

KEENESBURG

COMPREHENSIVE PLAN

Adopted March 2024



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Table of Contents

1	Executive Summary	7
2	Project Background and Community Vision	11
3	Preserving and Enhancing the Small Town Character	19
4	Downtown Keenesburg	31
5	Framework For Community Development	45
6	Implementation	61

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Appendices

- Appendix A: Results from 1st Community Survey
- Appendix B: Results from 2nd Community Survey
- Appendix C: Results from 3rd Community Survey



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Keenesburg Welcome Sign
Credit: Rick Planning + Design

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CHAPTER 1

Executive Summary

As growth from the Front Range has expanded to the north and east along the I-76 corridor in recent years, Keenesburg has begun to experience increased development, including several new subdivisions and new businesses in town. The town functioned as a small, primarily farming oriented community on the Eastern Plains for decades. The people of Keenesburg cherish the small town vibe and feel of the community and wish to preserve its best small town qualities. At the same time, the Town needs a plan for how to address pressures for growth in and around Keenesburg over the next two decades. The Keenesburg Comprehensive Plan draws from input from hundreds of residents to provide a roadmap for the Town's priorities and how it will evolve over the next 20-plus years, through 2045.

Chapter 1: Executive Summary



While comprehensive plans in Colorado are not binding and provide a foundation establishing the vision for communities, the goal of the Keenesburg Comprehensive Plan is to proactively plan for growth that may occur in and around the Town and to pursue projects and initiatives that preserve and enhance the small town qualities of the community. The following highlights some of the most significant recommendations of the Keenesburg Comprehensive Plan:

- The vision for Keenesburg, as outlined in Chapter 2, calls for Keenesburg to preserve its small town qualities and to build upon this great foundation to create a great place to live, play, and work, for long term residents and new arrivals. The community desires to seek out opportunities to improve services and amenities while retaining the small town character that has drawn people to Keenesburg in the first place.
- The Town, along with partners and community groups, will pursue efforts to improve the small town spirit of Keenesburg, including new community events and activities and new and improved community facilities.

- To enhance the small town experience and improve safety, the Town will focus on improving and installing more sidewalks, trails, and non-vehicular connections between different parts of town, including the Downtown district.
- The Town will continue to upgrade its infrastructure (including transportation, water, sewer, etc.) to improve the quality of life for residents and make Keenesburg more attractive for new investment.
- The Town will explore improvements to Schey Park and other parks in town and will proactively plan for parks, open space, and trails in Keenesburg, and in the areas surrounding the Town, to ensure these facilities are in place for future generations.
- Downtown Keenesburg represents the most significant reminder and element of Keenesburg's small town character and the Town will focus on improving and expanding the Downtown, including the addition of more amenities (such as a farmers market and water features), improved streetscape features, and other elements outlined in the plan. Given the close proximity of Downtown to I-76, the Town will encourage the expansion of the Main Street character and development pattern to the north of the railroad, to better leverage business from I-76. Expanding Downtown in a thoughtful manner will help to further strengthen the small town heritage of Keenesburg.



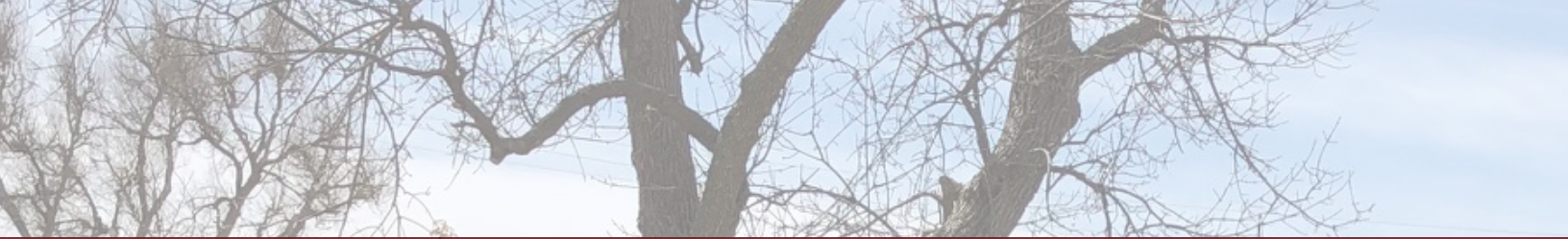


- The Town will not pursue the unilateral development of any properties in or outside of Keenesburg. However, the Town needs a plan in place to guide how properties may be used, developed, or redeveloped over time. The Future Land Use Plan outlines this vision for how properties may develop in the future, if property owners elect to move forward with development efforts. The Future Land Use Plan calls for the preservation of vast swaths of areas in southern Weld County, located farther from the Town's boundaries, as Agricultural uses. The plan calls for the longer term linking of the heart of Keenesburg with the Fruition development to the north and west. The plan anticipates that the Town will eventually grow to the south toward the Highway 52 corridor and outlines how this connection may be made. It also provides significant areas that could be developed as business or industrial uses to help build the commercial tax base for the Town of Keenesburg.
- The Town will encourage the development of a diverse mix of housing types to serve different households (of varying incomes and needs) in the Keenesburg community and continue to explore tools and strategies to help address the housing affordability crisis impacting Weld County and the rest of Colorado.
- The Town will collaborate with the Chamber of Commerce, Weld County, and other organizations to orchestrate marketing and promotional efforts for Keenesburg to increase economic opportunities for the community. The Comprehensive Plan will help Keenesburg convey its vision for the future to prospective residents and companies.
- The Town of Keenesburg will draw from the vision outlined in the Comprehensive Plan, as well as the more specific transportation recommendations contained in the Keenesburg Transportation Plan (a separate, companion document) to proactively plan for the multimodal transportation needs of the community and region.

Communities that operate without a formal plan to guide the actions and projects of the local government often find themselves blindsided or unprepared for changes that arise, whether change takes the form of new development or changes in consumer preferences and behaviors. The Town of Keenesburg anticipates that the Comprehensive Plan will serve as a living document that will change and be amended from time to time, as priorities and desires of residents and businesses change. This document serves as a foundational document, and the first plan for Keenesburg of this nature in decades. The Keenesburg Comprehensive Plan as outlined in the following chapters serves as the starting point for ongoing community planning and collaboration with the common goal of improving the quality of life and small town pride in the Keenesburg community.



*Trail in the Evans Place subdivision
Credit: Rick Planning + Design*





CHAPTER 2

Project Background and Community Vision

*Keenesburg Easter Egg Hunt in Schey Park
Credit: Town of Keenesburg*

What is a Comprehensive Plan and Why Do Communities Have Them?

A Comprehensive Plan serves as a high level, advisory document that helps guide the operations and evolution of a community over a long-term period (typically, 10 to 20 years). The Keenesburg Comprehensive Plan outlines the Vision of the community through 2045. It sets the foundation for how the Town will operate and identifies its overarching priorities for the future. The document establishes a set of goals and action items relating to future land use and development; housing and economic development; parks, trails, and open space; multimodal transportation; community facilities and services; infrastructure; and resiliency. The

final chapter of the Comprehensive Plan focuses on how Keenesburg will implement the action items identified in the plan.

Communities across the country develop, use, and maintain Comprehensive Plans to proactively plan for potential changes in a town, to maintain or improve the quality of life, and to help establish priorities for a community's resources, initiatives, and programs. Elected bodies (such as the Board of Trustees) use Comprehensive Plans to help evaluate land use proposals, to develop budgets on an annual basis, to prioritize the actions and work plans of Town officials and employees, and to help guide the ongoing actions of the Town government and different boards and commissions. A Comprehensive Plan serves as a "constitution" or umbrella document that helps guide all of the actions, programs,

Chapter 2: Project Background and Community Vision

and decisions made by a town. Residents, businesses, and visitors use the Comprehensive Plan to understand the vision for the community, the key goals and action items the community is pursuing, and how different areas around a community may change over the next 20 years.

Common Misperceptions About Comprehensive Plans

Residents of many communities often believe that a Comprehensive Plan will outline how to improve every aspect of life in a community (including specific items such as potholes, site-specific drainage issues, etc.), or believe that a Comprehensive Plan is the “law” governing a community. The Comprehensive Plan is intended to be flexible and to serve as a guiding document (but not a law) for a community. The following clarifies some common misconceptions regarding the role of Comprehensive Plans in a community.

- The Comprehensive Plan provides a guide or vision for how future development should proceed, in various areas in and around Keenesburg. It is NOT a formal proposal for any development (residential, commercial, etc.).
- The Comprehensive Plan provides a guide for how areas may develop, if landowners request annexation into the Town, and the Town agrees to the annexation. It is NOT a plan for future annexations.
- The Comprehensive Plan provides a guide for future land uses. It does NOT, however, provide a plan for how specific parcels must develop in the future.
- The Comprehensive Plan provides a guide for the future planning of parks, open space areas, and future trail corridors. It does NOT provide any specific proposals to develop a park or preserve an open space on a given parcel or area or to dedicate specific alignments for future trail corridors.

The Comprehensive Plan does not provide specific guidance on the park or recreational programs and services offered through the Town.

- The Comprehensive Plan provides a guide for the future evolution of the transportation network serving Keenesburg. It is NOT, however, an official document authorizing the construction or improvement of any road, trail, or other transportation facility in Keenesburg, and it does not identify specific improvement needs (such as pothole repair) for specific streets or roads. The Keenesburg Transportation Plan (a separate document) provides greater clarity and guidance for the Town in planning for multimodal transportation over the next 20 years.
- The Comprehensive Plan provides a general guide for the expansion and maintenance of utility infrastructure in Keenesburg. It is NOT a detailed utility plan or infrastructure study.
- The Comprehensive Plan provides a general plan for economic development in Keenesburg. However, it does NOT provide or authorize a formal economic development tool (such as a tax incentive).
- The Comprehensive Plan is advisory in nature. The Board of Trustees and other governmental bodies in Keenesburg (such as the Planning Commission) are NOT obligated to follow the advisory guidance provided in the Comprehensive Plan.
- The Comprehensive Plan provides a long-term plan for the Keenesburg community. It does NOT necessarily plan for what will happen immediately or over the short term in the various areas in and around Keenesburg.

Under Colorado law, Comprehensive Plans are advisory in nature and are not binding on the future actions of the Town, the Board of Trustees, the Planning Commission, and other boards and commissions in Keenesburg. Colorado statutes empower the Planning Commission to formally



review and adopt the Town's Comprehensive Plan and refer it to the governing body (the Board of Trustees) for final adoption.

Organization of the Keenesburg Comprehensive Plan

The Keenesburg Comprehensive Plan is organized around a set of Goals and Action Items, for each topic (and organized into various chapters). Elected leaders, the business community, residents, and visitors can refer to each chapter for guidance regarding how the community will achieve its Vision for the future. The following provides definitions of Goals and Action Items.

Goals

A goal is a qualitative statement of desired direction or future condition(s). Goals read like directives to the community at-large. Goals should be carefully crafted to ensure that they are achievable. An example of a goal for Parks and Open Space may be to "maintain an interconnected systems of trails, open lands, and natural areas using a variety of conservation methods."

Action Items

Actions summarize recommended initiatives that the Town should pursue to achieve the goals identified in each chapter of the Comprehensive Plan. Some goals may have many actions and some goals may have only a few actions.

Actions can be assigned to general categories, such as:

- Regulations (e.g., changes to the Town's municipal codes)
- Plan development / revisions
- Public / capital improvements
- Policy changes / updates

- Programs
- Coordination and partnerships
- Financial mechanisms

The Planning Process

The project team for the Keenesburg Comprehensive Plan executed a comprehensive and transparent community outreach effort to gather input on the vision for the community and on the various areas of focus included in the Comprehensive Plan. This effort involved numerous engagement activities at community events, publicity from the Town to community members, and significant online input through a series of three community surveys. In total, the Comprehensive Plan process gathered input from 505 completed surveys (through three different community surveys), dozens of comments provided on comment cards and on maps provided throughout the process, and from stakeholder meetings with property owners in the Keenesburg area.

The Comprehensive Plan drew from input gathered from the following community outreach activities:

Project Webpage and Town-Initiated Publicity

A webpage (www.keenesburgplans.com) dedicated to the Keenesburg Comprehensive Plan and the Keenesburg Transportation Plan (conducted during the same time as the Comprehensive Plan) provided information throughout the planning process including the project schedule, links to online versions of the three community surveys, and links to provide comments and ask questions of the project team.

The Town of Keenesburg leveraged its email contact lists in the Keenesburg area, its social media accounts, and the Town's webpage

Chapter 2: Project Background and Community Vision

to publicize the three community surveys conducted during the Comprehensive Plan as well as briefings before the Board of Trustees and information about the Comprehensive Plan document.

In-Person Engagement: Open House and Community Events

The project team engaged the Keenesburg community through a series of in-person events, at various stages of the planning process, as follows:

Community Open House – March 2022:

The project team conducted this open house prior to a Board of Trustees meeting at Town Hall to gather input on the vision for the Keenesburg area and the major issues residents desired to be addressed in the plan.

Easter Egg Hunt – April 2022:

The project team hosted a booth with a mapping exercise to gather input on various geographic areas around the Keenesburg area and gathered input on the major issues facing the community at the very popular Easter Egg Hunt event held in Schey Park.



*Outreach at Easter Egg Hunt in Schey Park, April 2022
Credit: Rick Planning + Design*



*Outreach at Easter Egg Hunt in Schey Park, April 2022
Credit: Rick Planning + Design*

Keenesburg Arbor Day Celebration – May 2022:

The project team hosted a booth with information about existing conditions in the Keenesburg area and collected paper surveys, for the first community survey, at this community-wide event in Schey Park.



*Outreach at Arbor Day Celebration, May 2023
Credit: Rick Planning + Design*

4th of July Celebration – July 2022:

The project team hosted a booth with a mapping exercise and publicized the first community survey at the 4th of July celebration held at the South East Weld County Fairgrounds.



Keenesburg Oktoberfest – October 2022:

The Town of Keenesburg hosted the first-ever Oktoberfest celebration on Main Street in Downtown Keenesburg, featuring live music and food and drink vendors. The project team hosted a series of booths under several tents at the event to present a series of alternatives and concepts (for land use, transportation, Downtown Keenesburg, and other areas of focus for the Comprehensive Plan). The project team offered incentives for participants to complete the second community survey for the Comprehensive Plan and gathered around 100 completed surveys from the community members in attendance.

Keenesburg Arbor Day Celebration – May 2023:

During the final round of outreach, the project team hosted a booth at the 2023 Arbor Day celebration in Schey Park. This booth presented the draft versions of the land use plan, transportation plan, and plan for Downtown Keenesburg and gathered paper surveys (for the third community survey) from community members in attendance. This activity resulted in the completion of around 25 paper surveys, as well as verbal input from dozens of community members in attendance.

In addition to these in-person events, the project team conducted three briefings with the Board of Trustees during the process to update Board members concerning the progress in developing the Keenesburg Comprehensive Plan. Members of the project team also met with a handful of property owners concerning properties on the edges of the Town's boundaries during the development of the future land use plan for Keenesburg.

Project Timeline

The development of the Keenesburg Comprehensive Plan spanned a two-year period and involved the following phases of activity.

Activity	Timeframe
Project Kickoff and Review of Existing Conditions	October 2021 - February 2022
First Round of Community Engagement (and First Community Survey)	March 2022 - July 2022
Development of Alternatives and Concepts for Review by the Community	July 2022 - September 2022
Second Round of Community Engagement (and Second Community Survey)	October 2022 - February 2023
Development of Preferred Direction for Comprehensive Plan Topics	February 2023 - April 2023
Third Round of Community Engagement (and Third Community Survey)	May 2023 - July 2023
Creation of Draft Comprehensive Plan Document	August 2023 - November 2023
Adoption of the Comprehensive Plan Document	January 2024

The project team worked with Town staff to adjust the project schedule as the planning process moved forward, to time outreach activities to coincide with community events.

Chapter 2: Project Background and Community Vision

The Community's Vision for Keenesburg

Input from the community from throughout the planning process informed the development of the following Vision Statement for Keenesburg.

Keenesburg will continue to evolve as a small town that honors its agrarian past and retains elements of its rural character as it carefully grows over the next 20 years. The community will seek out opportunities for economic development that provide the resources to provide great amenities and services and an overall desirable quality of life for residents and visitors. Keenesburg will continue to strengthen its Downtown and the small town core of the community and explore ways to enhance its small town spirit and sense of community.

This Vision Statement serves as an “umbrella” over all of the goals and action items outlined in the Comprehensive Plan. It conveys the community’s desires for the future, as articulated through the planning process, and helps shape how the Town will achieve the goals established in the Comprehensive Plan. While the Vision for Keenesburg may change over time, this statement provides the foundation for Keenesburg and how it plans for the next 20 years.



Southeast Weld Fire Station in Keenesburg
Credit: Town of Keenesburg



Keenesburg Oktoberfest 2023
Credit: Town of Keenesburg



CHAPTER 3

Preserving and Enhancing the Small Town Character

A faded, orange-tinted aerial photograph of a small town, likely Keenesburg, showing a grid of streets, residential houses, and some commercial buildings. The image is used as a background for the chapter header.

*Historic aerial view looking west along Highway 6 in Keenesburg (mid 1900s)
Credit: Town of Keenesburg*

Community input throughout the development of the Comprehensive Plan strongly indicated that residents want to retain the small town nature of Keenesburg. Ninety percent of respondents to the first community survey cited a “small town setting” as one of the three most important reasons why they or their family choose to live in the Keenesburg area. The qualities of small town living that Americans have historically valued tie with the qualities desired in all great communities. Residents value the perceived safety of small towns, the ability to safely travel between different neighborhoods, the facilities and services offered, the design of neighborhoods in small towns, and the sense of

community spirit and belonging. The qualities of small towns are not defined by the size of the population or the number or types of stores present in a community. Rather, great small towns across America are known for their quality of life and pride in community facilities, services and amenities. This chapter identifies a series of goals and action items to further enhance the small town character of Keenesburg over the next 20 years.

Chapter 3: Preserving and Enhancing the Small Town Character

Goal 3.1: Additional Community-Wide Events and Activities Strengthen the Small Town Feel of Keenesburg

Small towns across the country take pride in their community events and activities, which in turn helps strengthen civic identity. In the first community survey, 55 percent of respondents rated the number of community events in Keenesburg as good or excellent, and 64 percent rated the quality of community events as good or excellent. Events such as the 4th of July celebration and Arbor Day celebration are sources of pride for Keenesburg. The community has the potential to build upon this foundation and further strengthen the roster of events and activities held on a regular basis. A concerted effort to strengthen events and activities will further enhance the quality of life, small town feel, and desirability of Keenesburg. The following action items will help the community achieve this goal.

Action 3.1.1 – Establish additional community-wide events during the fall, winter, and spring.

Similar to most towns around Colorado, the majority of community-wide events in Keenesburg currently occur during the warmer months, ranging from the Easter Egg Hunt held in March or April to the new Oktoberfest celebration in the fall. Keenesburg does not have very many events during the colder months from October through March. The Town, along with the school district and community organizations, could explore having more events during these months, such as a winter carnival, additional holiday events, winter ice skating, or various indoor parties and get togethers.

Action 3.1.2 – Explore the expansion of facilities to hold classes, meetings, and events in Keenesburg

The Town of Keenesburg currently has very limited space to hold meetings, including a conference room in the Town's administration building and the relatively small space at Town Hall. The local schools (elementary, middle, and high schools) have more space for meetings and events, but many of them are booked for regular school activities throughout the year. Because the population of Keenesburg has grown considerably over the last ten years and this growth may continue over the next 20 years, the community should explore opportunities to expand spaces designed for classes, meetings, and events. The Town could explore the construction of a community hub or community center, including exercise facilities, space for classes, and activity rooms for residents of different age groups. The Town could also explore creating an overall civic campus, combining space for Town offices with many of the same facilities included within a community hub or community center. Small towns across the country have historically included a "community hall" or a small community center, and as Keenesburg carefully plans for the future, it should consider opportunities to expand its facilities for community events, activities, and classes.

Action 3.1.3 – Explore the development of additional classes, sports leagues and activities

To further strengthen the quality of life and small town spirit of Keenesburg, the Town (along with local community organizations) will explore the expansion of classes, sports leagues, and community activities, serving the full range of households and individuals. These efforts should go beyond activities and programs for youth (which are commonly addressed by communities) and should provide activities and classes for older adults, individuals with disabilities, single



adults, and for parents. The Town and its partners could pursue expansions of these programs and activities in conjunction with the expansion of facilities designed for activities, as noted in Action 3.1.2.

Goal 3.2: The Completion of Projects that Strengthen the Community's Identity and Spirit

The Town of Keenesburg, along with community organizations, can pursue several initiatives to strengthen the community's identity and recognition for visitors, and across the region, and to enhance the small town spirit.

Action 3.2.1 – Explore new gateway signage for Keenesburg

Given its visibility from I-76, Keenesburg has an excellent opportunity to increase its recognition across the region, thus enhancing its stature and increasing its potential for economic development. Keenesburg could develop a signature gateway sign for the community, at the Keenesburg exit on I-76. The Town could explore creating gateway monumentation for the other entries into the community, along Highway 52 and the major county roads that feed into town (such as WCR-18 and WCR-16). As part of this effort, the Town and community groups could explore potential new town slogans. The existing town slogan ("500 happy people and a few soreheads") could be updated, given the town has grown in population over the last few decades, or a new slogan could be developed for Keenesburg. Regardless of the slogan, the gateway signage and monumentation for entries into Keenesburg should convey the small town nature and quality of life present in the community.



Gateway monumentation in Berthoud, Colorado
Credit: Rick Planning + Design

Action 3.2.2 – Conduct a contest with the community to design a new community logo and slogan

Related to Action 3.2.1, the Town could conduct a contest with the community to design a new slogan and logo to use on gateway monumentation signs and for the Town's branding in its operations, and for events and programs around the community.



City logo on entry monument, Andover, KS
Credit: Rick Planning + Design

Chapter 3: Preserving and Enhancing the Small Town Character

Action 3.2.3 – Develop a theme or vernacular for signs, lighting, and public improvements reflecting the character of the community

Many communities have adopted a style or vernacular for signs and the design of public facilities that reflects their vision and character. Communities with very historic roots across the West, for example, have often adopted an Old West style. Keenesburg could explore styles and vernaculars that reflect its farming and small town heritage on the Eastern Plains.

Goal 3.3: A Town that is comfortable for walking and biking

Small towns are often known for the ease with which residents and visitors can walk and bike around their communities. While some of this ease in movement in small towns results from having less traffic compared to larger communities, having safe routes and facilities for walking and biking can help considerably as well. The following action items will help Keenesburg improve the environment for people walking and biking around town, whether for recreational purposes, to visit friends, or to travel to school, their place of business, or places to shop, eat, and have fun.

Action 3.3.1 – Identify and seek funding for needed sidewalk and bike trail extensions around existing areas of Keenesburg

The Town's new street standards require sidewalks as part of new neighborhoods in Keenesburg, such as Evans Place to the south of I-76 and other neighborhoods around town. The Downtown area includes sidewalks along Main Street, and sidewalks exist along some stretches of the main roads leading into town, including Market Street. However, some of the older streets in Keenesburg do not have sidewalks, including some of the streets leading to Schey Park, and significant stretches of the I-76 Frontage Road

(Old Highway 6). The Town has very few bike markings and does not have any dedicated bike lanes. Residents in many communities prefer to have shared use paths (separated from the street) or protected bike lanes that provide added safety.

The Transportation Plan identifies the sidewalk gaps that are priorities to complete. The near-term sidewalks to be completed are those that connect to community destinations such as Downtown, Schey Park, and schools. The Town can use this list to develop grant applications for these improvements over time, including funding from the Colorado Department of Transportation (CDOT) and other sources.



