



TOWN OF MEAD

COMPREHENSIVE PLAN

ADOPTION DRAFT, MARCH 2018

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Christopher Kennedy, Planning Director
Jennifer E. Vecchi, AICP, LEED AP BD+C,
Planning Consultant, Vecchi & Associates
Erika Rasmussen, Public Works Director
Ken Clifford, Engineering Consultant
Mary Strutt, CMC, Town Clerk
Pam Gehringer, Permitting and Utility Billing
Technician
Jamie Hickey, Administrative Clerk

CONSULTANT TEAM

Bruce Meighen, AICP, Logan Simpson
Megan Moore, ASLA, Assoc. AIA, Logan Simpson
Brooke Seaman, Logan Simpson
Kristy Bruce, GISP, Logan Simpson
Miriam McGilvray, AICP, Logan Simpson
Kristina Kachur, AICP, Logan Simpson
Cayla Cothron, Logan Simpson
Joe McGrane, Graphic Artist/ Illustrator
Jenny Young, PE, AICP, Felsburg Holt & Ullevig
Megan Ornelas, GISP, Felsburg, Holt & Ullevig
Erica Heller, AICP, Progressive Urban Management
Associates
Andrea Buglione, Progressive Urban Management
Associates

PREVIOUS TOWN EMPLOYEES

Mike Segrest, Former Interim Town Manager
Melissa Mata, Former Administrative Assistant
Dawn Adams, Former Assistant Town Manager and
Economic Developer

SPECIAL THANKS TO THE CITIZENS OF MEAD

Thanks to the community members, residents,
business owners, stakeholders, and Town boards,
commissions and committees who helped shape the
vision for the future of the Town of Mead.

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CHAPTER ONE:

INTRODUCTION TO THE PLAN

TOWN BACKGROUND

The Town of Mead is a family-friendly community ideally situated in the heart of Northern Colorado, providing an easy commute to Denver, Fort Collins, Boulder, and Longmont. Located in Weld County, Mead is bisected by both Interstate 25 – the main north/south corridor along the Front Range, and Highway 66 – the southern scenic gateway into Rocky Mountain National Park. While Mead’s population may be less than 5,000 (4,553 total residents in January 2018), more than 80,000 people drive through its town limits each day.

The Town, officially incorporated in 1908, is approximately twelve square miles in size. A larger planning area that spans almost fifty square miles encompasses the town and its surrounding area. The town limits and planning area are collectively referred to as the Planning Influence Area (PIA), which identifies the total area over which the Town of Mead has the legal right to influence development. Mead’s Planning Influence Area comprises agricultural land, residential development, lakes and reservoirs, oil and gas wells, industrial parks, and limited commercial and retail property.

While preserving the rural, small-town character is integral to the community’s identity, regional development pressures to meet residential and commercial demand—coupled with a recent encroachment into the Town’s planning area, have already begun to impact Mead’s pace of growth. Potential annexations of unincorporated land within the PIA and impending neighboring developments will have a lasting impact on the Town’s roads, schools and ability to maintain open space separation between neighboring communities. Among other issues, these concerns prompted this update to the Town’s Comprehensive Plan.

This Plan responds to these issues, recognizing the need to move forward with diversification of housing types and a focus on economic health and employment opportunities. More importantly, it provides a roadmap for how the Town wishes to grow and develop over the next twenty years so that Mead can continue to remain a tightly knit community that offers beautiful open space and an exceptional quality of life.



Photo Credit: Debra Rizor

PURPOSE OF THE PLAN

The Mead Comprehensive Plan (also referred to as ‘the MCP,’ ‘Comprehensive Plan,’ or ‘the Plan’) is the primary policy document for the community and is focused on enhancing the Town’s long-term vitality. It is a 20-year (2018-2038) strategic plan with guiding policies and action strategies, designed to meet [Colorado Statute](#) requirements and articulate a shared vision for the community. The Plan helps shape decisions related to new development, redevelopment, Town programs and services, and is intended to be a living, dynamic document—the policies of which are applied on a consistent basis.

Residents may look to the Mead Comprehensive Plan for guidance regarding the goals and commitments aimed at ensuring a resilient and sustainable future for the Town. The Plan’s policies and strategies are tools that Mead will use to guide its future. The Mayor, Board of Trustees, Planning Commission and Town departments will also use this Plan to guide their decisions, actions, and relationships with other cities, counties and state agencies.

Developed through a dynamic, community-driven planning process, the updated Plan identifies a set of specific, achievable opportunities with a focus on three strategic sub-areas within the Town where it can achieve significant impact in the near term: 1) Downtown, 2) the Highway 66 Corridor and 3) the East Side Neighborhood.

A thorough analysis of Mead’s existing conditions and growth patterns provided a benchmark for projecting future growth and potential changes in policy. The resulting goal and policy statements together with the [Future Land Use Plan](#) helps direct development patterns and infrastructure improvements holistically throughout the Town. These concepts form the foundation for specific zoning and land development code regulations.

WHY UPDATE THE PLAN?

For the Comprehensive Plan to remain valid and effective, it must be regularly reviewed and amended to accurately address current standards, goals and strategies, and future needs, as well as to provide additional social, economic, and environmental sustainability elements not previously included in the 2009 Mead Comprehensive Plan or current Land Use Code. Furthermore, it is essential that the Town’s Comprehensive Plan keeps pace with changing local, regional and global conditions occurring within and outside of the Mead community. Global phenomena

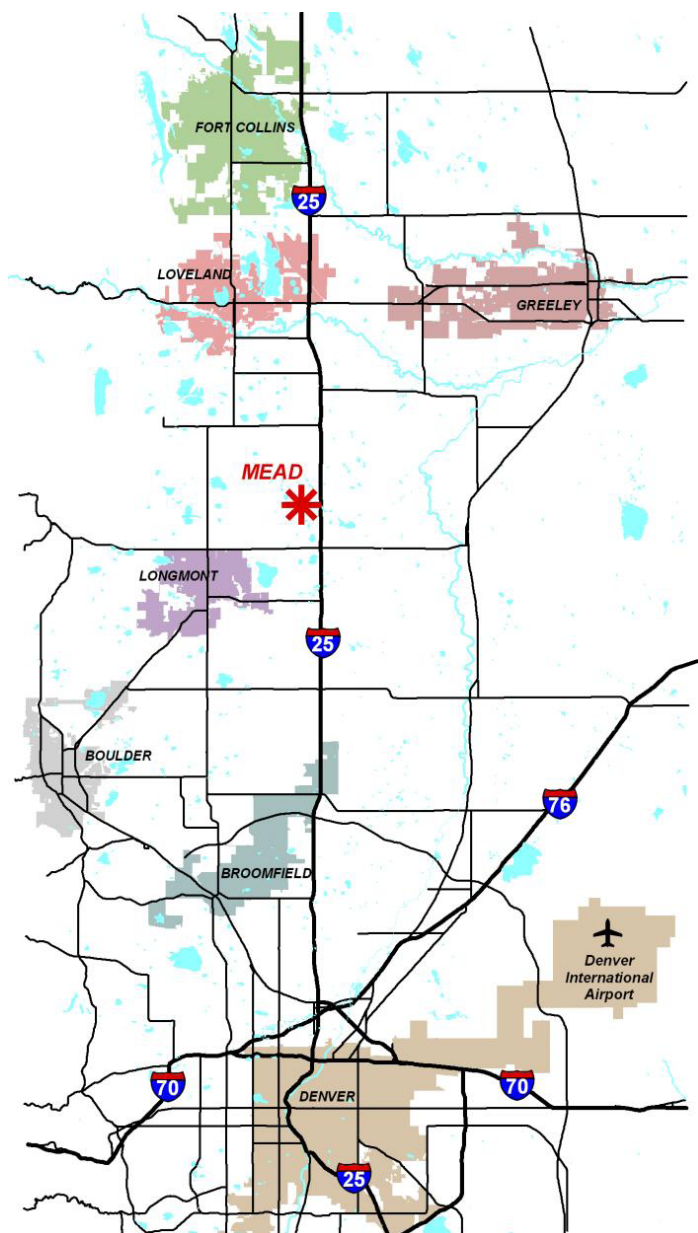
WHO USES THE PLAN?

Residents: The Plan identifies potential locations for future parks, trails, community facilities, and other services.

Business and Property Owners: The Plan provides land use guidance in undeveloped parts of Mead and unincorporated areas outside of town.

Decision-Makers: The Plan provides guidance in budgeting, timing capital improvements, and development review.

MAP 1. MEAD’S REGIONAL LOCATION



including demographic shifts, technological advancements, and sustainability concerns have all recently accelerated, further emphasizing the need to update the Plan (see Appendix B for more on existing conditions). It is vital to continually analyze current conditions and utilize the best possible projections related to land use, development, environmental factors and population changes; all of which could have a significant impact on Mead and its future character.

Mead is one of the many rapidly changing communities along the Front Range, and as such this plan update is essential in determining and fulfilling the future vision for the Town. The 2018 MCP recommends a variety of policies to take advantage of new and unique opportunities while still staying true to the Town’s roots and providing the best quality of life for Mead’s residents, visitors, employees, and businesses in the years to come. The Plan does not simply meet basic requirements, it is designed to move the community forward and keep the conversation open as the Town experiences growth and change.

Understanding Mead’s Current Realities

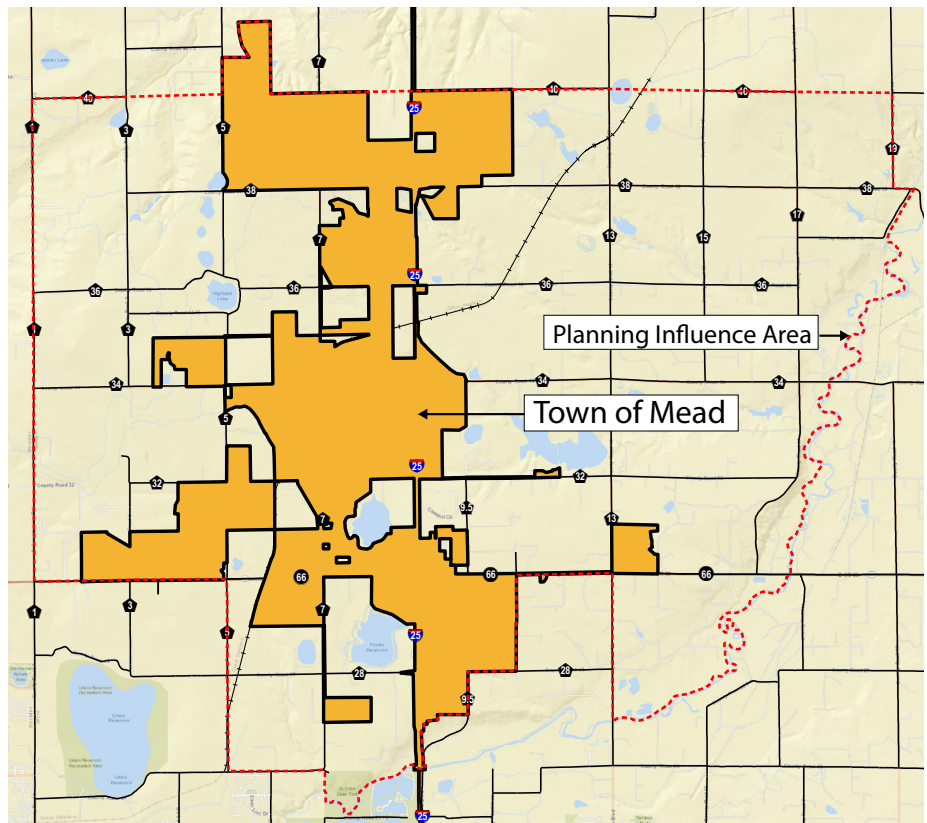
Strategic Location: Downtown Mead lies one mile west of Interstate 25 (I-25), just two miles north of Highway 66 (SH 66)—known as the scenic gateway to Rocky Mountain National Park, and about nine miles from the center of Longmont. It is inevitable with the general growth of the Front Range, further induced by the easily accessible interstate for work commutes, its proximity to recreational activities and destinations in the mountains, as well as the growth of neighboring municipalities, that Mead will continue to grow. In addition to being an attractive residential community, more than 80,000 people drive through the Town each day, offering a unique economic opportunity for Mead to capture commuter and tourism revenue.

Imminent Growth: Mead’s estimated population as of January 2018 was approximately 4,553. Over the next 20 years, the Town is expected to experience unprecedented growth; already foreshadowed by the increasing number of development proposals received by the Town in recent months. The Town understands the need to ensure that future growth is deliberate and planned in a manner consistent with current goals and priorities. Dependent on Mead’s actual and projected population growth rates over the next five to ten years, it is recommended that this Comprehensive Plan be reevaluated and updated once the Town reaches the identified population benchmarks of 7,000 residents (5 years) and 11,000 residents (10 years).

TABLE 1. PROJECTED POPULATION

Growth Estimates	2023 (5 years)	2028 (10 years)	2038 (20 years)
Low (2.2%)	5,076	5,660	7,036
Medium (6.0%)	6,093	8,154	14,602
High (12.0%)	8,024	14,141	43,920

MAP 2. TOWN OF MEAD AND PLANNING INFLUENCE AREA BOUNDARIES



Planning Influence Area (PIA) Boundary: In recent years, an adjacent municipality has annexed land and approved development within Mead’s Planning Influence Area boundary. This lack of intergovernmental coordination and adherence to the 2009 Comprehensive Plan vision has raised concerns about preserving a small-town identity and distinct separation from neighboring communities. In addition, the Town of Mead does have an Intergovernmental Agreement (IGA) with Weld County, whereby the County refers development applications that are within the PIA to the Town prior to processing and approval. Without a strategic approach to growth in the PIA, new annexations and developments could have a significant impact on the Town’s ability to provide services and infrastructure to its residents without the benefit of an increased tax base.

The Need for Growth: For Mead to thrive economically, the Town must strengthen employment opportunities as well as its tax base. This requires a coordinated approach between housing, services and industry. Economic development should include a balance of retail, commercial and light industrial. To increase the tax base to support the retail and services, Mead should move forward with the diversification of housing types to attract and expand the residential development needed to support retail.

With deliberate consideration of the factors mentioned above, the 2018 Mead Comprehensive Plan will help guide the Town’s approach to preserving, enhancing and growing the community in a way that promotes mutual prosperity, coordinated public investment and a healthy environment. The Plan establishes a basis for future development priorities and provides a balanced, predictable, yet flexible land use plan. The strategies implement this direction for economic development and sustainability, housing diversification, health and well-being, hazard mitigation and resilience, infrastructure upgrades and expansions and general improvements for community services and character.

PLAN DEVELOPMENT PROCESS

The Mead Comprehensive Plan update was part of a 14-month initiative that engaged the public in defining a shared vision for the Town through 2038. The multilayered process, which began in February 2017 and concluded with public hearings in April 2018, offered a platform for residents, stakeholders, Planning Commission, the Board of Trustees and Town staff to join in a dialogue focused on capitalizing on emerging opportunities.

Process and Schedule



Public Involvement in the Planning Process

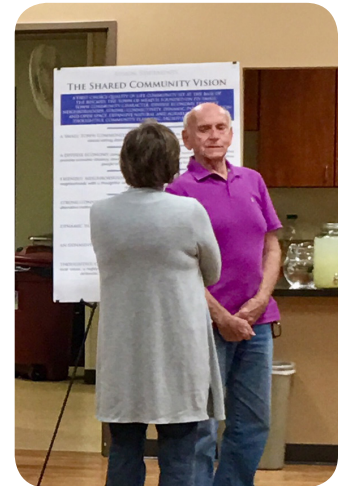
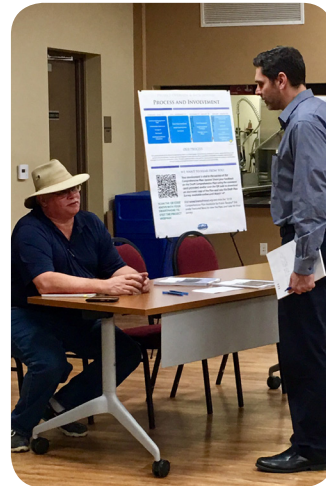
Outreach efforts included regular communication with and input from the public, Planning Commission and the Board of Trustees, and employed the critical technical expertise of Town staff:

- 8 SMALL GROUP STAKEHOLDER INTERVIEWS WITH 57 TOTAL ATTENDEES**
- 2 APPEARANCES AT LOCAL COMMUNITY EVENTS WITH ~150 PEOPLE REACHED**
- 6 ONLINE SURVEYS WITH 170 TOTAL RESPONDENTS**
- 2 EMAIL BLASTS WITH ~120 RECIPIENTS**
- 1 COMMUNITY OPEN HOUSE WITH ~20 ATTENDEES**
- 7 PLANNING COMMISSION MEETINGS**
- 3 JOINT PLANNING COMMISSION & BOARD OF TRUSTEES WORK SESSIONS**

Over 500 people were reached during the planning process, which is just over 10% of the Town's total population.*

* The total estimate could include a small percentage of duplicate participants.

Below: Residents and Town leaders attended the Community Open House on March 8, 2018 at Town Hall to review, discuss and share feedback on the Draft Comprehensive Plan.



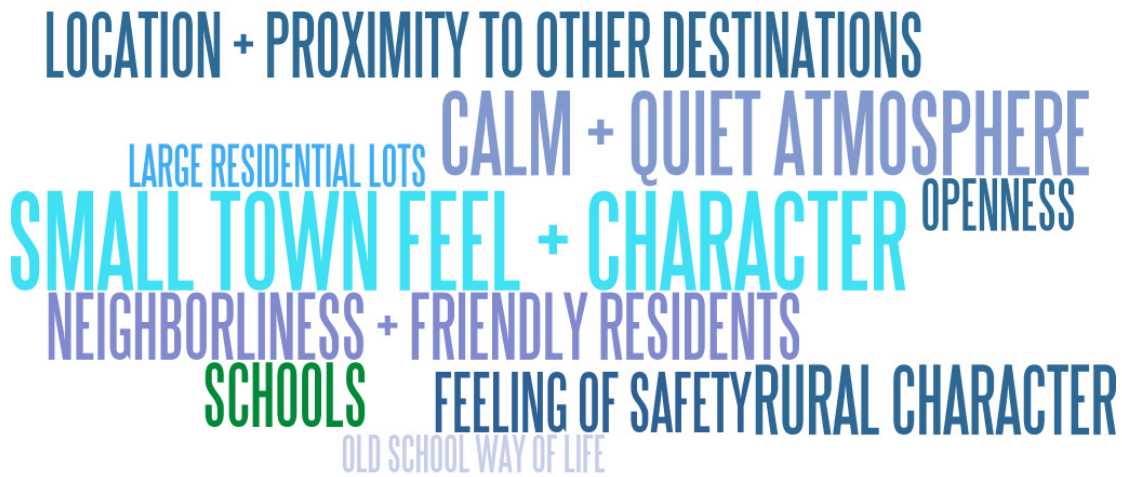
VISION SUMMARY

Visioning is a critical step in the articulation of the shared values of Mead's community. The planning process was designed to ensure that these values serve as the basis for the Town's roadmap for future development. Crafted and refined through conversations with community leaders, residents, business owners and staff, the vision for the 2018 Mead Comprehensive Plan recognizes the changing trends in the community while preserving what is valued.

The project team began by asking residents and community members what they love most about Mead and what they would like to see change over the next ten to twenty years. The feedback was used to inform the remainder of the plan development process. The most common responses from this initial listening phase are shown in the word clouds on the next page and a full summary of what we heard can be found in Appendix C: Phase 1 Outreach Summary.

Q: “What do you love most about the Town of Mead?”

Depicted in the word cloud below are the values that Mead residents and stakeholders hold close to their hearts – elements of the community that should remain and be enhanced in the future. These are often the first things mentioned when describing the Town, and are great assets that keep residents here. These concepts speak to the emotional truth about what Mead means to its residents. The larger the word, the more often it was listed as a response.



Q: “Looking ahead 10 to 20 years from now, what are some key opportunities and goals for the Town of Mead?”

Depicted in the word cloud below are the responses provided by residents and stakeholders when asked to identify some potential opportunities to improve Mead over the next ten to twenty years. These opportunities were further explored and refined during subsequent phases of the Comprehensive Plan update process. The larger the word, the more often it was listed as a response.





CHAPTER TWO:

THE VISION FOR MEAD



THE SHARED COMMUNITY VISION FOR THE TOWN OF MEAD:

A First-Choice Quality of Life Community set at the base of the Rockies, the Town of Mead is founded on its small-town community character, diverse economy, friendly neighborhoods, strong connectivity, dynamic parks, recreation and open space, expansive natural and agrarian setting and thoughtful community planning, facilities and services.

OVERVIEW

Importance of Developing a Shared Community Vision

As one of the many changing communities along Colorado's northern Front Range, the Town of Mead continues to steadily grow and prosper, identifying itself as a strong community with a bright future. Mead, with its rich heritage, small-town atmosphere, beautiful open space and parks, attractive housing market and strategic central northern Colorado location, is a key location for both commercial and residential development.

The shared community vision attempts to put into words what it means to live, visit and work in Mead. It defines how Mead should look and function in the future based on what residents love; how Mead should manage development to achieve that outlook; and how to evolve to meet future needs. Building the vision through community outreach and engagement was invaluable to shaping the future quality of life in Mead. The process challenged residents and community members to think 20 years into the future in the face of change, revealing what they value most about their community and what they would like to see improve as the town continues to mature. The public feedback gathered during the first two phases of the planning process culminated in the overall shared community vision and seven themes that elaborate on specific aspects of that vision.

Photo Credit: Regina Hubbard

Vision Themes

Mead’s 2018 Comprehensive Plan evolved through regular communication with and input from the public, with extensive community discussion and debate. This chapter is organized by seven vision themes. Each vision theme has an overarching vision statement followed by a set of goals, policies and strategies that will help ensure a resilient and thriving future for Mead. Highlights from the 2017 Existing Conditions Report are also included to provide an overview of baseline conditions that influence the development of the goals, policies and strategies for each vision theme (refer to Appendix B for the full report). These trends and data helped the public update Mead’s vision, identify major opportunities and develop a strategic, forward-thinking land use plan. This Chapter establishes a framework for Chapter 4, where conclusions and actions to guide the future are determined.

Several vision themes are continuations of ideas carried forth from the 2009 Comprehensive Plan; many are new, arising from concerns about Mead’s future quality of life in the face of significant and imminent change. The following major themes play a critical role in establishing priorities and a framework for future growth:

- I. A SMALL-TOWN COMMUNITY CHARACTER
- II. DIVERSE ECONOMY
- III. FRIENDLY NEIGHBORHOODS
- IV. STRONG CONNECTIVITY
- V. DYNAMIC PARKS, RECREATION AND OPEN SPACE
- VI. AN EXPANSIVE NATURAL AND AGRARIAN SETTING
- VII. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES

Policy Framework

The vision themes together with their associated goals, policies and strategies make up this Comprehensive Plan’s Policy Framework, tying off the development of the overall shared community vision. The specific goals, policies and strategies for each theme begin to put the vision into action and reflect Mead’s aspirations and foundation for future decision-making. They serve as a guide to all future land development, Town initiatives and organizations within Mead to achieve the vision of the community over the next 10-20 years.

Future Land Use Framework

The MCP’s [Future Land Use Plan](#) establishes preferred development patterns by designating land use categories for specific geographic locations. The land use categories help implement the goals and policies identified within this chapter of the Comprehensive Plan. However, these designations do not preempt the Town’s existing zoning regulations, nor are they intended to depict either parcel-specific locations or exact acreage for specific uses.

The [Future Land Use Plan](#) covers all land within Mead’s Planning Influence Area—i.e. all land within its corporate limits and planning area, except for property that is already within the boundaries of other municipalities or is subject to existing boundary agreements. In general, the local mix of land uses should be efficient and sustainable, ensure a balanced economy, provide a wide range of housing choices, minimize conflicts between incompatible uses and focus new development close to existing and planned infrastructure. Mead’s primary tools to influence this mix of future land uses are the Comprehensive Plan and [Future Land Use Plan](#). To ensure that the community grows the way it desires, the Town must continually evaluate the direction established in these documents, as they form the basis for specific zoning and land development code regulations. Zoning refers to land use entitlements and requirements that regulate appropriate use, bulk, height, density and other characteristics appropriate for a specific site.

VISION THEMES, GOALS, POLICIES AND STRATEGIES

The following sections discuss the seven themes of the Plan beginning with an overview of the context and current trends that influence that theme’s policy direction. These introductions are followed by the vision statement and the targeted goals to achieve that vision, along with broad policies and specific strategies to accomplish the goals. The vision themes are interconnected; the goals and policies have been developed together with the vision and they often cross-reference goals from other themes.

I. A SMALL-TOWN COMMUNITY CHARACTER

Overview

Mead's Character

Mead's small-town feel and rural charm are two intangible assets that have been overwhelmingly expressed by stakeholders as what they love most about their community. As the Town continues to grow and develop, it is important to implement and maintain the existing design guidelines mandated by the Town's Land Use Code (LUC) to ensure that all new development is aligned with expressed community desires and compatible with the character of the surrounding area.

During the initial listening phase of the plan update process, residents expressed a common desire to protect the remaining pieces of Mead's history and encourage their incorporation and/or adaptive reuse in future development projects whenever feasible. Several of Mead's historic buildings are concentrated Downtown; the area mentioned most by stakeholders when asked about priority locations to focus on within the Comprehensive Plan. Like many small towns in Colorado and across the country, Mead is focusing on revitalizing and enhancing its downtown core through the Downtown Revitalization Façade Grant Program. Stakeholders agree that restoring the historic façades of the buildings Downtown while occupying them with modern businesses would strengthen the area's aesthetics and encourage more vibrancy within the town core.

Mead is home to a unique, historically significant landscape. Roughly 182 homes, just over 13% of Mead's housing stock, were built prior to 1969, making those properties either currently eligible for historic designation consideration or eligible for consideration within the next two years, based on their historic significance to the local history and heritage. In addition to the small-town feel and rural charm, Mead is bisected by two major highways, I-25 and Highway 66. The areas closest to the intersection of these two roads have developed in a distinctly highway commercial character and offer opportunities for a targeted economic development approach. Utilizing tools such as the Town's recently updated construction standards and improved design standards (e.g. signage, pedestrian amenities, wayfinding, lighting, etc.) can continue to enhance Mead's character.



The Highland Lake Church in Mead is on the National Register of Historic Places.



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HOMES ELIGIBLE FOR HISTORIC DESIGNATION CONSIDERATION

Residents want to keep Mead special by maintaining the small-town character while strengthening the economic base and addressing community needs.

Accommodating Growth

While remaining a small, rural community is integral to the community's identity, regional development pressures to meet growing residential and commercial demand may impact Mead's character. The population of the Front Range and Northern Colorado is forecasted to grow at a faster rate than both the state and the nation. As a result, Mead's advantageous location along I-25 will attract both commercial and residential development. With foresight and planning, this growth can be accommodated while still

preserving Mead’s existing way of life and character, so cherished by its residents. The desired location, density and intensity of land uses will be implemented through the adoption of the Town’s Land Use Code.

Mead’s Land Use Mix

The majority of Mead has been developed as residential subdivisions dispersed throughout, but primarily along the periphery, with most of the commercial and employment uses located along I-25 and centrally within the town.

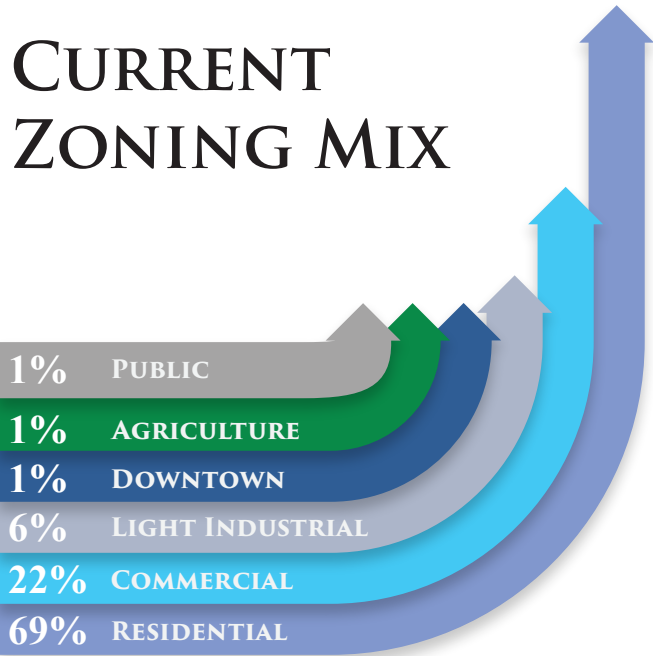
Currently, a very small percentage of land within the town limits is used for agriculture, public or mixed-use, with mixed-use only being found in one location Downtown. However, significant tracts of land just outside of the town limits, yet still within Mead’s Planning Influence Area, are designated as either agricultural or as mixed-use on the [2018 Future Land Use Plan](#). Future mixed-use areas surrounded by open agricultural land reinforces the community’s desire to preserve agrarian heritage while accommodating new quality housing and commercial areas.

The current zoning mix in Mead, shown in the graphic to the right, closely matches the mix of land uses identified on the Town’s previous Future Land Use Plan (last updated in 2013), which is a good sign of successful implementation of long-range planning. The updates to the [Future Land Use Plan](#) proposed as part of this plan update should be followed by appropriate updates to the Town’s Zoning Map (please refer to the Town [website](#) to view and download the most recent version of the Zoning Map).

Refer to Appendix B for additional information on existing conditions.

There are two distinct facets of the Town of Mead:

- 1. Old Town, with spacious open farm lands integrated throughout; and**
- 2. I-25 commercial/industrial development with farms that may be developed in the near future.**



Small-Town Community Character (STCC) Vision Statement
A Small-Town Community Character rooted in its rich history, agrarian heritage, natural setting, distinct destinations and unique downtown identity.

Goals, Policies, and Strategies

STCC GOAL 1: *Work to ensure that new development and redevelopment in Downtown Mead preserves and enhances the Town’s vitality, history, form and charm through compatibility with the older buildings and emphasis on the unique character of the area.*

Policy 1A: Expand the Downtown Mixed Use (DMU) zone district east along Welker Avenue and encourage Downtown housing to increase the number of residences within walking distance to enhance the vitality and patronage of the Downtown.

Strategy 1A-1. Establish an expanded DMU boundary along the Welker Avenue Corridor and establish design

parameters for the creation of a gateway entry at the I-25 and Welker Avenue interchange; transitioning from gateway features to a downtown feel that includes attributes of a scaled urban street, with buildings set closer and increased walkability, and expand the DMU zoning designation to the northwest into the currently-zoned AG area (refer to Chapter 3).

Strategy 1A-2. Create a downtown development plan, which identifies uses, design, financing and economic incentives.

Strategy 1A-3. Update the Land Use Code to encourage higher downtown density, higher lot coverage and apartments above commercial spaces and garages consistent with and within the Downtown Mixed Use area to attract developers.

Policy 1B: Invest in Downtown placemaking.

