canal Trail*