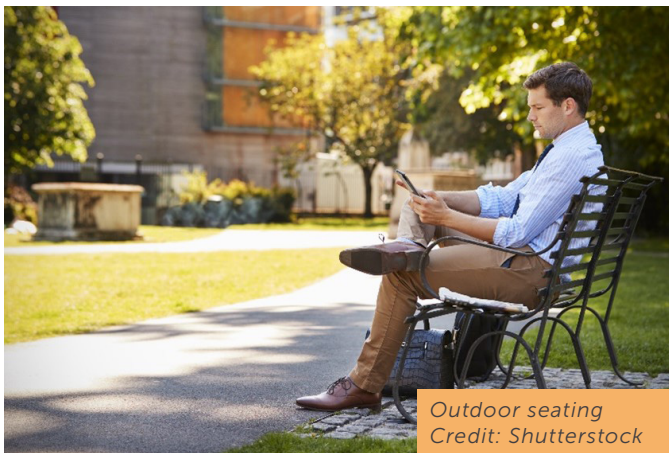
*Biking and walking trail separated from traffic
Credit: Rick Planning + Design*

Action 3.3.2 – Update the Town's Design Standards to improve the character and amenities along sidewalks and trails (outdoor seating, landscaping, lighting, etc.)

In updating its codes and Design Standards going forward, the Town will identify required amenities for new sidewalks and trails, including outdoor seating including benches, the installation of trees and landscaping, and pedestrian-scale lighting. These improvements would enhance the safety and comfort of walking and biking along trails and sidewalks and would improve the overall appearance of Keenesburg.



*Pedestrian lighting, Burlington, CO
Credit: Rick Planning + Design*



*Outdoor seating
Credit: Shutterstock*

Action 3.3.3 – Evaluate the feasibility of a new, grade-separated crossing for bicyclists and walkers across the railroad corridor

While new sidewalks installed along Market Street at the railroad crossing in Keenesburg have increased safety for pedestrians, the comfort of this crossing will likely decrease as traffic increases along Market Street over time. In addition, trains passing through town can cause delays for people walking, biking or driving from one side of Keenesburg to the other. Many communities have worked with railroads to install grade-separated crossings for bicyclists and pedestrians. These crossings can be either above or below the rail line. The Comprehensive Plan process explored the possibility of creating

a bike and pedestrian underpass to the west of Market Street (either along an alignment with Pine Street or following a new street that could connect from Schey Park into areas to the west of town, and north of the tracks). In the second community survey, 72 of the 141 responses to Question 5 indicated that they either Strongly Agreed or Agreed with the idea of creating a shared use path under the railroad, connecting Pine Street to the north and south of the rail line. Only 38 respondents indicated that they disagreed or strongly disagreed with the idea. In the third and final community survey, 61 percent of respondents indicated that it was a low priority, or not a priority, to complete a grade-separated crossing under the railroad near Downtown, and 39 percent indicated it was a medium or high priority. Thus, this action item suggests that the Town will continue to explore the idea of creating a grade-separated crossing of the railroad for bicyclists and pedestrians, but the idea may represent a longer term priority for the community.



*Pedestrian undercrossing, Louisville, CO
Credit: City of Louisville*

Chapter 3: Preserving and Enhancing the Small Town Character

Action 3.3.4 – Work with Weld County and other jurisdictions to ensure connectivity in the regional trail network

As the communities along the I-76 corridor in southern Weld County continue to grow over time, the demand for trails will likely continue to increase. The Town of Keenesburg will collaborate with Weld County and neighboring jurisdictions to continue to explore how regional trails will connect communities over time. Regional trails may parallel I-76 (similar to how trails follow highways such as C-470 in the Denver metro area) or may follow major county roads or creek corridors. Keenesburg will work with other partners to identify potential funding sources to implement regional trails serving this part of Weld County.



*High Line Canal (regional trail in the Denver metro area)
Credit: Rick Planning + Design*

Goal 3.4: Completion of improvements to the infrastructure serving the Town

Providing efficient, cost effective, and reliable public utilities is one of the most important functions of local governments and their partners. As the cost and availability of water has become more challenging in Colorado in recent years, and as the costs of all aspects of infrastructure (including pipes, treatment

facilities, etc.) have increased with inflation, the Town must carefully plan for and manage its infrastructure responsibilities. The first community survey asked respondents to indicate up to four changes they believed would improve the quality of life in Keenesburg. The option “improve utility services (gas, water, broadband, etc.)” received the highest vote total (112) of any option provided for this question. The following action items will help the Town in its mission to provide necessary infrastructure to serve residents, visitors, and businesses going forward.

Action 3.4.1 – Regularly update the Capital Improvements Plan (CIP) and pursue street improvement projects outlined in the CIP.

The Town maintains a list of priority projects for street improvements and upgrades to public infrastructure. The Town of Keenesburg will continue to regularly update this list (the CIP) on a yearly basis and will adjust the list as projects are completed to reflect current and projected budget estimates. The Town will integrate input from the Board of Trustees and community members in prioritizing the projects included in the CIP.



*Residential street in Keenesburg, Spring 2022
Credit: Rick Planning + Design*



Action 3.4.2 – Implement improvements for water and sewer service

The Town of Keenesburg will continue to implement the improvements for water and sewer service outlined in the Town's Water and Sewer Master Plan. This document identifies short term and long term projects for the Town to complete, and this guidance informs the Town's budget on a yearly basis.

Action 3.4.3 – Explore the use of renewable energy sources to make the Town more energy self-sufficient and reduce utility costs

The state and federal governments offer a range of incentives to encourage the use of renewable energy sources, including wind and solar. The Town will explore the use of renewable energy at Town facilities (including the installation of solar panels or smaller solar farms) to reduce its overall energy bills. The Town will also explore how it could use renewable energy sources to reduce the risk of loss of power from the larger power grid.



Action 3.4.4 – Pursue water conservation strategies to reduce the demands on the water system, including incentives for xeriscaping and the use of water conserving appliances.

As the cost of water has escalated across Colorado, communities have begun offering incentives (such as discounts on water bills) for property owners that convert irrigated turf areas to xeriscaping, which includes a greater number of native plants that use much less water than traditional grass lawns. The Town will explore offering incentives for xeriscaping installation, as well as for installing more water conserving appliances, for local water utility users. These strategies will help reduce the overall demand for water going forward and thus will reduce infrastructure costs.



Chapter 3: Preserving and Enhancing the Small Town Character

Goal 3.5: Continual enhancement of parks and open space facilities and services in the Town

The quality of parks, trails, and open spaces helps to enhance the quality of life in small towns across the country. Many idyllic small towns, for example, feature a historic and well-maintained “City Park” that has been used for generations for community events and celebrations and for daily recreation. Small towns are increasingly installing trails to connect community members to these parks and open spaces. Many small towns facing pressure to develop have preserved valuable and desired open space corridors to maintain the look and feel of the surrounding countryside. The first community survey, in Question 6, asked respondents to indicate four types of park or recreation amenities they would like to see expanded or improved in Keenesburg. The top responses from this question included swimming pools and splash parks, fitness facilities or equipment, walking and biking trails, and playgrounds. The Town of Keenesburg will continue to enhance its parks and recreation facilities and explore potential open space preservation to enhance the small town feel of the community.

Action 3.5.1 – Complete construction of Memorial Park, on the south side of Keenesburg

The Town of Keenesburg will complete construction over the next several years for the Memorial Park project, which includes a new park on the southern edge of town and trail connections from the park to surrounding neighborhoods on the southern side of Keenesburg. This new park will complement the facilities provided at Schey Park and will serve new neighborhoods planned for the south and east sides of town.

Action 3.5.2 – Explore potential upgrades to Schey Park

Schey Park serves as the main “Town Park” and has provided the venue for town celebrations and events for generations. As Keenesburg continues to evolve, it will retain its status as the main, central park for the community. As funds become available, the Town will explore upgrades to the park, including new restrooms, a new amphitheater facility with seating, new picnic shelters and tables, additional playground equipment, and other features. The Town may wish to complete a formal design for the entire Schey Park property as a follow-up to the Comprehensive Plan. Planning for Schey Park should also include additional shade trees and seating areas and any improvements needed to sidewalks and crosswalks on the surrounding streets, to make it easier and safer for residents and visitors to access the park from Downtown and the surrounding neighborhoods. Plans for Schey Park may also include a splash pad or a similar water feature, given the preference of community members for water features, as indicated in the first community survey.

Action 3.5.3 – Continue to require new projects to provide a fee for parks and open space or to provide parks or open space facilities on-site.

Many small towns face difficulties in securing sufficient resources for parks, trails and open space because they lack a formal policy that requires developers to either provide a set amount of space for parks and open space, or to pay a fee (typically called a “fee-in-lieu”) to provide funding for parks and open space land acquisition by the town in the future. In order to avoid confusion and having to negotiate for parks and open space dedications on a case by case basis, the Town of Keenesburg will continue



to require that new developments either provide a certain percentage of their total land area for parks and open space uses (20 percent is a standard in most communities in Colorado) or pay a fee-in-lieu to the Town to be used for the provision of parks and open space lands in the future. Maintaining this formal policy will ensure that new neighborhoods in the Town will have enough areas for parks and open space and therefore increase the overall quality of life in the community.

Action 3.5.4 – Collaborate with Weld County to pursue the acquisition of additional lands for parks and open spaces in areas surrounding Keenesburg, for future use.

In the final community survey, 50 percent of respondents indicated that it is a “high priority” or a “medium priority” to pursue opportunities to acquire lands in the future for parks and open space. While the Town will remain focused on providing parks and open spaces for areas within its boundaries, it will coordinate with Weld County and other partners to identify future lands for parks and open spaces in the areas surrounding Keenesburg. Areas along creeks in particular may serve as zones for future trail corridors or open space areas. Keenesburg will collaborate with other partners to identify potential funding sources, such as Great Outdoors Colorado (GOCO), to purchase lands that may be used for future parks and open spaces in the southern Weld County area.

Goal 3.6: Preservation of the agrarian heritage of the Keenesburg area

Weld County and the Keenesburg area have a strong agricultural heritage and preserving this agrarian heritage will help in maintaining the small town feel of the area. As outlined in Chapter 5, the Keenesburg Comprehensive Plan calls for many of the rural areas surrounding the Keenesburg area to remain as agricultural over the next 20 years. In addition to this land use guidance, this goal provides action items that will help preserve elements of the agrarian heritage within the Town limits.



*A chicken coop and garden in the back lot of an estate residential lot
Credit: Shutterstock*



*Community garden
Credit: Shutterstock*

Chapter 3: Preserving and Enhancing the Small Town Character

Action 3.6.1 – Support, through the Municipal Code, the operation of small farms in Keenesburg

The Town will consider amending the Municipal Code, as necessary, to allow residents to operate small or micro-farms on their property within Town limits. The updates to regulations will allow for residents to have chickens, bees and other animals and to operate commercial gardens on their properties (for example, for the raising and sale of produce to the general public). As discussed in Chapter 5, the Conservation Residential land use category will allow for the operation of traditional farms (with row crops such as corn or wheat). These regulatory adjustments will allow the spirit of farming to continue in Keenesburg, regardless of how quickly or slowly the town grows in the future.

Action 3.6.2 – Develop a network of community gardens in Keenesburg parks or open spaces, or in specific locations around the edges of Keenesburg

Many communities across the country have encouraged the development of community gardens, ranging from a few acres to larger gardens of ten acres or more, to encourage healthier living and the production of local produce. The development of a series of community gardens would also reinforce the agricultural heritage of the Keenesburg area. The community garden space, within parks and open space lands, may be provided by the Town. The operation and maintenance of the community gardens may be provided by homeowners' associations or other local community groups.

Action 3.6.3 – Explore the potential to integrate equestrian trails as part of the Town's trail systems

Many communities have integrated trails designed for horses and equestrians as part of their long range plans to reflect the desires of local residents and to preserve rural or Western values.

As part of more detailed planning for parks and trails in the Keenesburg area, the Town will explore the potential to integrate equestrian trails and facilities.



Equestrian trails
Credit: Shutterstock







CHAPTER 4

Downtown Keenesburg

*View looking north along Main Street (mid 1900s)
Credit: Town of Keenesburg*

The Main Street business district in Downtown Keenesburg and the surrounding small town fabric of the original town remain the most prominent reminders of Keenesburg's history as a small farming town on the Eastern Plains. Main Street has the only sit-down restaurants in town, along with the only grocery store, the post office, Town Hall, the only hardware store, and smaller gift shops, antique stores, and small businesses. While Keenesburg may see more commercial growth in the future along and near the I-76 corridor, Downtown remains the "heart" of Keenesburg and one of its treasured features. Compared to many other communities along I-76 and other interstates in Colorado, Keenesburg benefits from the very close proximity of the Downtown district to the exit for I-76. This location presents a great opportunity for the

town to draw visitors from around the region off the interstate and to visit the Downtown to shop, dine, have fun, or just hang out.

The first community survey for the Comprehensive Plan gathered input from the community regarding the features and amenities that would attract them to Downtown Keenesburg. As noted in the table that follows, respondents in particular indicated that places to eat, a farmers market, having a variety of retail shops, and having more entertainment would draw them to the Downtown district.

Chapter 4: Downtown Keenesburg

1st Community Survey, Question 13 - What would attract you to visit the Downtown / Main Street area (select all that apply):

OPTION	NUMBER OF RESPONSES
Places to eat	199
Farmers market	180
Variety of retail shops	132
More entertainment	113
Open-air markets	84
Parks and plazas (public gathering places)	62
Civic facilities (post office, town hall, a community center, etc.)	56
Other	29

Goal 4.1: Completion of identified improvements along Main Street and other streets Downtown

Communities around the country have implemented improvements to public spaces, including sidewalks, alleys, crosswalks, streets, and other spaces, to enhance the vitality of their Downtown districts. Strategically designed and placed improvements in Downtown Keenesburg would make the experience of visiting the district more comfortable and enjoyable and lead to repeat visits by residents and visitors to the community. The Town will design improvements to Main Street and other streets in the Downtown vicinity with an overall goal to enhance the small town feel of this part of Keenesburg.

Action 4.1.1 – Pursue more detailed design and completion of streetscape ideas presented in the Comprehensive Plan

The following graphic depicts a general approach to streetscape design along Main Street and surrounding streets in the Downtown area.

The Town will incorporate the following streetscape elements in the design of Main Street and surrounding streets in Downtown Keenesburg.

- Introduction of street trees to increase shade (and therefore make it more comfortable for people walking on the street, particularly during the hotter months)
- Improvements to crosswalks to make the crosswalks more visible for motorists and to add a small town quality to the crosswalks (by installing brick crosswalks, for example)
- Improved and more decorative lighting, including pedestrian lighting along sidewalks and decorative lighting, connecting from one side of the street to the other, to create more of a festive atmosphere
- Installation of “bulbouts” (extensions of the curb to provide additional areas for landscaping including flowers and shrubs) to improve pedestrian safety and enhance the visual appeal of the street.



- Facilities for bicyclists, including bike parking and a few bike repair stations (with tools available for bicyclists to adjust their bikes) in the Downtown area



- Public art, where appropriate, including murals on the sides of buildings or sculptures, to make the Downtown more unique



Results from the final community survey suggest that the Town should consider streetscape improvements in the Downtown to be lower priority, compared to other action items identified in the Comprehensive Plan. Around 47 percent of respondents indicated it was a High or Medium priority to complete design of new streetscape features in the Downtown area, and 50 percent consider streetscape projects to be a low priority, or not a priority. While the completion of streetscape improvements Downtown may serve as a longer term goal, the Town should continue

Chapter 4: Downtown Keenesburg

to monitor the need and desire of residents and businesses for streetscape improvements Downtown and be prepared to move forward with streetscape design and implementation when appropriate.

Action 4.1.2 – Pursue additional design and construction of the Elm Street extension to the south of Downtown, to bring more business to Downtown

The Comprehensive Plan calls for the extension of Elm Street to the south and east from its existing southern terminus in Keenesburg, to connect with WCR-59 to the south of the current Keenesburg town limits. This connection would allow direct access to Downtown from the south, including from the Highway 52 corridor, without having to make a left turn at Woodward Avenue, from WCR-59. The Elm Street connection, along with other street improvements to the north of I-76 (including the Keenesburg Parkway) would funnel residents, employees, and visitors from throughout the broader Keenesburg area into the vicinity of the Downtown district. Increased traffic in the Downtown area is likely to enhance the marketability and visibility of businesses in the Downtown area and further reinforce Downtown's status as the central gathering place in the community and in this part of Weld County. Results from the second community survey

indicated mixed views from the community regarding a potential extension of Main Street to the south to the area around Highway 52 and WCR-59, with 62 people responding "strongly agree" or "agree" to the idea and 53 responding "disagree" or "strongly disagree". Based upon feedback from stakeholders during the remainder of the planning process, the Comprehensive Plan shifted the north-south connection through Downtown to Elm Street, to provide a more direct connection to the interchange at I-76. While survey results suggest mixed views regarding the street extension, the Comprehensive Plan calls for the Town to continue to explore the concept through additional evaluation, given the significant benefit it would provide to the Downtown area.

Goal 4.2: Expansion of the Downtown Character

The Downtown district serves as one of the largest symbols of Keenesburg's small town heritage. However, the businesses along Main Street primarily extend along only one full block, from Woodward Avenue to Gandy Avenue, with a few businesses on Main between Gandy and Crawford. Expanding the footprint of "Downtown" in general would open up more room for additional businesses, restaurants, and gathering places and would help to attract more business from outside of Keenesburg, including traffic from I-76. Given the close proximity of the Downtown core to I-76, Keenesburg has the potential to expand the small town character of Downtown north toward the interstate and also to the northwest, across the railroad tracks.

Action 4.2.1 – Pursue development concepts for the extension of the Main Street feel to the north, along Market Street, toward I-76

The illustrative plan that follows highlights how the Main Street or Downtown character could extend to the north, along the Market Street corridor, to the I-76 interchange. As illustrated



*View looking south, from the south end of Elm Street
Credit: Rick Planning + Design*

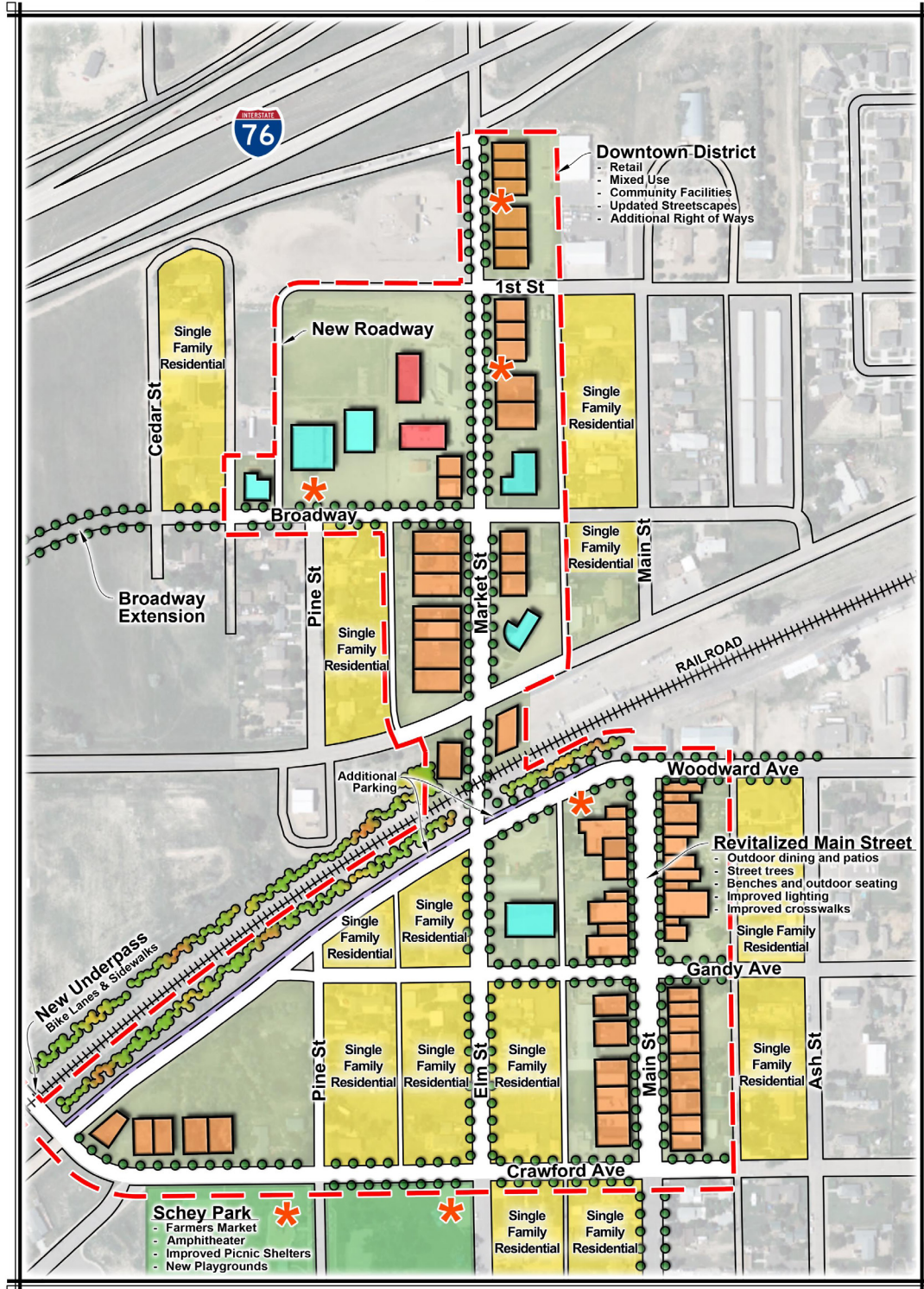


Keenesburg Downtown Vision

Illustrative Plan
November, 2023

Legend

	Community Facility / Church		Landscape Screen
	Downtown Mixed Use Building		Street Trees
	Retail / Commercial		Alley / Plaza
	Single Family Residential		Community Park



Illustrative plan showing extension of Downtown along Market Street to the north
Credit: Rick Planning + Design

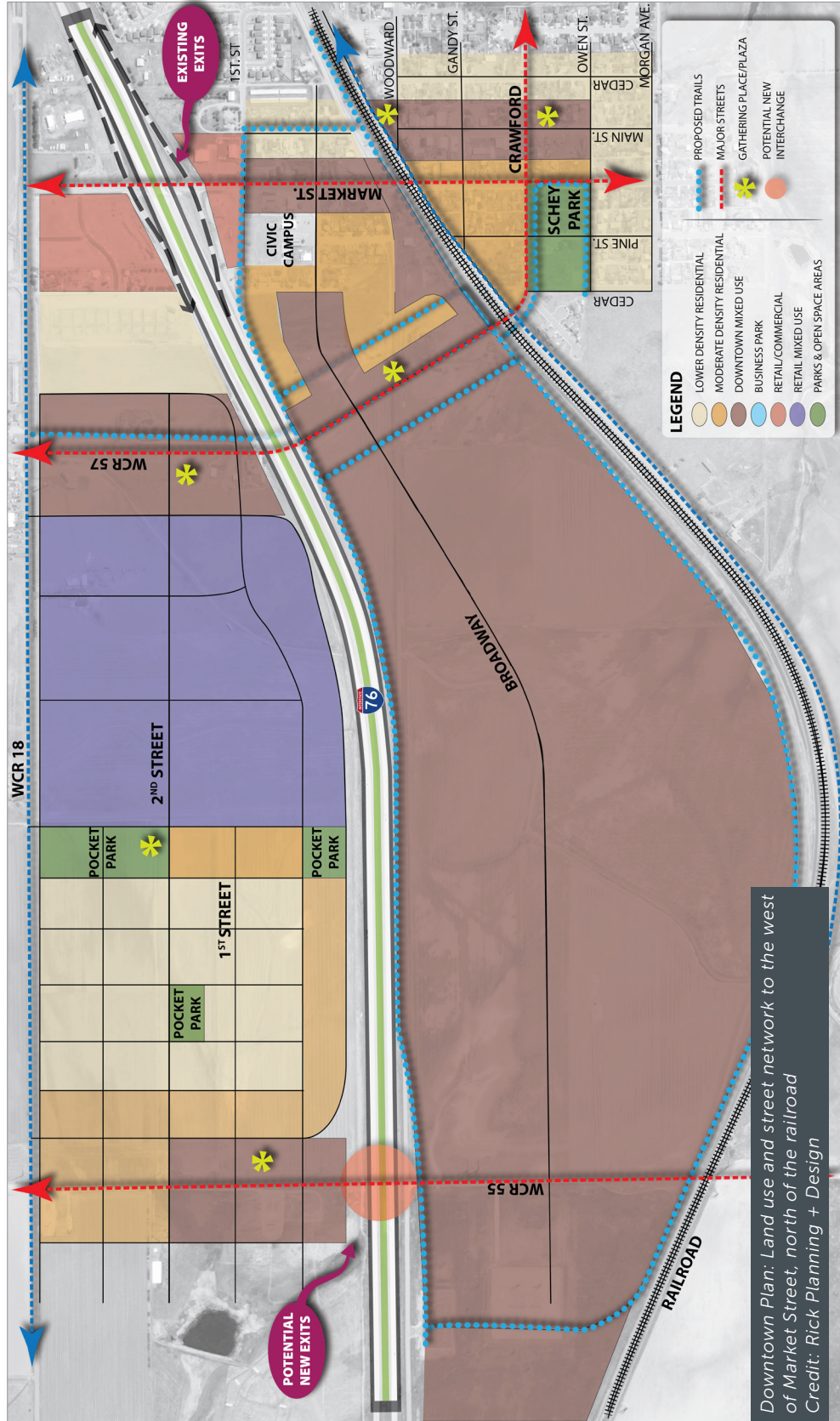
Chapter 4: Downtown Keenesburg

in the diagram, the extension of Downtown to the north would leave existing residential neighborhoods to the east and west of Market, and to the north of the railroad, unchanged as residential land uses. Over time, property owners along Market Street could develop their properties, if they desired to, into commercial buildings that more directly front Market Street, creating more of a “Main Street” feel. Buildings along Market Street could include more than one story, with commercial uses on the ground floor and less active uses (such as residential units) on the second floor. Importantly, the design of Market Street from the railroad tracks north to I-76 would involve the installation of streetscape features that mirror those installed along Main Street in the heart of downtown. The design of Market Street would encourage people to walk from business to business along sidewalks and would enhance comfort for visitors through the installation of street trees, improved lighting, enhanced landscaping, and other features found in the Downtown district. The reimagining of Market Street north to I-76 could include public plazas and gathering areas to encourage people to visit and spend time in the area. The plan assumes that the old elementary school building and the Town’s administrative building would remain along Broadway Avenue, to the west of Market Street. Importantly, given the elevated profile of the interstate compared to areas to the south, the development of a “Main Street” fabric along Market Street would be highly visible from I-76. Keenesburg could boast the most accessible and visible downtown district along the entire I-76 corridor in northeast Colorado. The extension of Downtown to the north could attract people looking for a place to eat or to enjoy the small town atmosphere of Keenesburg. While the implementation of the vision for Market Street would take time, this strategy could further expand the small town character of Keenesburg to the north. This concept attracted support from respondents to the second survey, with 108 of 144 respondents in the final community

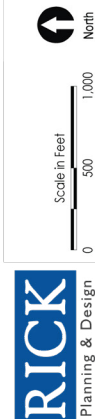
survey indicating that they “strongly agree”, “agree”, or were “neutral” regarding the idea of extending Downtown to the north along Market Street, with only 38 respondents indicating that they disagreed or strongly disagreed. In the final community survey, 68 percent of respondents indicated that extending the Main Street feel to the north along Market Street was a low, medium, or high priority, and 30 percent of respondents indicated it was not a priority for the Town.