Strategy 1B-1. Develop additional public facilities Downtown, such as a community center and library.

Strategy 1B-2. Invest in wayfinding within the Downtown area to direct residents and visitors to community assets including civic buildings, historic buildings, parking, parks and trails.

Strategy 1B-3. Offer assistance, such as tenant improvement grants or short-term rent subsidies, to small operators that fill vacancies and add activity in the Downtown area.

Strategy 1B-4. Market Downtown Mead's park, playground, dining and other amenities to travelers as a family-friendly place to stop.

Strategy 1B-5. Utilize resources to promote historic character and local cultural assets.

See DE Goal 3.

Policy 1C: Preserve and restore vacant or underutilized buildings through adaptive reuse while allowing for new development and new architecture that enhances the character of the area.

Strategy 1C-1. Initiate an in-house study to determine underutilization of buildings within the Downtown Mixed Use area, and promote these buildings for reuse projects.

Strategy 1C-2. Investigate the future purchase of buildings for a shared business incubator space or for rentals similar to the strategy utilized in Downtown Louisville.

Policy 1D: Balance new development Downtown with an appropriate and convenient amount of parking.

Strategy 1D-1. Identify appropriate locations for future parking facilities including temporary areas for special events and utilize wayfinding techniques to identify surface parking lots for visitors.

Strategy 1D-2. Develop a Complete Streets* Program for Downtown as outlined in the Strategic Action Plan and described in the Town's updated engineering and landscaping standards.

**Complete Streets are defined by the American Planning Association as "streets that are designed and operated with all users in mind—including motorists, pedestrians, bicyclists, and public transit riders (where applicable) of all ages and abilities—to support a multi-modal transportation system. A complete street network is one that safely and conveniently accommodates all users and desired functions, though this does not mean that all modes or functions will be equally prioritized on any given street segment."*

STCC GOAL 2: Work to ensure that new development in gateway corridors, such as I-25, Highway 66, WCR 7 and Welker Avenue, promotes a positive first impression of the Town.

Policy 2A: Capitalize on the I-25 interchanges to serve as gateways and to promote the Town's image.

Strategy 2A-1. Along the Welker Avenue corridor between I-25 and Downtown, reevaluate the location, density and intensity of land uses to promote and enhance Mead's existing way of life and small-town character while still accommodating future economic and population growth (refer to the Downtown Sub-area Plan in Chapter 3).

Strategy 2A-2. Regulate the type and design quality of development near interchanges. Identify specific design standards for the Welker Avenue corridor between I-25 and Downtown, and the Highway 66 and I-25 interchange, and incorporate them into the updated Land Use Code (refer to Chapter 3).

Strategy 2A-3. Work with CDOT to develop a branding strategy for the I-25 interchanges at Highway 66 and Welker Avenue to establish and promote a unique identity for Mead and to research and identify grant opportunities or partnerships to invest in quality design upgrades at the I-25 interchanges that signal to potential visitors and investors that Mead is a community of exceptional quality and character.

Strategy 2A-4. Work with CDOT to install typical I-25 wayfinding signage for the Highway 66 and Welker Avenue interchanges.

Strategy 2A-5. Evaluate sign code standards along I-25 and Highway 66 to differentiate from the Downtown standards and for cohesive application.

Strategy 2A-6. Design and install a memorable gateway sign or entry feature at the intersection of Welker Avenue and 3rd Street.

STCC GOAL 3: Update and enforce design standards that will result in a charming small-town feel and distinctive, rural image, while allowing for variety and flexibility.

Policy 3A: Implement the new construction and landscape standards, and continue to evaluate and update design guidelines as necessary to retain and enhance the Town’s rural landscape and feel.

Strategy 3A-1. Develop specific design standards for the Downtown and Welker Avenue Corridor and the primary gateway interchanges (refer to the 2018 [Future Land Use Plan](#) for gateway locations) based on the recommendations outlined in Chapter 3 for both sub-areas.

STCC GOAL 4: Promote and enhance arts and culture within the community.

Policy 4A: Support historic preservation efforts and organizations to maintain Mead’s historic character and preserve its historic resources (landmarks, buildings, districts or places with historic, cultural or aesthetic significance).

Strategy 4A-1. Prioritize pieces of Mead’s history and sensitively integrate them into future modern developments within the community (refer to the Historically Significant Properties Map on page 4 of Appendix B: 2017 Existing Conditions Report).

Strategy 4A-2. Pursue grants to foster the integration of public art and enhanced local culture in Downtown (i.e. beautification, art in public places, festivals, community events, etc.).

Strategy 4A-3. Initiate a committee or recruit a volunteer to work with the Highland Ditch Company to inventory their archives.

Strategy 4A-4. Strengthen relationship with Historic Highlandlake to protect Mead’s remaining historic assets and places (refer to the Historically Significant Properties Map on page 4 of Appendix B: 2017 Existing Conditions Report).

Policy 4B: Investigate options for a usable, permanent funding source to incorporate arts into public parks and spaces.

Strategy 4B-1. Re-assess the usability of the 1% capital projects funds for the arts in conjunction with additional methods of funding for the Art in Public Places program.

Strategy 4B-2. Continue to update and maintain a list of funding sources for the arts with funding request timelines and the amount of funding available by source.

Strategy 4B-3. Investigate options to fund improvements through impact fees and fee-in-lieu.

Strategy 4B-4. Extend/ expand the Concerts in the Parks and Sugarbeet Festival with additional marketing, potential timeframe extensions, expanded season(s), and visibility for arts.

II. A DIVERSE ECONOMY

Overview

Mead's economic conditions are heavily influenced by being a small community with desirable housing in the midst of a region with strong commuting and employment patterns. Mead citizens desire a "complete" community with more primary jobs, more entertainment and leisure activities, and businesses that meet more of their needs without leaving Town. They would like Downtown to evolve into a community gathering place with a more robust mix of uses and activities. Mead residents are aware that private development will likely drive significant population growth in Mead.

As illustrated in the graphic, most residents commute outside of Town for work. However, the number of jobs and commercial businesses are higher than its population size would typically support. Although Mead hosts few large employers, its highly educated population has started many small businesses. Certain industries directly rely on access to regional transportation and availability of land. As Mead grows, there may be more opportunities to attract a wider variety of industries and more primary jobs.

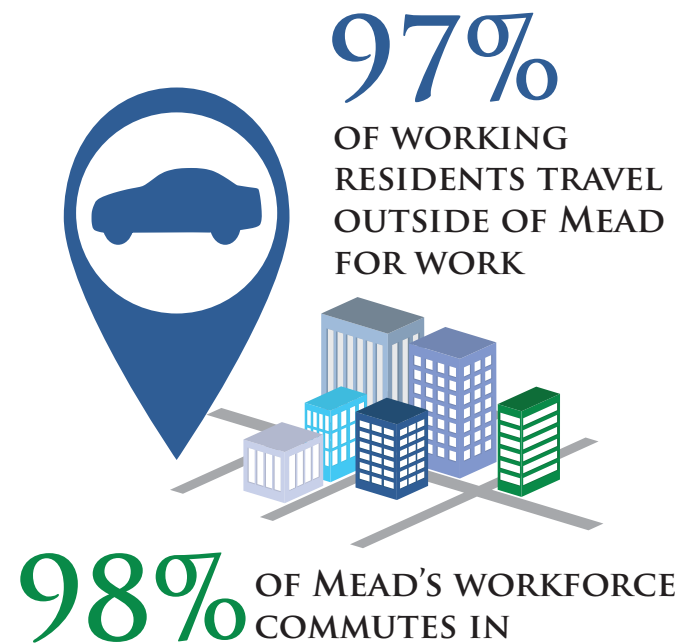
Mead has some characteristics that may be out of sync with community aspirations. These include high commuter rates, limited local primary jobs, and competition from more established job centers that offer amenities that workers desire. Mead also has limited retail including basic goods like grocery or hardware, few restaurants, and too small a population to support or attract new retail at a large scale. While the Town is welcoming to a wide array of commercial uses, commercial development to date has focused in a few limited industries, and has not always met residents' priority desires. Some uses that serve primarily those outside the community, such as self-storage, are abundant and seeking to expand. Among the many assets that Mead can leverage to move toward its citizens' vision are:

- a highly educated population with high average incomes;
- a business- and development-friendly atmosphere and an entrepreneurial spirit;
- a wide range of economic development tools;
- a regional economy that is robust and growing;
- a desirable small-town atmosphere;
- quality housing;
- available land with flexible zoning; and
- two interstate interchanges with planned improvements and available land.

Employment in the Town of Mead

Mead has an estimated 226 businesses and 1,981 total employees, with a 0.45 to 1 employee/residential population ratio. Many businesses are small, with an average of number of nine employees. Compared to peer communities, Mead has the highest proportion of white collar workers (69%); 21% are considered blue-collar, and 9% work in services (2016 ESRI Business Summary). Mead has a 1:1 jobs to housing ratio which is considered ideal, however

With a limited commercial base, the Town and its residents desire to attract retail commercial development and industries that would add employment opportunities.

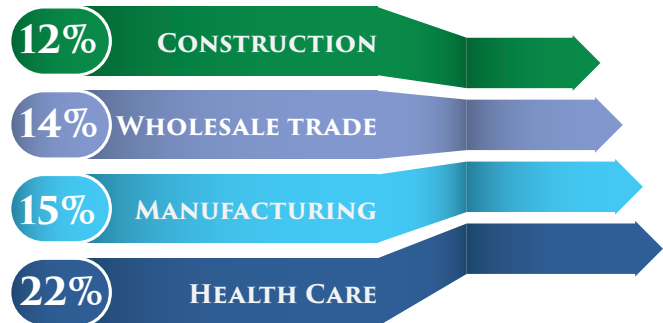


fewer than 3% of the jobs are actually filled by Mead residents, who instead travel outside of the community to work.

The largest employment industries are Health Care and Social Assistance (22%); Manufacturing (15%); Wholesale Trade (14%); and Construction (12%). Eight health care and social assistance establishments employ over 430 people (2016 ESRI Business Summary).

According to the 2011-2015 American Community Survey, compared to peer communities Mead has a high number of workers in Manufacturing; Financial Services; Professional, Scientific, and Administration; and Transportation and Warehousing. After Johnstown, Mead has the highest proportion of workers in Agriculture and Mining (3.5%). Mead has lower employment in Information Services (0.6%) than peer communities.

LARGEST EMPLOYMENT INDUSTRIES



Retail Leakage

Retail leakage refers to income spent on goods or services outside of a community. This indicates an unmet retail demand and potential loss of tax revenue. For example, because Mead residents do not currently have access to a large grocery store within the town limits, most residents travel to a nearby community to purchase their groceries, therefore spending their money in communities other than their own. There is leakage in virtually all of Mead’s retail sectors, with the exception of Motor Vehicle and Parts Dealers; Auto Parts, Accessories, and Tire Stores; Building Materials, Garden Equipment, and Supply Stores; and Gas Stations. Some of the retail sectors with the highest “gap” (unmet demand) include Furniture Stores; Electronics and Appliance Stores; Food and Beverage Stores; Health and Personal Care Stores; Clothing and Clothing Accessories Stores; Sporting Goods, Hobby, Book and Music Stores; General Merchandise and Department Stores; Florists; Office Supplies; Used Merchandise; and Special Food Services (2016 ESRI Retail Marketplace Profile). For a community of Mead’s size, significant retail leakage is not uncommon. Instead, this analysis shows an opportunity to attract specific retail sectors in the future.

Retail Potential

Despite income and education levels that would appeal to many retailers, Mead’s retail potential is currently limited by its small population size. Projected population growth can open up significant opportunity in retail once desired threshold levels for retailers are reached.

In Downtown Mead, which currently lacks significant non-local traffic, retailers rely heavily, if not solely, on local customers. As the Town grows, there will be more residents to support retail Downtown as well as the opportunity to create small pockets of neighborhood-serving retail within existing or new housing developments. The [2018 Future Land Use Plan](#) proposes an expanded Downtown Mixed Use District along the Welker Avenue corridor to increase opportunities for economic vibrancy in the Town’s Downtown Core.

Refer to Appendix B for additional information on existing conditions.

Diverse Economy (DE) Vision Statement

A Diverse Economy comprised of self-sustaining and resilient businesses and industries that promote economic vibrancy, strengthen the tax base, increase employment opportunities and allow people to live and work in the community they love.

Goals, Policies, and Strategies

DE GOAL 1: Identify specific, strategic areas for and develop commercial and employment centers of an appropriate size and scale, to ensure a strong and diversified economy and shape community form.

Policy 1A: Evaluate and modify existing commercial and industrial land use designations and zoning districts in order to welcome a balanced mix of services and jobs for both local and regional residents, and revenues to the Town.

Strategy 1A-1. Add a “Business Park” zoning category to the Land Use Code to differentiate from Light Industrial land uses and update the Zoning Map (refer to the [2018 Future Land Use Plan](#)).

Strategy 1A-2. Make zoning changes consistent with the [2018 Future Land Use Plan](#).

Strategy 1A-3. For new construction of industrial facilities and commercial retail spaces, encourage flexible design to accommodate cost-effective conversion to other uses or in-place expansion as a company grows.

Strategy 1A-4. Build on and market the existing commercial and industrial cluster in Mead, particularly warehouse facilities, as warehouse space is in high demand particularly for small-scale entrepreneurs.

Strategy 1A-5. Ensure commercial and industrial districts are connected to residential areas through investment in pedestrian and biking transportation networks.

Policy 1B: Protect potentially catalytic parcels, particularly those adjacent to the highway interchanges, to ensure they serve Mead community needs.

Strategy 1B-1. Focus regional commercial uses at the northwest and southwest corners of the I-25 and Highway 66 interchange, as well as a secondary focus at the Welker Avenue interchange to attract national brands, as opposed to expecting development all along I-25 at all interchanges.

Strategy 1B-2. Initiate a supplemental town-wide retail/ commercial analysis.

Strategy 1B-3. Near the I-25 and Highway 66 interchange, identify the most marketable 50 acres for a regional retail center. Where appropriate, reclassify the surrounding lands to allow higher density residential and business park development, which is paramount to strengthening the intersection as a retail development opportunity.

Strategy 1B-4. Investigate public-private partnerships to secure key parcels and spur regional retail development.

Strategy 1B-5. Periodically re-evaluate the baseline percentages of land designated for employment zones (e.g. Highway Commercial, General Commercial, Light Industrial, and Business Park zones) outlined in the Comprehensive Plan to ensure it is aligned with desired industry expansion.

Policy 1C: Attract Downtown businesses.

See DE Goal 3.

DE GOAL 2: Expand and attract key job sectors and industries that are matched to Mead’s high education levels and regionally central and accessible location.

Policy 2A: Pursue and support diverse, appropriate industries that have a current stronghold in Mead or northern Colorado.

Strategy 2A-1. Develop a marketing strategy (see DE Goal 6) to promote Mead’s available commercial and industrial areas to the following industries: traditional (oil and gas) and renewable energy sectors; logistics and equipment; agricultural processing; health care, manufacturing, wholesale trade and construction; and tourism and hospitality.

Strategy 2A-2. Update Mead’s Land Use Code for consistency with the County’s streamlined regulations for development of wind, solar, and other renewable energies.

Strategy 2A-3. Ensure future expansion of industrial park areas including facilities and amenities critical for renewable energy businesses.

Strategy 2A-4. Proactively work with landowners to identify opportunities that fit community goals, property owner goals and evolving market realities.

Policy 2B: Cultivate amenities and resources that serve small businesses and remote workers.

Strategy 2B-1. Support the development of a co-working and small business accelerator space, as feasible, or through other public-private partnership strategies.

Strategy 2B-2. Study the feasibility of implementing open access broadband in the Downtown area with the new cable company, TDS Telecom.

Strategy 2B-3. Use existing and future town personnel to proactively refer prospective businesses to institutional and regional small business assistance resources.

Policy 2C: Identify and pursue diverse, growing industries that capitalize on the strengths of Mead and northern Colorado.

Strategy 2C-1. Initiate an economic development plan, under the guidance of the Town Board, to identify and prioritize specific target industries such as health and wellness care, health care information technology, biosciences, energy, tourism and hospitality and others.

Strategy 2C-2. Within the economic development plan, develop specific strategies to reach out to identified industries.

Strategy 2C-3. Promote Mead as a prime location and educated population base for technical and professional remote work, home-based businesses and start-ups.

Strategy 2C-4. Invest in infrastructure such as broadband and/or other high performance networks to encourage professional and technical companies to locate in Mead.

Strategy 2C-5. Work with the St. Vrain Valley School District to support and leverage the Mead Energy Academy to attract additional traditional and renewable energy companies to Mead.

Policy 2D: Creatively invest sales and property tax revenue streams for strategic investments.

Strategy 2D-1. Use short- or long-term revenue streams to finance the expansion of older infrastructure upgrades in the Downtown area to help bring the cost of development on par with greenfield sites.

Strategy 2D-2. Promote online shopping and deliveries to increase Mead’s sales tax revenues, which are collected where packages and services are delivered.

Strategy 2D-3. Contact local grocery stores such as King Soopers to provide grocery delivery service to Mead.

DE GOAL 3: Enhance Downtown to differentiate Mead from other small towns in the vicinity.

Policy 3A: Incentivize Downtown development.

Strategy 3A-1. Market the Mead Towne Center project as an example of desired development form and uses in the Downtown area.

Strategy 3A-2. Offer additional grants in the Downtown area to include not only facades and landscaping, but also tenant and other building improvements.

Strategy 3A-3. Consider tax abatements, public-private participation, or other incentives for start-ups in targeted categories (restaurant, retail, office uses).

Strategy 3A-4. Identify and explore the use of existing and future sources of Downtown funding.

Policy 3B: Develop a vibrant, pedestrian-friendly Downtown that serves the Town’s residents, entices pass-through travelers and increases revenues for businesses.

Strategy 3B-1. Continue to pursue grants such as the Downtown Revitalization Façade Grant Program, and explore and apply for additional grant programs such as the Main Street Program to enhance the downtown core.

Strategy 3B-2. Work with the Town Board to support revitalization efforts.

DE GOAL 4: Encourage and develop mixed-use centers in strategic locations—especially near Downtown—to support commercial and civic uses, promote walkability and bikeability, and provide for a variety of housing options.

Policy 4A: Focus on the Welker Avenue (CR 34) corridor between Downtown and I-25 for mixed-use development and improvements.

Strategy 4A-1. Consider a taxing district (such as the URA) to fund public improvements in the Downtown-to-I-25 corridor along Welker Avenue.

Policy 4B: Ensure a mix of housing types in new mixed-use developments.

Strategy 4B-1. Encourage developments over a certain acreage to include a range of housing units and sizes that can accommodate working families and young professionals, as well as units that seniors can age into.

Strategy 4B-2. Encourage development of live-work units in the Downtown area, along the Welker Avenue corridor, and in new mixed-use areas.

Strategy 4B-3. Repurpose or redevelop industrial/agricultural properties in the Downtown area to create new developments that support the values of Mead.

Also see walkability and bikeability provisions in the Strong Connectivity section.

DE GOAL 5: Support population growth to build a trade area that can support critical retail thresholds. Meanwhile, bolster resident-serving amenities for current residents to attract future populations.

Policy 5A: Attract resident-serving uses that meet the needs of existing and future residents. Key uses that can enhance residential demand include grocery and a variety of restaurants.

Strategy 5A-1. When developing new neighborhoods, encourage the inclusion of small commercial nodes with neighborhood-serving uses.

Strategy 5A-2. Wherever possible within the Priority Sub-areas, initiate public-private development in alignment with property owners and future occupants to create suitable restaurant, grocery, or space suitable for other uses that enhance demand for residential development.

Strategy 5A-3. Utilize financing and funding options such as tax increment financing (TIF), site acquisition/preparation, revolving loan funds (RLF), tenant improvement, etc. to realize public-private development.

Strategy 5A-4. Ensure that zoning near downtown retail areas and future retail centers encourages residential development at densities that support desired retail development.

Strategy 5A-5. Encourage retail co-locating that can help support the variety of tenants until and while the customer base grows by offering tenant improvement grants for interior modifications that partition larger retail spaces to accommodate multiple small tenants.

Policy 5B: Ensure a mix of housing types.

See DE Goal 4.

DE GOAL 6: Effectively market Mead as a place to live and do business.

Policy 6A: Collaborate with existing entities and partners to market Mead.

Strategy 6A-1. Work with all available partners to promote and market Mead’s strengths, including its strategic location, highly educated population, superb schools, family-friendly environment, recreation opportunities, and other quality of life amenities as a tool to attract quality jobs and employers.

Strategy 6A-2. Continue to work collaboratively with Upstate Colorado Economic Development and the Northern Colorado Economic Alliance to market the region and Mead. Ensure Mead is accurately represented in print, online and in other materials or events (like the site selectors event).

Strategy 6A-3. Embrace – and align with – Northern Colorado Economic Alliance’s branding strategy to attract creative talent to the region. Provide more links to northerncolorado.com on the Town’s website and when engaging with prospective employers.

Strategy 6A-4. Build stronger relationships with the nearby Universities (University of Northern Colorado, Colorado State University, University of Colorado) particularly in regard to connecting graduates to internships and working opportunities in Mead.

Strategy 6A-5. Focus government processes on efficiency and predictability to promote economic successes.

Policy 6B: Take advantage of the highway gateways to market Mead.

See STCC Goal 2.

Policy 6C: Foster business development.

Strategy 6C-1. Under Town Board guidance, create an economic development plan with the assistance of an economic and retail specialist to develop an overall program for the economic health and well-being of the community, with specific focus on the strategic courting and recruitment of prospective industries, businesses and employers. See DE Goal 2.

Strategy 6C-2. The Town Board will oversee implementation of the economic development plan in pursuit of business development and recruitment for Downtown and the I-25 and Highway 66 corridors. See DE Goal 2.

Strategy 6C-3. Utilize financing and funding options such as tax increment financing, site acquisition and preparation, revolving loan funds, and tenant improvement to incentivize businesses and job creation.

Policy 6D: Market the quality and positive characteristics of Mead, such as its mountain views, Downtown charm, exceptional schools, access to major highways, and housing stock.

Strategy 6D-1. Develop a branding and marketing campaign that targets primary employers and commercial developers in key industries.

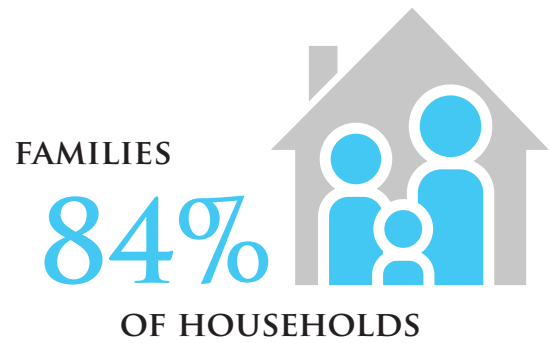
Strategy 6D-2. Enhance the quality of online marketing materials to compete with peer communities.

III. FRIENDLY NEIGHBORHOODS

Overview

Resident Profile

Mead residents are slightly older than both the region and state median age. Without a college campus or professional training center nearby, there is a smaller group of 20- to 30-year olds living in Mead than is seen in other communities. Families account for 84% of all households in Mead, but the average family size is smaller. Together, this shows a more family-oriented community than all other municipal neighbors, with a higher number of parents that started families later in life. Four out of five Mead residents identify as white, yet Mead has a higher percentage of Asian residents than Weld County or the state. This mirrors the number and origin of foreign-born residents in the Town.



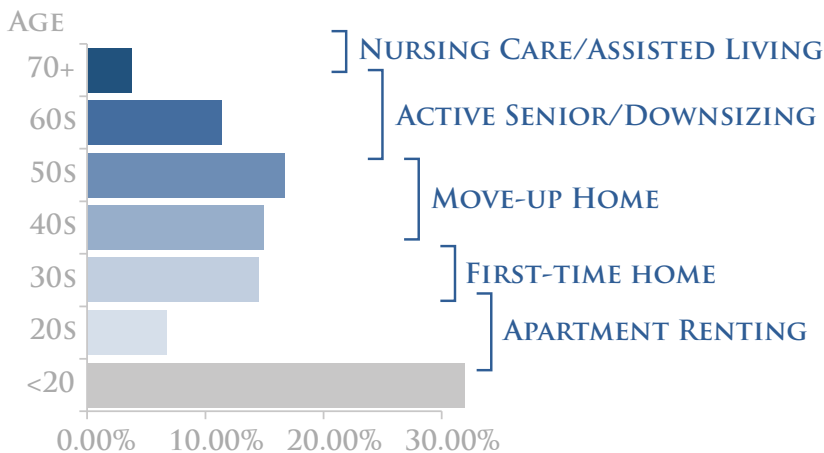
Existing Housing

The vast majority of the housing stock in Mead is owner-occupied, with less than 5% of the population renting. Residential neighborhoods in Mead consist almost completely of single-family homes, 80% of which has been built since 1990. There are also a number of very old homes that date back to the first part of the 20th century, but overall Mead’s housing stock has been rapidly built over the past two decades. In contrast to all other neighboring municipalities and counties, almost half of homes in Mead have four or more bedrooms, indicating much larger homes on average. The cost to live in Mead is also quite a bit higher than surrounding municipalities or the state on average, due in large part to the construction quality and size of modern homes. The median home price in Mead as of 2017 was \$300,200, higher than all neighboring municipalities and the State, and median monthly rent was estimated at \$2,183.



Housing in the Town of Mead has developed almost exclusively as single-family residential and often on large lots. The median home price as of 2017 was \$300,200.

HOUSING NEEDS CHANGE FOR DIFFERENT AGE GROUPS



The Town of Mead currently lacks a diversity of housing types to appeal to a younger and older population that may desire more affordable, smaller lots. In response to residents’ concerns, this Comprehensive Plan update includes a multitude of strategies to accommodate more diverse housing options.

Multi-generational Housing

According to the Colorado Division of Aging, Colorado residents are living and staying active much longer than past generations. In Colorado, one in four residents will be over 60 years old by 2040, and the largest portion of the population will be seniors and millennials (DRCOG).

Unlike most Colorado communities that are already starting to see larger senior populations, there is a dip in the number of Mead residents in the older age brackets. There are currently very few older seniors living in Mead (over 75 years). In part, this can be traced to residents choosing to downsize or move closer to family after retirement, or possibly to the lack of local nursing and elder care facilities.

Changing regional and state demographics may pressure Mead to provide adequate housing and lifestyle options and amenities for these age groups. This means that the ability to live in one's home as they grow older – or age in place – is increasingly important to residents. Unless seniors choose to move to a lifestyle community or downsize after retirement, residents are expecting to be able to live in their homes and be active in their community until they need more specialized care. If the option is available, residents will often prefer to stay in their community even if they have to change their housing arrangement. Without a range of housing sizes and types in Mead, aging residents may decide to leave the community.

Refer to Appendix B for additional information on existing conditions.

Friendly Neighborhoods (FN) Vision Statement

Friendly Neighborhoods comprised of a mosaic of high-quality, multi-generational neighborhoods with a thoughtful range of housing options to support existing and prospective residents of all life stages.

Goals, Policies, and Strategies

FN GOAL 1: Ensure an appropriate mix of housing types and densities, in appropriate locations, to create a harmonious mix of land uses and attract and retain residents.

Policy 1A: Provide opportunities for residents of all ages and life stages to live in the community and transition between different housing choices.

Strategy 1A-1. Encourage the development of senior housing that is accessible via transit and close to amenities.

Strategy 1A-2. Add additional language in the Community Design and Development section of the Land Use Code to increase specificity related to allowable and compatible housing developments (i.e. multi-family; small lot residential; large lot residential; high-density housing developments; etc.).

Strategy 1A-3. Support the ability to age in place by working with Safebuilt Colorado, Weld County Area Agency on Aging, Weld's Way Home and the Mead Senior Center to develop a resource guide for how to retrofit existing housing stock to ensure ADA accessibility, and publish it on the Town's website.

Strategy 1A-4. Encourage the addition of accessory dwelling units (ADUs), such as carriage homes and apartments above garages, in the town to create a variety of housing types suitable for multi-generational living.

Policy 1B: Encourage Downtown housing.

Strategy 1B-1. Within the Downtown area, replicate and encourage the small block design and grid pattern radiating outward where existing developments and platted parcels don't interfere to expand Downtown character (refer to the Downtown Sub-area Plan in Chapter 3).

Strategy 1B-2. Encourage the development of mixed-use projects that incorporate residential uses within and along the edge of Downtown to support local business and create vitality.

Policy 1C: Promote new residential development projects that create a diverse range of attainable housing opportunities in vibrant, accessible neighborhoods. Ensure that all new housing projects are developed to create a sense of community and are compatible with the existing character of the surrounding area.

Strategy 1C-1. Encourage diverse, mixed-use development with local services integrated within new neighborhoods.

Strategy 1C-2. Encourage the private development of integrated, affordable housing, assisting developers with the financing of public improvements (e.g. URA) and streamlining project approvals to the maximum degree possible.

Strategy 1C-3. Encourage housing options for the Town's workforce at a variety of price points, including higher income and executive housing.

Strategy 1C-4. Diversify and expand housing stock to enable retail, service, and public-sector employees to find affordable housing in the community by providing additional mixed-use residential zoning categories.

FN GOAL 2: Strive to enhance property values by improving access to amenities, transportation networks and commercial areas, and maintaining the character and identity of existing residential neighborhoods.

Policy 2A: Promote high-quality residential design.

Strategy 2A-1. Initiate an in-house housing study with a visual preference component for residents to identify compatible multi-family, senior living, affordable, and workforce housing types, and subsequently integrate the results as design guidelines within the Community Design and Development section of the Land Use Code.

Strategy 2A-2. Develop a Housing Handbook for developers to strengthen and emphasize Mead's existing residential character that includes and illustrates principles and design standards for building setbacks, garages, etc. and publish it on the Town's website.

Strategy 2A-3. Update the zoning code to expand the allowance of ADUs in most residential areas rather than as a conditional use, based on a contextual review of each zoning category.

Strategy 2A-4. Provide for minimum single-family lot sizes smaller than the existing 7,000 square-foot lot minimum for future residential developments to accommodate patio homes and other housing product types.