Action 4.2.2 – Adopt the street network and land use framework for the Downtown and surrounding area, between I-76 and the railroad tracks, and to the west of Market Street

The land use and street framework for the area to the north of the railroad and west of Market Street (shown in the figure that follows) carries the small town framework of the older part of Keenesburg to the north and west. Small towns across the country historically featured a grid of streets that allow for easier access for people walking and biking between neighborhoods and to places to shop, eat, do business, and visit friends. The vision for this portion of Keenesburg features an extension to the north and west of Crawford Avenue, under the railroad. This street would then continue to the north, crossing I-76 as an overpass over the interstate, and eventually connect with WCR-57 at WCR-18. This grade separated crossing would provide a safe crossing under the railroad for people walking and biking between the Downtown Keenesburg area and neighborhoods to the north and west. The Crawford Avenue connection under the railroad would also provide an alternate crossing of the railroad to the existing at-grade crossing at Market Street. This connection would ensure that people could cross the railroad from one side of Keenesburg to the other in the event of a backup of trains on the rail line or an accident on Market Street.



Town of Keenesburg, CO Downtown Area Plan D2222



Chapter 4: Downtown Keenesburg

The land use plan for the area also calls for an extension of mixed-use development, following a “Main Street” orientation, along Crawford Street to the north of the railroad, as far north as WCR-18. This designation would allow for retail and other businesses on ground floors and offices or residential units (such as apartments) on upper floors. This orientation would allow for an extension of the Downtown feel of Keenesburg to the north along Crawford Avenue as well as along Market Street.

The diagram illustrates the development of a mixed use area to the west of Market Street and north of the railroad and this area could include the integration of a traditional grid network of streets, to continue the pattern from the older part of Keenesburg. The framework would allow for a variety of residential units (including single family housing, townhomes, or patio homes) along with various commercial and retail land uses.

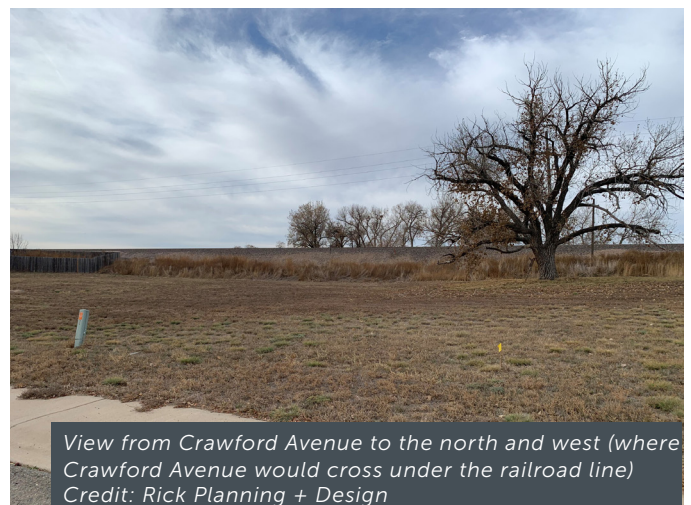
The framework for this area also assumes that Broadway Avenue would extend to the west from its current terminus (at the west end of town) to WCR-55 and would serve as the main east-west collector street for this part of town. Old Highway 6 currently is the only east-west road crossing through this area. However, because the intersection between Old Highway 6 and Market Street is located adjacent to the Market Street railroad crossing, an increase in traffic volume along Old Highway 6 (as the area to the west develops over time) would result in traffic congestion at this location, given the adjacency of the railroad crossing. Therefore, the Comprehensive Plan assumes that the main east-west connection would shift to the north, to Broadway Avenue. This shift would require that Broadway Avenue connect with Old Highway 6, to the north and east of Market Street, to provide a complete east-west traffic connection across this part of Keenesburg. Many decades ago, Broadway Avenue served as the alignment for a road that extended west from Keenesburg and

connected to the north and west to the Greeley area. Therefore, the existing Broadway Avenue in Keenesburg has a very wide street width which makes the upgrade of Broadway Avenue as the main collector for this area a natural fit.

Keenesburg could work with CDOT and other partners to explore installing a new interchange at WCR-55 and I-76, thus increasing the potential to develop retail and commercial land uses in this area.

The framework for the area to the west of Market and north of the railroad would allow Keenesburg to continue its small town pattern of neighborhoods to the west and allow for more space for businesses and services in the greater Downtown area, within the mixed use land use designation.

As a follow-up to the Comprehensive Plan, the Town of Keenesburg will conduct additional planning and design for this portion of town, to further clarify the vision for this northwestern expansion of the Downtown area. The Town will need to further explore ideas for this extension of Downtown to clarify how this part of town would integrate in with the rest of Downtown and would further enhance the small town qualities of Keenesburg.



*View from Crawford Avenue to the north and west (where Crawford Avenue would cross under the railroad line)
Credit: Rick Planning + Design*



Action 4.2.3 – Collaborate with future developments to implement the parks and open spaces depicted for the Downtown area.

Creating a great Downtown involves more than supporting an attractive “Main Street” environment for living, working, and playing. Creating attractive parks, open spaces, and gathering places helps improve the small town quality of life in Keenesburg and adds to the vitality of the Downtown area. The Town of Keenesburg will work with future developments to implement parks and open spaces in the Downtown area, including along the north side of the railroad tracks. The design of parks should provide amenities for the surrounding neighborhoods. The design of upgrades to Schey Park should provide amenities that attract the broader community and thus help enhance the appeal of the Downtown area in general. The design for parks in the Downtown area should include gazebos, shelters, significant tree plantings to provide shade, enhanced landscaping, and some water features to appeal to residents and visitors.



Goal 4.3: Support and Expansion of Small Town Businesses in Downtown Keenesburg

Small businesses have traditionally served as the foundation for small town America, and across the country, downtown districts continue to provide some of the best places for new and smaller businesses to flourish. Downtown Keenesburg features a range of locally owned businesses and the Comprehensive Plan envisions the downtown district continuing to support and expand small businesses serving the local area.

Chapter 4: Downtown Keenesburg

Action 4.3.1 – Develop a small business hub in the Downtown area

One of the major challenges facing new business owners typically involves finding affordable space for operations. The cost of new construction often makes newer spaces too expensive for smaller businesses, particularly businesses just starting out. Many communities across the country have developed small business “incubators” or hubs that offer reduced or subsidized rent, as well as smaller or micro spaces, to reduce the cost of operations for local small businesses. The Town of Keenesburg will work with the Chamber of Commerce and other organizations to explore the potential to develop a small business hub in the Downtown area. This facility could provide common resources (such as meeting rooms, restrooms, supply rooms, etc.) for local businesses. The housing of multiple businesses in one location would reduce overall costs of operations and maintenance and would provide a place for the sharing of ideas and resources between business owners.

Action 4.3.2 – Implement a facade or building improvement incentive program for the Downtown area

Many communities across the country have implemented incentive programs to encourage business owners in downtowns or other historic districts to complete upgrades to their buildings and facilities. Incentives could include property tax abatements, rebates on sales or use taxes incurred in the construction or renovation process, or reductions in building permit fees. Reducing property taxes associated with building upgrades could assist individuals interested in improvement projects, because it would reduce the risk of incurring increased property taxes as a result of making improvements. The Town will continue to explore this idea, working with Downtown property owners to tailor a program of incentives that works for all parties.

Goal 4.4: The Implementation of Amenities Identified for the Downtown Area

In addition to implementing the streetscape improvements envisioned for Main Street and other streets in the Downtown area, the Comprehensive Plan calls for the Town to continue to implement key amenities desired by the community for this part of town. As noted in the results from Question 9 from the second community survey, participants expressed significant support for having a permanent farmers market in the Downtown area. While the option for “splash pads” received fewer responses in this survey, in general the planning process revealed support for having a water feature for kids and families in Keenesburg. Therefore, the Town will explore the feasibility of installing a water feature in the Downtown area, including a fountain, splash pad, or other type of amenity. These amenities, plus others that may arise in the future, can help make Downtown Keenesburg an even stronger magnet for activity for residents, as well as visitors to Keenesburg. Small towns have historically placed their major amenities in downtown areas to strengthen the heart of their communities, and Keenesburg has the opportunity to add more amenities over time to strengthen its distinctive downtown area.



Farmers market pavilion, Overland Park, KS
Credit: Rick Planning + Design



2nd Community Survey, Question 9 - I would like to see the following features in Downtown Keenesburg in the future (please select all that apply):

OPTION	NUMBER OF RESPONSES
Farmers market	94
Outdoor dining and patios	75
Street trees	61
Benches and other outdoor seating	59
Improved lighting	55
Improved crosswalks	41
Splash pads	36
Public art	30
Plazas	19
Bike racks for bicyclists	18

Action 4.4.1 – Identify and secure ground and develop plans for a Keenesburg Farmers Market in the Downtown area

Schey Park currently serves as a location for a farmers market during the warmer months in Keenesburg. However, Keenesburg lacks a permanent facility for a farmers market and the community has expressed significant support for having a farmers market Downtown. The Town will work with partner organizations and property owners to identify a space, along or very close to Main Street, for a permanent farmers market. Having the farmers market along or very close to Main Street, as opposed to in Schey Park, would bring more of the activity of a farmers market to the heart of Downtown and help support nearby restaurants and businesses. Communities across the country have developed permanent facilities, including pavilion structures (to protect from the sun and storms), seating areas, areas for live entertainment, and other features, as part of farmers markets. Farmers markets across the country have also included

lighting, drinking fountains, bike racks, seating areas, and other types of streetscape-oriented amenities to improve the experience of visiting and using the markets. Having a permanent structure would help put Keenesburg's farmers market more "on the map" across the region. Some communities across the country have gone beyond building an outdoor pavilion or shade structure and have constructed buildings that would allow for indoor markets, even during the winter months. Developing an indoor / outdoor structure (including garage doors that could open during better weather) would allow Keenesburg to attract farmers and other types of merchants (such as purveyors of crafts and other wares) not just during the growing season, but year-round. A permanent indoor/outdoor facility could also be used for event rentals, community gatherings, and other activities on a regular basis. Regardless of the design of the farmers market facility, having a more permanent market on or very close to Main Street would strengthen Downtown Keenesburg. Having a great farmers market

Chapter 4: Downtown Keenesburg



Railyard farmers market, Santa Fe, NM
Credit: Shutterstock

would also reinforce the small town heritage of Keenesburg and the agrarian roots of this part of Weld County.

Action 4.4.2 – Develop designs and complete construction of a water feature for the Downtown area (such as a splash pad, fountains, etc.)

As plans for improvements to streetscapes and other features along Main Street and other streets in Downtown Keenesburg move forward, the Town will complete designs, secure funding for, and construct one or more notable water features in the Downtown area. Having a fountain or a splash pad would help attract families with children and would help Keenesburg's downtown



Downtown fountain, Paola, KS
Credit: Shutterstock

stand out in the region. The design of the water feature could include the recycling of the water used in the feature to minimize the overall use of Town water for the facility. Splash pads, in particular, could serve as a significant attractor in the Downtown area during the warmer months.



Community splashpad, Grapevine, TX
Credit: Shutterstock





CHAPTER 5

Framework For Community Development

*View looking west along Old Highway 6 from Keenesburg, November 2023
Credit: Rick Planning + Design*

While the community expressed a desire to preserve the small town character of Keenesburg in the Comprehensive Plan, the Town needs a blueprint to plan for the growth of new areas in the town, as well as the redevelopment of existing areas in the community. Owners of private property on the edges or close to the Town's boundaries are increasingly receiving interest in development as the entire I-76 corridor northeast of the Denver metro area continues to expand. The Town needs a plan to guide growth that may occur around it. Without a solid plan, property owners could elect to develop their properties in unincorporated Weld County, thus developing future land uses without providing direct revenue to the Town. In addition, without a plan to guide future growth and the character of development,

property owners could elect to pursue land uses and developments that do not fit with the desired character of Keenesburg or could serve as a detriment to the quality of life in the area. While the Town does not initiate development on private property, one of the main goals of the Comprehensive Plan is to help shape how the development and evolution of the area moves forward. This chapter addresses the vision of the Town of Keenesburg for future development and redevelopment, including guidance for future land uses. It outlines a framework for the Town to pursue to provide for economic growth and economic resiliency. It articulates the goals and actions of the community related to housing and it highlights the major goals and actions the Town will pursue to plan for multimodal transportation.

Chapter 5: Framework for Community Development

Goal 5.1 – The Future Land Use Plan will guide development and redevelopment in Keenesburg and the surrounding area

Communities develop Future Land Use Plans to establish the vision for how areas within and near the Town will develop (or redevelop) in the future. As noted in Chapter 2, the Future Land Use Plan is not a law and is not binding. Instead, it provides a guide for the Planning Commission and the Board of Trustees for how the area may change over the next 20 years. As economic conditions change and the community continues to evolve, the Town may amend the Future Land Use Plan periodically in the future.

The following provides definitions of the land use categories identified in the Future Land Use Plan.

Parks and Open Space

Description: This land use category captures the larger parks and open spaces within and near Keenesburg



Conservation Residential

Housing Types: Single Family Detached

Allowed Residential Density: No greater than 1 dwelling unit per acre

Description: This category includes homes in a semi-rural setting on larger lots of at least one acre in size. The development of conservation residential aims to provide new housing while preserving the rural features of the Keenesburg area, including pastures, agricultural fields, and ample open space.



Low Density Residential

Housing Types: Single Family Detached, Townhomes and Duplexes

Allowed Residential Density: 3–6 dwelling units/acre

Description: This land use category includes various housing styles and types with a density range of three to six units per acre, including traditional single family detached homes along with single family attached units such as townhomes and duplexes. A wide variety of lot sizes, house sizes, and architectural styles may be included within the Low Density Residential designation. In addition to residential uses, areas shown as Low Density Residential on the Future Land Use Plan may include various parks and open spaces, including neighborhood and pocket parks, faith-based institutions, schools, and other community facilities and amenities.



Medium Density Residential

Housing Types: Single Family Detached, Townhomes, Duplexes, Patio Homes, Condominiums and Apartments

Allowed Residential Density: 6–24 dwelling units/acre

Description: This land use category includes various housing styles and types with a relatively wide range of allowable densities, from 6 to 24 residential units per acre. Neighborhoods within this land use category include a variety of housing styles and types, along with various parks and open spaces, public uses, and faith-based organizations. Smaller areas of retail and commercial land uses may also be located within the Medium Density Residential category, primarily along major streets, to serve neighborhood needs.



Chapter 5: Framework for Community Development

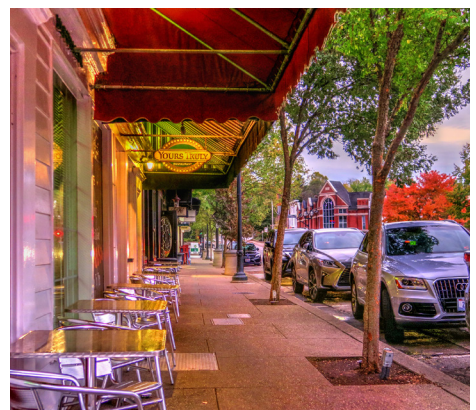
Mixed Use

Housing Types: Townhomes, Row Homes, Condominiums and Apartments

Allowed Residential Density: 12–40 dwelling units/acre

Recommended Floor to Area Ratio (FAR) for Non-Residential Uses: 0.5 – 2.0

Description: The Mixed Use category provides flexibility for property owners to integrate more than one land use within a particular building or property. Projects may integrate different land uses (including residential and commercial uses), vertically (within the same building). Alternatively, projects may horizontally mix uses by connecting the various land uses through sidewalks, trails, the street network, and other urban design strategies. The overall goal of Mixed Use is to better tie different land uses within a given project or within a neighborhood and to avoid the strict separation of land uses that is typical of most forms of development completed in the United States since World War II.



Retail/Commercial

Recommended FAR for Non-Residential Uses: 0.25–1.0

Description: Retail / Commercial areas include a wide range of businesses that provide goods and services. They may include neighborhood-oriented retail centers that include uses geared to daily needs (such as a pharmacy, dry cleaner, bank, or restaurant).



Business Park/Industrial

Recommended Floor to Area Ratio (FAR) for Non-Residential Uses: 0.1 – 1.0

Description: The Business Park / Industrial category primarily includes employment-related uses either arranged in formal “Business Park” settings, or in smaller concentrations located in various areas around Keenesburg. These areas enjoy proximity and access to major transportation corridors to serve the needs of companies.



Agriculture

Description: The Keenesburg Comprehensive Plan assumes that various areas surrounding Keenesburg, within unincorporated Weld County, will be preserved as areas with agricultural operations over the next 20 years. To prevent haphazard development on these areas on the outskirts of Keenesburg and beyond, the land use plan assumes that these areas could not be subdivided into parcels smaller than 40 acres. The plan assumes that areas shown as Agriculture would continue to operate as agricultural lands and would not be developed into other residential or commercial uses through 2045.



Chapter 5: Framework for Community Development

The figure that follows provides the long-term Future Land Use Plan for the Keenesburg area. Beyond the immediate area around the Town of Keenesburg, the plan includes areas designated for business park, industrial, and residential land uses. The plan reflects the approved plans for the Fruition development along and to the east and west of WCR-49, several miles to the northwest of the heart of Keenesburg. The Fruition development was annexed into Keenesburg many years ago. The Future Land Use Plan includes land use designations for the countryside located between WCR-18 and the Fruition area, as well as areas west to WCR-49 and east to I-76. These areas include land use designations for future development to anticipate how the town could eventually connect the historic heart of the community with Fruition over time. The development of these lands between Fruition and Downtown Keenesburg may extend over several decades, but the plan is in place to guide development in this area if and when it takes place. The plan includes lands that had been identified for future industrial development to the north of Keenesburg and west of I-76, as well as significant business park areas along and to the east of WCR-49 and north of I-76.

The Future Land Use Plan also anticipates residential and mixed development moving forward to the south of Keenesburg, connecting the town with the Weld County school campus and the Highway 52 corridor, in the vicinity of WCR-59. The area around WCR-59 and Highway 52 could develop as mixed use, including a range of different residential housing types and commercial development, and could emerge as a southern hub for Keenesburg in the future.

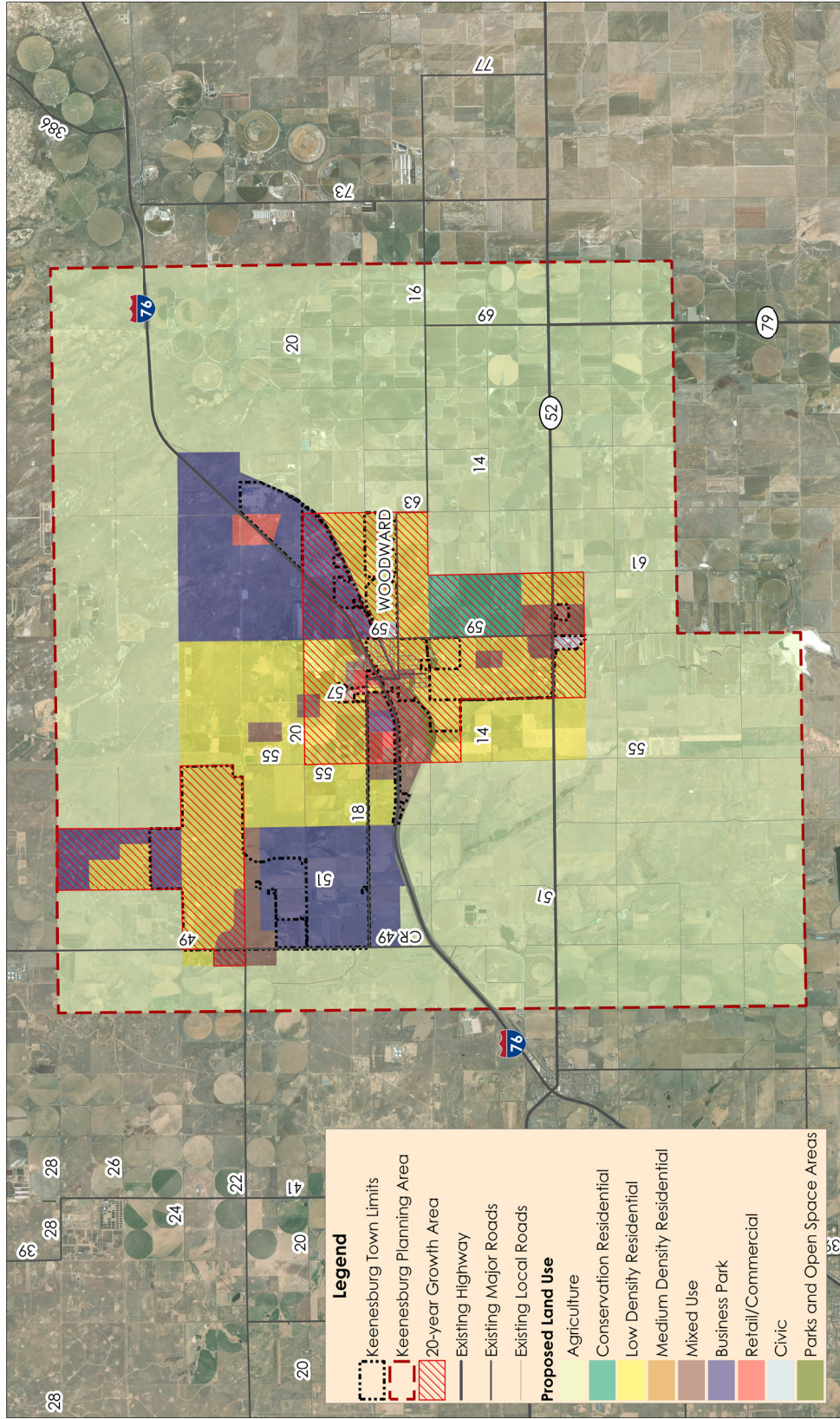
A subset of the Future Land Use Plan, highlighted in the diagram that follows, identifies the area anticipated to develop within the next 20 years around the edges of Keenesburg. This shorter-term development area is much smaller than the area depicted in the broader Future Land Use Plan and provides guidance for properties adjacent

to or very close to the Keenesburg town limits that are more likely to develop over the next two decades, through 2045. The 20-year growth area includes nearly 1,000 acres of Conservation Residential land use designations, to the east of WCR-59. This area would develop with larger lot residential land uses and thus would help preserve the rural character of the area around Keenesburg.