IV. STRONG CONNECTIVITY

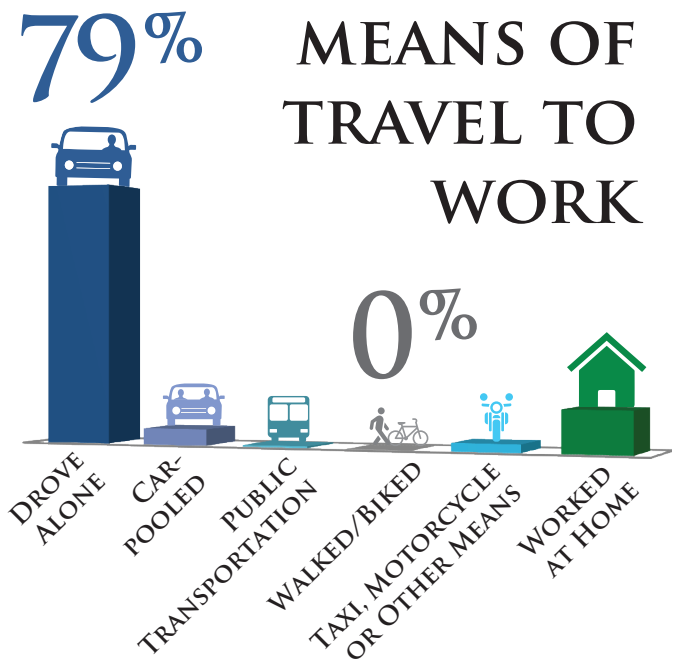
Overview

Transportation is a basic human need that affects daily quality of life. Mead residents require transportation to get to work, school, medical facilities, recreational amenities, shopping, and community and social activities. A well-connected and efficient transportation network allows access to higher paying and varied job types, a wider selection of housing options and more convenient health and human services. An integrated multi-modal transportation system allows residents, employees and visitors of Mead the freedom of personal mobility and choice of how to travel—whether it's walking, biking, driving, carpooling, or riding public or private transportation. As Mead moves forward, a multi-modal transportation network that embraces emerging technologies in transportation (e.g. autonomous vehicles and shared-use mobility) and leverages Mead's strategic location proximate to regional travelers on I-25 and tourists on Highway 66 will be critical in helping Mead grow while maintaining the small-town character that residents have come to love.

Mead's residents are currently car-dependent, with a 2017 Walk Score of 26 (on a scale of 1-100). There are two interstate highways (I-25 and Highway 66) that bisect the community, thus creating the need to strengthen connections. Walkable neighborhoods and strengthened trail systems, as proposed in this Plan, can begin to address alternate modes of transportation and enhance town-wide connectivity.

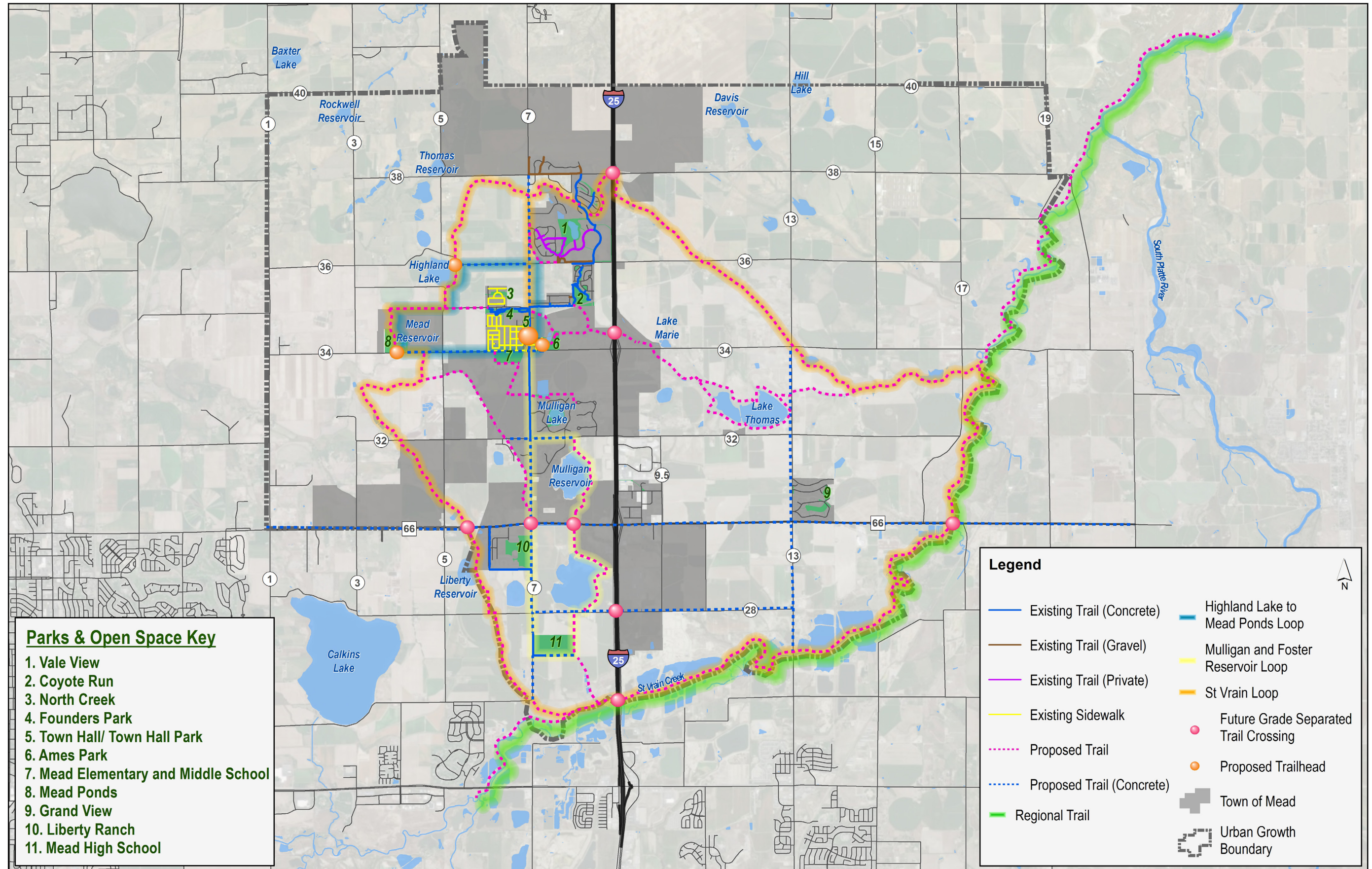
Emerging Trends

A number of emerging trends are influencing transportation in Colorado and throughout the nation. Shared-use mobility options (e.g. Uber and Lyft) are growing in popularity. Technology in transportation is advancing quickly, through technological innovations in vehicles, the transportation network and interactions between the two. Some new technologies are already seeing widespread implementation to improve safety and traffic flow in Colorado. As technology transforms transportation systems across the country, communities like Mead are trying to position themselves for this ever-changing market even though there is much uncertainty about these technologies. Changes in Information and Communications Technology (ICT), for example, has dramatically changed how people travel and transport goods in the last 10 years in ways never imagined, including GPS enabled real-time traffic data and the ability to have information at our fingertips with smartphones. Although the specific forms and timing of emerging technologies in transportation will vary and cannot be predicted with certainty, innovations with the potential to dramatically influence transportation are certainly on the horizon. Mead should actively monitor these technologies because changes are occurring at a rapid pace requiring communities to be nimble and open to potential changes.



Mead's geographic location presents an opportunity to connect residents to the 12-mile Longmont-to-Lyons Regional Trail. Similar regional trail connections have been found to contribute to the local economy by bringing cyclists into and through the area.

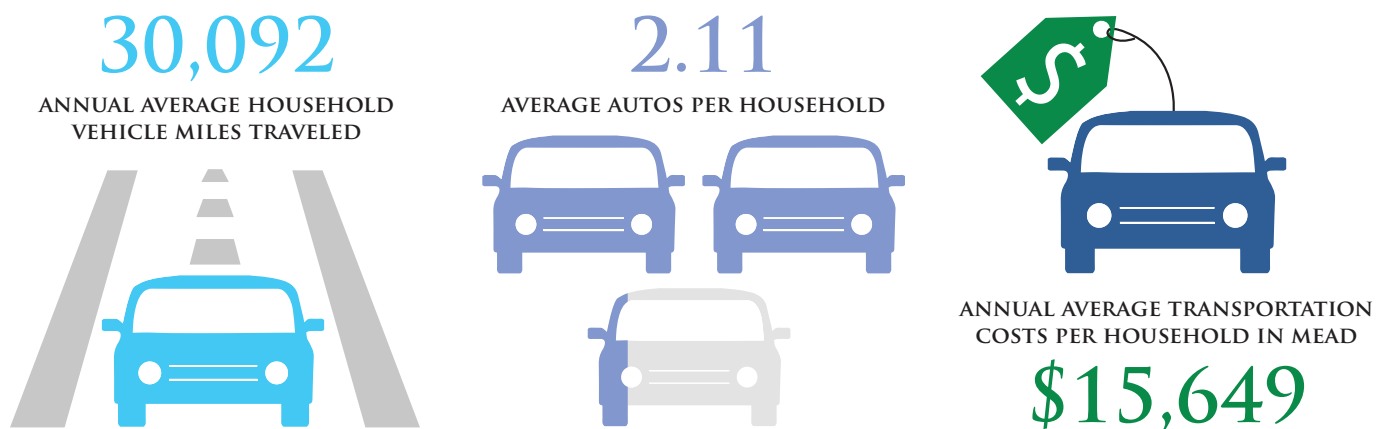
MAP 3. TRAILS



Access to Alternate Modes

Across the United States, older adults (65+) are putting more emphasis on how and where they choose to age. While many older adults want to “age in place,” many are also now making purposeful decisions about where they want to spend their retirement years based on the availability of public transportation, mobility options and access to goods and services. When older adults and other vulnerable populations can easily and safely access public transportation, they are able to continue to meet their basic needs and travel to medical appointments, shopping, and social and recreational activities without having to drive or rely on others. As of 2017, approximately 3.3% of households in Mead did not have access to a vehicle. As the population ages, the percent of the population that relies on alternate forms of transportation is expected to increase, underscoring the importance of planning for public transportation, bicycle and pedestrian modes, as well as leveraging emerging technologies in transportation.

Currently, Mead residents do not have direct access to public transportation. The Regional Transportation District’s (RTD) boundary ends at the Boulder County Line and does not service Mead. Bus stops in Longmont provide the nearest access to regional transit service – to Denver, Boulder and Fort Collins.



Trail Connectivity

Trail connectivity provides an opportunity for citizens to walk and ride to many destinations instead of relying solely on the automobile to meet transportation needs. Mead currently has nine miles of trails – four miles of private access trails and five miles of public access trails. The recently constructed trail along 3rd Street (from Welker Avenue to Adams Avenue) is an excellent example of a shared-use path that can be used for recreation and travel purposes. The development of a trail network was one of the most common desires expressed by stakeholders about the transportation system. The 2011 Parks, Open Space and Trails Master Plan identifies a network of trails to be built over time. The trail network will serve as the backbone of the bicycle and pedestrian network in Mead, providing a low-stress environment that accommodates people of all ages and abilities.

An updated network of bicycle and pedestrian trails as part of a new “trail loop” system is proposed in this Plan, and shown on the [Trails Map](#). An on-street network of bicycle facilities and sidewalks will complement the trail network, expanding the system to all for walking and biking to be used as viable travel options to get between destinations in Mead and the surrounding area.

Today, most of Mead’s roads are two lanes without shoulders and do not adequately accommodate bicyclists. As traffic volumes increase, the need for separate, designated facilities such as bike lanes or shared-use paths alongside the road will become increasingly important to provide a comfortable and riding experience. Sidewalks exist on the local streets within the downtown area and some of the residential neighborhoods, making them very walkable. Other residential neighborhoods in Mead maintain a more rural feel without curb and gutter or sidewalks.

Refer to Appendix B for additional information on existing conditions.

Strong Connectivity (SC) Vision Statement

Strong Connectivity through a safe and convenient transportation network that promotes alternative modes, regional linkages, independent mobility, active lifestyles and social interactions for people of all ages and abilities.

Goals, Policies, and Strategies

SC GOAL 1: A safe, convenient, and efficient transportation network that meets the Town's mobility needs and is built and maintained through sustainable funding mechanisms.

Policy 1A: Develop additional methods of funding capital improvements and on-going street maintenance.

Strategy 1A-1. Pursue grant funding (e.g. Energy/Mineral Impact Assistance Fund grants, federal/state funding through the DRCOG TIP process) to supplement Town capital improvement projects.

Strategy 1A-2. Identify candidate projects for various grant funds.

Strategy 1A-3. Leverage the existing TIF district to fund transportation and other infrastructure improvements.

Strategy 1A-4. Study the feasibility of fee-based funding mechanisms (e.g. road maintenance fees, impact fees with inflation adjustment, and bonding options).

Strategy 1A-5. Study the feasibility of a sales tax increase to support the development of road infrastructure improvements based on the Strategic Action Plan and a subsequent detailed development plan.

Policy 1B: Identify and implement high priority transportation projects.

Strategy 1B-1. Identify existing safety problems and corresponding mitigation measures through regular review of crash patterns.

Strategy 1B-2. Identify existing mobility problems and corresponding mitigation measures through community input and traffic operational analysis.

Policy 1C: Construct roadway improvements that complement the surrounding land uses and phase improvements over time.

Strategy 1C-1. Identify the desired street cross-section (urban vs. rural) for specific roadways to complement the surrounding existing and future land uses.

Strategy 1C-2. Construct roadway improvements to mitigate development impacts.

Strategy 1C-3. Preserve right-of-way for future roadway widening as identified in the Transportation Master Plan, but consider implementation of interim solutions that could adequately serve the Town's mobility needs in the short-term (e.g. a two-lane cross-section with bike lanes rather than the full four-lane ultimate cross-section).

Policy 1D: Position Mead to leverage emerging technologies in transportation.

Strategy 1D-1. Identify location(s) for and implement electric vehicle charging station(s).

Strategy 1D-2. Coordinate with adjacent communities, Weld County, and the Colorado Department of Transportation (CDOT) to ensure future traffic signals have communication compatibility.

Strategy 1D-3. Identify priority corridor(s) for vehicle to infrastructure (V2I) communication (allowing vehicles to share information with the components that support the roadway system, which in turn can provide travelers with real-time information), such as I-25 and Highway 66 to leverage CDOT's RoadX initiative to accelerate technology.

Strategy 1D-4. Encourage adequate parking through the development review process.

SC GOAL 2: A transportation system that is well integrated with the regional network and transportation services to enable convenient regional travel for Mead residents and visitors.

Policy 2A: Engage in regional planning activities to support implementation of regional transportation improvement projects.

Strategy 2A-1. Continue to actively engage in DRCOG committee and board meetings to ensure Mead's interests are represented at the regional level.

Strategy 2A-2. Work collaboratively with CDOT and regional partners to implement roadway improvements on I-25 and Highway 66.

Strategy 2A-3. Preserve right-of-way for future interchange footprints at I-25/Highway 66, I-25/Welker Avenue, and I-25/CR 38.

Strategy 2A-4. Develop new signage to enhance the scenic byway to Estes Park and Rocky Mountain National Park.

Strategy 2A-5. Work with Longmont in the development of a connection to Union Reservoir.

SC GOAL 3: A connected and integrated transportation network that provides travel options (multi-modal) and enables mobility for people of all ages and abilities.

Policy 3A: Incorporate bicycle and pedestrian facilities on the Town's streets where appropriate.

Strategy 3A-1. Incorporate sidewalks and bike lanes on Town streets consistent with the Town's typical urban street cross-sections (based on land use context).

Strategy 3A-2. Identify optional street cross-sections for enhanced bicycle and pedestrian facilities (e.g. protected bike lanes; wide sidewalks) to be used in mixed-use and higher density areas and where biking and walking activity is expected to be higher.

Strategy 3A-3. Identify improvements to enhance the safety of bicyclists and pedestrian crossing major arterial streets like Highway 66.

Strategy 3A-4. Connect the on-street bicycle and pedestrian facilities with the trail network to encourage bicycling and walking for recreational and travel purposes.

Strategy 3A-5. Investigate opportunities for a bike share or bike library program.

Policy 3B: Identify opportunities to leverage existing and future regional transit services to benefit Mead residents.

Strategy 3B-1. Capitalize on the Park-n-Ride at I-25 and Highway 66. Encourage this location as a future regional transit stop.

Strategy 3B-2. Coordinate with CDOT's Division of Transit and Rail to consider a Bustang stop.

Strategy 3B-3. Develop a strategy for future service including working with RTD and nearby communities.

Strategy 3B-4. Monitor the progress of the Front Range Passenger Rail Commission that is actively pursuing rail service from Trinidad to Fort Collins along the I-25 corridor.

Strategy 3B-5. Identify a location(s) and option(s) for a future transit hub, which could also function as a mobility hub for inter-modal transfers, future drop-off/pick-up for ride-sourcing/ridesharing, and future bike sharing.

Policy 3C: Identify opportunities to improve human services transportation for individuals with disabilities, older adults, and people with low incomes.

Strategy 3C-1. Investigate opportunities for connections to Longmont (especially for seniors).

Strategy 3C-2. Investigate a possible shuttle/ connections to the Carbon Valley Recreation Center.

Policy 3D: Focus on multi-modal transportation connections to bring people Downtown.

Strategy 3D-1. Plan for and develop a Downtown trailhead hub that links to and promotes the Town's existing and future trail systems and sidewalks (refer to the [Trails Map](#) in this Chapter and the Downtown Sub-area Plan in Chapter 3).

V. DYNAMIC PARKS, RECREATION AND OPEN SPACE

Overview

A growing body of research shows that contact with the natural world improves physical and psychological health. There is compelling evidence showing that when people have access to parks, they exercise more. Regular physical activity has been shown to increase health and reduce the risk of a wide range of diseases, including heart disease, hypertension, colon cancer and diabetes. Physical activity also relieves symptoms of depression and anxiety, improves mood and enhances psychological well-being. To help counteract the increasing sedentary lifestyle and unhealthy diet of Americans, the Centers for Disease Control and Prevention (CDC) has called for the creation of more parks and playgrounds.

In addition to health benefits, numerous studies have shown that parks and open space also increase the value of neighboring residential property, with growing evidence pointing to a similar benefit on commercial property value. The availability of these quality-of-life amenities also plays an important role for employers choosing where to locate new facilities and for individuals choosing a place to live.

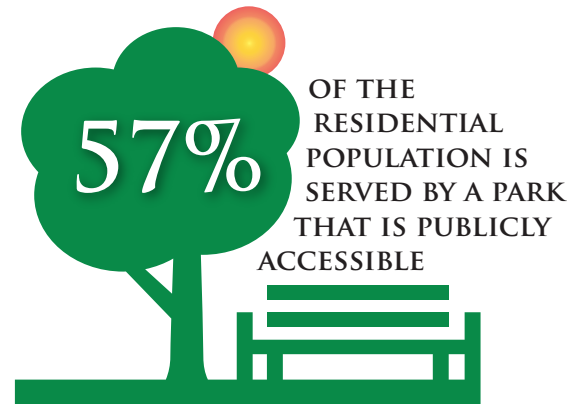
According to The Trust for Public Land's Benefits of Parks Report, play has proven to be a critical element in a child's future success through developing muscle strength and coordination, language, cognitive thinking, and reasoning abilities. In addition to these childhood development benefits, green spaces have effects on the strength of social ties, having a positive correlation with neighborhoods that have greenery in common spaces. With the goal of attracting younger families, as identified through stakeholder interviews in the planning process, park and recreation opportunities and trail connectivity would help to achieve this.

Current Facilities

Residents of Mead enjoy access to a higher than average number of parks and open space. Total park acreage in the Town of Mead is 374 acres, with 166 acres publicly accessible and managed by either the Town or a homeowners association. This equates to 28 acres of park and open space areas per 1,000 residents, and 24 acres of Town-managed parkland per 1,000 residents.

Given the Town's large park acreage, connectivity within and among the park system will become the priority rather than focusing on developing new parks. Similarly, there are also a number of gaps in service to the Mead community including swimming pools, trails, baseball/softball fields and fishing-accessible shorelines. Within a 1/4-mile walkshed along existing roads, 57% of the residential population is served by a publicly accessible park. This further shows that Mead has a sufficient provision of parks and open space, though lacks connectivity between existing parks and open space with large swaths of residential parcels being un- or under-served by the park system. While parks are located in close proximity to residents, the existing sidewalk and trail infrastructure often limits the ability to easily walk to parks.

Refer to Appendix B for additional information on existing conditions.



Mead has great park assets, but would benefit from improved connectivity at key locations.

Dynamic Parks, Recreation and Open Space (PROS) Vision Statement

Dynamic Parks, Recreation and Open Space that support healthy lifestyles, ease of access, family-centric values and local heritage.

Goals, Policies, and Strategies

PROS GOAL 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promote healthy living.

Policy 1A: Meet Mead’s growing community needs and diversity through support and promotion of recreation programs and activities, and development, improvement and renovation of facilities.

Strategy 1A-1. Strengthen and develop partnerships to maximize the available resources within the community for recreation facilities and activities.

Strategy 1A-2. In the short-term, work with other public and private agencies to provide for joint use community facilities to the maximum extent possible, such as Town Hall, local churches, the St. Vrain Valley School District, Carbon Valley Park and Recreation District and High Plains Library District.

Strategy 1A-3. Over the long-term, plan, develop programming, design and construct a multi-use community and recreation center for all ages, working with DOLA to determine the appropriate timeline to apply for a grant that will match the amount set aside in the Town’s Recreation Center Impact Fund.

Strategy 1A-4. In the short-term, establish collaborative partnerships with the Carbon Valley Park and Recreation District and Firestone to increase the likelihood of future funding for a local community center and other recreational amenities.

Strategy 1A-5. Develop Master Plans for Ames Park, Highland Lake and Founders Park.

Policy 1B: Provide recreational opportunities through a well-connected trail network.

Strategy 1B-1. Identify and implement a future Town-wide trail network that connects neighborhoods to parks, community amenities and services, and regional trails, and includes a signature loop connecting Highland Lake and Mead Ponds (refer to the updated [Trails Map](#)).

Strategy 1B-2. Plan for multi-use trails alongside streets in rural areas to ensure connectivity for bicyclists and pedestrians throughout the community (refer to the updated [Trails Map](#)).

Strategy 1B-3. Continue to require the provision of right-of-ways for connections of identified trails upon platting new developments to create a continuous trail system.

Strategy 1B-4. Complete missing sidewalk connections to the trail and street network (refer to the updated [Trails Map](#)).

Strategy 1B-5. Initiate a feasibility study to connect Mead’s trails to the regional trail network and work with relevant parties, in collaboration with landowners and adjacent communities, to design and construct the St. Vrain Regional Trail that connects Mead to Longmont.

Strategy 1B-6. Provide grade-separated trail crossings of major arterial streets.

Strategy 1B-7. Investigate the use of abandoned rail right-of-ways to expand trail connections.

Policy 1C: Create a Town-wide wayfinding signage program.

Strategy 1C-1. Develop a cohesive wayfinding system throughout the Town to direct bicyclists and pedestrians to key destinations such as Downtown, parks and recreational areas.

Strategy 1C-2. Identify unique trail, park and open space names that contribute to the branding of the Town and apply them in the wayfinding system.

Policy 1D: Develop a network of pocket, neighborhood, community and regional parks and associated trails and open space as the community grows based on level of service benchmarks identified in the 2011 Open Space, Parks and Trails Master Plan.

Strategy 1D-1. Add a “Parks and Open Space” zoning category to the Land Use Code to differentiate from Agricultural land uses and update the Zoning Map (refer to the [2018 Future Land Use Plan](#) for specific locations).

Strategy 1D-2. Apply the guidelines as identified in the Open Space, Parks and Trails Design Guidelines for park dedication as reflected in code modifications. Dedicated open space should not include a stormwater detention or retention facility (unless dual-use play fields) or landscape buffers from oil and gas facilities.

Strategy 1D-3. Require the protection of water resources, ecologically sensitive areas or wildlife corridors and the protection of lands that have outstanding conservation and educational value to the public. These should be integrated into park areas where possible (refer to the Environmental Constraints Map in Appendix D).

Strategy 1D-4. Parks and open space should be physically connected by trails and sidewalks where feasible.

Strategy 1D-5. Where feasible, locate parks and trails adjacent to new schools as they are developed.

Policy 1E: Foster health, safety and the livability of residents by creating convenient and safe opportunities for physical activity.

Strategy 1E-1. Increase active and passive use of parks and open space for physical activity and encourage residents to access parks by providing accessible and safe routes for walking, bicycling and ultimately, public transportation.

Strategy 1E-2. Promote the local development of programs and facilities that foster health and wellness.

Strategy 1E-3. Use educational materials, wayfinding and access to natural facilities to promote our access and relationship to nature and healthy eating.

VI. AN EXPANSIVE NATURAL AND AGRARIAN SETTING

Overview

Planning for Post-Disaster Economic Recovery

Preventative planning for post-disaster economic recovery before any given environmental disaster occurs helps communities resume economic activities in the wake of damage or destruction by a natural or human-made disaster (e.g., hurricane, landslide, wildfire, earthquake, gas line explosion, or terrorist attack). Plans for post-disaster recovery are characterized by officially adopted policies and implementation tools put in place before or after an event to direct recovery after a disaster event has occurred (APA Sustaining Places: Best Practices for Comprehensive Plans). Many of the policies and strategies presented within this section were taken from the Town's 2016 Hazard Mitigation Plan (HMP).

Regulating Energy Production

With over 40% of Colorado's active oil and gas wells, Weld County leads the state in crude oil and natural gas production. Due to health and safety concerns, Mead is among many towns that have buffer and spacing regulations in place that limit the number of wells allowed near populated centers. Currently, all wells and developments within Mead's town limits are meeting the Town's regulations. Such regulations establish how far a building or road can be built to a well or flow lines, while complying with state protections of mineral rights. Mead can update the regulations as information is released or safety concerns arise. With the location of existing wells within Mead's PIA, Mead's regulations have a significant impact on where and how new development can occur. Required buffers are relaxed after wells are abandoned and reclaimed in accordance with Oil and Gas Conservation Commission (OGCC) regulations.

CRITICAL ISSUE:
The price of water continues to rise while availability is declining, affecting development potential and farmers' ability to continue farming. Adopting and encouraging water conservation methods will be key to Mead's future.

Water Demand and Use

Similar to other communities in Colorado, Mead's water supply must be viewed in terms of its physical availability, legal right to water use and its delivery system. In a naturally arid climate with a complex system of water rights, water districts have a finite supply of surface and groundwater. Incidentally, even as the region's population has grown over the years, the Northern Colorado Water Conservancy District reports that water usage per capita has declined. This trend is largely due to the decrease in agricultural farms, water conservation programs and education and denser development patterns. Half a century ago, about 98% of the region was used for agriculture. Within Mead's PIA, that has now dropped to about 76% and even lower to 50% in the region overall. This decline has a lasting effect on the regional water demand but also the quality of groundwater and environment with regard to contamination from pesticides and fertilizers. Mead relies on Little Thompson Water District (LTWD) and Longs Peak Water District (LPWD) to provide water service. The Town works closely with the water districts to maintain competitive rates and help facilitate future development. Central Weld County Water District (CWCWD) serves a small area within the southeast portion of the planning area. Water continues to be one of the most critical elements for the Town's future expansion potential.



Air Quality

Due to its inherent effect on respiratory health, air quality has historically been a regional challenge for communities all along the Front Range. Ground-level ozone is a summer air pollution problem that is created when other pollutants

from sources like vehicle exhaust, paints, degreasing agents and cleaning fluids react with sunlight. Exposure to concentrations of ground-level ozone has been shown to cause acute respiratory problems, reduced lung capacity and inflammation of lung tissues, and can trigger asthma attacks. Due to certain outdoor activities, these air quality problems are compounded in the summer and warmer months. Based on 2008 air quality standards, Mead is located in an 8,398 square mile nonattainment area (an EPA designation that signifies the area does not meet the air quality standard) that includes much of northern Colorado's Front Range and the Denver Metro area.

Refer to Appendix B for additional information on existing conditions.

Expansive Natural and Agrarian Setting (ENAS) Vision Statement

An Expansive Natural and Agrarian Setting embodied by vast farmland, access to nature, wide open spaces and environmental stewardship.

Goals, Policies, and Strategies

ENAS GOAL 1: Promote the efficient management of water, energy and waste through a cohesive sustainability program that represents the values of the Mead community.

Policy 1A: Promote the efficient use of Mead's energy, water and materials through the way we live and develop our built environment.

Strategy 1A-1. Develop a town-wide Sustainability Plan.

Strategy 1A-2. Provide access and information to existing programs to facilitate sustainability.

Strategy 1A-3. Recognize buildings, businesses and citizens that have demonstrated a commitment to quality growth and sustainable practices through a town-specific awards program.

Strategy 1A-4. Host community-wide events and demonstration projects centered on water conservation, recycling, composting and environmental sustainability.

Strategy 1A-5. Support cost-effective green/ sustainability efforts in the design and construction of public buildings and amenities, which gives access to the Department of Local Affairs matching funds.

Strategy 1A-6. As part of the public education campaigns listed in this section, include a feature piece on the Town's website that highlights examples set by the Town, which contribute to sustainable design.

Policy 1B: Encourage water conservation and source acquisition and protection efforts.

Strategy 1B-1. Create a Water Conservation Task Force for management of acquisition and conservation efforts to work with the Town's water providers.

Strategy 1B-2. Update construction standards and zoning and building codes related to water use and landscape standards, including the addition of more specific recommendations for xeriscaping in this region.

Strategy 1B-3. Continue to work with the water districts to encourage the reduction of water use and the application of best practices from organizations such as Colorado State University for guidelines on responsible and appropriate planting and the Department of Local Affairs (DOLA) publications, Water-Efficient Landscape Design and the WaterWise Landscaping Best Practices Manual.

Strategy 1B-4. Initiate a public education campaign on water conservation practices, and publish resources on the Town's website.

Strategy 1B-5. Continue to work collaboratively with Little Thompson Water District on policy decisions and coordinate the location of development and utilities ongoing through the development review process.

Strategy 1B-6. Coordinate with Little Thompson Water District to develop a non-potable water system option to support public facility landscaping and irrigation and ease the regulations regarding irrigation ditch use.

Policy 1C: Improve energy efficiency and expand the use of renewable energy including solar power.

Strategy 1C-1. Work with United Power and Xcel Energy to develop and promote programs and codes that encourage energy efficiency and access to renewable energy.

Strategy 1C-2. Update the Land Use Code to streamline the permitting process for the development of renewable energy projects, similar to Weld County’s recently updated regulations.

Strategy 1C-3. Work towards the integration of renewable energy components into town projects that are supported with public funds.

Strategy 1C-4. Integrate electric car charging stations as part of future Downtown development, transit hubs and commercial projects.

Strategy 1C-5. Develop a working partnership with the High School’s Energy Academy and utility companies to examine programs and initiatives to improve energy efficiency in Mead, and increase the use of renewable energy and investigate opportunities for pilot programs (e.g. micro-grid).

Policy 1D: Improve solid waste management.

Strategy 1D-1. On the Town’s website, educate the community on the availability of curbside recycling, improved efficiency, and reduction of cost by identifying preferred providers and consolidating service areas.

Strategy 1D-2. Continue to work with local providers to accommodate and encourage pre-cycling and source separation recycling programs such as curbside recycling for households and businesses.

Strategy 1D-3. Encourage a shift from landfilling solid waste to alternatives that reduce landfilling volume by updating the construction standards to promote the reuse and repurposing of construction materials for redevelopment projects.

Strategy 1D-4. Encourage the innovative reuse of green waste and promote composting and mulching through public education campaigns featured on the Town’s website.

ENAS GOAL 2: Protect the Town’s natural resources, agricultural lands and scenic landscapes.

Policy 2A: Assure that new growth within the Town preserves the natural setting and scenic viewsheds where appropriate.

Strategy 2A-1. Evaluate and redefine the methodology for the dedication of open space within the community, maintained privately and by the Town.

Strategy 2A-2. Upgrade the Land Use Code [Section 16-2-150 (3)] to ensure that buffers of 100 feet from water bodies are applied.

Strategy 2A-3. Promote public awareness of Mead’s natural resources by increasing access to Mead’s lakes, ponds and streams, by promoting the Town’s future trail loop system and wayfinding strategy (see SC Goal 3).

Strategy 2A-4. Require the dedication of open space or parkland adjacent to open water and streams consistent with the 100 feet code buffer requirements.

Strategy 2A-5. To preserve the character of Mead, identify key viewsheds and develop an overlay map.

Policy 2B: Preserve Mead’s rural and small town character through conservation design and the protection of large-scale open space and farmland.

Strategy 2B-1. Work with local landowners to identify high-priority open space and natural resources for permanent protection through regulation, conservation easements or acquisition.

Strategy 2B-2. Work with the Weld County Commissioners and the State (e.g. GOCO) to develop permanent funding resources for open space funding (e.g. a countywide open space sales tax).

Strategy 2B-3. Identify and maintain the St. Vrain Creek Corridor and adjacent farmland as a green edge for the Town (refer to the updated [2018 Future Land Use Plan](#)).

Strategy 2B-4. Connect the natural areas associated with lakes, waterways and open space to create a series of east-west greenways and wildlife corridors, including the St. Vrain Creek Corridor, as identified on the updated [Trails Map](#).

Strategy 2B-5. Create a "Clustered Residential" zoning category and design standards to allow clustered development, preserving density and open space to encourage future residential areas to develop in a way that is compatible with Mead's natural, agrarian setting and rural character.

Strategy 2B-6. For key areas, investigate the use of a Transfer of Development Rights (TDR) program with pre-identified sending and receiving zones that could achieve community objectives including rural preservation and attainable housing in targeted locations to support Downtown.

Strategy 2B-7. Encourage the preservation of Mead's agricultural history by creating the ability to allow cottage industries (i.e. business or manufacturing activity carried out in a person's home), farm-to-table commerce, continued support of the Farmer's Market Downtown and the promotion of community gardens, fishing, aquaponics and greenhouses.

Strategy 2B-8. Integrate agricultural design standards into the Land Use Code that allow for urban agricultural practices including community-accessible food crops within buffer strips along right of ways and alleyways.

Strategy 2B-9. Continue to maintain and improve town outreach and relationships with members of the surrounding agricultural community.

Policy 2C: Integrate oil and gas operations where appropriate using context-sensitive design and standards.

Strategy 2C-1. Continue to update and enforce the Town Code to ensure oil and gas development meets State and local requirements that reduce impacts including air, noise, safety, traffic, visual, and other factors.

Strategy 2C-2. Where possible, oil and gas wells should be discouraged from being located in prime developable areas so as not to deter from the community's or private property owner's future ability to achieve their vision.

Strategy 2C-3. Where possible, co-locate major infrastructure including pipelines, and locate oil and gas facilities and their associated buffers against greenways, parkland and other public facilities.

ENAS GOAL 3: Diversify the local economy to guard against loss of natural resources, increase Mead's overall resilience, and prepare for natural hazards such as fires, drought and extreme weather events.

Policy 3A: Continue to work with Weld County to build on emergency preparedness efforts to increase Mead's resilience.

Strategy 3A-1. Develop a town-wide emergency preparedness and resilience plan consistent with the Weld County 2016 Multi-jurisdictional Hazard Mitigation Plan.

Strategy 3A-2. Consistent with the Hazard Mitigation Plan, host a town-specific Policy Group training for the Board of Trustees.

Strategy 3A-3. Consistent with the Hazard Mitigation Plan, use money appropriated to Public Works in the Town of Mead 2018 budget to equip the Public Works building with access to back-up power.

Strategy 3A-4. Determine the highest risks and appropriate mitigation strategies to protect against and recover from extreme fires, drought and tornadoes.

VII. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES

Overview

Accessible public facilities, strong school systems and reliable public safety are desirable services and resources, and they serve to enhance the quality of life for Mead residents and create an appealing place to live. The Town of Mead partners with regional water, fire and library districts to provide a full range of services to residents.

Educational Facilities

The St. Vrain Valley School District (SVVSD) serves a majority of Mead school-aged residents, with local elementary, middle, and high schools. As the Town grows to the north, new residents will be served by either the Thompson or Weld County school districts. While Mead does not maintain a local library branch within Town limits, the High Plains Library District provides library services for Mead residents at the Carbon Valley Regional Library in Firestone. The current population benchmark necessary to attract a satellite library branch is 5,000 residents. Mead is almost there, with 4,553 total residents as of January 2018; meaning that the Town should continue conversations with the High Plains Library District to pursue a future library located in Town.

Fire and Safety

Until recently, Mead was among other small communities in Weld County that contracted with the Weld County Sheriff's Office to provide additional law enforcement services. Mead recently established its own police department. The Mountain View Fire Rescue District provides fire and emergency services to the Town of Mead and surrounding communities. Fire Station #3 and the Town Hall is a joint facility, originally built in 1983 and renovated in 2014. This station protects the northern portion of the Fire District. As the Town grows, it will be vital to work with its fire and safety providers to designate future locations for police and fire stations.

Utilities

Accessible and affordable utilities contribute to attracting business and making urban and suburban living possible. The Town of Mead provides sanitation and sewer services to a number of subdivisions, while the St. Vrain Sanitation District serves the southern portion of the Town. Two nonprofit water districts currently serve Mead residents with drinking and irrigation water: the Little Thompson Water District and the Longs Peak Water District. As the primary source of water comes from Carter Lake, these districts share water treatment and distribution systems. Central Weld County Water District provides service adjacent to the St. Vrain Creek Corridor in the southeastern portion of the planning area.

Events

Often in collaboration with local partners, the Town of Mead hosts a number of annual and special community events. Activating parks and civic spaces helps to reinforce the Town's local community and identity. The opportunity to bring residents together also provides important social and mental health benefits. Notable events include the Summer Concert Series, Mead Community Day and Sugarbeet Festival, Downtown Mead Farmers Market, Holiday Celebration, Fishing Derby and Easter Egg Hunt. Frequent partners include the Mead Chamber of Commerce, Mead Area Community Foundation and the Mead Area Rotary Club.

Refer to Appendix B for additional information on existing conditions.

Mead's school district, the St. Vrain Valley School District, is ranked

36

out of Colorado's

106

total districts.

Source: 2016 Colorado Department of Education

Thoughtful Community Planning, Facilities and Services (TCPFS) Vision Statement

Thoughtful Community Planning, Facilities and Services that support local values, a highly-engaged citizenry, strong social interactions and lifelong learning through deliberate, forward-thinking, fiscally-sound and transparent decision making.

Goals, Policies, and Strategies

TCPFS GOAL 1: Ensure government services, buildings and equipment needs respond to growth with a cost-effective, high level of service to residents.

Policy 1A: Develop and maintain mechanisms to provide for maintenance of public infrastructure, buildings, equipment and land.

Strategy 1A-1. Where feasible and appropriate, locate public facilities within one mile of Downtown to support its vibrancy and create a community heart.

Strategy 1A-2. As the Town grows, designate a specific location(s) for a future public works facility and police/fire station(s).

Strategy 1A-3. As the Town grows, work with the St. Vrain Valley School District to determine a specific location(s) for a new school(s). See general location of proposed school sites on the [2018 Future Land Use Plan](#).

Strategy 1A-4. Update the Land Use Code to include select CPTED (Crime Prevention through Environmental Design) Standards.

Policy 1B: Strengthen collaboration with special districts and utility providers.

Strategy 1B-1. Support the Mountain View Fire District to offer the most cost-effective and highest-quality fire safety services to Town residents.

Strategy 1B-2. Support and work with other service providers such as schools and libraries to provide facilities to meet the evolving needs of Town residents.

Strategy 1B-3. Collaborate with the High Plains Library District to identify a prospective location within Mead for a public library once Mead's population reaches their required benchmark of 5,000 residents.

Strategy 1B-4. Support other special districts serving the Town including the sewer, water and metro districts.

TCPFS GOAL 2: Encourage and support community activities to bring together the residents of the community and foster community leadership.

Policy 2A: Improve public education and information delivery.

Strategy 2A-1. Investigate public-private partnerships to leverage fiber optic infrastructure opportunities to improve internet speeds and incentivize prospective businesses to locate in Mead, such as with TDS Telecom.

Strategy 2A-2. Plan for the integration of future technology innovations by creating adaptable spaces within new public buildings that allow for the integration of new technologies.

Policy 2B: Continue to encourage residents to become active in the governance and well-being of the Town.

Strategy 2B-1. Continue to provide ongoing communication with Town residents regarding activities and actions of the Town through activities, social media promotions, in-person meetings and features on the Town's website.

TCPFS GOAL 3: Promote cooperative planning for growth, development and increased coordination by strengthening relationships and maintaining Intergovernmental Agreements (IGAs) between local governments to address major land use, transportation and infrastructure projects. Work together to ensure new projects are cost efficient, meet individual and shared needs and promote mutual benefit.

Policy 3A: Work with Weld County and adjacent municipalities to develop agreements that support mutually beneficial land use.

Strategy 3A-1. Update and maintain existing Intergovernmental Agreements (IGAs) with Weld County, Berthoud, Platteville, Longmont and overlapping special districts to help manage growth in an orderly and responsible manner.

Strategy 3A-2. Encourage Weld County to maintain rural levels of development unless the area is anticipated to be annexed into the Town, in which case Mead's Comprehensive Plan and Land Use Code would apply.

Strategy 3A-3. Work with Weld County and adjacent municipalities on regional land use issues including open space and farmland preservation, municipal boundaries and greenways and trails expansion.

Strategy 3A-4. Encourage Weld County to review and accept Mead's Comprehensive Plan to provide citizens with a consistent message.

Strategy 3A-5. Coordinate with ongoing participants and relevant organizations in long-range planning efforts (e.g. CDOT PEL Study).

Policy 3B: Create a system of tiered growth areas and land uses that encourage compact growth and a rural edge that is respective of the vision for the Town of Mead.

Strategy 3B-1. Implement a tiered system of development that encourages compact growth near Downtown, commercial centers, and highway corridors, and the reduction of density on the edge of the Town limits. See ENAS Goal 2.

Strategy 3B-2. Identify areas for strategic annexation within the next 5 years.

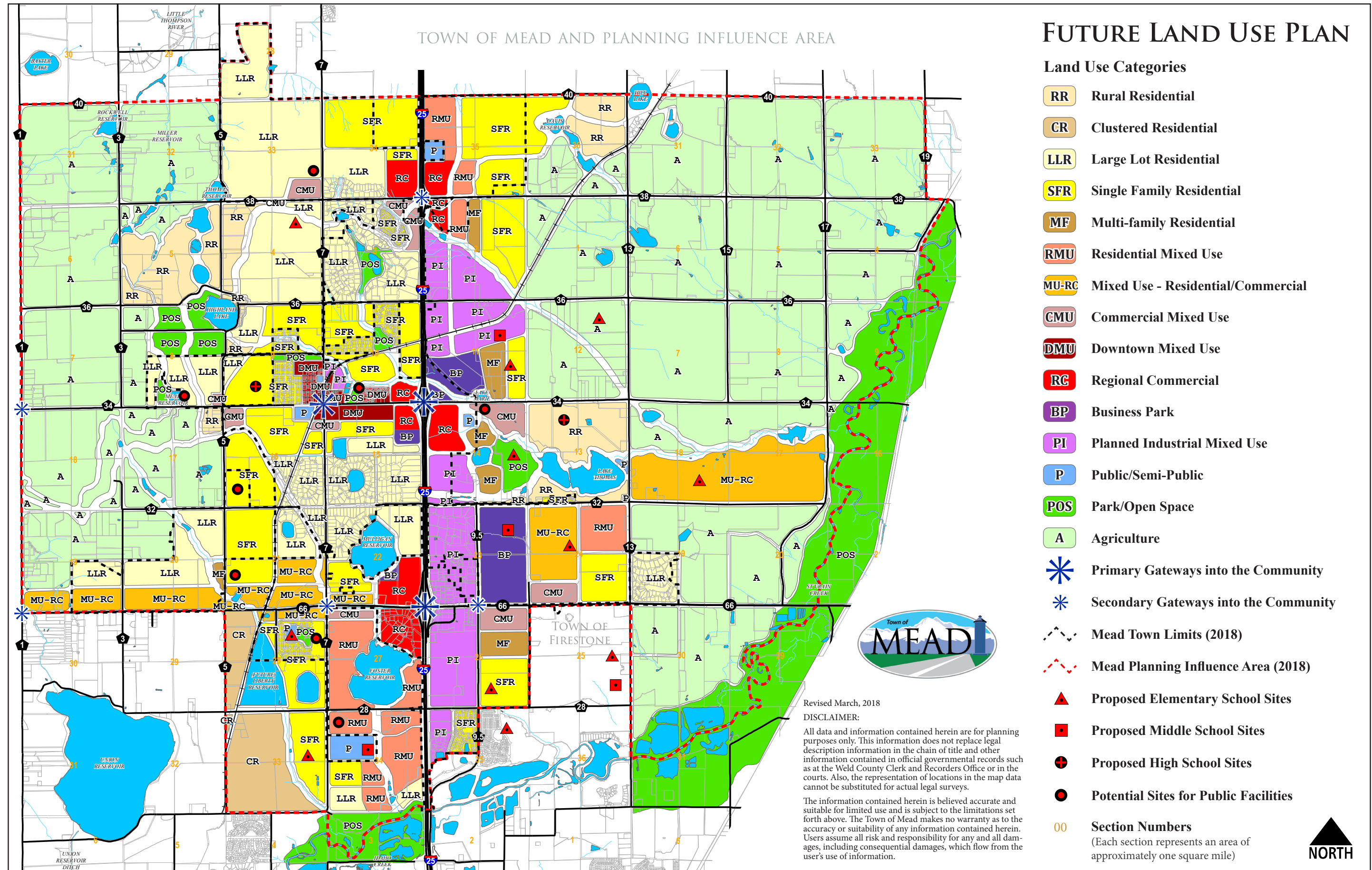
Strategy 3B-3. Develop a handbook and publish it on the Town's website that provides developers with land use options, tools and incentives that encourage annexation and compatible land uses.

2018 FUTURE LAND USE PLAN

The [Future Land Use Plan](#) provides a framework for public and private decisions about how areas should develop in the community. It is the most critical element within the Comprehensive Plan. The land uses described in this section depict the current and recommended future land uses for all property within the Town's corporate limits and Planning Influence Area (PIA).

The area covered by the [Future Land Use Plan](#) contains lands that are adjacent to the existing community or that the Town of Mead believes are of overall benefit to its residents. While this map is scaled, it remains conceptual in nature and exact boundaries of the proposed land uses may be adjusted based on platting requirements approved by the Town.

MAP 4. FUTURE LAND USE PLAN (2018)



FUTURE LAND USE PLAN

Land Use Categories






- RR Rural Residential
- CR Clustered Residential
- LLR Large Lot Residential
- SFR Single Family Residential
- MF Multi-family Residential
- RMU Residential Mixed Use
- MU-RC Mixed Use - Residential/Commercial
- CMU Commercial Mixed Use
- DMU Downtown Mixed Use
- RC Regional Commercial
- BP Business Park
- PI Planned Industrial Mixed Use
- P Public/Semi-Public
- POS Park/Open Space
- A Agriculture
- ✳ Primary Gateways into the Community
- ✳ Secondary Gateways into the Community
- Mead Town Limits (2018)
- Mead Planning Influence Area (2018)
- ▲ Proposed Elementary School Sites
- Proposed Middle School Sites
- ⊕ Proposed High School Sites
- Potential Sites for Public Facilities
- 00 Section Numbers
(Each section represents an area of approximately one square mile)














Revised March, 2018
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 The information contained herein is believed accurate and suitable for limited use and is subject to the limitations set forth above. The Town of Mead makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which flow from the user's use of information.



TABLE 2. LAND USE CATEGORIES AND DESCRIPTIONS

Land Use Category	Zoning District(s)	General Location	Uses and Desired Characteristics
 Rural Residential (RR)	Residential Single-Family-Estate District (RSF-E)	Near the outer boundaries of Mead town limits and adjacent to other agricultural uses	Large-lot, low-density, estate-type single-family development on lots of at least 2 and one-half (2 ½) acres with some permitted agricultural uses. Intended to preserve agricultural land and very large lots. Should also discourage leapfrog development and ensure that lands develop in an orderly and progressive manner.
 Clustered Residential (CR)	Residential Single-Family District (RSF-1), Residential Single-Family District (RSF-4)	Longmont IGA area and along the Highway 66 Corridor	Single-family residential, clustered in pockets with varied lot sizes and surrounded by open space that accommodates 1-4 dwelling units/acre. Intended to create neighborhoods with mixed density housing and a predominantly rural character with high access to open space.
 Large Lot Residential (LLR)	Residential Single-Family District (RSF-1)	Near the outer boundaries of Mead town limits, adjacent to agricultural uses, and along highway corridors.	Large-lot, very low-density, single-family residential development with a predominantly rural character on lots of at least one (1) acre. Intended to respect lands that are already platted within the Town or adjacent to Town limits with some development associated with the land parcel and no change in use or intensity of development. The Plan envisions these lands to remain as larger lots.
 Single-Family Residential (SFR)	Residential Single-Family District (RSF-4)	Adjacent to services such as public facilities and commercial uses; located off community collector streets around the Downtown Core and multi-family residential uses; and along transportation corridors and in close proximity to planned regional and local trail systems.	Clustered, medium-density single-family residential development with a density of up to four (4) units per acre. Intended to promote stable, well-established neighborhoods with a mix of densities. Lots should be of sufficient size to allow for off-street parking.
 Multi-family Residential	Residential Multi-family Districts (RMF-8 and RMF-14)	Adjacent to services and complementary uses; near regional shopping and planned industrial uses; recreational amenities; and near transportation corridors and future transit service. Encouraged to develop in locations that can provide a transition between lower density residential neighborhoods and non-residential uses, particularly retail uses. Requires access off of two major collector roads.	Mix of medium- and high-density, multi-family development such as attached townhomes, duplexes, triplexes, four-plexes, condominiums, and multi-family units, or compatibly designed single-family attached homes. Densities up to eight (8) or 14 units per acre. Particularly suited for those who wish to decrease their dependency on the car, for elderly residents, and for those that are single or just starting out. Intended to encourage amenity-driven multi-family complexes where units are either attached or stacked.

Land Use Category	Zoning District(s)	General Location	Uses and Desired Characteristics
 Residential Mixed Use (RMU)	Residential Multi-family Districts (RMF-8 and RMF-14); Residential Single-Family District (RSF-4)	Located within the East Side Neighborhood; southwest of the Highway 66 and I-25 interchange; and surrounding the WCR 38 and I-25 interchange.	Residential development with a wide range of density and scale including large lot, single-family (attached and detached), multi-family, and senior housing.
 Mixed Use – Residential/ Commercial (MU-RC)	Residential Multi-family Districts (RMF-8 and RMF-14); Residential Single-Family District (RSF-4); General Commercial (GC)	Highway 66 Corridor Sub-area (See Chapter 3).	A mix of large lot, single-family, multi-family, and senior housing, supported by small pockets of neighborhood-serving commercial uses.
 Commercial Mixed Use (CMU)	General Commercial (GC)	Located along or with easy access to major arterial and major collector streets; areas with transportation access; along Highway 66; near the Downtown Core; and accessible to neighborhoods and near multi-family residential.	Mix of community-serving commercial uses, moderate to high-intensity retail, office, and higher density residential developments within walking distance of restaurants and entertainment establishments.
 Downtown Mixed Use (DMU)	Downtown Mixed Use (DMU)	Mead’s Downtown Core; east of I-25, north and south of Welker Avenue Corridor; and access to historic Main Street running through the center of Mead. See Downtown Sub-area in Chapter 3.	Concentrated retail, service, office, residential mixed-use, specialized government functions, specialty retail, and eating and drinking establishments in the historic heart of Mead. Office use above retail establishments is encouraged. Intended as a community gathering point, both as a drive-to and a walk-to destination.
 Regional Commercial Mixed Use (RC)	Highway Commercial (HC)	Along major highway corridors with excellent transportation access, such as the I-25 corridor and interchange.	Larger-footprint commercial uses, retail, office, and service uses oriented to the traveling public and serve a regional market. Intended to promote well-designed development and reflect the difference in traffic volumes and accessibility at these locations. Encourage a wide range of complementary uses that can share access.
 Business Park (BP)	Business Park (BP) (New Proposed Zoning Category)	East and west of the I-25 corridor.	Campus-style office and employment uses with integrated open space.
 Planned Industrial Mixed Use (PI)	Light Industrial (LI)	East of the I-25 corridor.	Light manufacturing and processes operations within an enclosed structure or development with a mix of office, light industrial, and limited retail service uses. Intended to create an attractive, business park or campus-style settings.

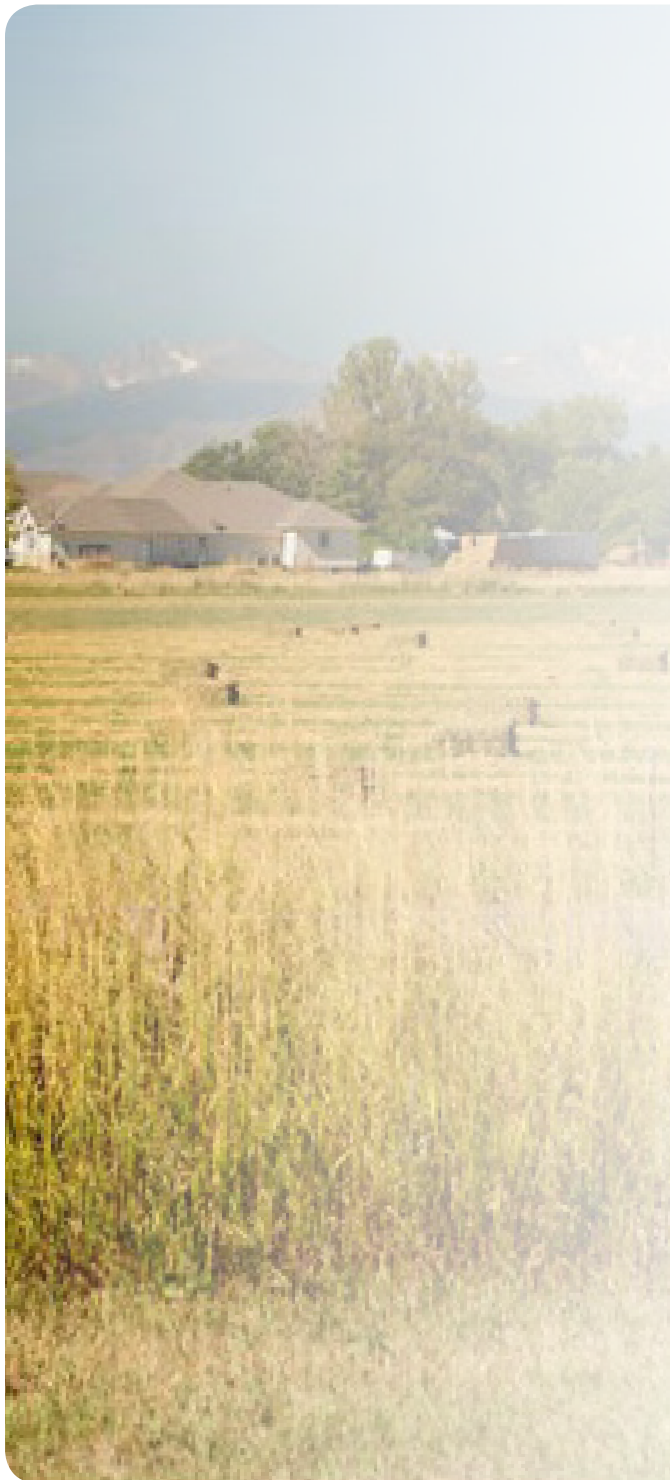
Land Use Category	Zoning District(s)	General Location	Uses and Desired Characteristics
 Public/Semi-Public (P)	Public (O)	Adjacent to the Downtown Core and near schools.	Public, semi-public, and institutional facilities, services, and amenities, such as town services, libraries, utilities, and religious institutions over one (1) acre in size.
 Park/Open Space (POS)	Agricultural (AG) (Current Zoning Category) Parks/Open Space (POS) (New Proposed Zoning Category)	Areas within floodplains, around water bodies, and accessible to neighborhoods and Downtown.	Comprehensive, integrated network of parks and open space to be developed and preserved as the community grows. Includes plazas, pocket parks, neighborhood and community parks, trails, regional open space, and storm drainage facilities.
 Agriculture (A)	Agricultural District (AG)	Around the outside perimeter of the Planning Influence Area.	Agricultural operations and very low-density single-family residential properties annexed into the Town or that are currently used for agricultural or nonurban purposes and are not ready for development due to lack of utilities or other services. Intended to provide a transition to the Town.
 Gateways	N/A	Along major arterial streets and the following intersections which have been identified as primary (P) or secondary (S) gateway areas: <ul style="list-style-type: none"> • State Highway 66 at: I-25 (P), WCR 7 (S), and WCR 9.5 (S) • WCR 34 (Welker Avenue) at: I-25 (P) and WCR 7 (P) • WCR 38 at I-25 (S) 	Distinct gateways to announce the entry into the Town of Mead such as monument signs or features, directional signage, special landscape treatment along the approach to the identified gateway, a landscaped median at the intersection, or expanded setbacks.

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CHAPTER THREE:

DEFINING CHARACTER IN MEAD'S PRIORITY SUB-AREAS



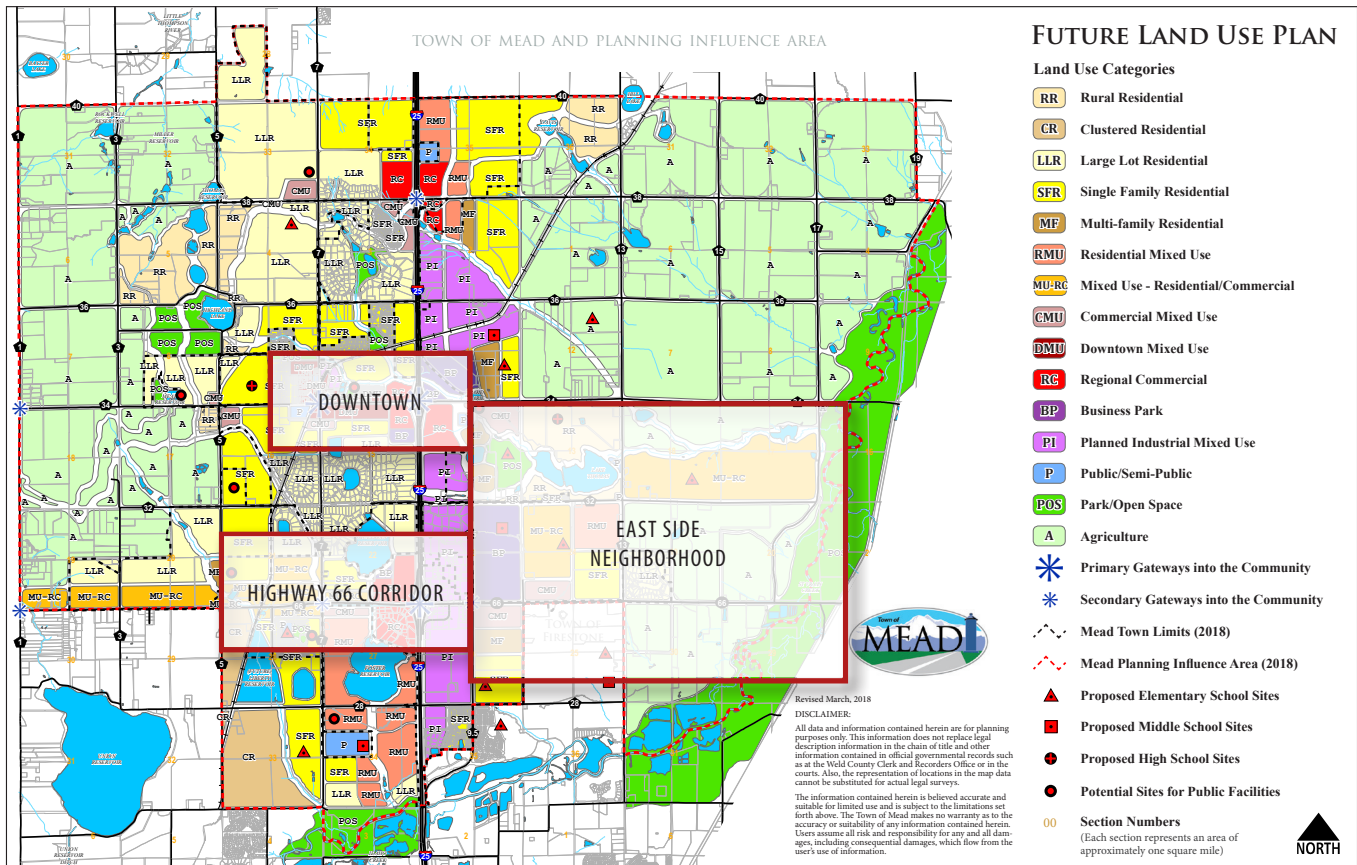
Based on input from numerous stakeholders throughout the planning process, the Town has identified three geographic areas (sub-areas) that require special attention in the coming years: 1) Downtown, 2) the Highway 66 Corridor and 3) the East Side Neighborhood; as shown in Map 5: Sub-Area Boundaries.

The recommendations related to these sub-areas are intended to help Mead capitalize on its future growth, rather than being overrun by it. Deliberate and strategic planning efforts in these priority sub-areas will include the re-designation of some future land uses, encouragement of high-quality urban design with a focus on placemaking, transportation considerations, economic development strategies and corresponding changes to the Land Use Code and Engineering Standards that serve to implement the Plan. Such a comprehensive approach will help set the stage for the appropriate regulatory environment.

Planning for how these priority sub-areas should look and function in the future is intended to help ensure that a balance of retail, commercial space and housing is achieved for long-term economic stability, beginning with an initial focus on these priority locations. The Town has already been proactive in making improvements to catalyze private investment, such as offering incentives to qualifying prospective businesses through the Urban Renewal Authority and actively working with local, state and national organizations to attract new businesses and industries.

The Town of Mead is already known for having a high quality of life within an area poised to experience significant population growth in the coming years. Utilizing a common sense sustainable solutions approach combined with the strategic introduction of new retail commercial development and influential industry employers, plus the continued development of new forms of housing, will help attract a missing demographic segment of young adults, professionals and growing families. This, in turn, will improve property values and increase the local sales and property tax revenues within the Town.