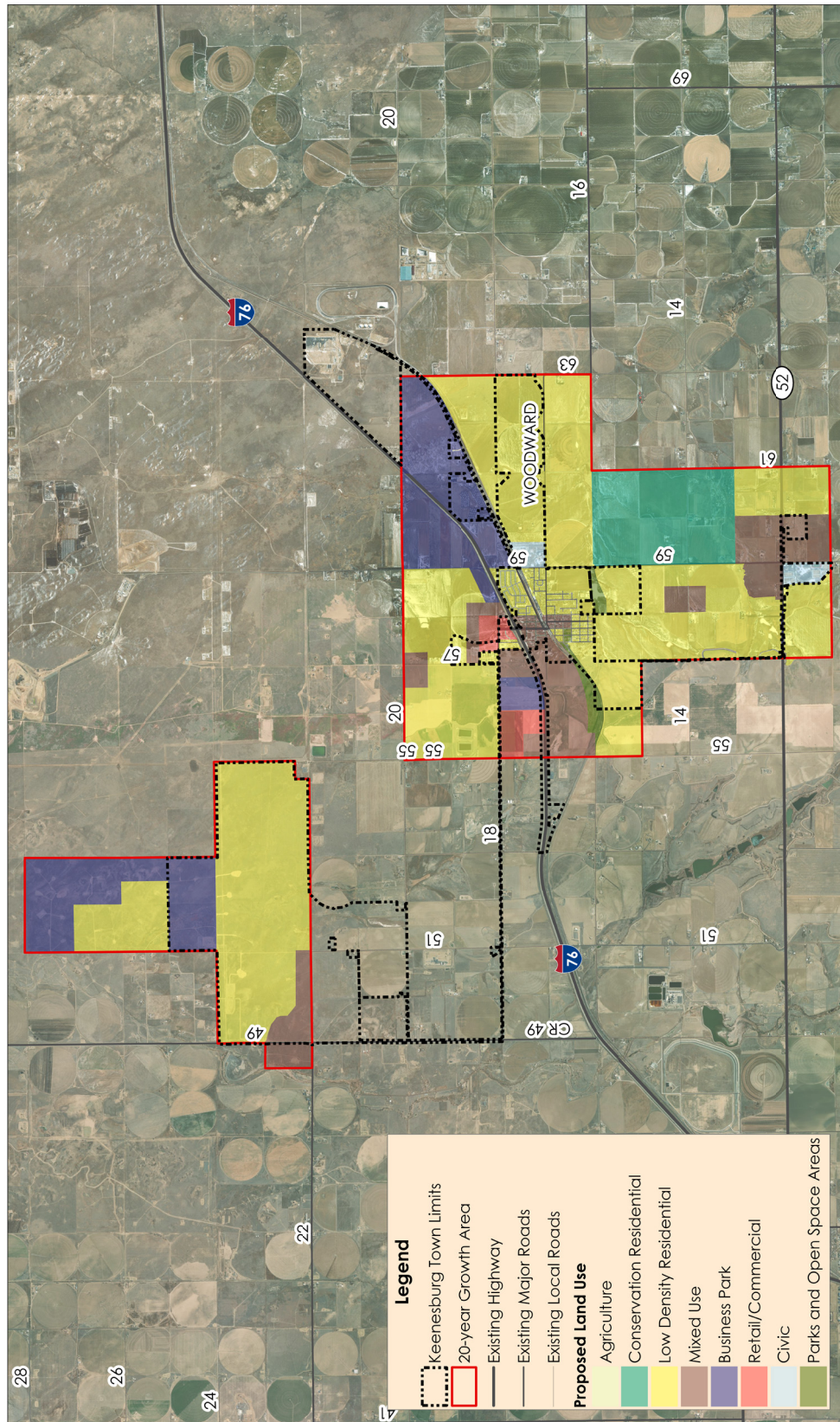
A plurality of respondents to the third and final survey (41 percent) indicated that they did not favor the Future Land Use Plan as presented to the community in Spring 2023. In response to this feedback, the Comprehensive Plan incorporated a larger area for Conservation Residential with larger lots for homes, in the final version of the plan. The elected leadership decided to adopt the Future Land Use Plan, with the knowledge that the Town needs a plan to guide what may happen to parcels that surround the town and to proactively respond to development pressures in the local area. The ability to plan proactively for the lands located between Fruition and the heart of Keenesburg and someday better connect Fruition with the rest of the community also appeals to leaders in Keenesburg.



*Agricultural land on the east side of WCR-59, south of town
Credit: Rick Planning + Design*

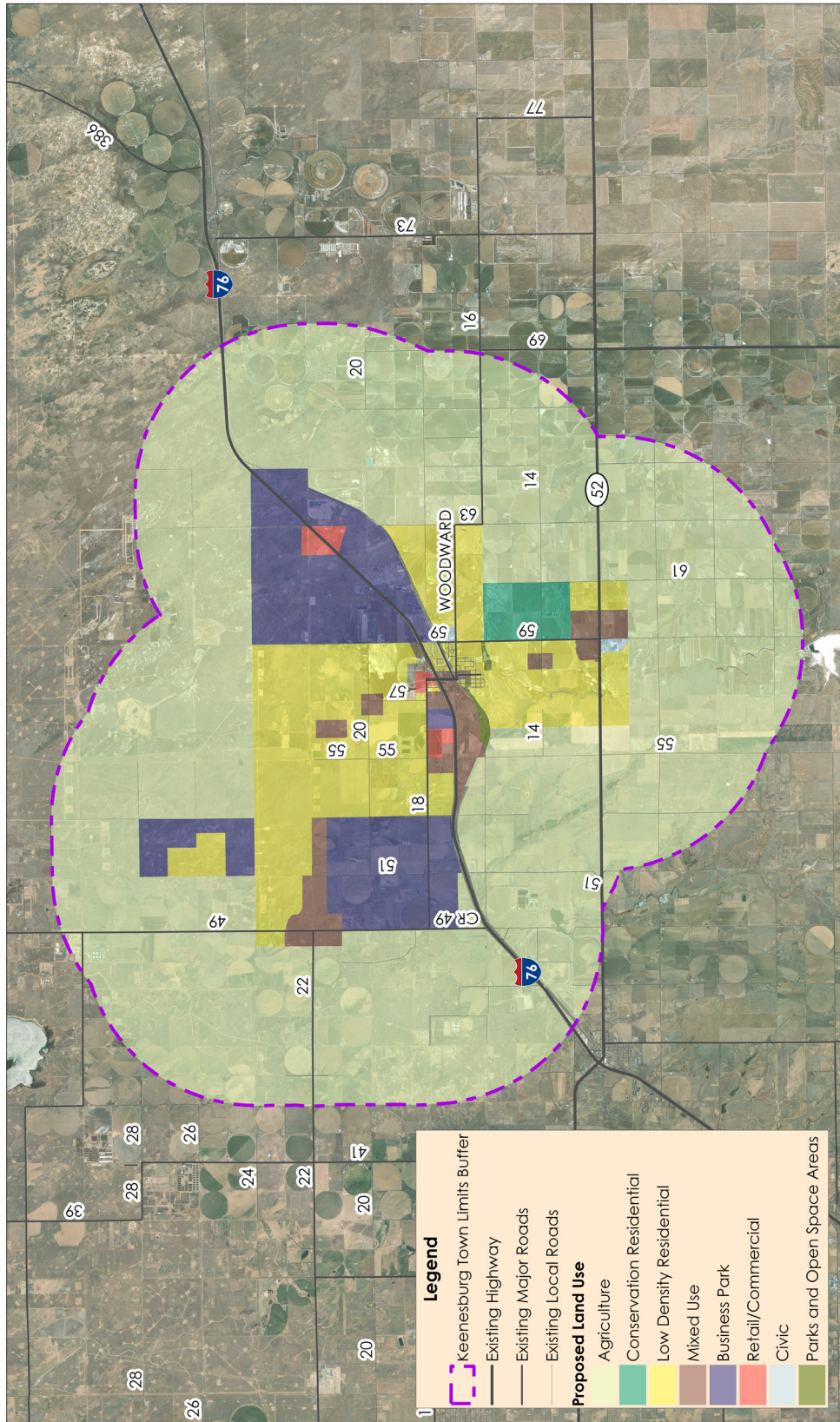


Chapter 5: Framework for Community Development

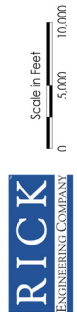


Town of Keenesburg, CO
 Future Land Use Plan: 20 Year Horizon
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Date of Exhibit: 2/6/2024
Source: Weld County GIS



Chapter 5: Framework for Community Development



Newer Keenesburg water tower, constructed north of I-76
Credit: Rick Planning + Design

Importantly, the areas located farther out from the town, and within the planning area for Keenesburg, are anticipated to remain as Agriculture over the next 20 years and beyond. The Future Land Use Plan assumes that development will occur first in areas adjacent to or very close to the current Town limits and that areas farther afield from Keenesburg, within unincorporated Weld County, will remain as Agricultural. While Weld County ultimately has final land use authority over properties located outside of Keenesburg's Town limits, the Future Land Use Plan articulates the vision and expectations of the Keenesburg community. The Town of Keenesburg can use the Future Land Use Plan to advocate for the Town's vision, in situations where properties located within the unincorporated County but within the Town's planning area move forward with development or other types of land use requests made to the County.

The Three Mile Plan, per State statutes, illustrates the Town's land use vision for areas within three miles of its boundaries. As shown on the previous page, the Three Mile Plan reflects the same land use guidance provided in the Future Land Use Plan. For additional areas not included in the Future Land Use Plan (out to three miles from the Town's boundaries), the Three Mile Plan assumes that these areas will remain in agricultural or rural land uses. The Town will use the Three Mile Plan as a supplement to the Future Land Use Plan to provide additional guidance on land use planning in areas farther afield from the Town of Keenesburg.

The following action items will help the Town incorporate the Future Land Use Plan and ensure that it serves as an effective guide for the development and evolution of Keenesburg through 2045.

Action 5.1.1 – Adopt an Intergovernmental Agreement (IGA) with Weld County and with the Town of Hudson for areas located within three miles of the boundaries of the Town of Keenesburg

While the Future Land Use Plan and the Three Mile Plan articulate the vision of the community for areas located outside of Keenesburg's boundaries, drafting and executing a formal IGA with these surrounding jurisdictions will formally



The Kum & Go Convenience Store and fuel center, opened in 2022
Credit: Rick Planning + Design



memorialize agreements concerning how lands outside the Town's boundaries will develop. The IGA should incorporate the Three Mile Plan for Keenesburg as the basis for land use decisions made by Hudson and Weld County for areas located within three miles of the boundaries of the Town of Keenesburg.

Action 5.1.2 – Review the Future Land Use Plan on a regular basis (approximately yearly) and update as needed.

The Board of Trustees and the Planning Commission will review the Future Land Use Plan on a regular basis (approximately once per year) to incorporate any desired changes, based upon the results of any subsequent planning efforts or amendments to the Comprehensive Plan and the input of community members, including property owners of parcels included within the Future Land Use Plan.

Goal 5.2 – Promotion of the Economic Development of the Keenesburg Community

The Future Land Use Plan and the rest of the Comprehensive Plan provide an effective tool to guide the Town's efforts to grow the local economy over the next two decades. The Future Land Use Plan and other actions outlined as follows will position Keenesburg to take advantage of its strategic location and the desire of residents and businesses to locate in the area.

Action 5.2.1 – Use the Keenesburg Comprehensive Plan to market Keenesburg to potential employers and companies

Communities across the nation regularly use Comprehensive Plan documents to articulate the vision they have for the future and to help demonstrate their positive attributes to employers and companies considering expanding or opening operations. The Future Land Use Plan outlines the community's vision for how Keenesburg will develop over the next 20 years. The highlighting of areas for business park or industrial expansion,

for example, would help market Keenesburg to potential companies seeking opportunities. Similarly, the community's vision for where and how new neighborhoods are created, where areas of future retail and shopping would develop, and the vision for the Downtown Keenesburg area, help to market the community to potential investors. A well developed and attractive Comprehensive Plan document can help sell Keenesburg and can increase the economic development prospects of the town.

Action 5.2.2 – Work with private property owners and developers to launch a formal Business Park in Keenesburg

As noted in the discussion regarding the Future Land Use Plan, several areas around Keenesburg carry the "Business Park / Industrial" land use designation. However, to date the private sector has not developed a formal "business park" serving Keenesburg. Given the increased investment interest in the I-76 corridor northeast of Denver, including the upcoming development of an intermodal hub for BNSF Railway in the Hudson area and several industrial or logistics developments in the Brighton area, Keenesburg would benefit from having a plan for a formal business park in place to accommodate future investment. The development of a business park, most likely along the I-76 corridor and to



*View of Keenesburg from the southeast
Credit: Rick Planning + Design*

Chapter 5: Framework for Community Development

the east of WCR-49, or to the north of I-76 (and northeast of town), should include the adoption of design standards, a formal development plan that addresses access to the project, and the installation of streets, to create a project that better stands out along the I-76 corridor. The creation of a formal plan for a business park will help get Keenesburg more on the map for business investment along the I-76 corridor and better position the community for projects that may arise over the next 20 years.

Action 5.2.3 – Create a policy governing the use of economic incentives in Keenesburg

Communities across the nation use economic incentives (such as property tax abatements, tax increment financing, and other tools) to help attract new employers and retailers that generate sales and property tax revenues for cities and towns. The Town of Keenesburg will adopt a formal policy for the use of these and other types of economic incentives to ensure that they result in the greatest number of new jobs created in Keenesburg and a net fiscal benefit to the Town. Implementing this policy will ensure that economic incentives will be used wisely and for the proper types of projects going forward.

Action 5.2.4 – Work with Weld County and other partners to create and update marketing materials promoting the economic development of Keenesburg

The Town will work with economic development officials in Weld County and with other partner organizations to develop marketing materials (such as brochures and other materials) to help market Keenesburg as a place for business. These materials are used at trade shows and in discussions with potential employers and companies considering Keenesburg for investment.

Goal 5.3: Keenesburg will have the housing stock needed to serve residents and provide for economic development.

As the cost of living has escalated significantly across Colorado in recent years, housing affordability has emerged as a crisis across the state. While the housing crisis is most acute along the Front Range and in the high country, it has begun to impact towns on the Eastern Plains as well. The lack of affordable housing units has begun to hamper economic development efforts and the ability of towns and counties to attract new employers and investment. Pursuing strategies to provide a good mix of housing in Keenesburg that is affordable for different types of households would increase the quality of life but also enhance the economic development prospects of the community.

Action 5.3.1 – Pursue housing developments and projects that provide an appropriate mix of housing units and housing options

As Keenesburg considers proposals for residential or mixed use developments in the future, the Town will examine how well projects offer housing units that serve different segments of the population. The community seeks projects that provide different types of housing units that appeal to single persons, seniors, young adults and other household types, as opposed to only the traditional American family with two spouses and children. The Town will remain open to projects that provide smaller residential units that would provide affordable options for residents, including apartments, patio homes, townhomes, and accessory dwelling units.

Action 5.3.2 – Explore the use of incentives and regulations to help provide for a more affordable housing stock for local residents

As the cost of housing continues to rise and as the cost of construction and development increases with inflation, many communities



*WCR-59 south of Keenesburg
Credit: Rick Planning + Design*

are finding that they need to help fund “gaps” in financing necessary to bring housing developments to fruition. Given the rising costs of land and other inputs, it has become very difficult to feasibly develop homes priced under \$300,000, for example. Communities across the state and region have explored providing tax incentives to help support the development of residential units geared to lower and middle income households, in the form of tax increment financing or other tools. Some communities have also passed regulations that require developments to provide a certain share of units as affordable or attainably priced housing units. The Town of Keenesburg and the Board of Trustees will continue to explore potential incentives and regulations that can help deliver residential units going forward that are affordable for residents at different income levels.

Goal 5.4 – Long term transportation improvements will serve the community's interests

The Keenesburg Transportation Plan, completed as part of the same community effort for the Comprehensive Plan, provides more detailed recommendations and frameworks for multimodal transportation in the Keenesburg area. This goal highlights some of the highest



*Recently constructed trail along WCR-59 in Keenesburg
Credit: Rick Planning + Design*

priority actions for the Town to continue to explore and define going forward, to serve Keenesburg's long term transportation needs.

Action 5.4.1 – Continue to explore the feasibility of constructing an additional interchange on I-76 in the Keenesburg area

The engagement process for the Keenesburg Comprehensive Plan explored ideas to construct additional interchanges to the east and west of town, to help relieve traffic from the Market Street interchange and to promote longer term economic development and regional transportation connectivity. Discussions during the planning process explored ideas to construct a new interchange at WCR-53 or WCR-55 to the west of town, or to the northeast of Keenesburg along I-76, to serve the future industrial development to the north of the

Chapter 5: Framework for Community Development

interstate and possibly to provide additional connections to points south of Keenesburg from the interstate. The Town will continue to collaborate with Weld County, the Colorado Department of Transportation (CDOT), and other regional partners to further study the feasibility of constructing an additional interchange in the Keenesburg area. An additional interchange represents a longer term prospect for the Keenesburg area, but would help serve the transportation network of this part of Weld County in the future.

Action 5.4.2 – Continue to explore potential improvements to accommodate truck traffic in the Keenesburg area

Truck traffic in the Keenesburg area seeking to connect from points north (Greeley, Kersey, etc.) to points to the south (including Bennett and the I-70 corridor) must currently pass through the heart of town along Market Street, travel along Woodward Avenue to the east, take WCR-59 south to Highway 52, travel east along Highway 52, and then proceed south along Highway 79. This convoluted route sends truck traffic through the middle of Keenesburg at times. It also limits the potential of the regional transportation system to help attract economic development in the Keenesburg area. The Town will continue to collaborate with Weld County, CDOT, and other jurisdictions to explore potential north-south connections in this part of Weld County. Future north-south connections could include an extension of WCR-49 to the south of I-76 or the extension of Highway 79 from its current terminus at Highway 52 in Prospect Valley, north to I-76, to the northeast of Keenesburg. These connections would reduce the amount of truck traffic that passes through the heart of Keenesburg. These options and others would require further study and community outreach to arrive at a preferred regional connection.

Action 5.4.3 – Pursue implementation of the long term transportation network of roads for Keenesburg, as needed and as identified in the Keenesburg Transportation Plan

The Keenesburg Transportation Plan identifies a network of roads that would serve the broader area around Keenesburg as the community evolves over the next two decades. The Town will use this framework to help implement and construct future arterial and collector streets over time, to serve the community as it grows.

Action 5.4.4 – Pursue multimodal transportation improvements to provide for safe and reliable movement for people walking, biking, using micromobility, and using transit in the Keenesburg area

The Keenesburg Transportation Plan outlines a series of recommendations to improve the safety and connections of sidewalks, trails and other routes for people walking and biking around town. It also outlines potential strategies related to the use of micromobility as a means of transportation (such as golf carts, scooters, e-bikes, and other technologies). The Transportation Plan highlights potential improvements to transit service in this part of Weld County, including bus or shuttle services for seniors and individuals with disabilities. As the Town continues to evolve, the Board of Trustees will use the recommendations outlined in the Transportation Plan to identify projects for completion on a short term and long term basis. The document will also help the Town in its collaborations with other regional partners to secure funding for multimodal transportation enhancements in the Keenesburg area over time.







CHAPTER 6

Implementation

Keenesburg Arbor Day celebration, May 2022
Credit: Rick Planning + Design

The Board of Trustees, Planning Commission, Town staff and other organizations in Keenesburg will help implement the various actions and recommendations outlined in the Comprehensive Plan. The Implementation Plan matrix that follows outlines the nature of each action item listed in the Comprehensive Plan, potential partners for collaboration in completing the action item, the overall level of cost for each action item, the level of priority for each action item, and the general timing for the completion of action items (short-term, mid-term, or long-term). Some of the action items listed in the plan will continue on an ongoing basis and, therefore, boxes are checked for all three timeframes for these action items.

The community's input through the three community surveys, as well as input from Town staff, the Board of Trustees, and the Planning

Commission, informed the guidance provided through this Implementation chapter. The community values projects that would enhance the small town character of Keenesburg. Projects to upgrade utility services and streets generated significant support, as well as elements of the planning for Downtown, such as a new farmers market facility in Keenesburg.

The prioritization of action items may change over time due to changes in conditions in the Town and changing preferences of elected and appointed leaders in Keenesburg over time. The Implementation Plan is intended to remain as a living document to guide Town actions from year to year and will likely change as economic and fiscal conditions change.

Chapter 3: Preserving and Enhancing the Small Town Character

						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Goal 3.1: Additional Community-Wide Events and Activities Strengthen the Small Town Feel of Keenesburg								
Action 3.1.1: Establish additional community wide events during the fall, winter, and spring.	Community Project (multiple parties)	Various Community Organizations	General Fund, Revenue from Events	\$	Medium	X	X	X
Action 3.1.2: Explore the expansion of facilities to hold classes, meetings, and events in Keenesburg	Staff Action	School District, Weld County	Bond Issue	\$\$	Medium		X	
Action 3.1.3: Explore the development of additional classes, sports leagues and activities	Community Project (multiple parties)	Various Community Organizations	General Fund, Revenue from Fees for Activities	\$	High	X	X	X
Goal 3.2: The Completion of Projects that Strengthen the Community's Identity and Spirit								
Action 3.2.1: Explore new gateway signage for Keenesburg	Design Project (likely consultant-led)	Chamber of Commerce, American Legion, other organizations	General Fund	\$\$	Lower		X	
Action 3.2.2: Conduct a contest with the community to design a new community logo and slogan	Staff Action	Various Community Organizations	General Fund	\$	Lower		X	



						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 3.2.3: Develop a theme or vernacular for signs, lighting, and public improvements reflecting the character of the community	Design Project (likely consultant-led)	Chamber of Commerce, American Legion, other organizations	General Fund	\$	Lower		X	
Goal 3.3: A Town that is comfortable for walking and biking								
Action 3.3.1: Identify and seek funding for needed sidewalk and bike trail extensions around existing areas of Keenesburg	Public Works Project	HOAs, Metro Districts, Developers	GOCO funding (State of Colorado), Fees from development	\$\$	High	X	X	X
Action 3.3.2: Update the Town's Design Standards to improve the character and amenities along sidewalks and trails (outdoor seating, landscaping, lighting, etc.)	Staff Action (with assistance by consultants)	Chamber of Commerce, business and property owners, other community groups interested in topic	General fund	\$	Medium		X	

Chapter 6: Implementation

						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 3.3.3: Evaluate the feasibility of a new, grade-separated crossing for bicyclists and walkers across the railroad corridor	Public Works Project	Railroad	GOCO funding (State of Colorado), fees from development in adjoining areas	\$	High		X	
Action 3.3.4: Work with Weld County and other jurisdictions to ensure connectivity in the regional trail network	Staff Action	Weld County, Hudson	GOCO funding (State of Colorado), Weld County funding	\$\$	Medium	X	X	X
Goal 3.4: Completion of improvements to the infrastructure serving the Town								
Action 3.4.1: Regularly update the Capital Improvements Plan (CIP) and pursue street improvement projects outlined in the CIP.	Staff Action; Public Works Projects		General fund	\$\$	High	X	X	X
Action 3.4.2: Implement improvements for water and sewer service	Staff Action; Public Works Projects		General fund	\$\$	High	X	X	X



						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 3.4.3: Explore the use of renewable energy sources to make the Town more energy self-sufficient and reduce utility costs	Staff Action	Xcel Energy, Black Hills Energy, other utility providers	General fund; Incentives for renewable energy from state & federal sources	\$	Medium	X	X	X
Action 3.4.4: Pursue water conservation strategies to reduce the demands on the water system, including incentives for xeriscaping and the use of water conserving appliances.	Staff Action		General fund	\$	Medium	X		
Goal 3.5: Continual enhancement of parks and open space facilities and services in the Town								
Action 3.5.1: Complete construction of Memorial Park, on the south side of Keenesburg	Parks & Recreation project		General fund	\$	High	X		
Action 3.5.2: Explore potential upgrades to Schey Park	Parks & Recreation project		GOCO Funding (State of Colorado), General fund	\$\$	Medium		X	

Chapter 6: Implementation

						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 3.5.3: Continue to require new projects to provide a fee for parks and open space or to provide parks or open space facilities on-site.	Staff Action		General fund	\$	High	X	X	X
Action 3.5.4: Collaborate with Weld County to pursue the acquisition of additional lands for parks and open spaces in areas surrounding Keenesburg, for future use.	Staff Action	Weld County	GOCO Funding (State of Colorado), General fund	\$\$	Medium	X	X	X
Goal 3.6: Preservation of the agrarian heritage of the Keenesburg area								
Action 3.6.1: Support, through the Municipal Code, the operation of small farms in Keenesburg	Staff Action		General fund	\$	High	X		



						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 3.6.2: Develop a network of community gardens in Keenesburg parks or open spaces, or in specific locations around the edges of Keenesburg	Staff Action	HOAs, other community organizations	General fund	\$	Lower	X		
Action 3.6.3: Explore the potential to integrate equestrian trails as part of the Town's trail systems	Parks & Recreation project		GOCO Funding (State of Colorado), General fund	\$\$	Lower			X

Chapter 4: Downtown Keenesburg

						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Goal 4.1: Completion of identified improvements along Main Street and other streets Downtown								
Action 4.1.1: Pursue more detailed design and completion of streetscape ideas presented in the Comprehensive Plan	Public Works Project	Downtown property owners	Main Street Colorado grants; fees from new development / redevelopment in Downtown area	\$\$	Medium		X	

Chapter 6: Implementation

						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 4.1.2: Pursue additional design and construction of the Elm Street extension to the south of Downtown, to bring more business to Downtown.	Public Works Project	Weld County	Weld County; Fees from development; General fund	\$\$\$	Medium		X	
Goal 4.2: Expansion of the Downtown Character								
Action 4.2.1: Pursue development concepts for the extension of the Main Street feel to the north, along Market Street, toward I-76	Staff Action	Property Owners	N/A - Funded by private sector investment	\$	Medium	X	X	X
Action 4.2.2: Adopt the street network and land use framework for the Downtown and surrounding area, between I-76 and the railroad tracks, and to the west of Market Street	Staff Action	Property Owners & Developers	N/A	\$	Medium	X	X	X



						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 4.2.3: Collaborate with future developments to implement the parks and open spaces depicted for the Downtown area.	Parks & Recreation Projects	Developers of Projects	Fees from development; GOCO funding	\$	Medium		X	
Goal 4.3: Support and Expansion of Small Town Businesses in Downtown Keenesburg								
Action 4.3.1: Develop a small business hub in the Downtown area	Private sector project (with support from the Town)	Entrepreneur / property owner	N/A - Funding from private sector	N/A	Medium		X	
Action 4.3.2: Implement a facade or building improvement incentive program for the Downtown area	New Town policy	Downtown property owners	Fees from development; Colorado Main Street funding; General fund	\$\$	Medium	X	X	X
Goal 4.4: The Implementation of Amenities Identified for the Downtown Area								
Action 4.4.1: Identify and secure ground and develop plans for a Keenesburg Farmers Market in the Downtown area	Public Works Project	Downtown property owners	General fund; Fees from Downtown development	\$\$	High	X		

Chapter 6: Implementation

						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 4.4.2: Develop designs and complete construction of a water feature for the Downtown area (such as a splash pad, fountains, etc.)	Parks & Recreation Project	Downtown property owners	General fund; Fees from Downtown development	\$\$	Medium		X	

Chapter 5: Framework for Community Development

						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Goal 5.1 – The Future Land Use Plan will guide development and redevelopment in Keenesburg and the surrounding area								
Action 5.1.1: Adopt an Intergovernmental Agreement (IGA) with Weld County and with the Town of Hudson for areas located within three miles of the boundaries of the Town of Keenesburg	Staff Action; Adoption by Board of Trustees	Weld County, Hudson	General fund	\$	High	X		



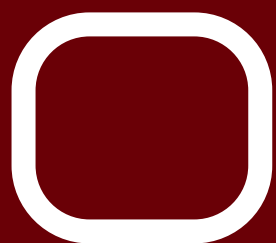
						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 5.1.2: Review the Future Land Use Plan on a regular basis (approximately yearly) and update as needed.	Staff Action; Planning Commission Action	N/A	N/A	N/A	High	X	X	X
Goal 5.2 – Promotion of the Economic Development of the Keenesburg Community								
Action 5.2.1: Use the Keenesburg Comprehensive Plan to market Keenesburg to potential employers and companies	Staff Action; Use of Comprehensive Plan by General Community	Chamber of Commerce	N/A	N/A	High	X	X	X
Action 5.2.2: Work with private property owners and developers to launch a formal Business Park in Keenesburg	Collaboration between Town and private sector developer	Developer / property owners	Property tax revenue generated from Business Park	\$\$\$	Medium	X		
Action 5.2.3: Create a policy governing the use of economic incentives in Keenesburg	Staff Action; Adoption by Board of Trustees		N/A	N/A	High	X		
Action 5.2.4: Work with Weld County and other partners to create and update marketing materials promoting the economic development of Keenesburg	Staff Action	Weld County, Chamber of Commerce	General fund	\$	Medium	X	X	X

Chapter 6: Implementation

						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Goal 5.3– Keenesburg will have the housing stock needed to serve residents and provide for economic development								
Action 5.3.1: Pursue housing developments and projects that provide an appropriate mix of housing units and housing options	Staff Action; Review of Projects by Planning Commission & Board of Trustees	Developers / property owners	N/A	N/A	High	X	X	X
Action 5.3.2: Explore the use of incentives and regulations to help provide for a more affordable housing stock for local residents	Staff Action; Approval by Board of Trustees		General fund	\$\$	Medium	X	X	X
Goal 5.4 – Long term transportation improvements will serve the community's interests								
Action 5.4.1: Continue to explore the feasibility of constructing an additional interchange on I-76 in the Keenesburg area	Long Term Study	CDOT, Weld County, Hudson	Funding from Weld County or CDOT	\$	Lower			X
Action 5.4.2: Continue to explore potential improvements to accommodate truck traffic in the Keenesburg area	Long Term Study	CDOT, Weld County, Hudson	Funding from Weld County or CDOT	\$	Lower			X



						General Timing		
	Type of Action / Project	Other Partners with the Town	Potential Funding Sources	Order of Magnitude Cost (to the Town)	Priority (Low, Medium, High)	Short Term (1 - 5 years)	Mid Term (5 - 10 years)	Long Term (10 - 20 years)
Action 5.4.3: Pursue implementation of the long term transportation network of roads for Keenesburg, as needed and as identified in the Keenesburg Transportation Plan	Public Works Projects	Developers / property owners	Impact fees from development; General fund	\$\$	Medium	X	X	X
Action 5.4.4: Pursue multimodal transportation improvements to provide for safe and reliable movement for people walking, biking, using micromobility, and using transit in the Keenesburg area	Public Works Projects	Developers / property owners	Impact fees from development; General fund; GOCO funding	\$\$	High	X	X	X



Appendices

A

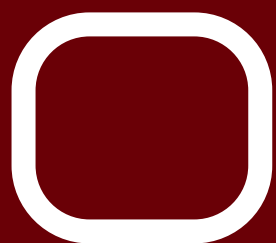
Results from 1st Community Survey

B

Results from 2nd Community Survey

C

Results from 3rd Community Survey



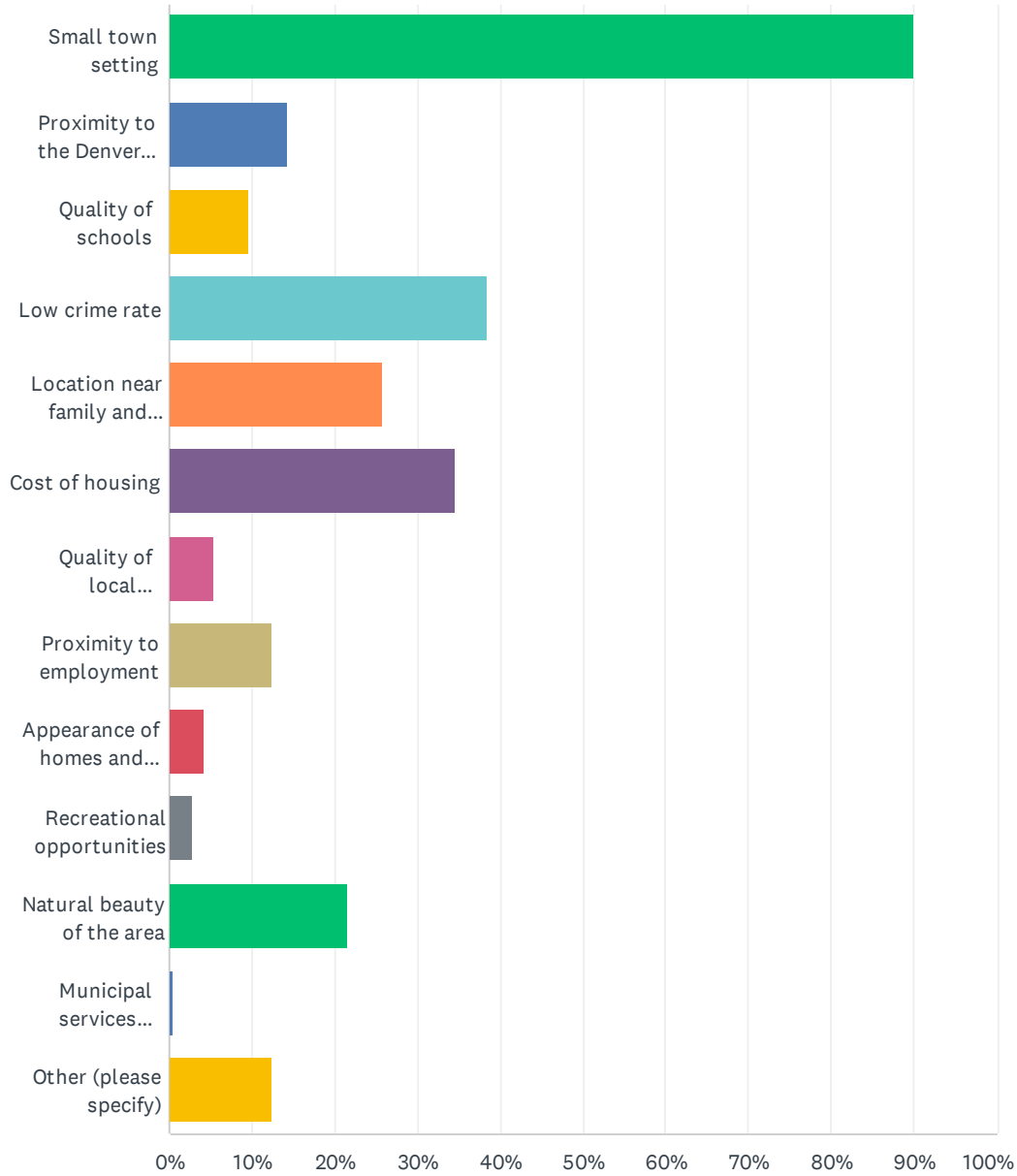
Appendices

A

Results from 1st Community Survey

Q1 What are the three most important reasons why you and your family choose to live in the Keenesburg area? (please choose up to three)

Answered: 260 Skipped: 2



Keenesburg Comprehensive Plan

ANSWER CHOICES	RESPONSES	
Small town setting	90.00%	234
Proximity to the Denver metro area	14.23%	37
Quality of schools	9.62%	25
Low crime rate	38.46%	100
Location near family and friends	25.77%	67
Cost of housing	34.62%	90
Quality of local neighborhoods	5.38%	14
Proximity to employment	12.31%	32
Appearance of homes and neighborhoods	4.23%	11
Recreational opportunities	2.69%	7
Natural beauty of the area	21.54%	56
Municipal services (police, parks, water, sewer)	0.38%	1
Other (please specify)	12.31%	32
Total Respondents: 260		

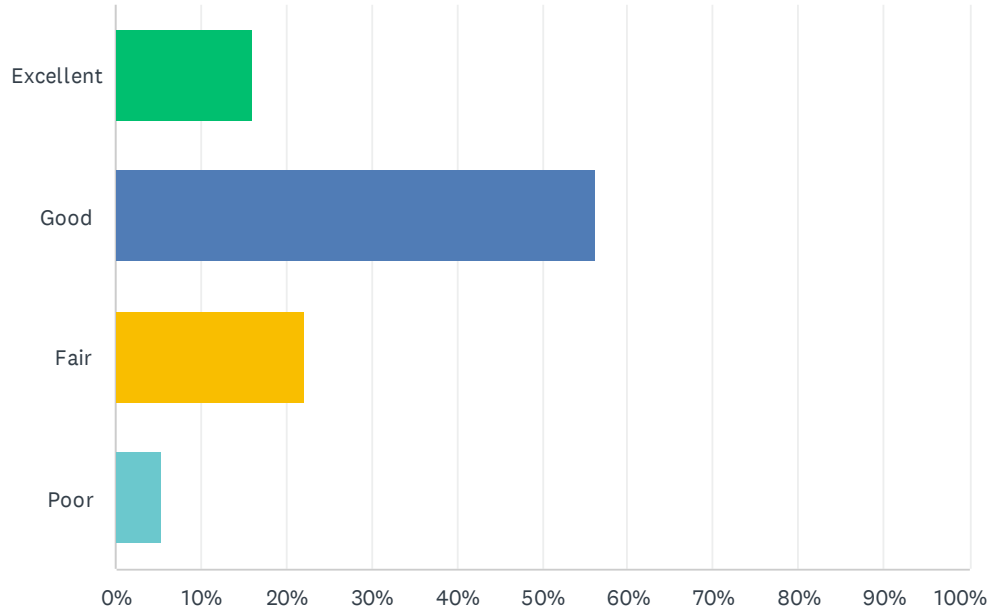
#	OTHER (PLEASE SPECIFY)	DATE
1	Future growth	7/8/2022 10:00 AM
2	country living	7/1/2022 4:20 PM
3	Grew up here	7/1/2022 2:47 PM
4	Places to spend money in the town	6/10/2022 11:03 AM
5	The availability of land	6/6/2022 11:10 AM
6	conservative leaning community and county	6/4/2022 6:17 PM
7	Low number of people in town (use to be)	6/3/2022 11:50 AM
8	Have horses wanted more land and a quiet community.	5/25/2022 6:38 PM
9	Stop being stupid, there is no water available so stop building, no need to expand and cause a shortage and lack of volume. Think a little. The city manager has got to go.	5/25/2022 6:24 PM
10	Far from people and city life	4/27/2022 8:57 AM
11	No HOA	4/23/2022 9:39 AM
12	Small town activities, Easter egg hunt, fireworks, etc	4/16/2022 12:02 PM
13	Away from city and people. Very unhappy with future housing development plans in the area!	4/12/2022 2:55 PM
14	I married a man who lived here.	4/8/2022 5:32 PM
15	Land	3/31/2022 2:21 PM
16	Small amount of people, not super busy	3/28/2022 1:00 PM
17	Less people, but that's going away.	3/27/2022 6:56 AM
18	I was a single mother and it made it easier for after school activities. Also love the small town community	3/26/2022 7:49 AM
19	Lack of people	3/25/2022 3:24 PM

Keenesburg Comprehensive Plan

20	Small town - large acreage - and minimal neighborhood	3/25/2022 2:42 PM
21	Was a small farming community until a couple people from the city can out with a vision an destroyed my small town	3/25/2022 9:44 AM
22	Was a small farming community until a couple people from the city can out with a vision an destroyed my small town	3/25/2022 7:36 AM
23	Land	3/25/2022 3:44 AM
24	Town looks like a shot hole but the cost of living is affordable	3/24/2022 8:00 PM
25	Farming community	3/24/2022 6:39 PM
26	People mid their own business	3/24/2022 6:01 PM
27	Close to our farm	3/24/2022 10:08 AM
28	To get away from the city and all the crime. To live in a rural setting. Hopefully we don't turn into the next Brighton.	3/24/2022 10:01 AM
29	Quite country living not over crowded and over populated with city people. Don't bring more crime by building and expanding our town into something we don't want it to be.	2/19/2022 8:48 PM
30	Family farms	2/12/2022 7:58 AM
31	Lived in Keenesburg my whole life	2/12/2022 5:56 AM
32	Farm, ranch no big grocery or shopping centers	2/11/2022 8:07 PM

Q2 How would you rate the overall quality of life in Keenesburg? (Please choose one)

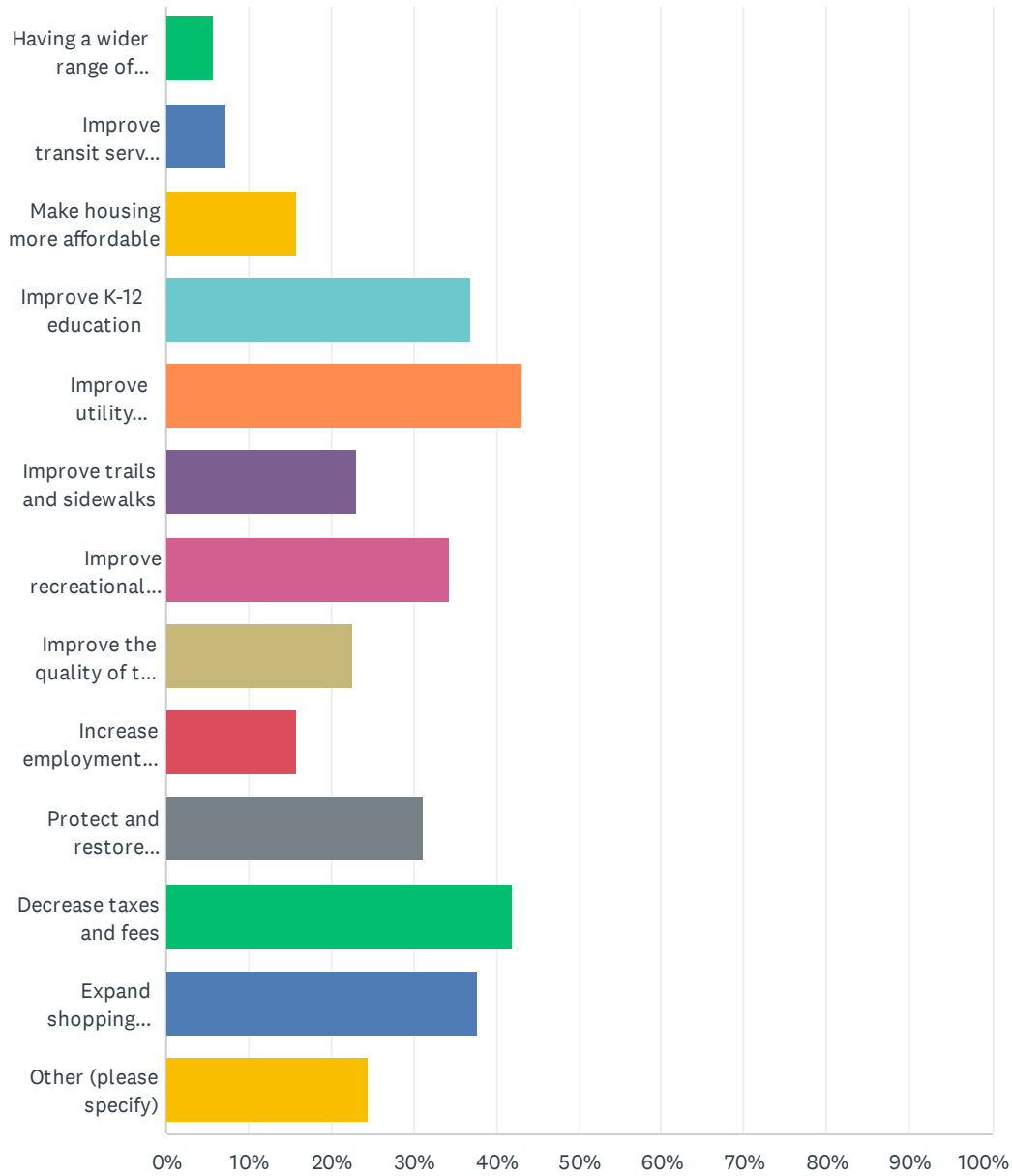
Answered: 261 Skipped: 1



ANSWER CHOICES	RESPONSES	
Excellent	16.09%	42
Good	56.32%	147
Fair	22.22%	58
Poor	5.36%	14
TOTAL		261

Q3 Please indicate up to four changes you think would improve the quality of life in Keenesburg (please choose up to four)

Answered: 260 Skipped: 2



Keenesburg Comprehensive Plan

ANSWER CHOICES	RESPONSES	
Having a wider range of housing to choose from	5.77%	15
Improve transit service (including buses for seniors or the disabled, or transit in general)	7.31%	19
Make housing more affordable	15.77%	41
Improve K-12 education	36.92%	96
Improve utility services (gas, water, broadband, etc.)	43.08%	112
Improve trails and sidewalks	23.08%	60
Improve recreational / park facilities	34.23%	89
Improve the quality of the local street and road network	22.69%	59
Increase employment opportunities	15.77%	41
Protect and restore historic properties and areas	31.15%	81
Decrease taxes and fees	41.92%	109
Expand shopping options / increase the amount of retail space	37.69%	98
Other (please specify)	24.62%	64
Total Respondents: 260		