MAP 5. SUB-AREA BOUNDARIES



THE DOWNTOWN SUB-AREA

Overview and Importance of this Area

The Town desires Downtown Mead to serve as the focal point of the community. The downtown core is located primarily on Main Street but encompasses other adjacent commercial areas of the original Town site. For the purposes of this Plan, the Downtown Sub-area refers to a larger area than what Mead residents consider as Downtown in 2018. It includes Old Town, as well as the areas to the east of the downtown core along the Welker Avenue corridor and west of the I-25 interchange (refer to the aerial image below); to enhance the Downtown now and to proactively plan ahead for an expanded Downtown that will serve the growing community in the future. Recognizing that the current Downtown Mixed Use (DMU) zone has no ability to expand to the north or south, and following expressed guidance from the Planning Commission, the 2018 MCP proposes an expanded DMU zoning district along Welker Avenue to drive economic activity and enhance the overall vibrancy of the area.

This area is the gateway to Old Town, so an important consideration for planning the Downtown Sub-area is the first impression it leaves on those entering Mead. It should also function as an active destination and community gathering space for residents, visitors and prospective businesses, further reinforced by locating future public facilities as feasible within the area. New development and redevelopment in Downtown Mead should preserve and enhance the Town's history, form



Aerial view of the Downtown Sub-area boundary (outlined in yellow) and expanded DMU district (outlined in red)

and charm by providing design compatibility between new and older buildings and by emphasizing the unique character of the area.

Location and Current Context

The Downtown Sub-area consists of the core downtown as well as the proposed extension of the DMU zone along the Welker Avenue Corridor (outlined in red on the aerial image at the bottom of the previous page) and its periphery. The DMU land use classification represents the historic heart of Mead and includes specialized functions, specialty retail, and eating and drinking establishments. The Downtown Sub-area is accessible from historic Main Street, which runs through the center of Mead, as well as from I-25 and along Welker Avenue, which has been identified as one of Mead’s primary gateways into the community. Currently, the Downtown Sub-area is bordered mainly by residential neighborhoods and vacant land. The only significant geographic constraints that may impact future development of the site are drainage and topography challenges on the northwest and southwest corners of the I-25 interchange and the railroad tracks which bisect the downtown core. These challenges are far outweighed by the multitude of potential opportunities, which are also addressed within this section of the Comprehensive Plan.

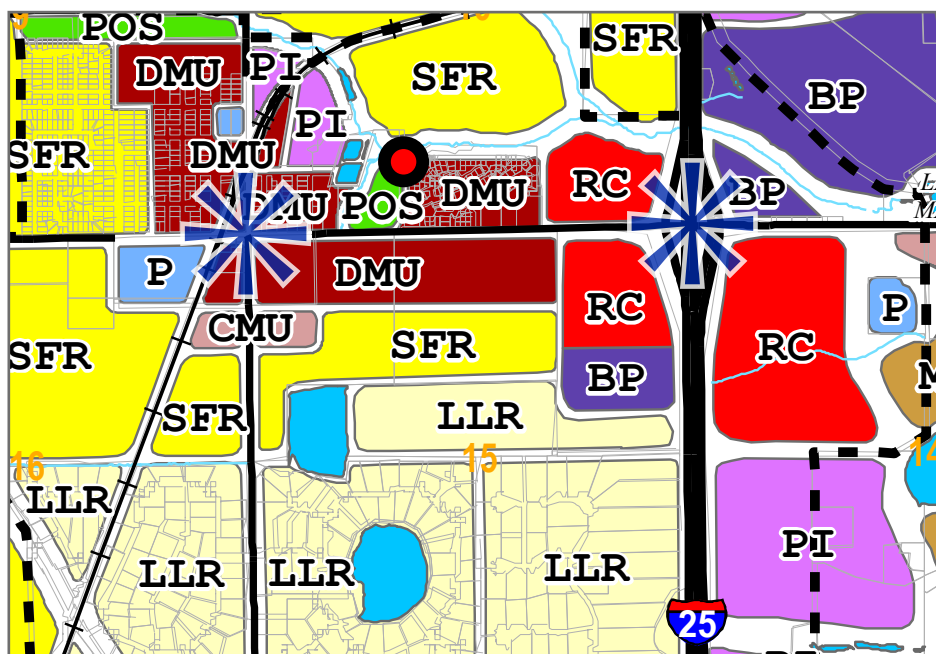


Birdseye view of the Downtown Sub-area in its current condition (looking northwest from the I-25 interchange)



Birdseye view of Old Town Mead in its current condition (looking northwest from the intersection of Welker Avenue and 3rd Street)

MAP 6. DOWNTOWN FUTURE LAND USE PLAN



Future Context

The updated Future Land Use classifications within the Downtown Sub-area are shown on Map 6. Among the changes to the 2013 Future Land Use Plan proposed as part of the 2018 MCP for the Downtown Sub-area are:

- an expanded DMU land use designation north and south of the Welker Avenue Corridor;
- the addition of a designated Business Park area bordering the Regional Commercial area and serving as a transition to residential areas located on the southwest corner of the I-25 interchange; and
- two additional Business Park areas located on the northeast corner of the I-25 interchange.

The Desired Future Character for Downtown Mead

The Downtown Sub-area, and perhaps more specifically the DMU district, is intended to function as a community gathering point and vibrant destination that attracts residents, visitors, employees and prospective businesses and that is easily accessible by car, bicycle, or on foot.

Desirable uses within the DMU area include:

- Retail establishments, including a small boutique grocery or local market
- Quality restaurants, including breweries and coffee shops
- Professional office facilities that are not high traffic generators, including but not limited to: medical, architecture, real estate, financial, legal and engineering services
- Personal services and servicing facilities
- Public and quasi-public buildings including government offices
- Public gathering spaces for leisure and local community events

Desired attributes within the DMU area include:

- Developments designed to respect the historic, gridded street network
- Development that is integrated with the scale of existing development and the surrounding environment
- The size and shape of structures should be consistent with the historic character of the area, with the building mass broken up
- Developments that minimize visible, at grade, on-site and on-street parking
- Parking provided on-site or through in-lieu of parking fees used to acquire centralized public lots
- Developments that combine small business and specialized retail uses that are attractive to pedestrians and do not generate a high volume of vehicle trips

DOWNTOWN SUB-AREA PLAN

BIRDSEYE VIEW OF THE EXPANDED DOWNTOWN CORE ALONG THE WELKER AVENUE CORRIDOR FROM I-25



Envisioning the Future of the Downtown Sub-area

The Downtown Sub-area Plan on page 53 depicts the same area shown in the aerial image at the top of page 51. It takes the Future Land Use Plan (Map 6) one step further by illustrating the multitude of opportunities within the Downtown Sub-area that the Town can realize over the next 10-20 years by implementing the policy framework outlined in Chapter 2. Chapter 4: Implementation and Monitoring provides detailed action items for how to achieve the vision for Downtown Mead.

Key Highlights

Among the many opportunities and improvements proposed within the Downtown Sub-area are the following:

- Expansion of the Downtown Mixed Use district
- Replication of the small-block grid pattern
- Diverse, high-quality neighborhoods and commercial areas
- New amenities to attract and retain businesses, employees and residents of all ages
- A focus on preserving and enhancing Mead's cultural and historic assets
- A rejuvenated economic catalyst area
- Charming, vibrant, and walkable shopping areas
- Improved connectivity and wayfinding
- Interchange improvements and monument gateway features
- Expanded trail network, including a newly proposed Trail Loop Network connecting parks and reservoirs, strategically located trailhead hubs, and improved trail connections
- New and enhanced pedestrian and bicycle facilities
- Proposed future community center located adjacent to Ames Park
- Enhanced public gathering spaces
- Traffic calming measures
- Streetscape enhancements
- Enhanced housing diversity and Accessory Dwelling Units (ADUs), allowing seniors the opportunity to downsize but remain in Mead
- Parallel minor collector network

Illustrating Desired Character and Form within the Downtown Sub-area

DOWNTOWN CHARACTER ILLUSTRATION

PERSPECTIVE VIEW OF THE WELKER AVENUE & 3RD STREET INTERSECTION



DOWNTOWN CHARACTER ILLUSTRATION

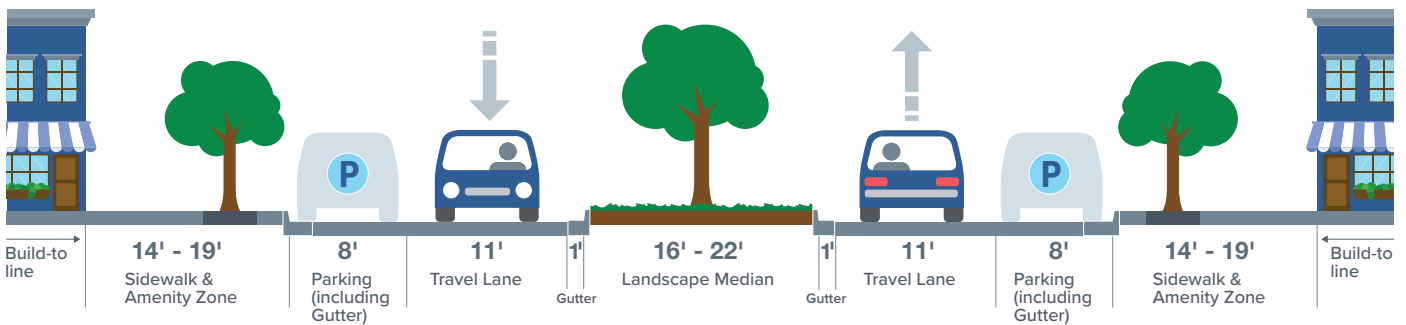
PERSPECTIVE VIEW OF THE WELKER AVENUE & MAIN STREET INTERSECTION



WELKER AVENUE CROSS SECTION

As an extension of the downtown, Welker Avenue will be a two-lane street with on-street parking for retail and commercial patrons. The flexible median width can accommodate a raised and landscaped median and a left turn lane at intersections with a pedestrian refuge, and includes a range for future consideration of angled parking within the median. The wide pedestrian zone also includes a width range for future consideration of patio seating and other amenities within the public right-of-way.

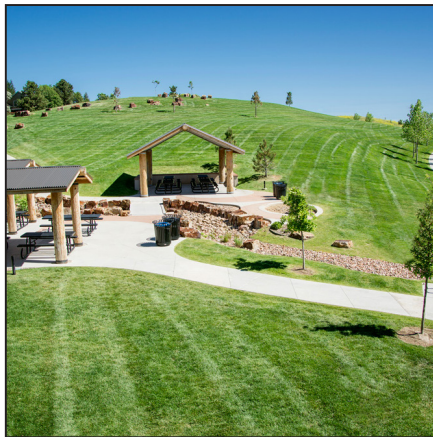
Welker Avenue East of 3rd Street



Sample Land Use Character Images for Downtown

The following images are intended to further illustrate the desired character, form and function within the Downtown Sub-area, as proposed within the policy framework in Chapter 2. The photographs are intended to illustrate the mix of land uses, building types, bulk and heights of structures, and are not intended to suggest architectural style or materials desired in the Town of Mead.

LAND USE CHARACTER IMAGES: DOWNTOWN



THE HIGHWAY 66 CORRIDOR SUB-AREA

Overview and Importance of this Area

One of the most unique and appealing characteristics of the State of Colorado is its mountain ranges. The backdrop of the Rocky Mountains is a striking sight all along the Front Range, and Mead is extremely fortunate to have an unobstructed, and unsurpassed, view of Longs Peak – one of the highest and most prominent mountain summits – as its backdrop. The Highway 66 Corridor is widely referred to as the southern scenic gateway to Rocky Mountain National Park, providing easy access to one of the country’s most sought after outdoor recreation destinations for not only residents, but travelers year-round. Home sites and commercial sites within mountain vistas like those situated along the Highway 66 Corridor are highly prized assets.

The Highway 66 (SH 66) and I-25 interchange is an extremely high-profile intersection that affords traffic counts that exceed 80,000 daily. Currently zoned as Highway Commercial (HC), future development of the northwest and southwest quadrants of Highway 66 has long been anticipated by the Town to comprise large-scale regional retail. The HC zoning designation is intended to accommodate retail, office and service uses conducted entirely indoors. According to the Mead Land Use Code, the HC zoning district promotes well-designed development on sites that provide excellent transportation access, as this area does. In addition, the adjacent City of Longmont has created gateway corridor design standards for the Highway 66 Corridor, including recommendations on setbacks, parking, signage and landscape to retain the mountain views. Within Chapter 4: Implementation and Monitoring, this Plan recommends updates to Mead’s zoning code to reflect similar standards, in order to create consistency from the I-25 gateway to the mountains.

In 2017, the Town contracted KP & Associates to conduct a Retail Viability Analysis Study for Highway 66 and Interstate 25. The findings showed that opportunity exists to bring regional-scaled retail to this intersection, but only when residential density is significantly increased. That being said, there is a substantial amount of “open” land surrounding the intersection that is available for residential development, which is what the 2018 [Future Land Use Plan](#) recommends. Thus, the currently vacant northwest corner of Highway 66 is pre-positioned as an ideal site for regional commercial uses serving the residents of Mead, the traveling public and northern Colorado Front Range residents. The highly desirable combination of proven regional commercial retail potential and expansive natural assets presents an exciting opportunity for the Town to garner regional interest and capture retail sales and tourism revenue through deliberate and thoughtful land use planning and decision making along this vastly traveled corridor. Future development of this landscape should respect the mountain viewsheds and enhance access and use of the area’s lakes, ponds and reservoirs.

With the overarching goal of becoming a regional attraction that could potentially increase Town revenues significantly, and simultaneously living up to its reputation as the southern scenic gateway to Rocky Mountain National Park, the Highway 66 Corridor Sub-area offers a complex and unique planning and design opportunity.

The Town of Mead and the City of Longmont have agreed “to implement design standards intended to preserve the scenic vistas along State Highway 66. These standards are intended to enhance the roadside appearance of developments or redevelopments adjacent to State highway 66 and preserve a scenic entry corridor for both municipalities. Parties agree to use best management practices in the subject area of scenic entry standards. These scenic entry standards should include enhanced setbacks and enhanced landscaping standards.”

- 2017 Boundary Agreement between the Town of Mead and the City of Longmont, Section 10, Item C, Page 7

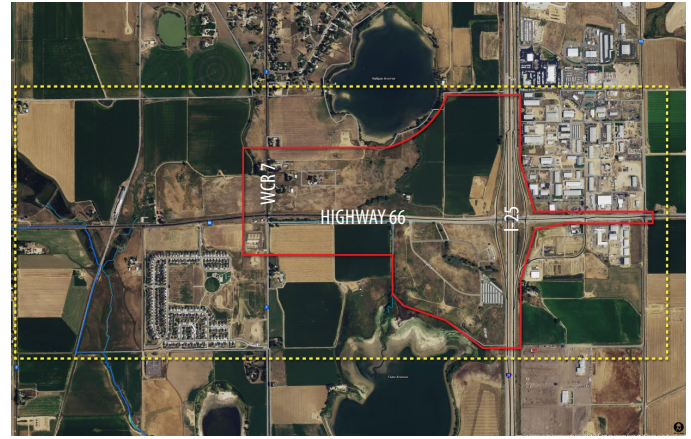
Location and Current Context

The Highway 66 Corridor Sub-area encompasses the northern and southern areas along Highway 66 from Weld County Road (WCR) 7 to WCR 9.5, including the Interstate 25 (I-25) interchange. Most of the land situated west of I-25 is currently vacant, while the land east of I-25 is primarily comprised of light industrial and business park uses.

Future Context

The updated Future Land Use classifications within the Highway 66 Corridor Sub-area are shown on Map 7. Among the changes to the Town's 2013 Future Land Use Plan proposed as part of the 2018 MCP for the Highway 66 Corridor Sub-area are:

- the addition of several areas re-designated as Mixed Use – Residential/Commercial (MU-RC) areas to accommodate higher density residential development and a variety of housing types with neighborhood-serving commercial uses integrated throughout to support the proposed regional commercial retail center;
- the addition of a designated Business Park (BP) area oriented to Mulligan Reservoir; and
- the creation of a storage reservoir in a portion of the Liberty Gulch Reservoir, in accordance with the Intergovernmental Boundary Agreement between the Town of Mead and the City of Longmont.

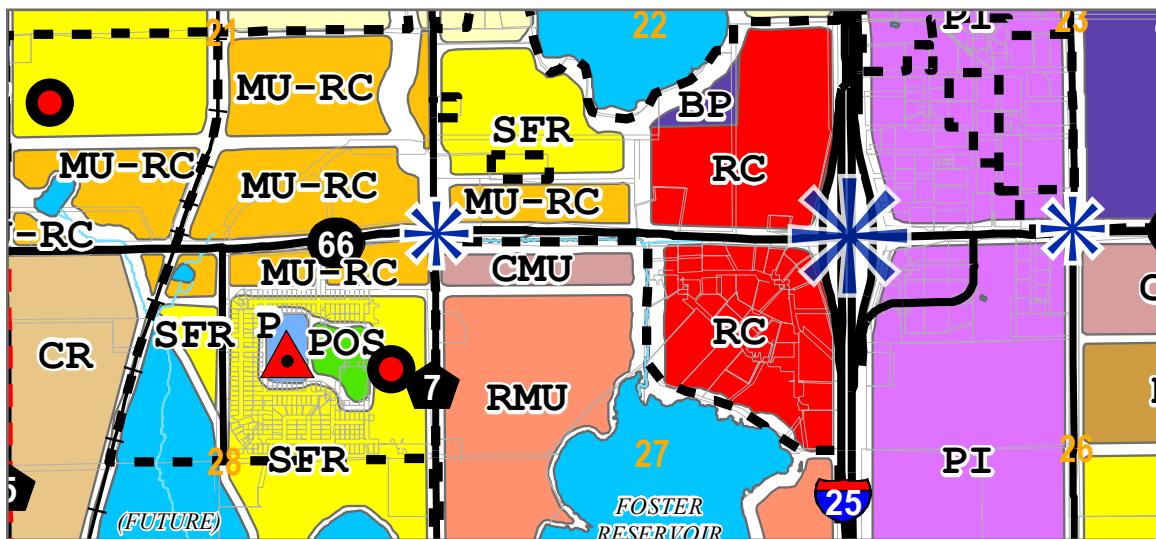


Aerial view of the Highway 66 Corridor Sub-area boundary (outlined in red) and its periphery (outlined in yellow)



Birdseye view of the Highway 66 Corridor Sub-area in its current condition (looking northeast to the I-25 interchange)

MAP 7. HIGHWAY 66 CORRIDOR FUTURE LAND USE PLAN



Envisioning the Future of the Highway 66 Corridor Sub-area

The Highway 66 Corridor Sub-area Plan on the next page depicts the same area shown in the aerial image at the top of page 59. It illustrates the desired future composition and mix of land uses shown on the Future Land Use Plan (Map 7), but further emphasizes the opportunities within the sub-area that the Town can accomplish over the next 10-20 years by implementing the policy framework outlined in Chapter 2. Chapter 4: Implementation and Monitoring provides detailed action items for how to achieve the vision for this priority sub-area.

Key Highlights

Among the many opportunities and improvements proposed within the Highway 66 Corridor Sub-area are the following:

- Major regional commercial center
- Safe bicycle and pedestrian trails including a trail underpass
- Placemaking elements
- Streetscape enhancements
- Greenways and public gathering spaces
- Campus-style business park
- Interchange monument features
- A diversity of housing types and densities

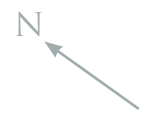
Illustrating Desired Character and Form within the Highway 66 Corridor Sub-area

HIGHWAY 66 CORRIDOR CHARACTER ILLUSTRATION



HIGHWAY 66 CORRIDOR SUB-AREA PLAN

BIRDSEYE VIEW OF THE HIGHWAY 66 CORRIDOR, FROM CR 7 TO I-25

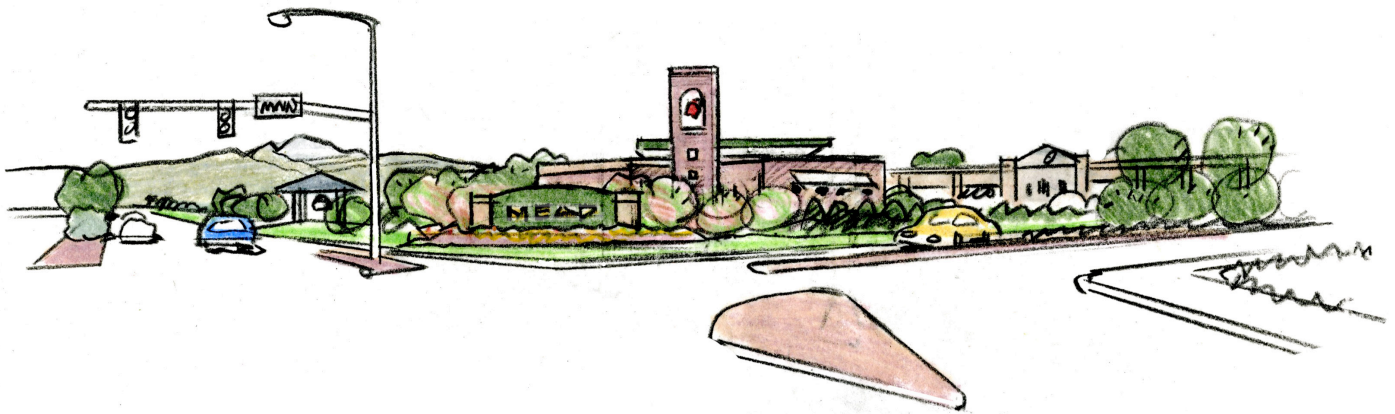


HIGHWAY 66 CORRIDOR CHARACTER ILLUSTRATION

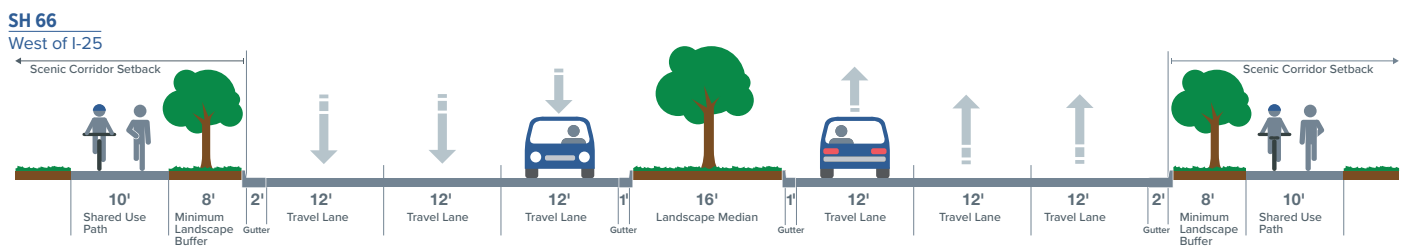
PERSPECTIVE VIEW OF THE HIGHWAY 66 CORRIDOR STREETSCAPE LOOKING WEST



PERSPECTIVE VIEW OF THE HIGHWAY 66 CORRIDOR



HIGHWAY 66 CROSS SECTION, WEST OF I-25



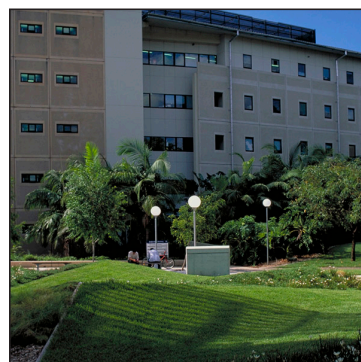
Sample Land Use Character Images for the Highway 66 Corridor Sub-area

The following images are intended to further illustrate the desired character, form and function within the Highway 66 Corridor Sub-area, as proposed within the policy framework in Chapter 2. The photographs are intended to illustrate the mix of land uses, building types, bulk and heights of structures, and are not intended to suggest architectural style or materials desired in the Town of Mead.

LAND USE CHARACTER IMAGES: HIGHWAY 66 CORRIDOR



LAND USE CHARACTER IMAGES: EMPLOYMENT CENTERS



THE EAST SIDE NEIGHBORHOOD

Location and Current Context

The East Side Neighborhood refers to the land situated east of WCR 9.5 between WCR 34 and WCR 28, and bounded on the east by the St. Vrain Creek. The area immediately adjacent to the interstate along the east side of I-25 has historically developed as an area for employment in light manufacturing and warehousing. The designation of the Weld County Road (WCR) 9.5 as an eastern arterial roadway provides access to the area which would facilitate the continuation of industrial and business park employment activities that would parallel I-25 for much of the planning area. Further east of WCR 9.5, the East Side Neighborhood is intended to become more residential in character with a combination of mixed-use residential, including a variety of housing types and densities that will create cohesive neighborhood developments. Agricultural lands will continue to be integrated into the East Side Neighborhood to the north, south and east to the St. Vrain Creek, maintaining the rural agricultural character that is so valued by residents. The agricultural community will continue to provide a green edge buffering Mead's corporate town limits to the edge of its Planning Influence Area.

Opportunities

- New land use and zoning categories, including mixed-use, overlay and transitional zones to support implementation strategies and flexibility
- Expansion of residential development as cohesive, planned neighborhoods with a diversity of housing types and amenities
- Clustered development standards to provide for oil and gas development, as well as to encourage continued agricultural use
- Possible incentives to protect existing agricultural uses while positioning properties for long term development
- Incentives for individual landowners to initiate and expedite the annexation process
- Enhanced trail connections that leverage the area's natural assets, providing access to the Town's proposed Trail Loop Network and the St. Vrain Creek regional trail system

Constraints

- St. Vrain Creek Corridor, greenway and floodplain
- Proximity to I-25
- Impacts of the Highway 66 PEL Study (in-progress)
- Oil and gas operations
- Strong agricultural base and limited water availability
- Existing commercial and light industrial development along parts of Highway 66
- Political boundaries—Firestone's recent intrusion into Mead's Planning Influence Area and the intensity of pending development in the area

Future Context

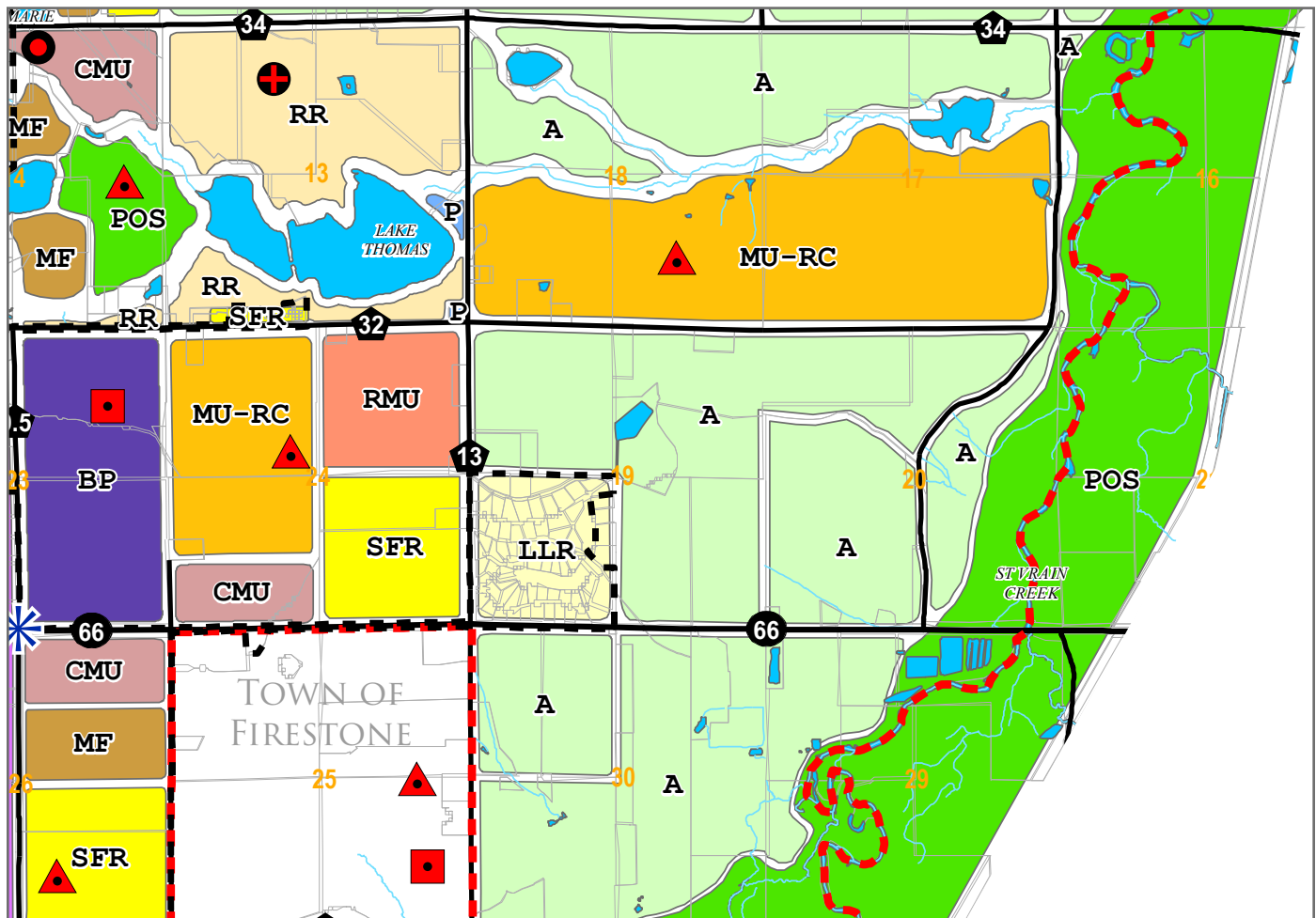
Firestone's recent boundary expansion into Mead's Planning Influence Area prompted the Town of Mead to re-evaluate the Future Land Use Plan for the adjacent areas based on a collective vision that meets property owners' expectations and the Town's desire to solidify control over the future character and function of this priority sub-area. Preliminary land use planning for the East Side Neighborhood was initiated in 2015. The findings from the public outreach process are highlighted within this section and integrated into the 2018 [Future Land Use Plan](#) and policy framework.

The East Side Neighborhood Future Land Use Plan (Map 8) on the following page represents the culmination of previous outreach efforts and continued communication with the area's stakeholders, and seeks to establish a collaborative vision for the sub-area that provides flexibility for property owners that will hopefully encourage them to initiate the annexation process; thereby decreasing the likelihood of any further intrusions into Mead's Planning Influence Area.

The process resulted in the following land use changes to the Town’s Future Land Use Map:

- a designated Business Park (BP) area that acts as a transitional buffer between the existing light industrial and office park uses to the west and the planned mixed-use and residential areas to the east; and
- new Mixed Use – Residential Commercial (MU-RC) designations that allow for flexibility in uses, thus supporting the landowners’ desire to maintain control over the future of their property, while furthering community goals outlined during the public planning process.

MAP 8. EAST SIDE NEIGHBORHOOD FUTURE LAND USE PLAN



The Desired Future Character for the East Side Neighborhood

The future character of the East Side Neighborhood will be shaped by the following combined priorities voiced by landowners within the neighborhood and representatives of the Town of Mead during the planning process:

- Protect Mead’s municipal boundaries from encroachment from neighboring towns by encouraging landowners within the planning area to participate in the planning process.
- Promote long term economic sustainability and development.
- Strategically plan for growth in a logical and sequential manner.
- Plan neighborhoods rather than independent subdivisions to promote quality of life with the development of a diversity of housing types and price ranges, with strong connectivity and amenities.
- Support the agricultural community and related businesses.
- Provide for recreational opportunities and trail connections.
- Continue community engagement with the citizens of Mead and adjacent landowners within the planning area to strengthen participation in the planning process and maintain healthy relationships.

Sample Land Use Character Images for the East Side Neighborhood

The following images are intended to further illustrate the desired character, form and function within the East Side Neighborhood Sub-area, as proposed within the policy framework in Chapter 2. The photographs are intended to illustrate the mix of land uses, building types, bulk and heights of structures, and are not intended to suggest architectural style or materials desired in the Town of Mead.

LAND USE CHARACTER IMAGES: EAST SIDE NEIGHBORHOOD



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CHAPTER FOUR:

IMPLEMENTATION AND MONITORING



INTRODUCTION

This implementation chapter of the Mead Comprehensive Plan identifies the Plan's commitments to carry out the Plan's goals and policies, including action items, timeframes, responsibilities, funding sources and provisions for plan monitoring and updating.

According to State of Colorado Revised Statutes, a comprehensive plan is only an advisory document. The comprehensive plan should provide the rationale which supports municipal ordinances and be used in conjunction with such ordinances. Courts increasingly look to a community's comprehensive plan to evaluate the relative merits and validity of associated regulations, such as annexation review processes, zoning and subdivision codes and impact fees. With completion of this Plan, the Town should review, and revise as appropriate, existing regulations to ensure that the goals outlined in the MCP can be implemented, and that consistency is maintained between these key planning and development documents.

Adoption and Amendments to the Comprehensive Plan

It was the duty of the Mead Planning Commission to make and adopt this Plan and to certify it to the Board of Trustees. The Board of Trustees endorsed the Plan, and all amendments or revisions will be done by resolution. A complete review of the Plan should occur at least every five (5) years. In addition to the five-year review, it is recommended that the Plan be reevaluated if and when the Town reaches the identified population benchmarks of 7,000 residents and 11,000 residents.

The Mead Planning Commission is also charged with the review of development proposals, planning documents, development regulations and related tasks. It is a recommending body and reports its findings to the Town Board, which has the authority to make final decisions for the Town. The Commission is established according to State statutes. The Planning Commission was the review body for the 2018 MCP.

Strategies

Implementation strategies must be relevant, adaptive and decisive in order to realize the vision, goals and policies of the Plan. Key strategies included in the [Strategic Action Plan](#), are intended to influence future zoning and regulation changes, suggest potential financing tools, establish and leverage new partnerships, prioritize capital investments and redefine land development patterns. The resources and partnerships required for each strategy should be considered in conjunction with annual budgeting and capital planning. Each strategy is outlined by the following elements:

- **Type:**
 - » **Regulatory Reform (R):** Some development regulations and standards will need to be updated to ensure consistency with the goals and objectives of the Comprehensive Plan.
 - » **Capital Projects (PR):** These major infrastructure investments and funding partnerships are specifically relevant to the implementation of the Comprehensive Plan goals and objectives, but should be considered in conjunction with other capital improvements to determine priorities, project efficiencies and timing of capital improvement expenditures.
 - » **Supporting Plans and Studies (P/S):** Specific locations or initiatives that may require additional support and direction at a more detailed level than what is established in this Comprehensive Plan. These include site-specific development guidelines, feasibility studies, master plans, sub-area plans, or additional funding mechanisms.
 - » **Coordination (C):** Coordinate with different entities to implement policy or projects, and identify opportunities for cost-sharing.
- **Responsibility:** Town of Mead (TOM) and associated department, and/or board, commission and committee; Weld County (WC); outside agency or district (e.g. CDOT, St. Vrain Valley School District (SVVSD), High Plains Library District (HPLD), etc.).
- **Timeline:**
 - » **Short-term (ST):** 0-5 years;
 - » **Mid-term (MT):** 5-10 years; or
 - » **Long-term (LT):** 10-20 years.
- **Anticipated Cost:**
 - » **Low (L):** an anticipated cost less than \$100,000);
 - » **Mid (M):** an anticipated cost of \$100,000 - \$250,000); or
 - » **High (H):** an anticipated cost over \$250,000).
- **Anticipated Effectiveness:** How effective the strategy would be in meeting and implementing the vision of the Town: Low (L); Medium (M); or High (H).
- **Potential Funding Sources:** Possible funding sources including Colorado Department of Transportation (CDOT), Department of Local Affairs (DOLA), Great Outdoors Colorado (GOCO), etc.

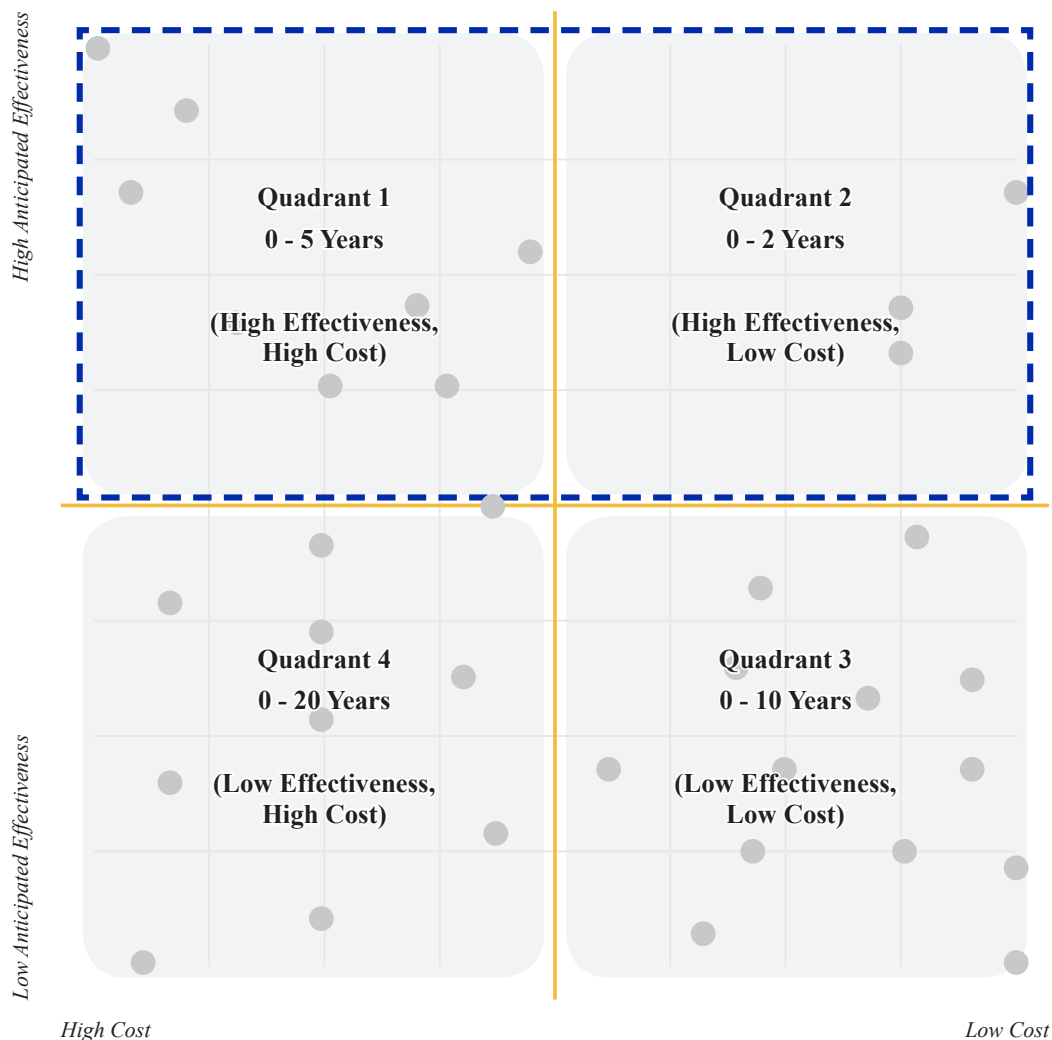
PLAN MONITORING AND AMENDMENTS

Annual Report and Work Plan

An annual report, prepared by Planning staff, should highlight achievements that have helped implement the Comprehensive Plan (i.e. regulatory updates and capital projects that have been completed or initiated, the status of new supporting plans, the product of new regional or inter-agency partnerships). The annual review should also evaluate and re-prioritize strategies on the horizon, not accomplished in the past year, or, due to new trends, technology or strategic plan priorities, the review may include new strategies not currently listed in this Plan.

A Work Plan, exemplified within the sample quadrant diagram below, outlines anticipated timelines based on anticipated cost and effectiveness. Within the [Strategic Action Plan](#) (Table 3), each of the seven vision themes has an associated Work Plan. The focus of the initial Work Plan should be on strategies that further the vision of the Comprehensive Plan – generally those included within Quadrant 2 – that are more regulatory in nature, set the stage for subsequent improvements and strategies, and that will have incremental positive change over time. They also have those “low-hanging fruit” strategies that are required for subsequent improvements.

Quadrant 1 includes strategies with a similar level of effectiveness, but higher price tags. Quadrants 3 and 4 include strategies that are important but less effective in achieving the vision. Quadrant 4 includes strategies that may take longer to implement as many of them also require additional funding sources.



Comprehensive Plan Amendments

The Mead Planning Commission can review and adopt Comprehensive Plan amendments between major updates as necessary to ensure policy direction for future growth. A major update to the Comprehensive Plan shall be prepared at least once every ten years or earlier if necessitated by population growth and/or market changes. Comprehensive Plan amendments may be one of four types, ordered below by magnitude:

- 1. Administrative Plan Amendments:** Minor changes or revisions to the Plan's text, figures, or maps to reflect updated information or grammatical corrections, which can be processed by Town staff and are not subject to the public hearing process.
- 2. Comprehensive Plan Text Amendments:** Changes to the language and text of the 2018 MCP that could revise the Plan's goals or objectives, and should incorporate public outreach.
- 3. Future Land Use Plan Amendments:** Changes to the land use designations or descriptions contained in the Future Land Use Plan, and should incorporate public outreach.
- 4. Major Plan Update:** A chance to reconfirm the Plan's vision and direction with the public every ten years, or as directed by the Planning Commission, Board of Trustees, or Town staff, or based on annual reports. This may or may not result in large-scale changes.

TABLE 3. STRATEGIC ACTION PLAN

A Small-Town Community Character (STCC)

STCC GOAL 1: Work to ensure that new development and redevelopment in Downtown Mead preserves and enhances the Town’s vitality, history, form and charm through compatibility with the older buildings and emphasis on the unique character of the area.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1A: Expand the Downtown Mixed Use (DMU) zone district east along Welker Avenue and encourage Downtown housing to increase the number of residences within walking distance to enhance the vitality and patronage of the Downtown.						
Strategy 1A-1. Establish an expanded DMU boundary along the Welker Avenue Corridor and establish design parameters for the creation of a gateway entry at the I-25 and Welker Avenue interchange; transitioning from gateway features to a downtown feel that includes attributes of a scaled urban street, with buildings set closer and increased walkability, and expand the DMU zoning designation to the northwest into the currently-zoned AG area (refer to Chapter 3).	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 1A-2. Create a downtown development plan, which identifies uses, design, financing and economic incentives.	P/S	TOM	ST	L	H	NA
Strategy 1A-3. Update the Land Use Code to encourage higher downtown density, higher lot coverage and apartments above commercial spaces and garages consistent with and within the Downtown Mixed Use area to attract developers.	R	TOM/ PC/ BOT	ST	L	H	NA
Policy 1B: Invest in Downtown placemaking.						
Strategy 1B-1. Develop additional public facilities Downtown, such as a community center and library.	PR	TOM/ PROS Committee	MT-LT	M-H	L-M	CIP

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

STCC GOAL 1: Work to ensure that new development and redevelopment in Downtown Mead preserves and enhances the Town’s vitality, history, form and charm through compatibility with the older buildings and emphasis on the unique character of the area.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Strategy 1B-2. Invest in wayfinding within the Downtown area to direct residents and visitors to community assets including civic buildings, historic buildings, parking, parks and trails.	PR	TOM/ PROS Committee	MT	M	L-M	CIP; Grants
Strategy 1B-3. Offer assistance, such as tenant improvement grants or short-term rent subsidies, to small operators that fill vacancies and add activity in the Downtown area.	PR	TOM	ST-MT	M	M-H	ED Grants; Downtown Revitalization Façade Grant Program
Strategy 1B-4. Market Downtown Mead’s park, playground, dining and other amenities to travelers as a family-friendly place to stop.	PR	TOM/ Chamber	ST	L-M	M	Existing town & partner resources; CO Tourism Office Matching Grant Program
Strategy 1B-5. Utilize resources to promote historic character and local cultural assets.	PR	TOM/ Chamber	ST	L-M	M	NA
Strategy 1B-6. See DE Goal 3.						

Policy 1C: Preserve and restore vacant or underutilized buildings through adaptive reuse while allowing for new development and new architecture that enhances the character of the area.

Strategy 1C-1. Initiate an in-house study to determine underutilization of buildings within the Downtown Mixed Use area, and promote these buildings for reuse projects.	P/S	TOM	ST	L	L	NA
Strategy 1C-2. Investigate the future purchase of buildings for a shared business incubator space or for rentals similar to the strategy utilized in Downtown Louisville.	P/S	TOM	ST	L	M	NA

Policy 1D: Balance new development Downtown with an appropriate and convenient amount of parking.

Strategy 1D-1. Identify appropriate locations for future parking facilities including temporary areas for special events and utilize wayfinding techniques to identify surface parking lots for visitors.	P/S	TOM/ Consultant	MT	L-M	M	Downtown Mainstreet
Strategy 1D-2. Develop a Complete Streets Program for Downtown as outlined in the Strategic Action Plan and described in the Town’s updated engineering and landscaping standards.	P/S	TOM/ Consultant	MT	L-M	M	General Fund

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

STCC GOAL 2: Work to ensure that new development in gateway corridors, such as I-25, Highway 66, WCR 7 and Welker Avenue, promotes a positive first impression of the Town.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 2A: Capitalize on the I-25 interchanges to serve as gateways and to promote the Town’s image.						
Strategy 2A-1. Along the Welker Avenue corridor between I-25 and Downtown, reevaluate the location, density and intensity of land uses to promote and enhance Mead’s existing way of life and small-town character while still accommodating future economic and population growth (refer to the Downtown Sub-area Plan in Chapter 3).	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 2A-2. Regulate the type and design quality of development near interchanges. Identify specific design standards for the Welker Avenue corridor between I-25 and Downtown, and the Highway 66 and I-25 interchange, and incorporate them into the updated Land Use Code (refer to Chapter 3).	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 2A-3. Work with CDOT to develop a branding strategy for the I-25 interchanges at Highway 66 and Welker Avenue to establish and promote a unique identity for Mead, and to research and identify grant opportunities or partnerships to invest in quality design upgrades at the I-25 interchanges that signal to potential visitors and investors that Mead is a community of exceptional quality and character.	PR	TOM/ CDOT/ PC/ BOT	ST-MT	L	M	CDOT
Strategy 2A-4. Work with CDOT to install typical I-25 wayfinding signage for the Highway 66 and Welker Avenue interchanges.	PR	TOM/ CDOT	ST-MT	M-H	H	CDOT
Strategy 2A-5. Evaluate sign code standards along I-25 and Highway 66 to differentiate from the Downtown standards and for cohesive application.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 2A-6. Design and install a memorable gateway sign or entry feature at the intersection of Welker Avenue and 3rd Street.	PR	TOM	ST	L-M	M	CIP

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

STCC GOAL 3: Update and enforce design standards that will result in a charming small-town feel and distinctive, rural image, while allowing for variety and flexibility.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 3A: Implement the new construction and landscape standards, and continue to evaluate and update design guidelines as necessary to retain and enhance the Town’s rural landscape and feel.						
Strategy 3A-1. Develop specific design standards for the Downtown and Welker Avenue Corridor and the primary gateway interchanges (refer to the 2018 Future Land Use Plan for gateway locations) based on the recommendations outlined in Chapter 3 for both sub-areas.	R	TOM/ PC/ BOT	ST	L	M	NA

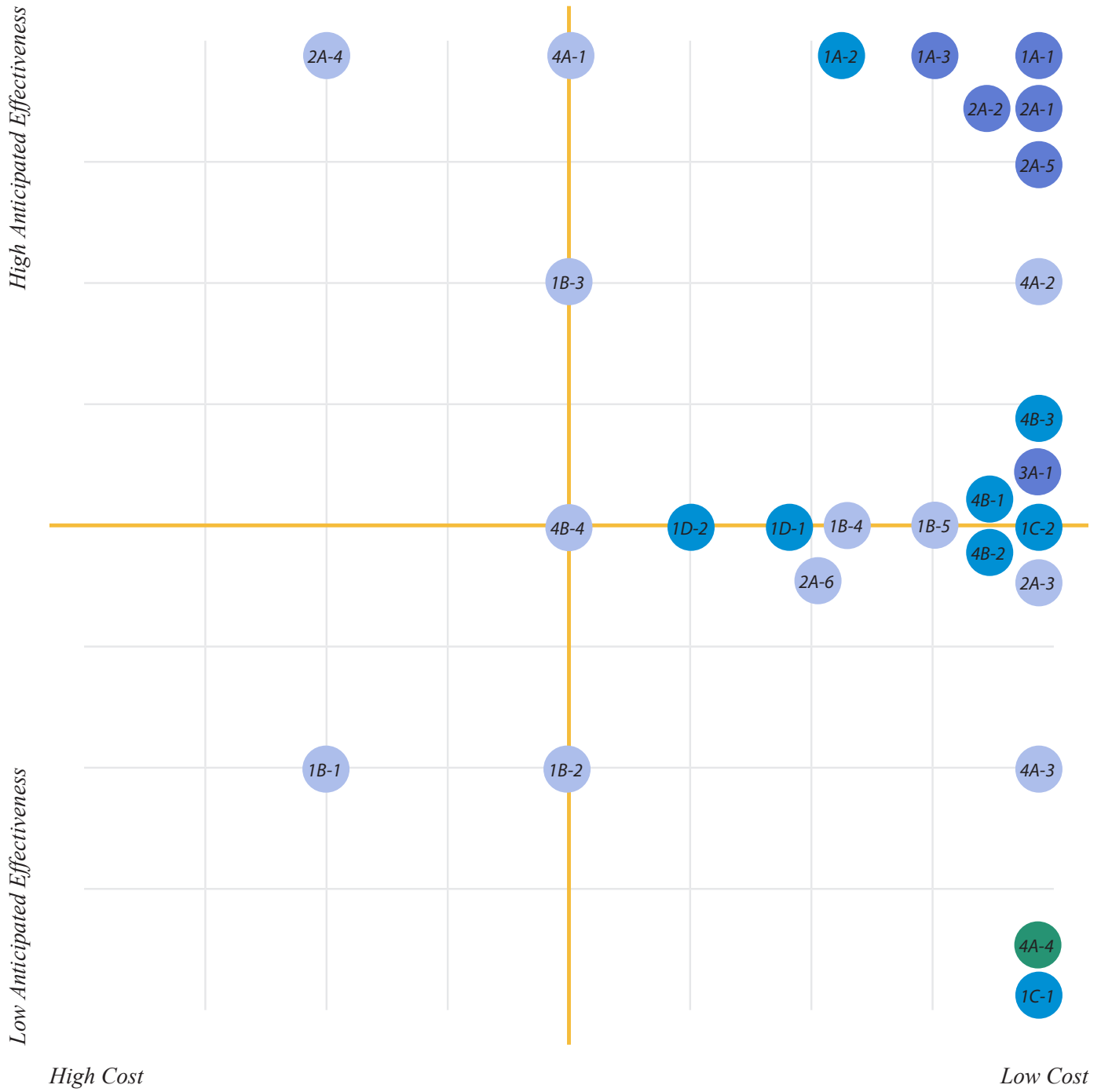
Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

STCC GOAL 4: Promote and enhance arts and culture within the community.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 4A: Support historic preservation efforts and organizations to maintain Mead’s historic character and preserve its historic resources (landmarks, buildings, districts or places with historic, cultural or aesthetic significance).						
Strategy 4A-1. Prioritize pieces of Mead’s history and sensitively integrate them into future modern developments within the community (refer to the Historically Significant Properties Map on page 4 of Appendix B: 2017 Existing Conditions Report).	PR	TOM/ De-velopers	As Projects Arise	M	H	Develop-ers/Grant Funding
Strategy 4A-2. Pursue grants to foster the integration of public art and enhanced local culture in Downtown (i.e. beautification, art in public places, festivals, community events, etc.).	PR	TOM	ST-MT	L	M-H	NA
Strategy 4A-3. Initiate a committee or recruit a volunteer to work with the Highland Ditch Company to inventory their archives.	PR	TOM	ST-MT	L	L-M	NA
Strategy 4A-4. Strengthen relationship with Historic Highlandlake to protect Mead’s remaining historic assets and places (refer to the Historically Significant Properties Map on page 4 of Appendix B: 2017 Existing Conditions Report).	C	TOM/ Historic Highland-lake	ST	L	L	NA
Policy 4B: Investigate options for a usable, permanent funding source to incorporate arts into public parks and spaces.						
Strategy 4B-1. Re-assess the usability of the 1% capital projects funds for the arts in conjunction with additional methods of funding for the Art in Public Places program.	S	TOM/ BOT	ST	L	M	NA
Strategy 4B-2. Continue to update and maintain a list of funding sources for the arts with funding request timelines and the amount of funding available by source.	S	TOM	ST	L	M	NA
Strategy 4B-3. Investigate options to fund improvements through impact fees and fee-in-lieu.	S	TOM/ BOT	ST	L	M	NA
Strategy 4B-4. Extend/ expand the Concerts in the Parks and Sugarbeet Festival with additional marketing, potential timeframe extensions, expanded season(s) and visibility for arts.	PR	TOM	MT	M	M	General Fund

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

Small-Town Community Character (STCC) Work Plan



Action Item Type:

- Regulatory Reform (R)
- Supporting Plans and Studies (P/S)
- Capital Project (PR)
- Coordination (C)

A Diverse Economy (DE)

DE GOAL 1: Identify specific, strategic areas for and develop commercial and employment centers of an appropriate size and scale, to ensure a strong and diversified economy and shape community form.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1A: Evaluate and modify existing commercial and industrial land use designations and zoning districts in order to welcome a balanced mix of services and jobs for both local and regional residents, and revenues to the Town.						
Strategy 1A-1. Add a "Business Park" zoning category to the Land Use Code to differentiate from Light Industrial land uses and update the Zoning Map (refer to the 2018 Future Land Use Plan).	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 1A-2. Make zoning changes consistent with the 2018 Future Land Use Plan.	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 1A-3. For new construction of industrial facilities and commercial retail spaces, encourage flexible design to accommodate cost-effective conversion to other uses or in-place expansion as a company grows.	R	TOM/ PC/ BOT	ST-MT	L	M	NA
Strategy 1A-4. Build on and market the existing commercial and industrial cluster in Mead, particularly warehouse facilities, as warehouse space is in high demand particularly for small-scale entrepreneurs.	PR	TOM/ Chamber	ST-MT	L-M	H	NA
Strategy 1A-5. Ensure commercial and industrial districts are connected to residential areas through investment in pedestrian and biking transportation networks.	PR	TOM	MT-LT	H	M	CIP
Policy 1B: Protect potentially catalytic parcels, particularly those adjacent to the highway interchanges, to ensure they serve Mead community needs.						
Strategy 1B-1. Focus regional commercial uses at the northwest and southwest corners of the I-25 and Highway 66 interchange, as well as a secondary focus at the Welker Avenue interchange to attract national brands, as opposed to expecting development all along I-25 at all interchanges.	R	TOM/ PC/ BOT/ URA	MT-LT	L	H	NA
Strategy 1B-2. Initiate a supplemental town-wide retail/ commercial analysis.	P/S	TOM / PC/ BOT	ST	L-M	M	General Fund
Strategy 1B-3. Near the I-25 and Highway 66 interchange, identify the most marketable 50 acres for a regional retail center. Where appropriate, reclassify the surrounding lands to allow higher density residential and business park development, which is paramount to strengthening the intersection as a retail development opportunity.	R	TOM/ PC/ BOT/ URA	ST-MT	L	H	NA

DE GOAL 1: Identify specific, strategic areas for and develop commercial and employment centers of an appropriate size and scale, to ensure a strong and diversified economy and shape community form.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Strategy 1B-4. Investigate public-private partnerships to secure key parcels and spur regional retail development.	P/S/ PR	TOM	MT	M	H	TIF
Strategy 1B-5. Periodically re-evaluate the baseline percentages of land designated for employment zones (e.g. Highway Commercial, General Commercial, Light Industrial, and Business Park zones) outlined in the Comprehensive Plan to ensure it is aligned with desired industry expansion.	R	TOM/ PC/ BOT	LT	L-M	M	NA

Policy 1C: Attract Downtown businesses.

Strategy 1C-1. See DE Goal 3.

DE GOAL 2: Expand and attract key job sectors and industries that are matched to Mead’s high education levels and regionally central and accessible location.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
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Policy 2A: Pursue and support diverse, appropriate industries that have a current stronghold in Mead or northern Colorado.

Strategy 2A-1. Develop a marketing strategy (see DE Goal 6) to promote Mead’s available commercial and industrial areas to the following industries: traditional (oil and gas) and renewable energy sectors; logistics and equipment; agricultural processing; health care; manufacturing; wholesale trade and construction; and tourism and hospitality.	P/S	TOM/ Chamber/ PC/ BOT	MT	L-M	M	NA
Strategy 2A-2. Update Mead’s Land Use Code for consistency with the County’s streamlined regulations for development of wind, solar, and other renewable energies.	R	TOM/ PC/ BOT	ST-MT	L-M	L	NA
Strategy 2A-3. Ensure future expansion of industrial park areas including facilities and amenities critical for renewable energy businesses.	R/ PR	TOM/ PC/ BOT	LT	NA	L	EEZ; TIF
Strategy 2A-4. Proactively work with landowners to identify opportunities that fit community goals, property owner goals and evolving market realities.	C/ P/S	TOM	MT-LT	L	L	NA

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

DE GOAL 2: Expand and attract key job sectors and industries that are matched to Mead’s high education levels and regionally central and accessible location.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 2B: Cultivate amenities and resources that serve small businesses and remote workers.						
Strategy 2B-1. Support the development of a co-working and small business accelerator space, as feasible, or through other public-private partnership strategies.	PR	TOM	MT	M	L-M	Grant support, institutions (e.g. University), SBA funding; REDI grants
Strategy 2B-2. Study the feasibility of implementing open access broadband in the Downtown area with the new cable company, TDS Telecom.	P/S	TOM	ST-MT	L	M-H	TDS
Strategy 2B-3. Use existing and future town personnel to proactively refer prospective businesses to institutional and regional small business assistance resources.	PR	TOM	ST	L	M-H	NA
Policy 2C: Identify and pursue diverse, growing industries that capitalize on the strengths of Mead and northern Colorado.						
Strategy 2C-1. Initiate an economic development plan, under the guidance of the Town Board, to identify and prioritize specific target industries such as health and wellness care, health care information technology, biosciences, energy, tourism and hospitality and others.	P/S	TOM/ PC/ BOT	ST-MT	M	M	NA
<ul style="list-style-type: none"> Identify target industries Develop specific outreach strategies 						
Strategy 2C-2. Promote Mead as a prime location and educated population base for technical and professional remote work, home-based businesses and start-ups.	PR	TOM/ Chamber	ST	L	M-H	NA
Strategy 2C-3. Invest in infrastructure such as broadband and/or other high performance networks to encourage professional and technical companies to locate in Mead.	PR	TOM	LT	H	M-H	CIP
Strategy 2C-4. Work with the St. Vrain Valley School District to support and leverage the Mead Energy Academy to attract additional traditional and renewable energy companies to Mead.	C	TOM/ SVVSD/ Mead Energy Academy	ST	L	L	NA

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

DE GOAL 2: Expand and attract key job sectors and industries that are matched to Mead’s high education levels and regionally central and accessible location.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 2D: Creatively invest sales and property tax revenue streams for strategic investments.						
Strategy 2D-1. Use short- or long-term revenue streams to finance the expansion of older infrastructure upgrades in the Downtown area to help bring the cost of development on par with greenfield sites.	PR	TOM	ST-MT	H	H	Oil and Gas fee revenue; TIF
Strategy 2D-2. Promote online shopping and deliveries to increase Mead’s sales tax revenues, which are collected where packages and services are delivered.	PR	TOM/ Chamber	ST	L	M	Sales Tax
Strategy 2D-3. Contact local grocery stores such as King Soopers to provide grocery delivery service to Mead.	PR	TOM/ Chamber	ST	L	M	NA

DE GOAL 3: Enhance Downtown to differentiate Mead from other small towns in the vicinity.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 3A: Incentivize Downtown development.						
Strategy 3A-1. Market the Mead Towne Center project as an example of desired development form and uses in the Downtown area.	PR	TOM	ST	L	L-M	NA
Strategy 3A-2. Offer additional grants in the Downtown area to include not only facades and landscaping, but also tenant and other building improvements.	PR	TOM	ST	M	M-H	Continue and expand Downtown Revitalization Façade Grant Program
Strategy 3A-3. Consider tax abatements, public-private participation, or other incentives for start-ups in targeted categories (restaurant, retail, office uses).	P/S	TOM/ PC/ BOT	ST	L	M-H	TIF
Strategy 3A-4. Identify and explore the use of existing and future sources of Downtown funding.	P/S	TOM	ST	L	M	NA
Policy 3B: Develop a vibrant, pedestrian-friendly Downtown that serves the Town’s residents, entices pass-through travelers and increases revenues for businesses.						
Strategy 3B-1. Continue to pursue grants such as the Downtown Revitalization Façade Grant Program, and explore and apply for additional grant programs such as the Main Street Program to enhance the downtown core.	C	TOM	ST	L	H	NA
Strategy 3B-2. Work with the Town Board to support revitalization efforts.	C	TOM/ BOT	ST	L	L	NA

DE GOAL 4: Encourage and develop mixed-use centers in strategic locations—especially near Downtown—to support commercial and civic uses, promote walkability and bikeability, and provide for a variety of housing options.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 4A: Focus on the Welker Avenue (CR 34) corridor between Downtown and I-25 for mixed-use development and improvements.						
Strategy 4A-1. Consider a taxing district (such as the URA) to fund public improvements in the Downtown-to-I-25 corridor along Welker Avenue.	P/S	TOM/ PC/ BOT	ST	M	H	TIF
Policy 4B: Ensure a mix of housing types in new mixed-use developments.						
Strategy 4B-1. Encourage developments over a certain acreage to include a range of housing units and sizes that can accommodate working families and young professionals, as well as units that seniors can age into.	R	TOM/ PC/ BOT	ST	L	M-H	NA
Strategy 4B-2. Encourage development of live-work units in the Downtown area, along the Welker Avenue corridor, and in new mixed-use areas.	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 4B-3. Repurpose or redevelop industrial/agricultural properties in the Downtown area to create new developments that support the values of Mead.	R/ PR	TOM/ PC/ BOT	MT	H	M	TIF/ EEZ
Strategy 4B-4. Also see walkability and bikeability provisions in the Strong Connectivity section.						