#	OTHER (PLEASE SPECIFY)	DATE
1	Fair wages for the people who work for the Town. Currently, for what is had and offered for the Town, seems like some people are over paid with their qualifications. Town water sucks!	7/2/2022 7:24 PM
2	Restaurant	7/1/2022 9:08 PM
3	Keeping a small town	7/1/2022 4:16 PM
4	Use one trash company	7/1/2022 3:50 PM
5	Stop building more houses	6/30/2022 12:05 PM
6	Stop growth	6/29/2022 1:03 PM
7	Limit building and keep as a small town	6/29/2022 11:42 AM
8	More restaurants. Especially ones that are open all day, every day. That Denos is a joke and should be torn down.	6/22/2022 1:54 PM
9	A recreation center, pool, outdoor activities, more opportunities for the kids of Keene's burg to stay active.	6/22/2022 1:08 AM
10	Places to eat. The restaurants here are marginal and lacking.	6/6/2022 11:10 AM
11	limit the growth rate	6/4/2022 6:17 PM
12	Keep it a rural community	6/4/2022 7:51 AM
13	Do not overpopulate our town	6/4/2022 7:31 AM
14	Sidewalks, lights, transportation va for the temporary people you have to learn CDL always walking in the cold. A recreation center with swimming pool for seniors, kids and teens. Fix the park by the Johnson circle please, put some turf or soft flooring so kids can actually play there. The water is awful all the crime from the faucets gets rusted	6/3/2022 1:35 PM
15	More food options	6/3/2022 12:47 PM
16	Availability of restaurants	6/3/2022 12:45 PM

Keenesburg Comprehensive Plan

17	Leave this town alone, keep it small and homey.	6/3/2022 12:35 PM
18	WATER!!! AND NO MORE HOUSES	6/3/2022 12:33 PM
19	Stop building new housing developments	6/3/2022 11:50 AM
20	Please not overgrowth	5/25/2022 6:38 PM
21	Stop the Hitlerism of municipal codes and permits, this should not be controlled at every moment. Fire the city Manager way too power hungry. She's out of control	5/25/2022 6:24 PM
22	Protect natural resources e.g. water	5/9/2022 6:19 PM
23	Water quality, the current water is appalling, should be priority #1 !!	4/19/2022 8:21 AM
24	Reduce water and sewer monthly fees	4/18/2022 6:06 PM
25	Small business & retail.	4/16/2022 12:59 PM
26	Increase the number of good restaurants	4/8/2022 5:32 PM
27	restaurants	3/30/2022 4:58 PM
28	Limit growth	3/27/2022 6:58 PM
29	Nothing. Don't make more people move here.	3/27/2022 6:56 AM
30	Fix ridiculous water increases with poor quality	3/26/2022 7:49 AM
31	Stop building houses here	3/26/2022 1:00 AM
32	Keep it SMALL NO MORE HOUSING	3/25/2022 8:09 PM
33	Stop building subdivisions	3/25/2022 7:53 PM
34	Keeping it small town	3/25/2022 3:24 PM
35	Slow the growth	3/25/2022 3:18 PM
36	Fix & repair pre-existing roadways. If you want the big city feel stay there.	3/25/2022 2:44 PM
37	Limit building of new homes, neighborhoods.	3/25/2022 2:42 PM
38	The water cost and quality	3/25/2022 2:41 PM
39	Fix the the poisonous water	3/25/2022 2:35 PM
40	Stop building	3/25/2022 11:05 AM
41	Stop the growth this will stop the crime an the bull shit that big city people have brought to our small town	3/25/2022 9:44 AM
42	Rec Center	3/25/2022 8:41 AM
43	Stop the growth this will stop the crime an the bull shit that big city people have brought to our small town	3/25/2022 7:36 AM
44	No more houses	3/24/2022 11:11 PM
45	Yeah sure raise our water...maybe you should pick up the trash on the side of the roads and clean up Main Street so the town doesn't look like a piece of shit. Higher standards need to be put in place for the school, also not sure if the teachers are equipped for larger classes. All of this should have been thought out before expanding. Do you live in the moment or Olán and think of the future with proper things set in place that need to be, like water and parking at the school. There needs to be different way to pick up children because the way it is now is dangerous. Maybe utilize a number system when picking up children so kids are not running everywhere and crossing the country road. Would suck if the school got sued just saying.	3/24/2022 8:00 PM
46	Stop turning it into a city	3/24/2022 6:39 PM
47	Higher quality water infrastructure	3/24/2022 6:01 PM
48	The sewer ponds often stink terribly. We live on the south end of town and often want to go on walks but the stench actually causes us to not want to walk around our town and drive	3/24/2022 4:32 PM

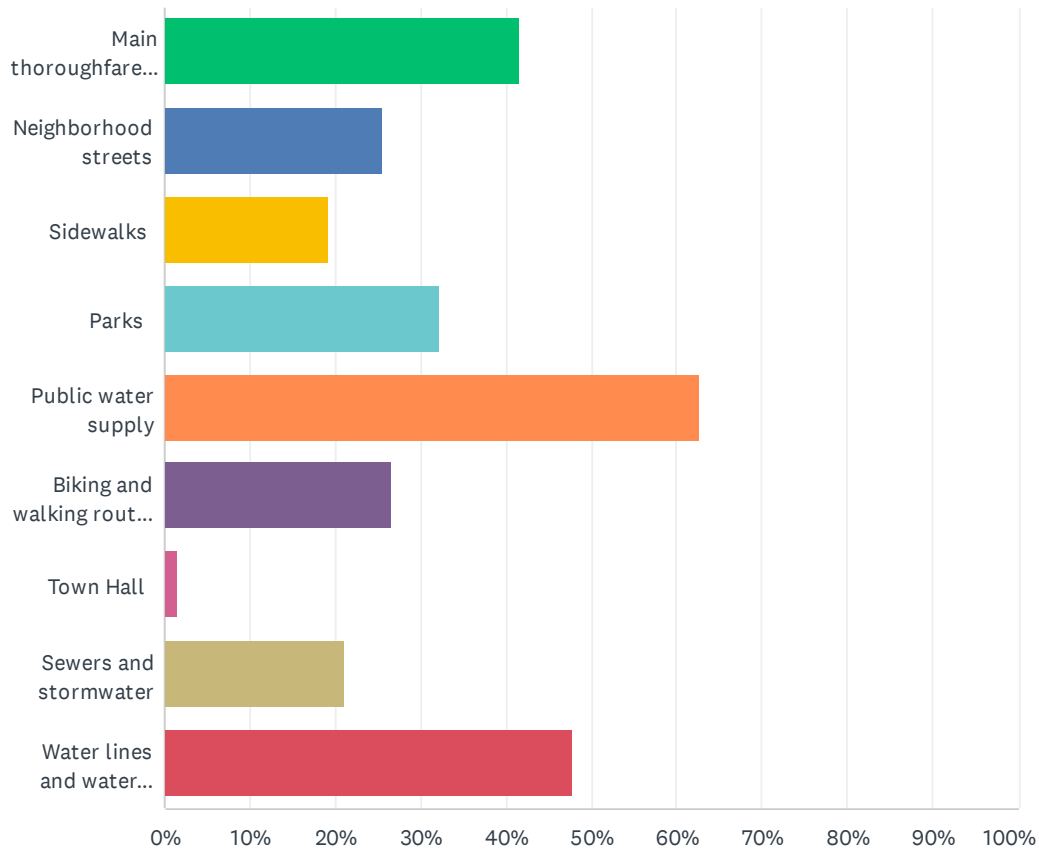
Keenesburg Comprehensive Plan

elsewhere for walks.

49	National chain grocery and quality restaurants so we don't have to spend our money outside the town	3/24/2022 10:57 AM
50	food services	3/24/2022 10:11 AM
51	Lower our water Bill. We pay so much for the worst water in the state.	3/24/2022 9:55 AM
52	Drinkable water	3/24/2022 9:41 AM
53	Keep small town setting	2/19/2022 9:56 PM
54	Stop making our town bigger. Quit putting new subdivision with HOA. Quit truing small country town into a Brighton and taking away our views of the land and mountains and the beauty of the reason why we live out here and love our town. Quit filling trying to bring crime and nonsince that we don't have but are starting to have since more and more city that are not accustomed to our life think they come out here and bring their shenanigans with them.	2/19/2022 8:48 PM
55	More for youth. Example: rec center	2/15/2022 9:03 AM
56	Keep the city at bay	2/12/2022 1:48 PM
57	Restaurants	2/12/2022 12:40 PM
58	Stop building more houses	2/12/2022 5:56 AM
59	Keep the city at bay	2/11/2022 11:35 PM
60	Improve medical care, access and pharmaceutical availability	2/11/2022 9:42 PM
61	Stop growth it benefits no one	2/11/2022 8:45 PM
62	Drinkable Water!	2/11/2022 8:21 PM
63	No retail space. If you live here you are okay with driving to the city to get stuff.	2/11/2022 8:07 PM
64	Improve Lil Rebels baseball & Football fields.	2/11/2022 7:19 PM

Q4 The Town of Keenesburg maintains a variety of public facilities and services with a limited budget. How would you like the Town to prioritize its maintenance and construction investments? (Choose your top 3)

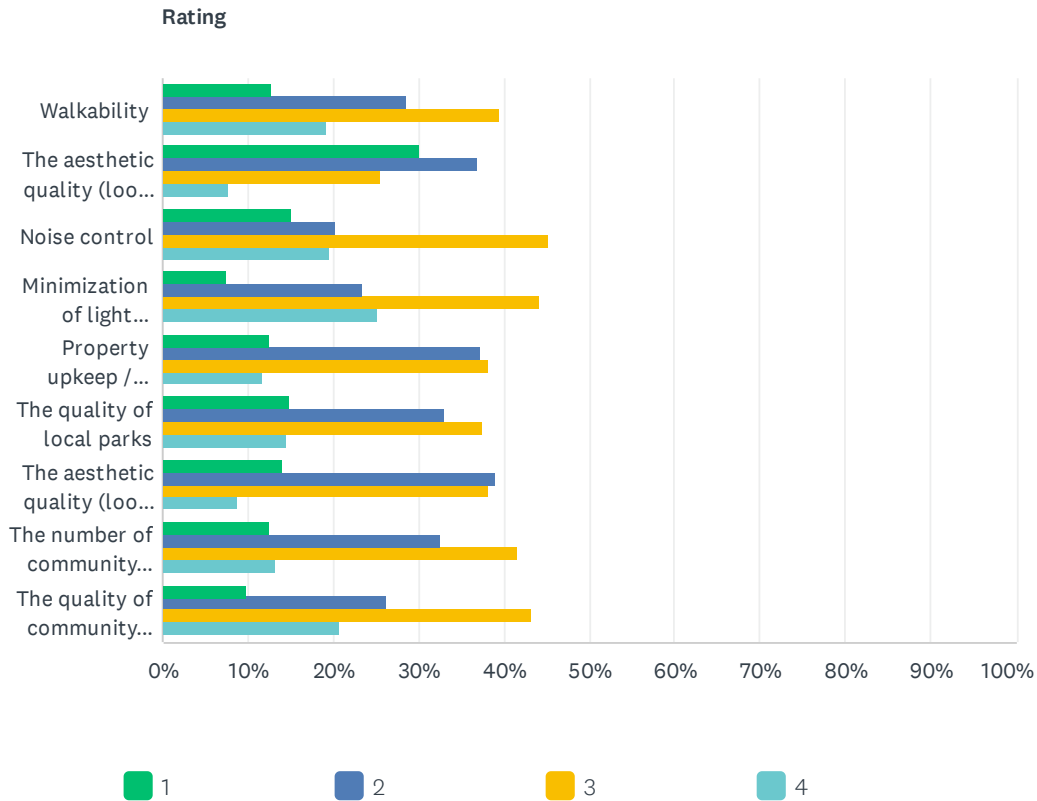
Answered: 255 Skipped: 7



ANSWER CHOICES	RESPONSES	
Main thoroughfares and streets	41.57%	106
Neighborhood streets	25.49%	65
Sidewalks	19.22%	49
Parks	32.16%	82
Public water supply	62.75%	160
Biking and walking routes (including streets, sidewalks, & trails)	26.67%	68
Town Hall	1.57%	4
Sewers and stormwater	21.18%	54
Water lines and water service	47.84%	122
Total Respondents: 255		

Q5 How would you rate the following aspects of life in and around Keenesburg? (1 is poor, 2 is fair, 3 is good, and 4 is excellent)? (Please choose one option for each of the items below)

Answered: 250 Skipped: 12



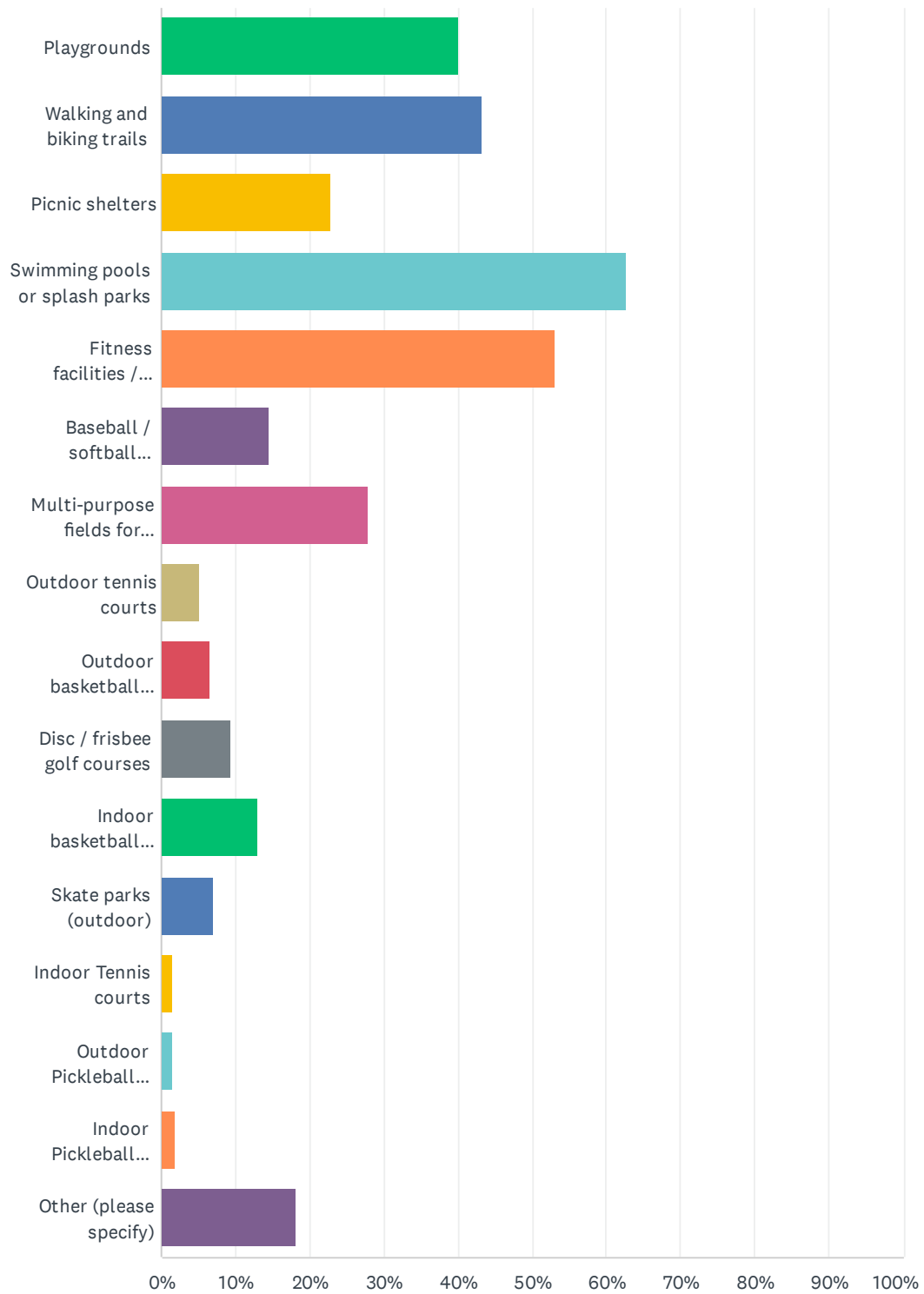
Keenesburg Comprehensive Plan

Rating					
	1	2	3	4	TOTAL
Walkability	12.85% 32	28.51% 71	39.36% 98	19.28% 48	249
The aesthetic quality (look and feel) of new development	29.96% 74	36.84% 91	25.51% 63	7.69% 19	247
Noise control	15.04% 37	20.33% 50	45.12% 111	19.51% 48	246
Minimization of light pollution	7.41% 18	23.46% 57	44.03% 107	25.10% 61	243
Property upkeep / cleanliness	12.60% 31	37.40% 92	38.21% 94	11.79% 29	246
The quality of local parks	14.92% 37	33.06% 82	37.50% 93	14.52% 36	248
The aesthetic quality (look and feel) of local streets	14.06% 35	38.96% 97	38.15% 95	8.84% 22	249
The number of community events	12.50% 31	32.66% 81	41.53% 103	13.31% 33	248
The quality of community events	9.72% 24	26.32% 65	43.32% 107	20.65% 51	247

Q6 Please indicate four types of park / recreation amenities you would most like to see expanded or improved in Keenesburg, either by the Town, or as part of residential developments (and managed by Homeowners Associations). (Choose up to four)

Answered: 254 Skipped: 8

Keenesburg Comprehensive Plan



Keenesburg Comprehensive Plan

ANSWER CHOICES	RESPONSES	
Playgrounds	40.16%	102
Walking and biking trails	43.31%	110
Picnic shelters	22.83%	58
Swimming pools or splash parks	62.60%	159
Fitness facilities / equipment	53.15%	135
Baseball / softball diamonds	14.57%	37
Multi-purpose fields for soccer, football, lacrosse, etc.	27.95%	71
Outdoor tennis courts	5.12%	13
Outdoor basketball courts	6.69%	17
Disc / frisbee golf courses	9.45%	24
Indoor basketball courts	12.99%	33
Skate parks (outdoor)	7.09%	18
Indoor Tennis courts	1.57%	4
Outdoor Pickleball courts	1.57%	4
Indoor Pickleball courts	1.97%	5
Other (please specify)	18.11%	46
Total Respondents: 254		

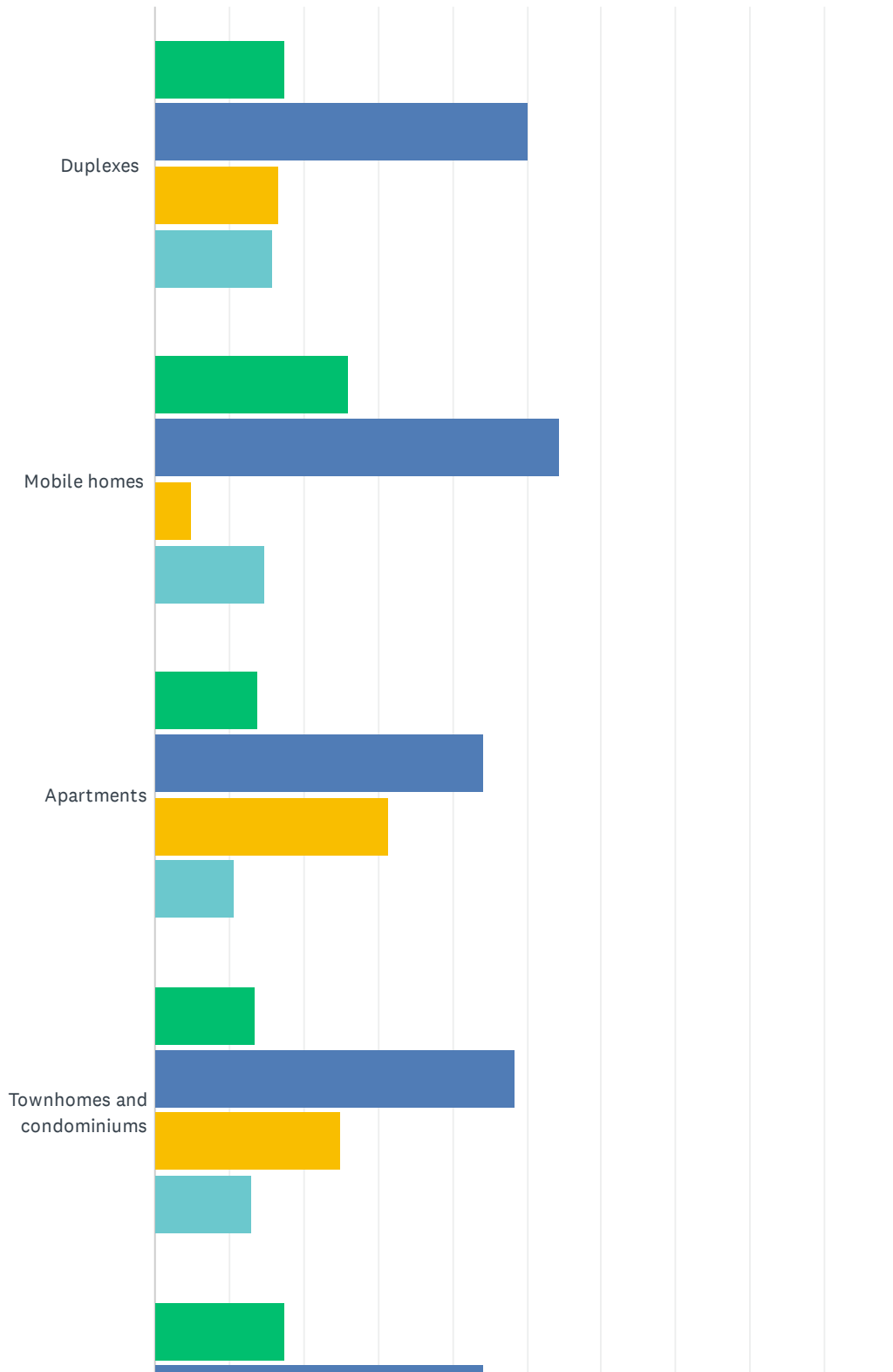
#	OTHER (PLEASE SPECIFY)	DATE
1	A rock wall!!!!!! With auto belay please!	7/4/2022 9:54 AM
2	We need a rec center!!!!!!!	7/1/2022 2:47 PM
3	Shot and discus rings	7/1/2022 11:47 AM
4	Recreation center	6/29/2022 1:03 PM
5	Fix and up keep Field/Baseball fields at Hoff	6/29/2022 11:42 AM
6	Rec center more town events	6/14/2022 9:28 PM
7	Teen room	6/6/2022 12:14 PM
8	None of the above	6/4/2022 7:45 AM
9	Large Gated Dog park please	6/3/2022 9:35 PM
10	Roller hockey rink/ caged soccer	6/3/2022 8:51 PM
11	Dog park	6/3/2022 7:24 PM
12	Horse trails	6/3/2022 7:20 PM
13	Rec Centers	6/3/2022 2:59 PM
14	Larger dog park	6/3/2022 12:47 PM
15	None	6/3/2022 12:35 PM
16	None I like it the way it is	6/3/2022 12:02 PM

Keenesburg Comprehensive Plan

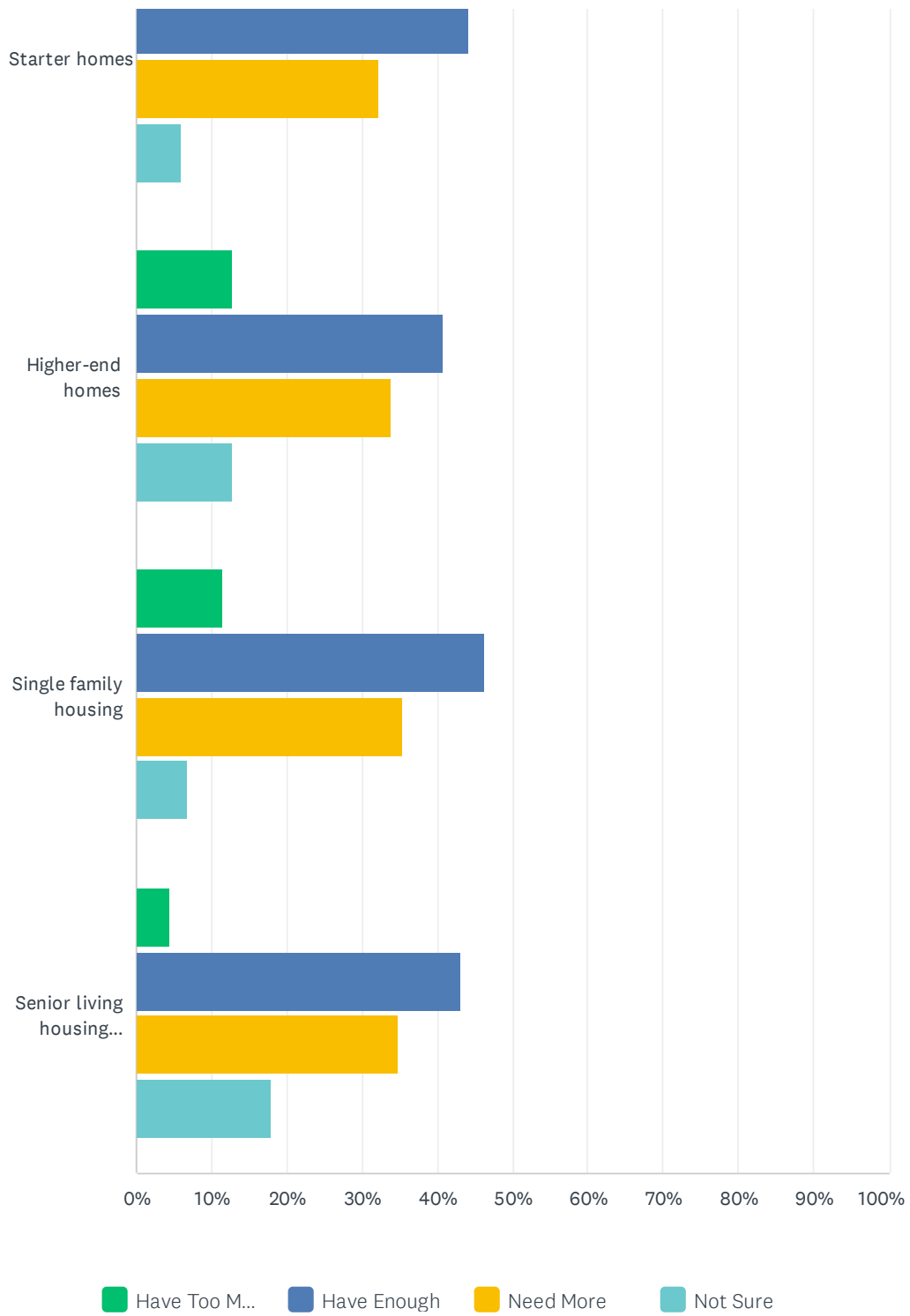
17	No HOA THE CITY CHARGES TOO MUCH FOR WATER ALREADY	5/25/2022 6:24 PM
18	Dog park!	5/22/2022 3:26 PM
19	Multi purpose recreation hard surface for basket, pickle ball, tennis and community events.	5/9/2022 6:19 PM
20	Schools for the kids moving to town is my biggest concern	5/1/2022 9:10 AM
21	Roller hockey	4/29/2022 12:19 PM
22	Benches next to the playground at Shey Park-I've been asking for this for years	4/19/2022 8:21 AM
23	Indoor swimming pool with separate lap and leisure areas. The lap pool should have at least 6 lanes to accommodate competitive swimming for surrounding schools and clubs. The leisure pool should be able to accommodate swimming lessons for children through aqua fitness for adults.	4/8/2022 5:32 PM
24	Leave Keenesburg alone.	3/27/2022 6:56 AM
25	None of these	3/26/2022 11:44 AM
26	All are fine now	3/26/2022 9:27 AM
27	Do not want any HOA in my neighborhood	3/26/2022 7:49 AM
28	We want a public pond like Hudson	3/25/2022 2:35 PM
29	INDOOR GYM/REC CENTER!	3/25/2022 11:19 AM
30	If Keenesburg insist on more growth that it can not sustain it needs to have a community rec center	3/25/2022 9:44 AM
31	If Keenesburg insist on more growth that it can not sustain it needs to have a community rec center	3/25/2022 7:36 AM
32	Volleyball pits	3/24/2022 7:57 PM
33	Restaurant options	3/24/2022 6:39 PM
34	It's fine the way it is.	3/24/2022 6:01 PM
35	Out door archery range	3/24/2022 11:52 AM
36	Indoor play area or activities for toddlers/pre school	2/23/2022 5:07 PM
37	I would like to have those things ran by the town not HOA	2/19/2022 8:48 PM
38	Rec center	2/15/2022 9:03 AM
39	Bmx/motocross track	2/14/2022 12:13 PM
40	Fishing	2/12/2022 8:17 AM
41	Would like to keep it small town living	2/12/2022 7:54 AM
42	Grocery store	2/12/2022 5:56 AM
43	Golf Course	2/11/2022 9:42 PM
44	We do not need these things this is not Denver	2/11/2022 8:45 PM
45	More parks green space	2/11/2022 8:21 PM
46	Lil Rebels fields: weeds, bad grass, no trees & mud.	2/11/2022 7:19 PM

Q7 Please share your opinion about the supply of various types of housing in the Keenesburg area. (Please choose one option for each of the below)
(Options are: Have too much, have enough, need more, not sure)

Answered: 254 Skipped: 8



Keenesburg Comprehensive Plan

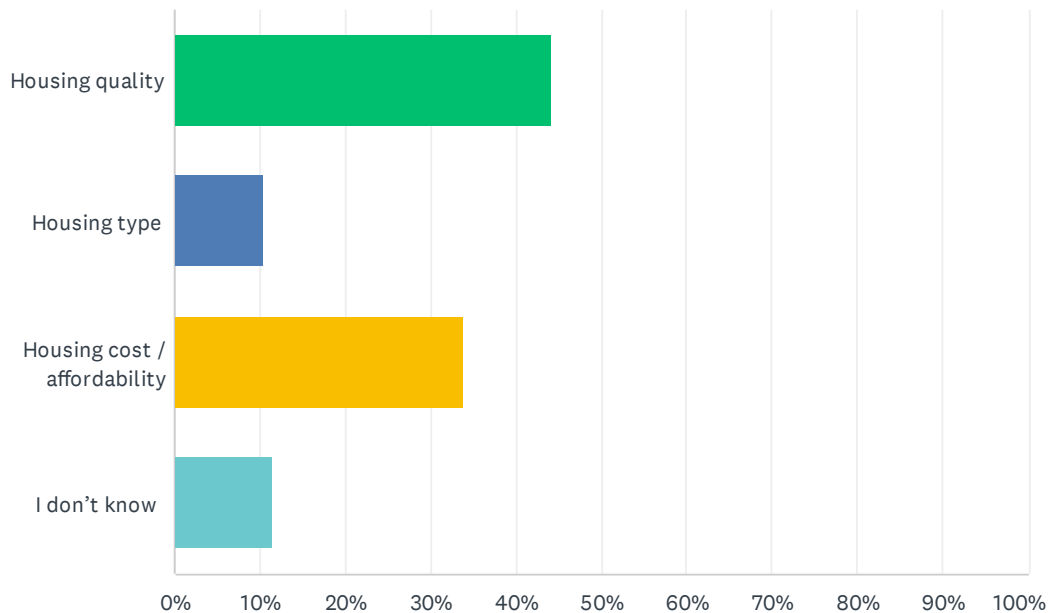


Keenesburg Comprehensive Plan

	HAVE TOO MUCH	HAVE ENOUGH	NEED MORE	NOT SURE	TOTAL	WEIGHTED AVERAGE
Duplexes	17.46% 44	50.00% 126	16.67% 42	15.87% 40	252	2.31
Mobile homes	26.00% 65	54.40% 136	4.80% 12	14.80% 37	250	2.08
Apartments	13.89% 35	44.05% 111	31.35% 79	10.71% 27	252	2.39
Townhomes and condominiums	13.49% 34	48.41% 122	25.00% 63	13.10% 33	252	2.38
Starter homes	17.53% 44	44.22% 111	32.27% 81	5.98% 15	251	2.27
Higher-end homes	12.75% 32	40.64% 102	33.86% 85	12.75% 32	251	2.47
Single family housing	11.55% 29	46.22% 116	35.46% 89	6.77% 17	251	2.37
Senior living housing (assisted living, nursing, etc.)	4.38% 11	43.03% 108	34.66% 87	17.93% 45	251	2.66

Q8 Which of the following aspects of housing is most important to improve in the Keenesburg area? (Note – Housing type would refer to desiring a greater variety of housing, or less variety) (Please choose one)

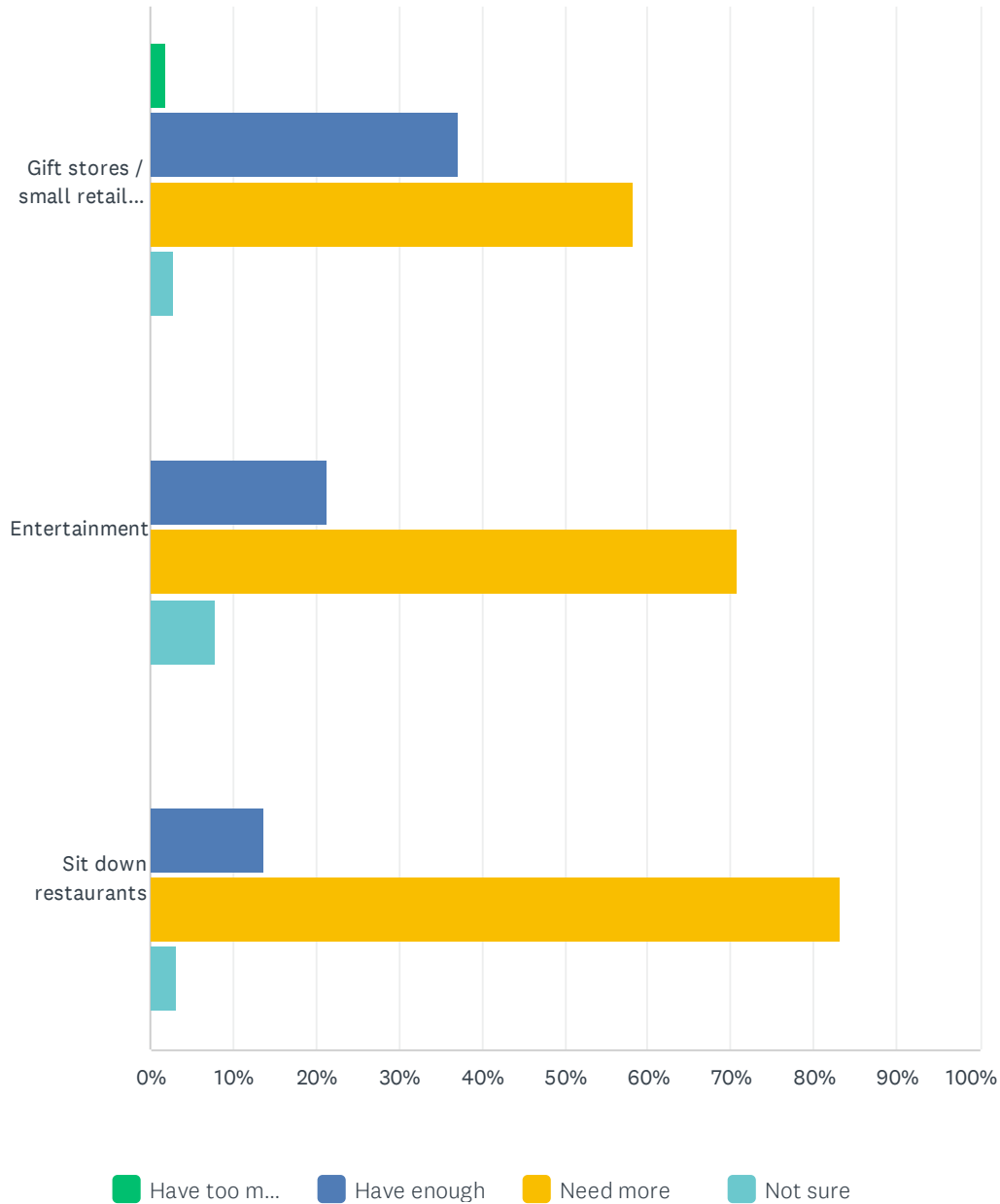
Answered: 251 Skipped: 11



ANSWER CHOICES	RESPONSES	
Housing quality	44.22%	111
Housing type	10.36%	26
Housing cost / affordability	33.86%	85
I don't know	11.55%	29
TOTAL		251

Q9 Please share your opinion about the supply of retail options in the Keenesburg area (Please choose one option for each of the items below)

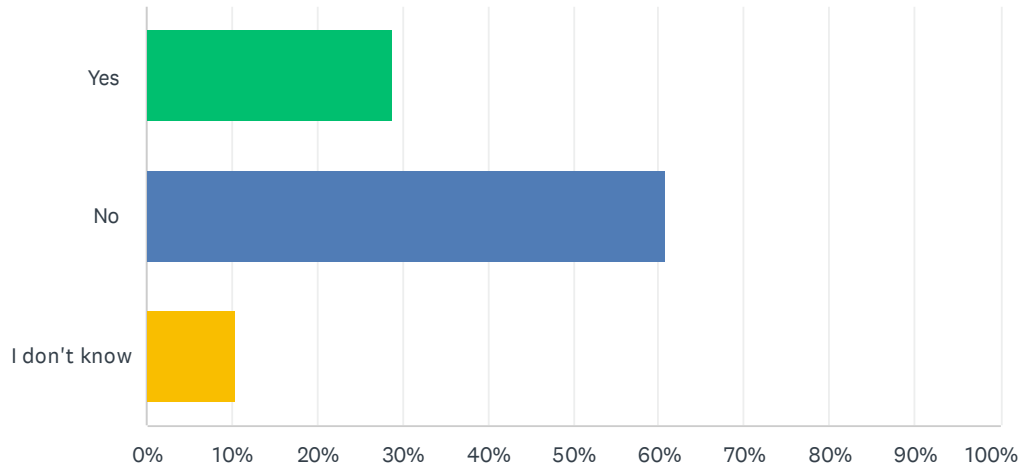
Answered: 258 Skipped: 4



	HAVE TOO MANY	HAVE ENOUGH	NEED MORE	NOT SURE	TOTAL	WEIGHTED AVERAGE
Gift stores / small retail stores	1.95% 5	37.11% 95	58.20% 149	2.73% 7	256	2.62
Entertainment	0.00% 0	21.34% 54	70.75% 179	7.91% 20	253	2.87
Sit down restaurants	0.00% 0	13.67% 35	83.20% 213	3.13% 8	256	2.89

Q10 Would you like to see box stores (Target, Bed Bath and Beyond, Hobby Lobby, Boot Barn, Kohls, etc.) locate in Keenesburg in the future?

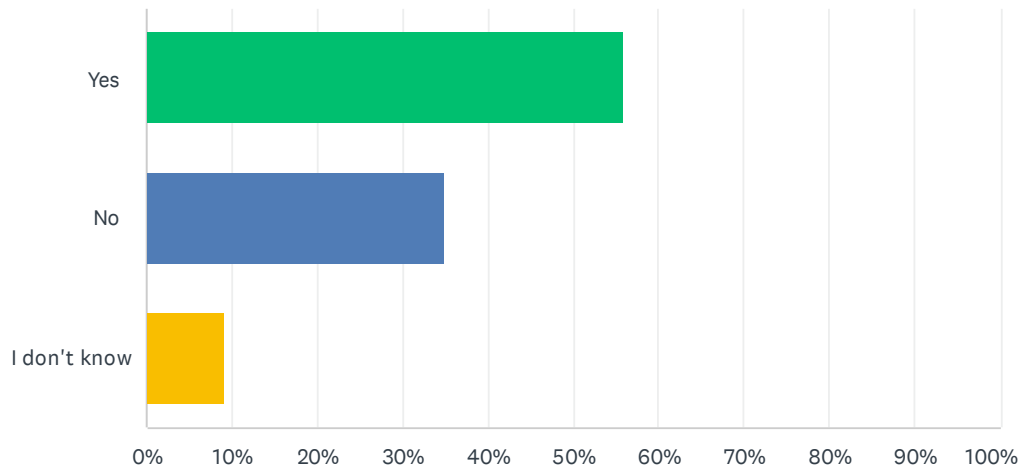
Answered: 260 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	28.85%	75
No	60.77%	158
I don't know	10.38%	27
TOTAL		260

Q11 Would like to see fast food restaurants in Keenesburg in the future?

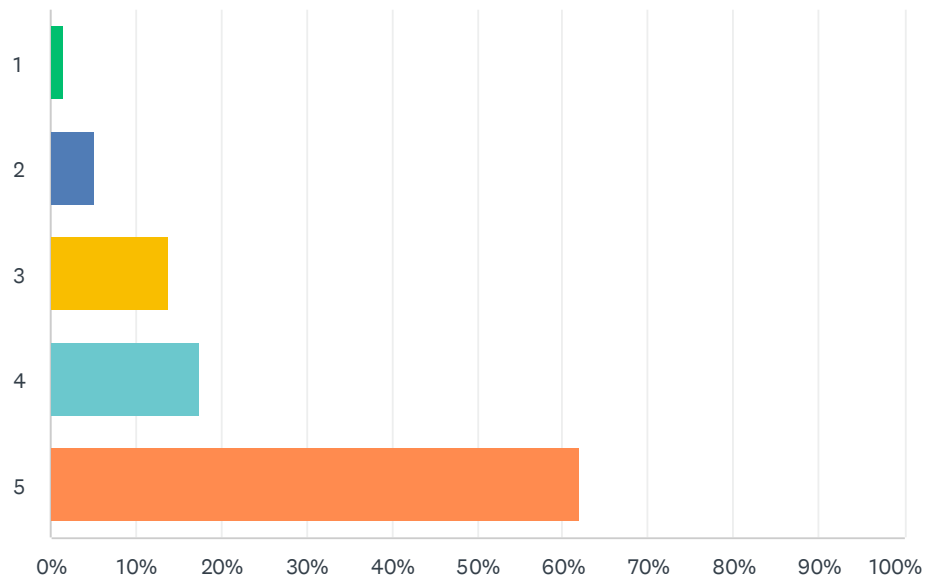
Answered: 260 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	55.77%	145
No	35.00%	91
I don't know	9.23%	24
TOTAL		260

Q12 How important do you believe it is, to protect historic properties in and around the Town of Keenesburg? (Scale of 1 to 5, with 1 meaning not important, and 5 very important)

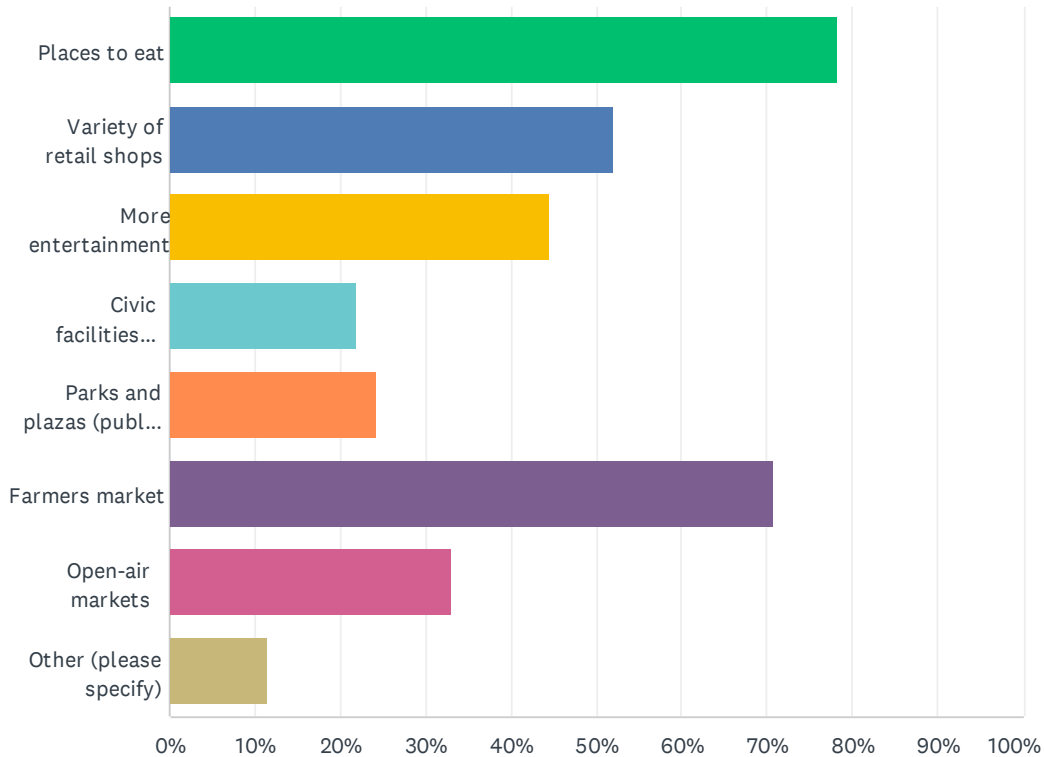
Answered: 258 Skipped: 4



ANSWER CHOICES	RESPONSES	
1	1.55%	4
2	5.04%	13
3	13.95%	36
4	17.44%	45
5	62.02%	160
TOTAL		258

Q13 What would attract you to visit the Downtown / Main Street area? (Select all that apply)

Answered: 254 Skipped: 8



ANSWER CHOICES		RESPONSES	
Places to eat		78.35%	199
Variety of retail shops		51.97%	132
More entertainment		44.49%	113
Civic facilities (post office, town hall, a community center, etc.)		22.05%	56
Parks and plazas (public gathering places)		24.41%	62
Farmers market		70.87%	180
Open-air markets		33.07%	84
Other (please specify)		11.42%	29
Total Respondents: 254			

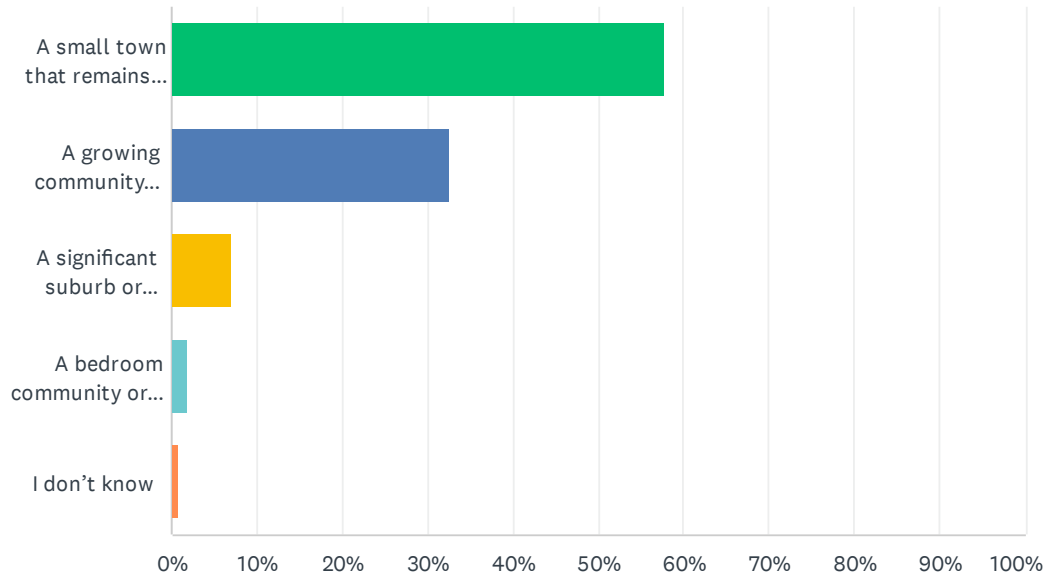
#	OTHER (PLEASE SPECIFY)	DATE
1	Family owned shops (small)	7/4/2022 9:54 AM
2	Like the way it is	6/29/2022 11:42 AM
3	Extremely interested in Farmers Market	6/12/2022 8:12 PM