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); *Responsibility:* See Page 1 of Appendix A for acronyms; *Timeline:* Short-term (ST), Mid-term (MT), Long-term (LT); *Anticipated Cost:* Low (L), Mid (M), High (H); *Anticipated Effectiveness:* Low (L), Mid (M), High (H); *Funding Source(s):* See Page 1 of Appendix A for acronyms

DE GOAL 5: Support population growth to build a trade area that can support critical retail thresholds. Meanwhile, bolster resident-serving amenities for current residents to attract future populations.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 5A: Attract resident-serving uses that meet the needs of existing and future residents. Key uses that can enhance residential demand include grocery and a variety of restaurants.						
Strategy 5A-1. When developing new neighborhoods, encourage the inclusion of small commercial nodes with neighborhood-serving uses.	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 5A-2. Wherever possible within the Priority Sub-areas, initiate public-private development in alignment with property owners and future occupants to create suitable restaurant, grocery, or space suitable for other uses that enhance demand for residential development.	PR	TOM/ PC/ BOT	MT-LT	M-H	M-H	TIF/ EEZ
Strategy 5A-3. Utilize financing and funding options such as tax increment financing (TIF), site acquisition/preparation, revolving loan funds (RLF), tenant improvement, etc. to realize public-private development.	PR	TOM/ PC/ BOT	MT-LT	M-H	M-H	TIF/ RLF
Strategy 5A-4. Ensure that zoning near downtown retail areas and future retail centers encourages residential development at densities that support desired retail development.	R	TOM/ PC/ BOT	LT	L	M-H	NA
Strategy 5A-5. Encourage retail co-locating that can help support the variety of tenants until and while the customer base grows by offering tenant improvement grants for interior modifications that partition larger retail spaces to accommodate multiple small tenants.	R/ PR	TOM/ PC/ BOT	MT	M	M	Expanded Downtown Revitalization Façade Grant Program

Policy 5B: Ensure a mix of housing types.

Strategy 5B-1. See DE Goal 4.

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

DE GOAL 6: Effectively market Mead as a place to live and do business.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 6A: Collaborate with existing entities and partners, to market Mead.						
Strategy 6A-1. Work with all available partners to promote and market Mead’s strengths, including its strategic location, highly educated population, superb schools, family-friendly environment, recreation opportunities, and other quality of life amenities as a tool to attract quality jobs and employers.	C	TOM/ PROS Committee	ST	L-M	M-H	TOM/ Partner resources
Strategy 6A-2. Continue to work collaboratively with Upstate Colorado Economic Development and the Northern Colorado Economic Alliance to market the region and Mead. Ensure Mead is accurately represented in print, online and in other materials or events (like the site selectors event).	C	TOM/ Chamber/ Upstate Colorado Economic Devel- opment/ Northern Colorado Economic Alliance	ST	L	L-M	NA
Strategy 6A-3. Embrace – and align with – Northern Colorado Economic Alliance’s branding strategy to attract creative talent to the region. Provide more links to northerncolorado.com on the Town’s website and when engaging with prospective employers.	PR	TOM/ Chamber/ Northern Colorado Economic Alliance	ST	L	L-M	NA
Strategy 6A-4. Build stronger relationships with the nearby Universities (University of Northern Colorado, Colorado State University, University of Colorado) particularly in regard to connecting graduates to internships and working opportunities in Mead.	C	TOM/ UNC/ CSU/ CU	ST	L	L-M	NA
Strategy 6A-5. Focus government processes on efficiency and predictability to promote economic successes.	R	TOM/ PC/ BOT	ST	L	L-M	NA

Policy 6B: Take advantage of the highway gateways to market Mead.

Strategy 6B-1. See STCC Goal 2.

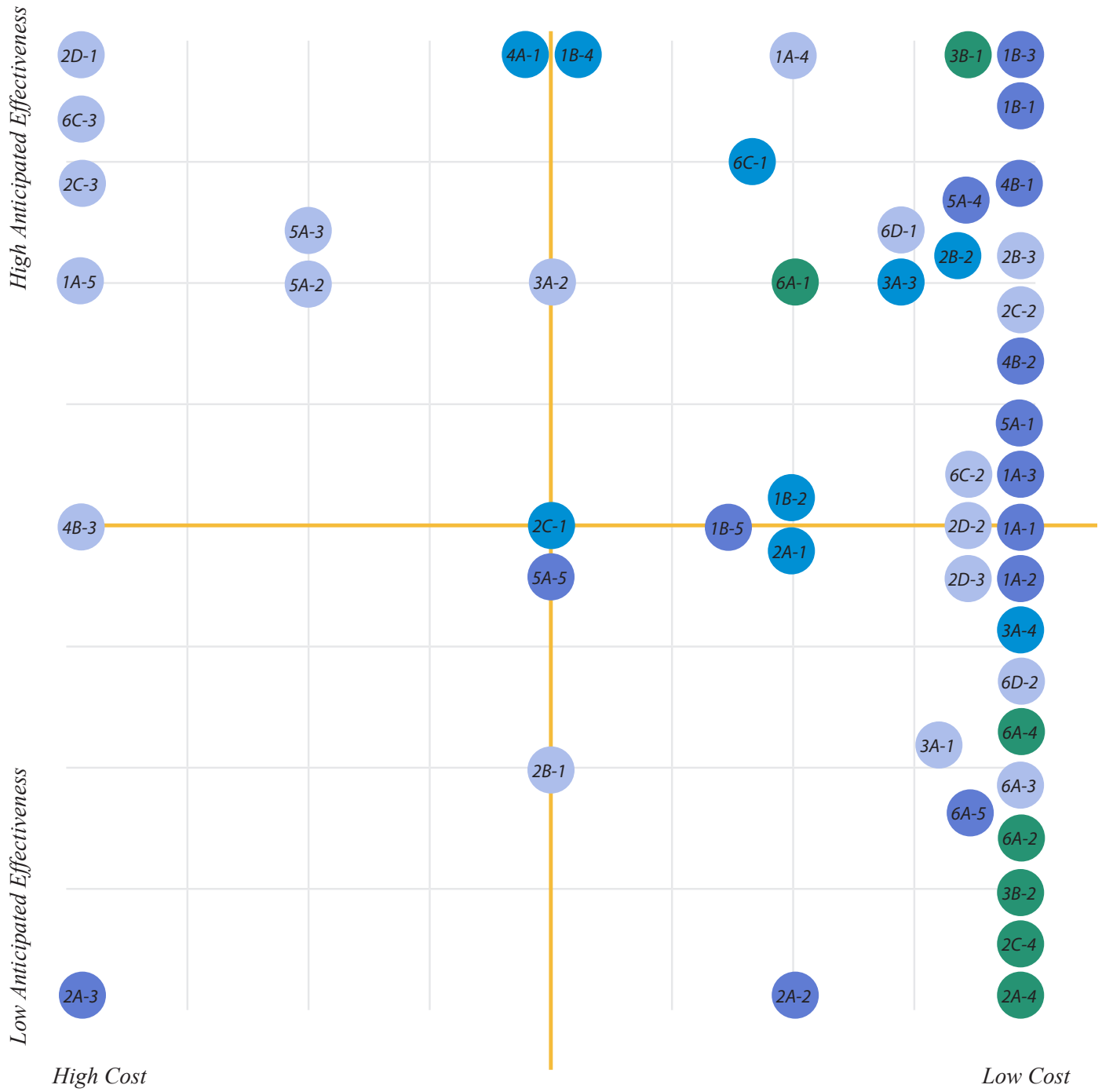
Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

DE GOAL 6: Effectively market Mead as a place to live and do business.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 6C: Foster business development.						
Strategy 6C-1. Under Town Board guidance, create an economic development plan with the assistance of an economic and retail specialist to develop an overall program for the economic health and well-being of the community, with specific focus on the strategic courting and recruitment of prospective industries, businesses and employers. See DE Goal 2.	P/S	TOM/ Consultant/ PC/ BOT	ST	L-M	M-H	General Fund/ Partner resources
Strategy 6C-2. The Town Board will oversee implementation of the economic development plan in pursuit of business development and recruitment for Downtown and the I-25 and SH 66 corridors. See DE Goal 2.	PR	TOM/ PC/ BOT	ST	L	M	NA
Strategy 6C-3. Utilize financing and funding options such as tax increment financing, site acquisition and preparation, revolving loan funds, and tenant improvement to incentivize businesses and job creation.	PR	TOM/ PC/ BOT	MT-LT	H	M-H	TIF, Revolving Loan Funds
Policy 6D: Market the quality and positive characteristics of Mead, such as its mountain views, Downtown charm, exceptional schools, access to major highways, and housing stock.						
Strategy 6D-1. Develop a branding and marketing campaign that targets primary employers and commercial developers in key industries.	PR	TOM/ Chamber	ST-MT	L	M-H	Existing town & partner resources; REDI
Strategy 6D-2. Enhance the quality of online marketing materials to compete with peer communities).	PR	TOM	ST	L	M	Existing town & partner resources

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

Diverse Economy (DE) Work Plan



Action Item Type:

- Regulatory Reform (R)
- Supporting Plans and Studies (P/S)
- Capital Project (PR)
- Coordination (C)

Friendly Neighborhoods (FN)

FN GOAL 1: Ensure an appropriate mix of housing types and densities, in appropriate locations, to create a harmonious mix of land uses and attract and retain residents.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1A: Provide opportunities for residents of all ages and life stages to live in the community and transition between different housing choices.						
Strategy 1A-1. Encourage the development of senior housing that is accessible via transit and close to amenities.	C/ R	TOM/ PC/ BOT	ST-MT	M-H	H	NA
Strategy 1A-2. Add additional language in the Community Design and Development section of the Land Use Code to increase specificity related to allowable and compatible housing developments (i.e. multi-family; small lot residential; large lot residential; high-density housing developments; etc.).	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 1A-3. Support the ability to age in place by working with Safebuilt Colorado, Weld County Area Agency on Aging, Weld's Way Home and the Mead Senior Center to develop a resource guide for how to retrofit existing housing stock to ensure ADA accessibility, and publish it on the Town's website.	C/ PR	TOM/ Weld County Area Agency on Aging/ Weld's Way Home/ Mead Senior Center	ST	L-M	M	NA
Strategy 1A-4. Encourage the addition of accessory dwelling units (ADUs), such as carriage homes and apartments above garages, in the town to create a variety of housing types suitable for multi-generational living.	R	TOM/ PC/ BOT	ST	L	M	NA
Policy 1B: Encourage Downtown housing.						
Strategy 1B-1. Within the Downtown area, replicate and encourage the small block design and grid pattern radiating outward where existing developments and platted parcels don't interfere to expand Downtown character (refer to the Downtown Sub-area Plan in Chapter 3).	PR	TOM	MT-LT	M-H	H	Private Development; CIP
Strategy 1B-2. Encourage the development of mixed-use projects that incorporate residential uses within and along the edge of Downtown to support local business and create vitality.	R	TOM/ PC/ BOT	ST	L	H	NA

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

FN GOAL 1: Ensure an appropriate mix of housing types and densities, in appropriate locations, to create a harmonious mix of land uses and attract and retain residents.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1C: Promote new residential development projects that create a diverse range of attainable housing opportunities in vibrant, accessible neighborhoods. Ensure that all new housing projects are developed to create a sense of community and are compatible with the existing character of the surrounding area.						
Strategy 1C-1. Encourage diverse, mixed-use development with local services integrated within new neighborhoods.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 1C-2. Encourage the private development of integrated, affordable housing, assisting developers with the financing of public improvements (e.g. URA) and streamlining project approvals to the maximum degree possible.	C/ R	TOM/ PC/ BOT	ST-LT	L-H	H	URA
Strategy 1C-3. Encourage housing options for the Town’s workforce at a variety of price points, including higher income and executive housing.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 1C-4. Diversify and expand housing stock to enable retail, service, and public-sector employees to find affordable housing in the community by providing additional mixed-use residential zoning categories.	R	TOM/ PC/ BOT	ST	L	H	NA

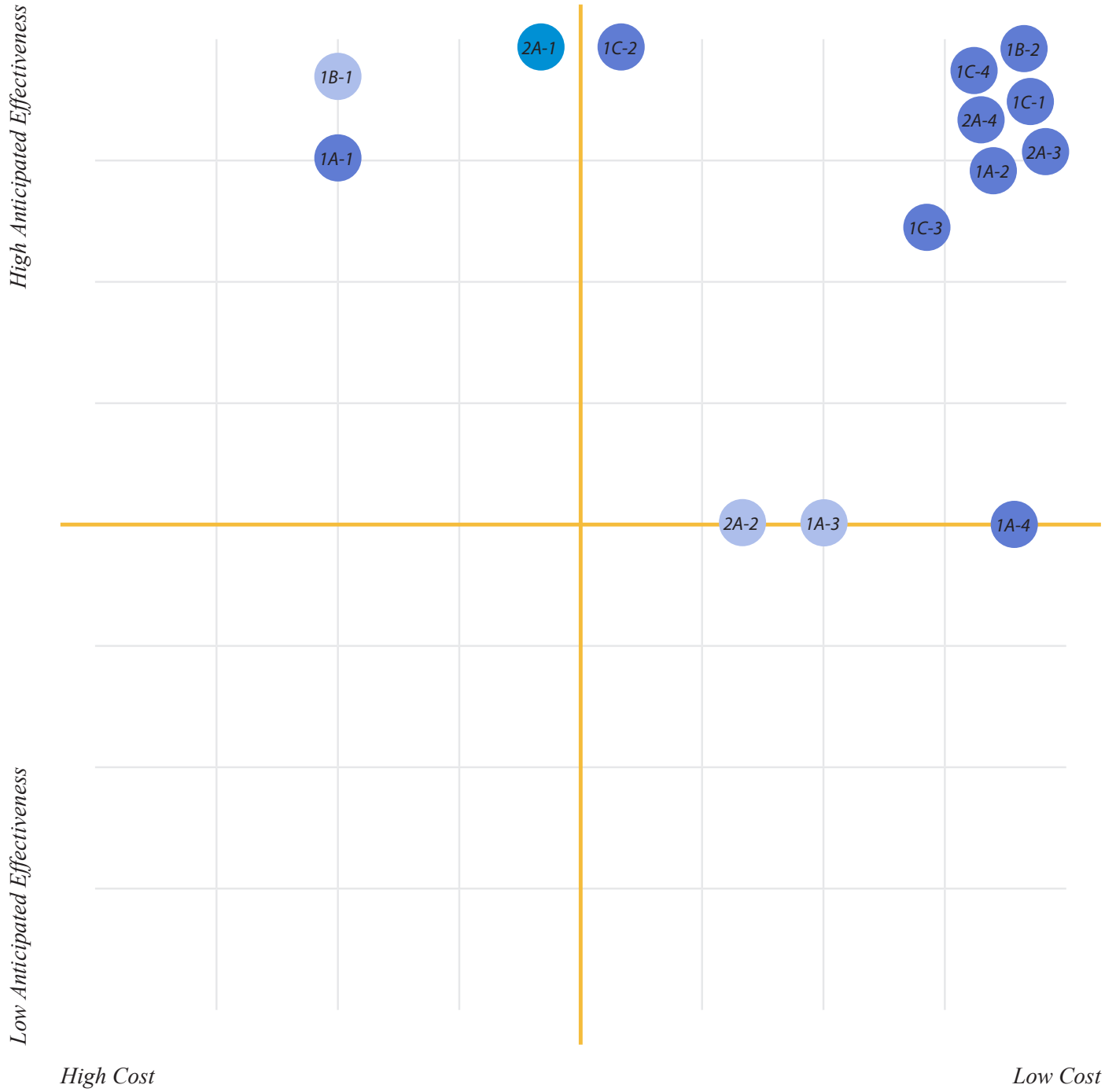
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FN GOAL 2: Strive to enhance property values by improving access to amenities, transportation networks and commercial areas, and maintaining the character and identity of existing residential neighborhoods.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 2A: Promote high-quality residential design.						
Strategy 2A-1. Initiate an in-house housing study with a visual preference component for residents to identify compatible multi-family, senior living, affordable, and workforce housing types, and subsequently integrate the results as design guidelines within the Community Design and Development section of the Land Use Code.	P/S/ R	TOM/ Consultant/ PC/ BOT	ST-MT	M	H	General Fund
Strategy 2A-2. Develop a Housing Handbook for developers to strengthen and emphasize Mead’s existing residential character that includes and illustrates principles and design standards for building setbacks, garages, etc. and publish it on the Town’s website.	PR	TOM/ Consultant	ST-MT	L-M	M	General Fund
Strategy 2A-3. Update the zoning code to expand the allowance of ADUs in most residential areas rather than as a conditional use, based on a contextual review of each zoning category.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 2A-4. Provide for minimum single-family lot sizes smaller than the existing 7,000 square-foot lot minimum for future residential developments to accommodate patio homes and other housing product types.	R	TOM/ PC/ BOT	ST	L	H	NA

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

Friendly Neighborhoods (FN) Work Plan



Action Item Type:

- Regulatory Reform (R)
- Capital Project (PR)

- Supporting Plans and Studies (P/S)
- Coordination (C)

Strong Connectivity (SC)

SC GOAL 1: A safe, convenient, and efficient transportation network that meets the Town’s mobility needs and is built and maintained through sustainable funding mechanisms.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1A: Develop additional methods of funding capital improvements and on-going street maintenance.						
Strategy 1A-1. Pursue grant funding to supplement Town capital improvement projects.	PR	TOM	ST	L	M-H	Energy/ Mineral Impact Assistance Fund; DRCOG TIP funding
Strategy 1A-2. Identify candidate projects for various grant funds.	PR	TOM	ST	L	M-H	TIF District funding
Strategy 1A-3. Leverage the existing TIF district to fund transportation and other infrastructure improvements.	PR	TOM	ST	L	L-M	Road maintenance fees; impact fees with inflation adjustment; bonding options
Strategy 1A-4. Study the feasibility of fee-based funding mechanisms.	P/S	TOM/ PC/ BOT	ST	L	L-M	Sales Tax increase
Strategy 1A-5. Study the feasibility of a sales tax increase to support the development of road infrastructure improvements based on the Strategic Action Plan and a subsequent detailed development plan.	P/S	TOM/ PC/ BOT	ST	L	L-M	Sales Tax increase
Policy 1B: Identify and implement high priority transportation projects.						
Strategy 1B-1. Identify existing safety problems and corresponding mitigation measures through regular review of crash patterns.	P/S (TBC in upcoming TP update)	TOM	ST	L	M	General Fund
Strategy 1B-2. Identify existing mobility problems and corresponding mitigation measures through community input and traffic operational analysis.	P/S (TBC in upcoming TP update)	TOM	ST	L	M	General Fund

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

SC GOAL 1: A safe, convenient, and efficient transportation network that meets the Town’s mobility needs and is built and maintained through sustainable funding mechanisms.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1C: Construct roadway improvements that complement the surrounding land uses and phase improvements over time.						
Strategy 1C-1. Identify the desired street cross-section (urban vs. rural) for specific roadways to complement the surrounding existing and future land uses.	P/S (TBC in upcoming TP update)	TOM	ST	L	H	General Fund
Strategy 1C-2. Construct roadway improvements to mitigate development impacts.	PR	TOM/Developers	As development occurs (all time periods)	H	H	Impact Fees; Developer obligations
Strategy 1C-3. Preserve right-of-way for future roadway widening as identified in the Transportation Master Plan, but consider implementation of interim solutions that could adequately serve the Town’s mobility needs in the short-term.	P/S (ROW needs and interim solutions to be identified in TP update)	TOM	ST	L	H	General Fund
Policy 1D: Position Mead to leverage emerging technologies in transportation.						
Strategy 1D-1. Identify location(s) for and implement electric vehicle charging station(s).	PR	TOM	MT	M	M	General Fund; grant funding
Strategy 1D-2. Coordinate with adjacent communities, Weld County, and CDOT to ensure future traffic signals have communication compatibility.	P/S	TOM/ WC/ CDOT/ adjacent communities	ST	L	M	N/A
Strategy 1D-3. Identify priority corridor(s) for vehicle to infrastructure (V2I) communication.	P/S (TBC in TP update)	TOM/ CDOT	ST	L	H	General Fund
Strategy 1D-4. Encourage adequate parking through the development review process.	R	TOM/ PC/ BOT	ST	L	M	Developers

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); *Responsibility:* See Page 1 of Appendix A for acronyms; *Timeline:* Short-term (ST), Mid-term (MT), Long-term (LT); *Anticipated Cost:* Low (L), Mid (M), High (H); *Anticipated Effectiveness:* Low (L), Mid (M), High (H); *Funding Source(s):* See Page 1 of Appendix A for acronyms

SC GOAL 2: A transportation system that is well integrated with the regional network and transportation services to enable convenient regional travel for Mead residents and visitors.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 2A: Engage in regional planning activities to support implementation of regional transportation improvement projects.						
Strategy 2A-1. Continue to actively engage in DRCOG committee and board meetings to ensure Mead's interests are represented at the regional level.	P/S	TOM	ST	L	L-M	NA
Strategy 2A-2. Work collaboratively with CDOT and regional partners to implement roadway improvements on I-25 and Highway 66.	PR	TOM/CDOT	MT-LT	H	L-M	State/Federal
Strategy 2A-3. Preserve right-of-way for future interchange footprints at I-25/Highway 66, I-25/Welker, and I-25/CR 38.	P/S	TOM	ST	L	M-H	NA
Strategy 2A-4. Develop new signage to enhance the scenic byways to Estes Park and Rocky Mountain National Park.	PR	TOM/CDOT	ST	M	M	General Fund
Strategy 2A-5. Work with Longmont in the development of a connection to Union Reservoir.	PR	TOM/COL	MT	M	M	General Fund/ grant funds

SC GOAL 3: A connected and integrated transportation network that provides travel options (multi-modal) and enables mobility for people of all ages and abilities.

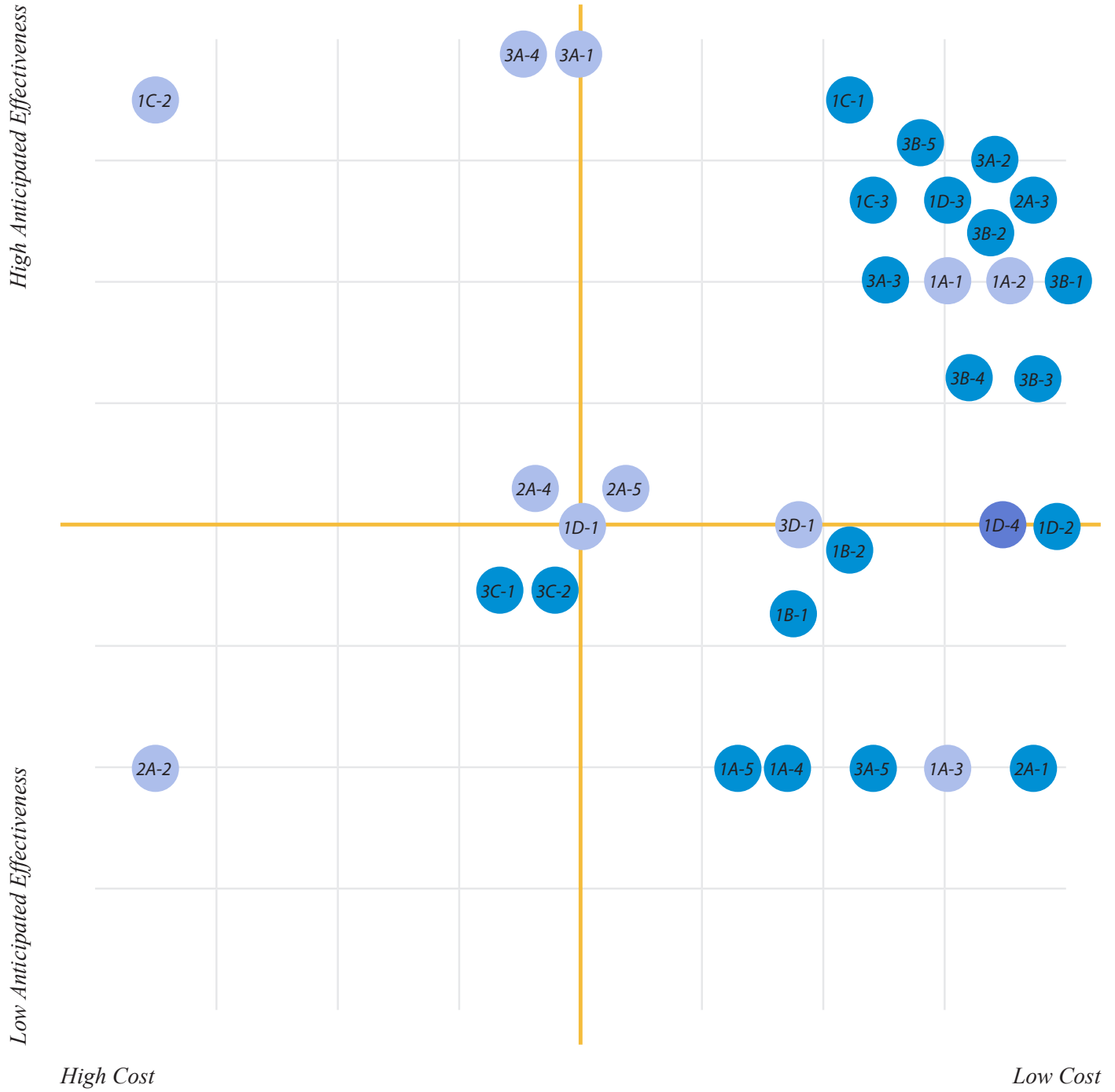
Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 3A: Incorporate bicycle and pedestrian facilities on the Town's streets where appropriate.						
Strategy 3A-1. Incorporate sidewalks and bike lanes on Town streets consistent with the Town's typical urban street cross-sections.	PR	TOM/ Developers	As development occurs	M	H	Impact Fees; developer obligations
Strategy 3A-2. Identify optional street cross-sections for enhanced bicycle and pedestrian facilities to be used in mixed-use and higher density areas and where biking and walking activity is expected to be higher.	P/S (TBC in TP update)	TOM	ST	L	M-H	General Fund
Strategy 3A-3. Identify improvements to enhance the safety of bicyclists and pedestrians crossing major arterial streets like Highway 66.	P/S (TBC in TP update)	TOM	ST	L	M-H	General Fund; CDOT; DOLA
Strategy 3A-4. Connect the on-street bicycle and pedestrian facilities with the trail network to encourage bicycling and walking for recreational and travel purposes.	PR (connections to be identified in TP update)	TOM	MT	M	M-H	General Fund
Strategy 3A-5. Investigate opportunities for a bike share or bike library program.	P/S	TOM	MT	L	L-M	Impact Fees; developer obligations

SC GOAL 3: A connected and integrated transportation network that provides travel options (multi-modal) and enables mobility for people of all ages and abilities.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 3B: Identify opportunities to leverage existing and future regional transit services to benefit Mead residents.						
Strategy 3B-1. Capitalize on the Park-n-Ride at I-25 and Highway 66. Encourage this location as a future regional transit stop.	P/S	TOM	LT	L	M-H	NA
Strategy 3B-2. Coordinate with CDOT's Division of Transit and Rail to consider a Bustang stop.	P/S	TOM	ST	L	M-H	NA
Strategy 3B-3. Develop a strategy for future transit service including working with RTD and nearby communities.	P/S	TOM/ adjacent communi- ties/ RTD	MT	L	M-H	NA
Strategy 3B-4. Monitor the progress of the Front Range Passenger Rail Commission that is actively pursuing rail service from Trinidad to Fort Collins along the I-25 corridor.	P/S	TOM/ Front Range Passenger Rail Com- mission	ST	L	M-H	NA
Strategy 3B-5. Identify a location(s) and option(s) for a future transit hub, which could also function as a mobility hub.	P/S (TBC in upcoming TP update)	TOM	ST	L	M-H	General Fund
Policy 3C: Identify opportunities to improve human services transportation for individuals with disabilities, older adults, and people with low incomes.						
Strategy 3C-1. Investigate opportunities for connections to Longmont (especially for seniors).	P/S	TOM	MT	M	M	General Fund/ grant funding/ private funding
Policy 3D: Focus on multi-modal transportation connections to bring people Downtown.						
Strategy 3D-1. Plan for and develop a Downtown trailhead hub that links to and promotes the Town's existing and future trail systems and sidewalks (refer to the Trails Map in Chapter 2 and the Downtown Sub-area Plan in Chapter 3).	P/S/ PR	TOM	ST-MT	L-M	M	URA/ DOLA/ GOCO/ Down- town Mainstreet

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

Strong Connectivity (SC) Work Plan



Action Item Type:

- Regulatory Reform (R)
- Capital Project (PR)

- Supporting Plans and Studies (P/S)
- Coordination (C)

Dynamic Parks, Recreation and Open Space (PROS)

PROS GOAL 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promote healthy living.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1A: Meet Mead’s growing community needs and diversity through support and promotion of recreation programs and activities, and development, improvement and renovation of facilities.						
Strategy 1A-1. Strengthen and develop partnerships to maximize the available resources within the community for recreation facilities and activities.	C	TOM/ PROS Committee	ST-LT	L	M	NA
Strategy 1A-2. In the short-term, work with other public and private agencies to provide for joint use community facilities to the maximum extent possible, such as Town Hall, local churches, the St. Vrain Valley School District, Carbon Valley Park and Recreation District and High Plains Library District.	C	TOM	ST	L	M	NA
Strategy 1A-3. Over the long-term, plan, develop programming, design and construct a multi-use community and recreation center for all ages, working with DOLA to determine the appropriate timeline to apply for a grant that will match the amount set aside in the Town’s Recreation Center Impact Fund.	PR	TOM/ Consultant	MT-LT	H	H	DOLA/ GOCO
Strategy 1A-4. In the short-term, establish collaborative partnerships with the Carbon Valley Park and Recreation District and Firestone to increase the likelihood of future funding for a local community center and other recreational amenities.	C	TOM	ST	L	M	NA
Strategy 1A-5. Develop Master Plans for Ames Park, Highland Lake and Founders Park.	P/S	TOM/ PROS Committee/ Consultant/ PC/ BOT	ST-MT	L-M	M	DOLA/ GOCO

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

PROS GOAL 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promote healthy living.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1B: Provide recreational opportunities through a well-connected trail network.						
Strategy 1B-1. Identify and implement a future Town-wide trail network that connects neighborhoods to parks, community amenities and services, and regional trails, and includes a signature loop connecting Highland Lake and Mead Ponds (refer to the updated Trails Map).	P/S/ PR	TOM/ PC/ BOT/ PROS Committee	MT-LT	M	H	General Fund/ grant funding/
Strategy 1B-2. Plan for multi-use trails alongside streets in rural areas to ensure connectivity for bicyclists and pedestrians throughout the community (refer to the updated Trails Map).	P/S (TBC in upcoming TP update)	TOM/ PROS Committee	ST	L	M	General Fund
Strategy 1B-3. Continue to require the provision of right-of-ways for connections of identified trails upon platting new developments to create a continuous trail system.	R	TOM/ PC/ BOT	As development occurs (all time periods)	L	M	Developers
Strategy 1B-4. Complete missing sidewalk connections to the trail and street network (refer to the updated Trails Map).	PR	TOM	ST-MT	M	H	General Fund
Strategy 1B-5. Initiate a feasibility study to connect Mead's trails to the regional trail network and work with relevant parties, in collaboration with landowners and adjacent communities, to design and construct the St. Vrain Regional Trail.	P/S	TOM/ PC/ BOT	ST	L	L	General Fund
Strategy 1B-6. Provide grade-separated trail crossings of major arterial streets.	PR	TOM	LT	H	M	General Fund/ grant funding/ state/ federal funds
Strategy 1B-7. Investigate the use of existing abandoned rail right-of-ways to expand trail connections.	P/S	TOM/ BNSFRR/ UPRR	ST-MT	M	M	General Fund
Policy 1C: Create a Town-wide wayfinding signage program.						
Strategy 1C-1. Develop a cohesive wayfinding system throughout the Town to direct bicyclists and pedestrians to key destinations such as Downtown, parks and recreational areas.	PR	TOM	MT	M	M	CIP
Strategy 1C-2. Identify unique trail, park and open space names that contribute to the branding of the Town and apply them in the wayfinding system.	P/S	TOM	ST	L	L	NA

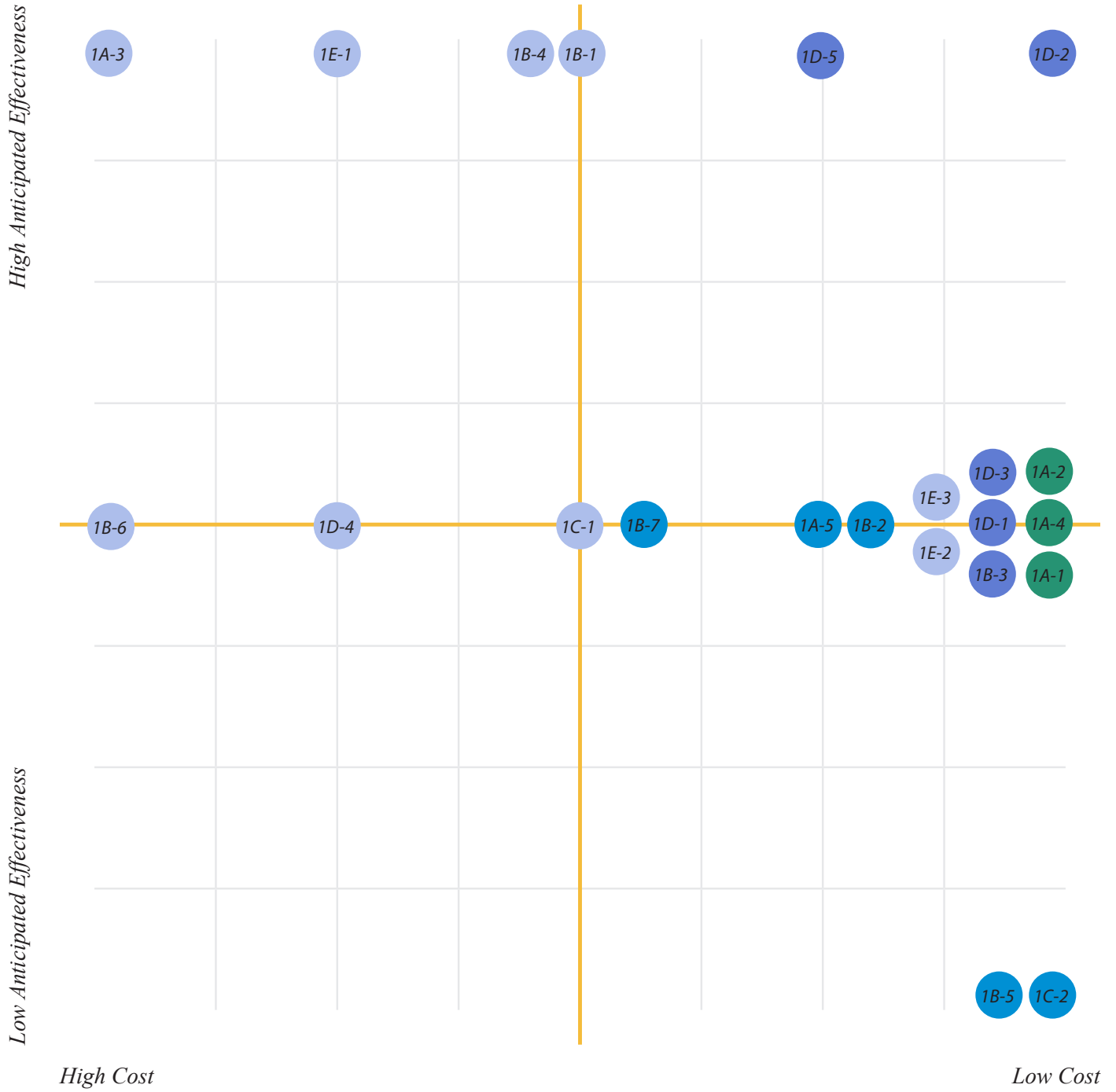
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PROS GOAL 1: Provide a balanced and connected system of recreation facilities, parks, and open space for all ages that promote healthy living.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1D: Develop a network of pocket, neighborhood, community and regional parks and associated trails and open space as the community grows based on level of service benchmarks identified in the 2011 Open Space, Parks and Trails Master Plan.						
Strategy 1D-1. Add a "Parks and Open Space" zoning category to the Land Use Code to differentiate from Agricultural land uses and update the Zoning Map (refer to the 2018 Future Land Use Plan for specific locations).	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 1D-2. Apply the guidelines as identified in the Open Space, Parks and Trails Design Guidelines for park dedication as reflected in code modifications. Dedicated open space should not include a stormwater detention or retention facility (unless dual-use play fields) or landscape buffers from oil and gas facilities.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 1D-3. Require the protection of water resources, ecologically sensitive areas or wildlife corridors and the protection of lands that have outstanding conservation and educational value to the public. These should be integrated into park areas where possible (refer to the Environmental Constraints Map in Appendix D).	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 1D-4. Parks and open space should be physically connected by trails and sidewalks where feasible.	PR	TOM	ST-MT	M-H	M	CIP
Strategy 1D-5. Where feasible, locate parks and trails adjacent to new schools as they are developed.	R	TOM/ PC/ BOT	ST-LT	L-M	H	NA
Policy 1E: Foster health, safety and the livability of residents by creating convenient and safe opportunities for physical activity.						
Strategy 1E-1. Increase active and passive use of parks and open space for physical activity and encourage residents to access parks by providing accessible and safe routes for walking, bicycling and ultimately, public transportation.	PR	TOM	ST-MT	M-H	H	CIP
Strategy 1E-2. Promote the local development of programs and facilities that foster health and wellness.	PR	TOM	ST	L	M	NA
Strategy 1E-3. Use educational materials, wayfinding and access to natural facilities to promote our access and relationship to nature and healthy eating.	PR	TOM	ST	L	M	NA

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

Dynamic Parks, Recreation and Open Space (PROS) Work Plan



Action Item Type:

- Regulatory Reform (R)
- Supporting Plans and Studies (P/S)
- Capital Project (PR)
- Coordination (C)

An Expansive Natural and Agrarian Setting (ENAS)

ENAS GOAL 1: Promote the efficient management of water, energy and waste through a cohesive sustainability program that represents the values of the Mead community.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1A: Promote the efficient use of Mead’s energy, water and materials through the way we live and develop our built environment.						
Strategy 1A-1. Develop a town-wide Sustainability Plan.	P/S	TOM/ PC/ BOT/ Consultant	ST	L-M	M	General Fund/ DOLA
Strategy 1A-2. Provide access and information to existing programs to facilitate sustainability.	PR	TOM	MT	L-M	M	General Fund
Strategy 1A-3. Recognize buildings, businesses and citizens that have demonstrated a commitment to quality growth and sustainable practices through a town-specific awards program.	PR	TOM	MT	L	M	General Fund
Strategy 1A-4. Host community-wide events and demonstration projects centered on water conservation, recycling, composting and environmental sustainability.	PR	TOM	MT	L-M	M	General Fund
Strategy 1A-5. Support cost-effective green/ sustainability efforts in the design and construction of public buildings and amenities, which gives access to the Department of Local Affairs matching funds.	PR	TOM	MT	L-M	M	General Fund/ DOLA
Strategy 1A-6. As part of the public education campaigns listed in this section, include a feature piece on the Town’s website that highlights examples set by the Town, which contribute to sustainable design.	PR	TOM	MT	L	L	NA
Policy 1B: Encourage water conservation and source acquisition and protection efforts..						
Strategy 1B-1. Create a Water Conservation Task Force for management of acquisition and conservation efforts to work with the Town’s water providers.	PR	TOM/ PC/ BOT	ST	L	M	NA
Strategy 1B-2. Update construction standards and zoning and building codes related to water use and landscape standards, including the addition of more specific recommendations for xeriscaping in this region.	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 1B-3. Continue to work with the water districts to encourage the reduction of water use and the application of best practices from organizations such as Colorado State University for guidelines on responsible and appropriate planting and the Department of Local Affairs (DOLA) publications, Water-Efficient Landscape Design and the WaterWise Landscaping Best Practices Manual.	C	TOM/ LTWD/ LPWD/ CWCWD	ST-LT	L	M	NA

ENAS GOAL 1: Promote the efficient management of water, energy and waste through a cohesive sustainability program that represents the values of the Mead community.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Strategy 1B-4. Initiate a public education campaign on water conservation practices, and publish resources on the Town's website.	PR	TOM	ST	L	M	General Fund
Strategy 1B-5. Continue to work collaboratively with Little Thompson Water District on policy decisions and coordinate the location of development and utilities ongoing through the development review process.	C	TOM/ LTWD	ST-LT	L	H	NA
Strategy 1B-6. Coordinate with Little Thompson Water District to develop a non-potable water system option to support public facility landscaping and irrigation and ease the regulations regarding irrigation ditch use.	PR	TOM	ST	H	M-H	General Fund
Policy 1C: Improve energy efficiency and expand the use of renewable energy including solar power.						
Strategy 1C-1. Work with United Power and Xcel Energy to develop and promote programs and codes that encourage energy efficiency and access to renewable energy.	C/ R	TOM/ PC/ BOT	ST	L	L	NA
Strategy 1C-2. Update the Land Use Code to streamline the permitting process for the development of renewable energy projects, similar to Weld County's recently updated regulations.	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 1C-3. Work towards the integration of renewable energy components into town projects that are supported with public funds.	PR	TOM	ST-LT	L-H	M	NA
Strategy 1C-4. Integrate electric car charging stations as part of future Downtown development, transit hubs and commercial projects.	PR	TOM	ST-MT	H	M	CIP
Strategy 1C-5. Develop a working partnership with the High School's Energy Academy and utility companies to examine programs and initiatives to improve energy efficiency in Mead, increase the use of renewable energy and investigate opportunities for pilot programs (e.g. micro-grid).	C	TOM/ Mead Energy Academy	ST	L	L	NA

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

ENAS GOAL 1: Promote the efficient management of water, energy and waste through a cohesive sustainability program that represents the values of the Mead community.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1D: Improve solid waste management.						
Strategy 1D-1. On the Town’s website, educate the community on the availability of curbside recycling, improved efficiency, and reduction of cost by identifying preferred providers and consolidating service areas.	PR	TOM	ST	L	M	General Fund
Strategy 1D-2. Continue to work with local providers to accommodate and encourage pre-cycling and source separation recycling programs such as curbside recycling for households and businesses.	C	TOM	ST	L	M	NA
Strategy 1D-3. Encourage a shift from landfilling solid waste to alternatives that reduce landfilling volume by updating the construction standards to promote the reuse and repurposing of construction materials for redevelopment projects.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 1D-4. Encourage the innovative reuse of green waste and promote composting and mulching through public education campaigns featured on the Town’s website.	PR	TOM	ST	L	M	General Fund

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

ENAS GOAL 2: Protect the Town’s natural resources, agricultural lands and scenic landscapes.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 2A: Assure that new growth within the Town preserves the natural setting and scenic viewsheds where appropriate.						
Strategy 2A-1. Evaluate and redefine the methodology for the dedication of open space within the community, maintained privately and by the Town.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 2A-2. Upgrade the Land Use Code [Section 16-2-150 (3)] to ensure that buffers of 100 feet from water bodies are applied.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 2A-3. Promote public awareness of Mead’s natural resources by increasing access to Mead’s lakes, ponds and streams, by promoting the Town’s future trail loop system and wayfinding strategy (see SC Goal 3).	PR	TOM	ST-MT	M	M	NA
Strategy 2A-4. Require the dedication of open space or parkland adjacent to open water and streams consistent with the 100 feet code buffer requirements.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 2A-5. To preserve the character of Mead, identify key viewsheds and develop an overlay map.	R	TOM/ PC/ BOT	ST	L	H	NA
Policy 2B: Preserve Mead’s rural and small town character through conservation design and the protection of large-scale open space and farmland.						
Strategy 2B-1. Work with local landowners to identify high-priority open space and natural resources for permanent protection through regulation, conservation easements or acquisition.	C/ P/S	TOM/ PC/ BOT	ST-MT	M	H	NA
Strategy 2B-2. Work with the Weld County Commissioners and the State (e.g. GOCO) to develop permanent funding resources for open space funding (e.g. a countywide open space sales tax).	P/S	TOM/ WC/ SOC	ST-MT	M	H	NA
Strategy 2B-3. Identify and maintain the St. Vrain Creek Corridor and adjacent farmland as a green edge for the Town (refer to the 2018 Future Land Use Plan).	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 2B-4. Connect the natural areas associated with lakes, waterways and open space to create a series of east-west greenways and wildlife corridors, including the St. Vrain Creek Corridor, as identified on the updated Trails Map.	PR	TOM	MT	H	H	NA
Strategy 2B-5. Create a “Clustered Residential” zoning category and design standards to allow clustered development, preserving density and open space to encourage future residential areas to develop in a way that is compatible with Mead’s natural, agrarian setting and rural character.	R	TOM/ PC/ BOT	ST-MT	M	H	NA

ENAS GOAL 2: Protect the Town’s natural resources, agricultural lands and scenic landscapes.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Strategy 2B-6. For key areas, investigate the use of a Transfer of Development Rights (TDR) program with pre-identified sending and receiving zones that could achieve community objectives including rural preservation and attainable housing in targeted locations to support Downtown.	PR	TOM/ PC/ BOT	LT	L-M	H	NA
Strategy 2B-7. Encourage the preservation of Mead’s agricultural history by creating the ability to allow cottage industries (i.e. business or manufacturing activity carried out in a person’s home), farm-to-table commerce, continued support of the Farmer’s Market Downtown and the promotion of community gardens, fishing, aquaponics and greenhouses.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 2B-8. Integrate agricultural design standards into the Land Use Code that allow for urban agricultural practices including community-accessible food crops within buffer strips along right of ways and alleyways.	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 2B-9. Continue to maintain and improve town outreach and relationships with members of the surrounding agricultural community.	C	TOM	ST	L	M	NA
Policy 2C: Integrate oil and gas operations where appropriate using context-sensitive design and standards.						
Strategy 2C-1. Continue to update and enforce the Town Code to ensure oil and gas development meets State and local requirements that reduce impacts including air, noise, safety, traffic, visual and other factors.	R	TOM/ PC/ BOT	ST	L	H	NA
Strategy 2C-2. Where possible, oil and gas wells should be discouraged from being located in prime developable areas so as not to deter from the community’s or private property owner’s future ability to achieve their vision.	R	TOM/ PC/ BOT	ST	NA	M	NA
Strategy 2C-3. Where possible, co-locate major infrastructure including pipelines, and locate oil and gas facilities and their associated buffers against greenways, parkland, and other public facilities.	R	TOM/ PC/ BOT	ST	NA	M	NA

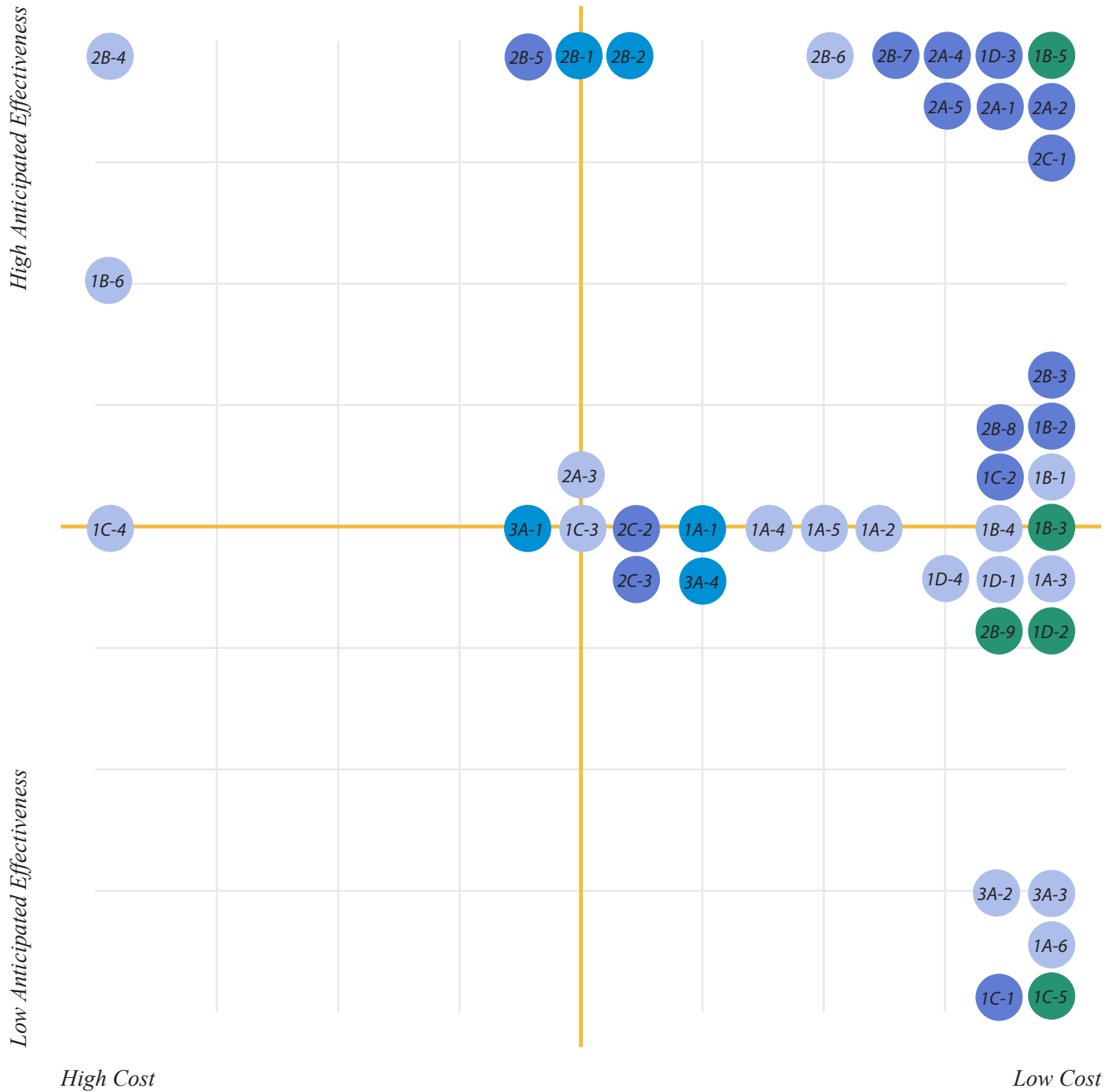
Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

ENAS GOAL 3: Diversify the local economy to guard against loss of natural resources, increase Mead’s overall resilience, and prepare for natural hazards such as fires, drought and extreme weather events.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 3A: Continue to work with Weld County to build on emergency preparedness efforts to increase Mead’s resilience.						
Strategy 3A-1. Develop a town-wide emergency preparedness and resilience plan consistent with the Weld County 2016 Multi-jurisdictional Hazard Mitigation Plan.	P/S	TOM/ PC/ BOT/ Consultant	ST-MT	M	M	General Fund
Strategy 3A-2. Consistent with the Hazard Mitigation Plan, host a town-specific Policy Group training for the Town of Mead Board of Trustees.	PR	TOM/ PC/ BOT	ST	L	L	General Fund
Strategy 3A-3. Consistent with the Hazard Mitigation Plan, use money appropriated to Public Works in the Town of Mead 2018 budget to equip the Public Works building with access to back-up power.	PR	TOM	ST	L	L	General Fund
Strategy 3A-4. Determine the highest risks and appropriate mitigation strategies to protect against and recover from extreme fires, drought and tornadoes.	P/S	TOM/ PC/ BOT/ Consultant	ST	L-M	M	General Fund

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

Expansive Natural and Agrarian Setting (ENAS) Work Plan



Action Item Type:

- Regulatory Reform (R)
- Capital Project (PR)

- Supporting Plans and Studies (P/S)
- Coordination (C)

Thoughtful Community Planning, Facilities and Services (TCPFS)

TCPFS GOAL 1: Ensure government services, buildings and equipment needs respond to growth with a cost-effective, high level of service to residents.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 1A: Develop and maintain mechanisms to provide for maintenance of public infrastructure, buildings, equipment and land.						
Strategy 1A-1. Where feasible and appropriate, locate public facilities within one mile of Downtown to support its vibrancy and create a community heart.	C/ R	TOM/ PC/ BOT/ SVVSD/ CVPRD	ST-LT	L	H	NA
Strategy 1A-2. As the Town grows, designate a specific location(s) for a future public works facility and police/fire station(s).	C/ R	TOM/ PC/ BOT	ST-MT	L	H	NA
Strategy 1A-3. As the Town grows, work with the St. Vrain Valley School District to determine a specific location(s) for a new school(s). See general location of proposed school sites on the 2018 Future Land Use Plan.	C/ R	TOM/ PC/ BOT/ SVVSD	ST-LT	L	H	NA
Strategy 1A-4. Update the Land Use Code to include select CPTED (Crime Prevention through Environmental Design) Standards.	R	TOM	ST	L	M	NA
Policy 1B: Strengthen collaboration with special districts and utility providers.						
Strategy 1B-1. Support the Mountain View Fire District to offer the most cost-effective and highest-quality fire safety services to Town residents.	C	TOM/ MVFD	ST	L	M	NA
Strategy 1B-2. Support and work with other service providers such as schools and libraries to provide facilities to meet the evolving needs of Town residents.	C	TOM/ SVVSD/ HPLD	ST	L	M	NA
Strategy 1B-3. Collaborate with the High Plains Library District to identify a prospective location within Mead for a public library once Mead's population reaches their required benchmark of 5,000 residents.	C	TOM/ HPLD	ST-MT	L	M	NA
Strategy 1B-4. Support other special districts serving the Town including the sewer, water and metro districts.	C	TOM/ Special Districts	ST	L	L	NA

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

TCPFS GOAL 2: Encourage and support community activities to bring together the residents of the community and foster community leadership.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 2A: Improve public education and information delivery.						
Strategy 2A-1. Investigate public-private partnerships to leverage fiber optic infrastructure opportunities to improve internet speeds and incentivize prospective businesses to locate in Mead, such as with TDS Telecom.	P/S	TOM	ST	L	H	NA
Strategy 2A-2. Plan for the integration of future technology innovations by creating adaptable spaces within new public buildings that allow for the integration of new technologies.	R	TOM/ PC/ BOT	ST	L	M	NA
Policy 2B: Continue to encourage residents to become active in the governance and well-being of the Town.						
Strategy 2B-1. Continue to provide ongoing communication with Town residents regarding activities and actions of the Town through activities, social media promotions, in-person meetings and features on the Town’s website.	PR	TOM	ST	L	M	NA

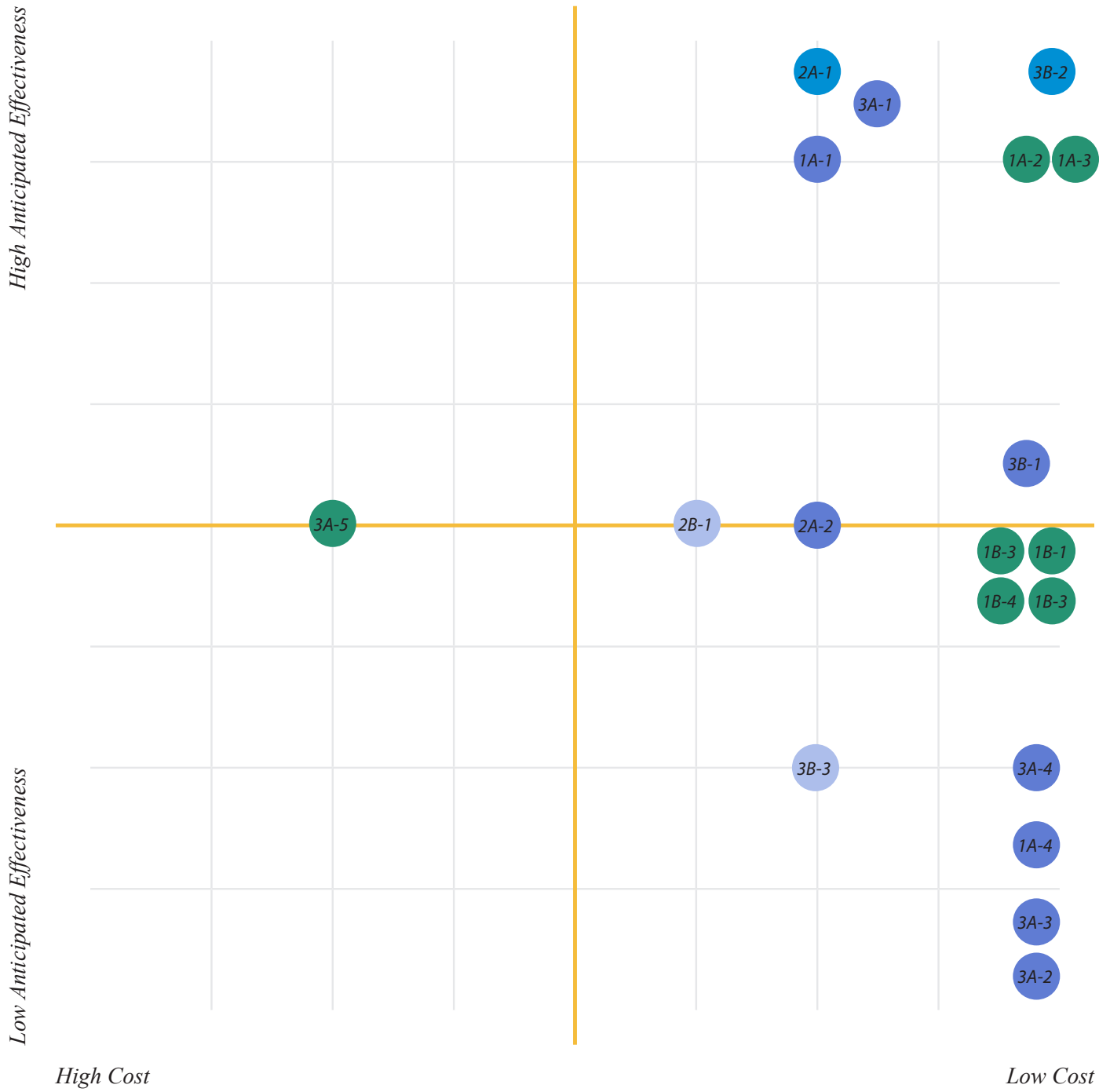
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TCPFS GOAL 3: Promote cooperative planning for growth, development and increased coordination by strengthening relationships and maintaining Intergovernmental Agreements (IGAs) between local governments to address major land use, transportation and infrastructure projects. Work together to ensure new projects are cost efficient, meet individual and shared needs and promote mutual benefit.

Strategy/Action Items	Type	Responsibility	Timeline	Anticipated Cost	Anticipated Effectiveness	Funding Source(s)
Policy 3A: Work with Weld County and adjacent municipalities to develop agreements that support mutually beneficial land use.						
Strategy 3A-1. Update and maintain existing Intergovernmental Agreements (IGAs) with Weld County, Berthoud, Platteville, Longmont and overlapping special districts to help manage growth in an orderly and responsible manner.	R	TOM/ PC/ BOT/ WC/ TOB/ TOP/ COL/ Special Districts	ST	L	H	NA
Strategy 3A-2. Encourage Weld County to maintain rural levels of development unless the area is anticipated to be annexed into the Town, in which case Mead's Comprehensive Plan and Land Use Code would apply.	C/R	TOM/ PC/ BOT/ WC	ST	L	L	NA
Strategy 3A-3. Work with Weld County and adjacent municipalities on regional land use issues including open space and farmland preservation, municipal boundaries, and greenways and trails expansion.	C/ R	TOM/ PC/ BOT/ WC/ Adjacent Municipal- ities (i.e. COL/ TOB/ TOP/TOF/ TOJ)	ST	L	L	NA
Strategy 3A-4. Encourage Weld County to review and accept Mead's Comprehensive Plan to provide citizens with a consistent message.	C/ R	TOM/ PC/ BOT/ WC	ST	L	L	NA
Strategy 3A-5. Coordinate with ongoing participants and relevant organizations in long-range planning efforts (e.g. CDOT PEL Study).	C	TOM/ WC/ CDOT	ST-MT	M-H	M	NA
Policy 3B: Create a system of tiered growth areas and land uses that encourage compact growth and a rural edge that is respectful of the vision for the Town of Mead.						
Strategy 3B-1. Implement a tiered system of development that encourages compact growth near Downtown, commercial centers and highway corridors, and the reduction of density on the edge of the Town limits. See ENAS Goal 2.	R	TOM/ PC/ BOT	ST	L	M	NA
Strategy 3B-2. Identify areas for strategic annexation within the next 5 years.	P/S	TOM/ PC/ BOT	ST	L	H	NA
Strategy 3B-3. Develop a handbook and publish it on the Town's website that provides developers with land use options, tools and incentives that encourage annexation and compatible land uses.	PR	TOM/ PC/ BOT/ Consultant	MT	L-M	L	NA

Type: Regulatory Reform (R), Capital Projects (PR), Supporting Plans and Studies (P/S), Coordination (C); Responsibility: See Page 1 of Appendix A for acronyms; Timeline: Short-term (ST), Mid-term (MT), Long-term (LT); Anticipated Cost: Low (L), Mid (M), High (H); Anticipated Effectiveness: Low (L), Mid (M), High (H); Funding Source(s): See Page 1 of Appendix A for acronyms

Thoughtful Community Planning, Facilities and Services (TCPFS) Work Plan



Action Item Type:

- Regulatory Reform (R)
- Capital Project (PR)

- Supporting Plans and Studies (P/S)
- Coordination (C)