Keenesburg Comprehensive Plan

4	A place to workout!	6/3/2022 4:48 PM
5	Farmers markets that support our farmer community.	6/3/2022 1:35 PM
6	Less city people wanting to distroy my small farm town	6/3/2022 12:46 PM
7	I like it as is.	6/3/2022 12:35 PM
8	More bars on Main Street	6/3/2022 12:23 PM
9	N/a	6/3/2022 12:02 PM
10	Move the truck driving school	5/25/2022 6:38 PM
11	Coffee shop and flower shop	5/22/2022 3:26 PM
12	Community events	5/9/2022 6:19 PM
13	I already shop in many places in town.	5/1/2022 9:10 AM
14	Community events down main Street.	4/16/2022 12:59 PM
15	Everything that has been there for years is good enough for me. Let it be.	3/27/2022 6:56 AM
16	None of these	3/26/2022 11:44 AM
17	Just leave it alone	3/26/2022 9:27 AM
18	Already visit.	3/25/2022 11:05 AM
19	The truck driving school needs to get the parking figured out for there school Main Street should be a steer for the business parking not for the school to part all there students all day long an bonding up the street when you need to go to a store on Main Street an can't not because the truck driving school has all the parking spots filled up	3/25/2022 9:44 AM
20	The truck driving school needs to get the parking figured out for there school Main Street should be a steer for the business parking not for the school to part all there students all day long an bonding up the street when you need to go to a store on Main Street an can't not because the truck driving school has all the parking spots filled up	3/25/2022 7:36 AM
21	Need more kid friendly activities and entertainment that doesn't have to be associated with livestock and farm other farm animals. The more things the kids have to do the less trouble they will be in. Aka get a rec center with swimming and sports and other activities. Not everyone likes the coaches at the school fyi	3/24/2022 8:00 PM
22	No change needed	3/24/2022 6:01 PM
23	Movie theater	3/24/2022 11:10 AM
24	Feel safer.	3/24/2022 10:08 AM
25	A gym/recreational facility/pool	2/14/2022 12:13 PM
26	Leave our town alone!	2/12/2022 1:48 PM
27	It's fine the way it is	2/12/2022 7:54 AM
28	Leave our town alone!	2/11/2022 11:35 PM
29	Leave it alone. It is not Denver	2/11/2022 8:45 PM

Q14 What is your vision for what the Town of Keenesburg should be in the future? (Please choose one)

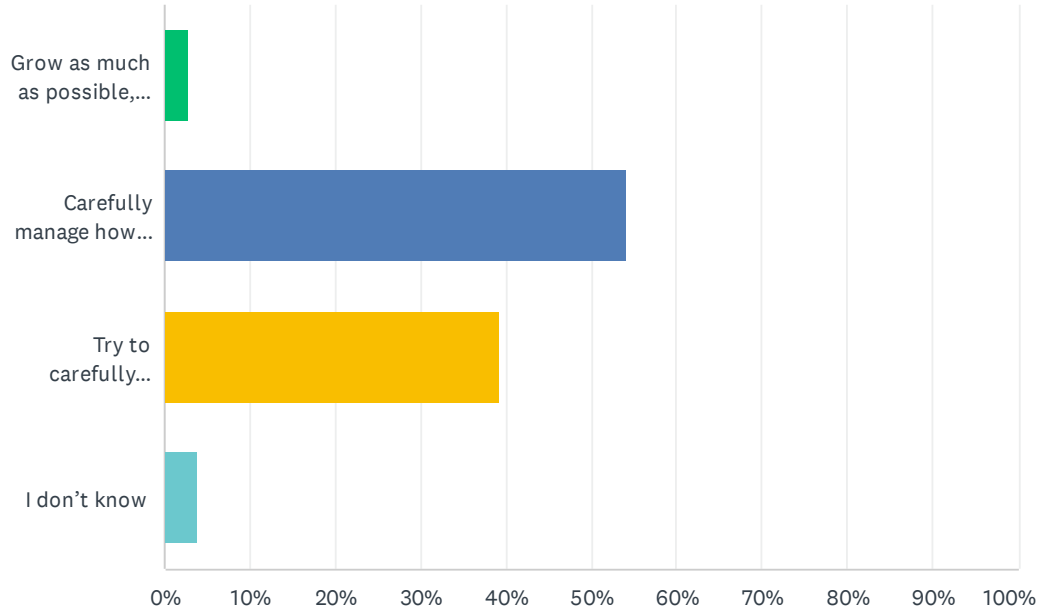
Answered: 258 Skipped: 4



ANSWER CHOICES	RESPONSES	
A small town that remains a slower growing small town, with a rural character	57.75%	149
A growing community retaining its small town flavor	32.56%	84
A significant suburb or satellite community, with a growing employment base	6.98%	18
A bedroom community or suburb to the Denver metro area	1.94%	5
I don't know	0.78%	2
TOTAL		258

Q15 If Keenesburg continues to grow, which of the following general approaches do you think the town should pursue? (Please choose one)

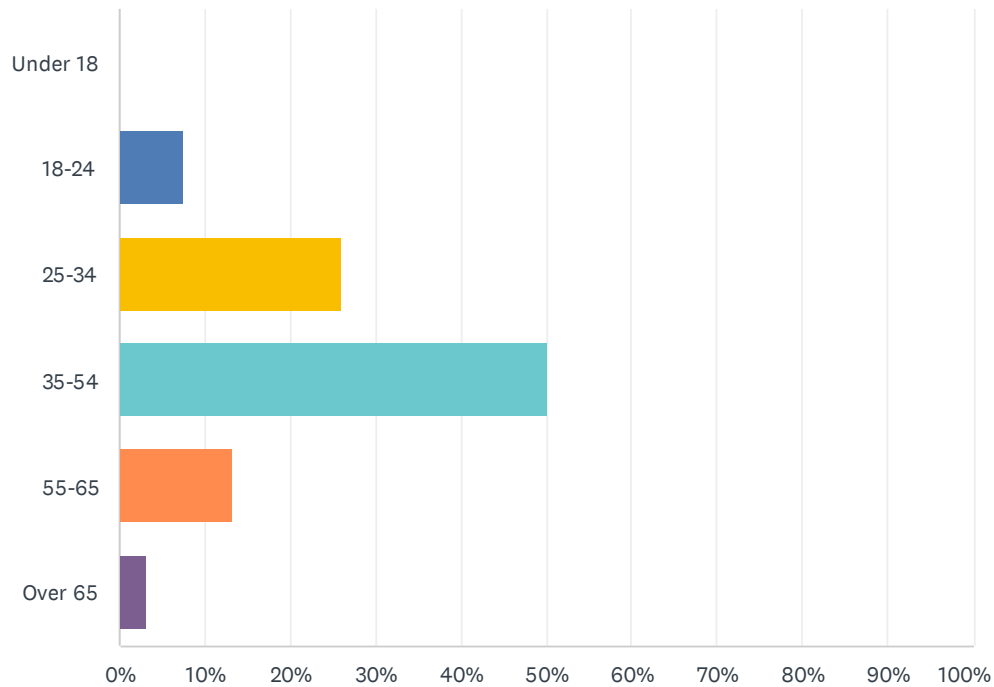
Answered: 258 Skipped: 4



ANSWER CHOICES	RESPONSES	
Grow as much as possible, with relatively few guidelines or requirements for new development	2.71%	7
Carefully manage how developments look, feel, and are designed, even if this means growth is slower	54.26%	140
Try to carefully balance economic growth with having high quality, well-designed new development	39.15%	101
I don't know	3.88%	10
TOTAL		258

Q16 The following is my current age range: (Please choose one)

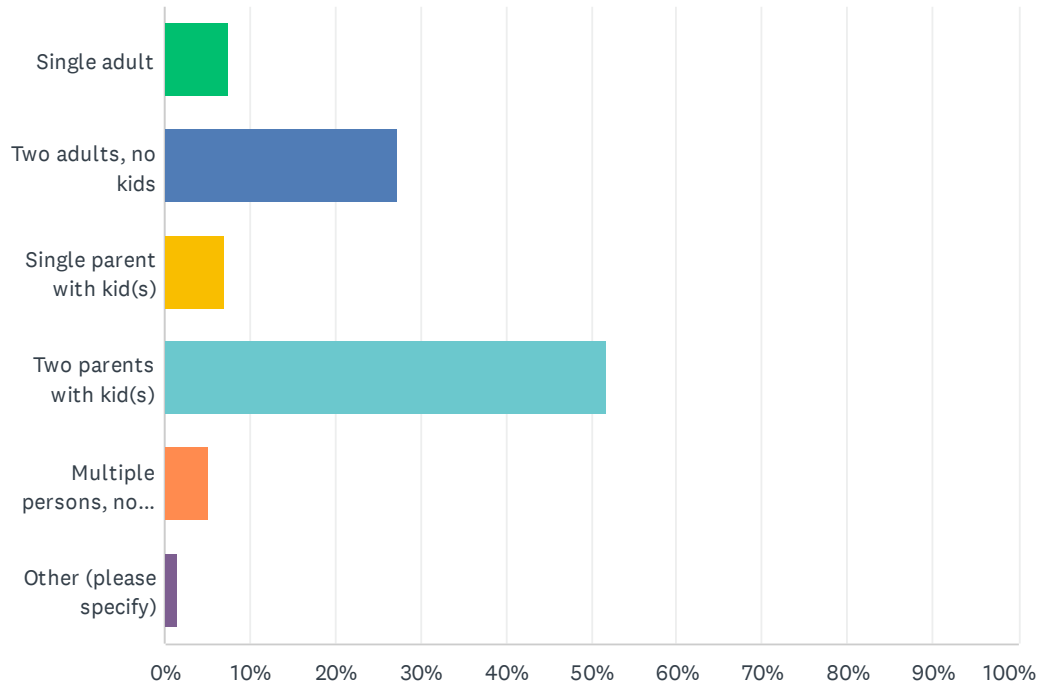
Answered: 257 Skipped: 5



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	7.39%	19
25-34	26.07%	67
35-54	50.19%	129
55-65	13.23%	34
Over 65	3.11%	8
TOTAL		257

Q17 Please describe the current living situation in your household (Please choose one)

Answered: 257 Skipped: 5

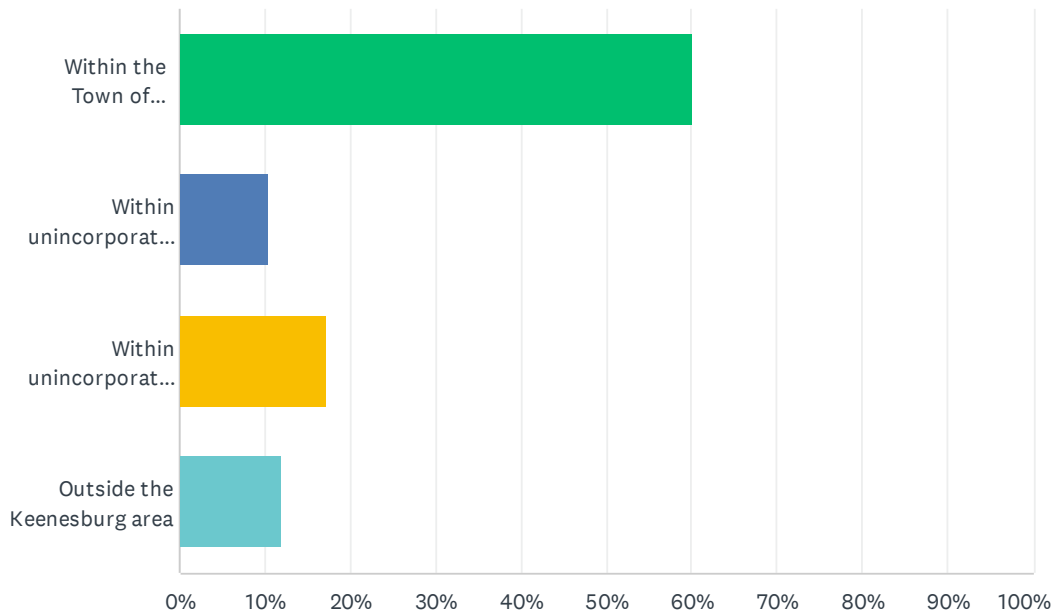


ANSWER CHOICES	RESPONSES	
Single adult	7.39%	19
Two adults, no kids	27.24%	70
Single parent with kid(s)	7.00%	18
Two parents with kid(s)	51.75%	133
Multiple persons, no kids	5.06%	13
Other (please specify)	1.56%	4
TOTAL		257

#	OTHER (PLEASE SPECIFY)	DATE
1	Living with parents still... too expensive	7/4/2022 9:54 AM
2	2 adults with grandkids 5 days a week	4/16/2022 12:02 PM
3	5 adults because kids can't afford cost of living and 1 child	3/26/2022 7:49 AM
4	Not your business	3/24/2022 6:01 PM

Q18 Whereabouts do you live? (Please choose one)

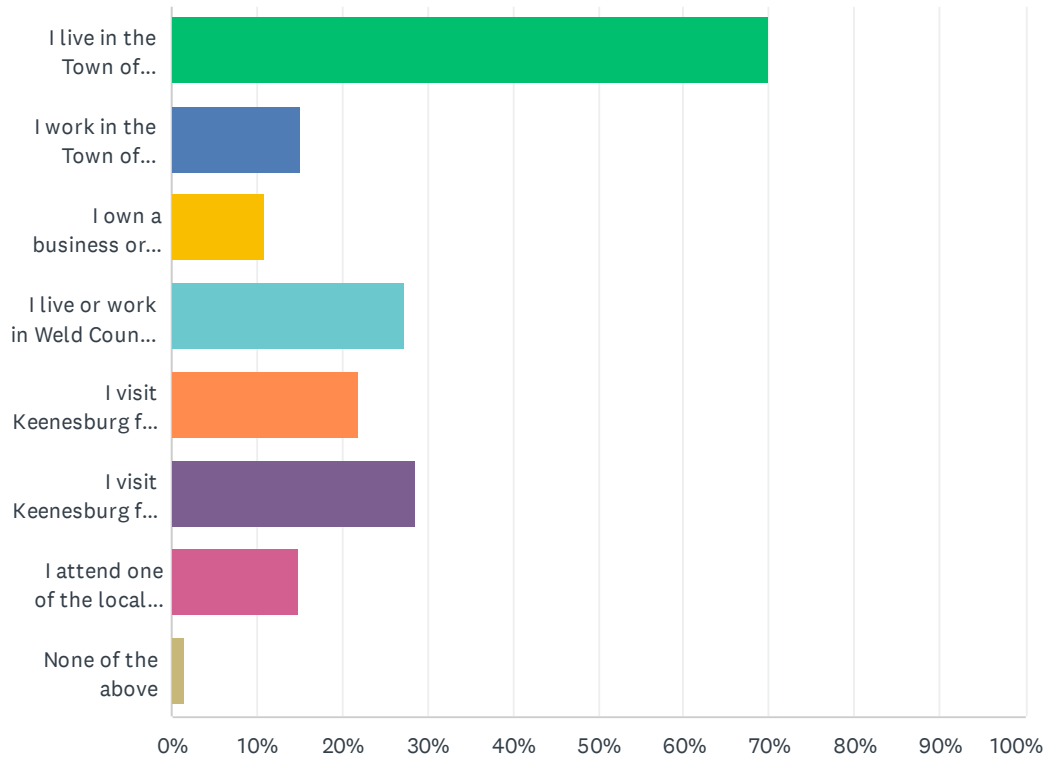
Answered: 259 Skipped: 3



ANSWER CHOICES	RESPONSES	
Within the Town of Keenesburg's boundaries	60.23%	156
Within unincorporated Weld County, north of I-76	10.42%	27
Within unincorporated Weld County, south of I-76	17.37%	45
Outside the Keenesburg area	11.97%	31
TOTAL		259

Q19 What is your tie to the Town of Keenesburg and the local area? (Please select all that apply)

Answered: 256 Skipped: 6



ANSWER CHOICES	RESPONSES	
I live in the Town of Keenesburg	69.92%	179
I work in the Town of Keenesburg	15.23%	39
I own a business or property in the Town	10.94%	28
I live or work in Weld County, outside Keenesburg	27.34%	70
I visit Keenesburg for business	21.88%	56
I visit Keenesburg for shopping, events, or for fun	28.52%	73
I attend one of the local schools in Keenesburg	14.84%	38
None of the above	1.56%	4
Total Respondents: 256		

B

Results from 2nd Community Survey

KEENESBURG COMPREHENSIVE PLAN

SECOND COMMUNITY SURVEY

COMBINED RESULTS (ONLINE AND IN-PERSON)

FEBRUARY 2023

Question 1 – Would you be in favor of extending Highway 79 north to a new interchange on I-76 to improve regional connections and reduce truck traffic in town?

Strongly Agree	33
Agree	45
Neutral	24
Disagree	11
Strongly Disagree	32

Question 2 – Where would you most prefer to have an additional interchange on I-76 to serve the Keenesburg area?

Interchange northeast of town, connecting with an extension of Highway 79 to I-76	28
An interchange located somewhere between the Kersey Road interchange (County 49) and the Keenesburg interchange (Market Street)	21
I would like to see new interchanges, both to the east and west of Keenesburg	27
I don't want to see any additional interchanges on I-76 in the local area	52
I don't know	11

Additional Comments:

- *I would like to see an interchange at CR 55, as shown on Downtown Concept 2*
- *Would like to see an interchange at CR 55, on Downtown Concept 2*

Question 3 – Would you be in favor of extending Main Street to the south, toward the area around County Road 59 and Highway 52, to provide an improved north-south connection through the middle of Keenesburg?

Strongly Agree	25
Agree	37
Neutral	25
Disagree	20
Strongly Disagree	33

Question 4 – Would you be in favor of redesigning Woodward Ave in the Downtown area (to be one-way westbound, from Main to Elm), making it possible to have a quiet zone for trains running through town?

Strongly Agree	16
Agree	13
Neutral	32
Disagree	29
Strongly Disagree	52

Question 5 – Would you be in favor of creating a trail for walking and biking, under the railroad, connecting Pine Street to the north and south of the railroad?

Strongly Agree	38
Agree	34
Neutral	32
Disagree	10
Strongly Disagree	27

Additional Comments:

- *Agree...but need safe roads on the north side.*

Question 6 – Assuming that Keenesburg continues to grow at its current rate, would you like to see the town stay more compact, or to expand more outward over time? Please choose one option.

Concentrate new housing and commercial closer to the heart of town, to preserve agriculture and the open countryside	87
Allow new housing and commercial to expand farther from the heart of town, into rural areas of Weld County	32
I don't know	7
Either is fine with me	9

Additional Comments:

- *Keep the small town feel!!*
- *I don't want to see any growth*
- *Would love to see larger lots in developments*
- *Need to stop growing*
- *None of the above*

Question 7 – I am interested in preserving areas outside of Keenesburg as Agriculture or Open Space, as this part of Weld County continues to grow, in order to preserve the character of the area.

Strongly Agree	87
Agree	38
Neutral	16
Disagree	0
Strongly Disagree	2

Question 8 – I would like to extend the “Main Street” feel of Downtown Keenesburg northward, toward the I-76 interchange.

Strongly Agree	31
Agree	41
Neutral	36
Disagree	14
Strongly Disagree	22

Question 9 – I would like to see the following features in Downtown Keenesburg in the future (please select all that apply).

Farmers market	94
Outdoor dining and patios	75
Street trees	61
Benches and other outdoor seating	59
Improved lighting	55
Improved crosswalks	41
Splash pads	36
Public art	30
Plazas	19
Bike racks for bicyclists	18

Additional Comments:

- *Add a Walmart*
- *Neither*
- *Beer garden, gym*

Question 10 – If there is one thing you would get for parks and open space in Keenesburg what would you choose?

Comments:

- *Splash pad and update the park by the Johnson Circle*
- *Pool*
- *More benches / seating and tables*
- *The ocean 😊. Yes, I know...*
- *Bike path*
- *Tennis*
- *Horseshoe pits*
- *Splash pads*
- *Basketball court with outdoor lighting with a cover to protect the park from rain and snow*
- *Outdoor restaurant*
- *Xeriscape, recycled water, places to sit and walk*
- *More open seating and art to see*
- *Covered picnic areas*
- *Nothing*
- *Benches*
- *A dog park, to keep the other parks kid friendly*
- *Leave existing parks and no others are necessary*
- *Do not know*

- *Nothing*
- *No*
- *Keep it the same*
- *Bike paths*
- *Pool*
- *Pool / rec center*
- *More restaurants*
- *Trees and ponds*
- *Keep the town the way it is. Stop growing.*
- *More seating and open space*
- *Biking trails*
- *Be a small town*
- *A dog park*
- *Bike trails*
- *Water recreation*
- *Bike / running paths*
- *Dog park*
- *Dog park, softball complex*
- *More safe places for the kids*
- *Safe parks for kids*
- *Walking trails*
- *Nice grass and trees*
- *Trails and parks*
- *Ball parks and soccer fields*
- *Less people*
- *More facilities for youth*
- *Picnic tables, trees, water fountain for kids*
- *Wildlife preserve*
- *Leave this town alone!!! You are ruining it!!*
- *Trees*
- *A place to walk my dog. A nice dog park.*
- *Shade and seating*
- *More play structures and walking trails*
- *Would like to see a tanning place, YMCA, Drive-in, and Hooters*
- *Planned plant structure*
- *Splash pad / pool*
- *Dry the field out so it can be used*
- *Nothing*
- *Covered picnic area and pavilion*
- *Amphitheater for music and other events, along with an adjoining pavilion for a farmers market*
- *Playground*
- *Pool*
- *Ball fields*

- *A small rec center for the kids*
- *Someone to pick up dog poo*
- *Bike paths*
- *Please leave our small community the way it is small. We as the residents that have been here for years and years do NOT want this growth. We live in Keenesburg for a reason. We do not live in city nor want the city life or people in our little town. In our little community. All you're doing is allowing unwanted crime and riffraff to our community. Keenesburg was perfect the way it is do not keep making it grow.*
- *Benches / picnic tables*
- *Perhaps a water park for the kids*
- *Non! Stop trying to make our TOWN a city*
- *Swimming pool / recreation facility*
- *Outdoor, covered fitness center (see Prospect Park in Wheat Ridge).*
- *A dog park!!! So sick and tired of people walking with their dogs off leashes and no one there to do anything about it.*
- *Not sure*
- *Walking trails*
- *More covered areas, for shade. A pool would be a great addition to our town.*
- *Bike trails*
- *Parks*
- *Bike racks*
- *It would be fantastic if the town would make any effort to control bindweed. The town totally ignores this noxious weed, allowing it to take over the town and residents yards. For example: It has taken over the field and trees next to Kum and Go. Next to Dollar Store, Down Main Street. Along the frontage road, new development open space, across from Hoff, etc. Before considering anything else the town must get rid of noxious weeds. Planting trees or ANY future planting of would be counterproductive without doing this first. I would suggest giving lil rebels a well maintained football, soccer baseball field. Including: grass, trees, parent stands, free of burrs and stickers. This should be the first focus of Keenesburg. Hard to believe it hasn't been done already.*
- *Swimming pool.*
- *Idk but we need an ihop or a del taco*
- *Soccer field, skate park, older kid stuff*
- *Nice baseball fields*
- *Swimming pool*
- *Volleyball net*
- *A water splash area*
- *Amphitheater or rec center*
- *Walking trails that are well maintained with lots of flora and fauna*

Question 11 – Do you have a preference between Land Use Concept 1 and Land Use Concept 2? What comments do you have on these two land use concepts / maps for Keenesburg? What do you like and not like about each concept?

Note: This table summarizes the views from the written comments (which follow the table and were provided either on the paper survey or via the online survey)

Concept 1	17
Concept 2	23
Either One / No Preference	4
Neither Concept	19

Comments:

- *Land Use Concept 2, because agriculture is being preserved.*
- *N/A*
- *Concept 2*
- *Either one*
- *#2 – I just like the layout better*
- *I like #2. I live on Crawford and would produce too much traffic near town park, need a “quiet zone”*
- *Concept 2*
- *No preference*
- *Concept 1 is better than concept 2*
- *Concept 2*
- *Either one is OK*
- *N/A*
- *Concept 1*
- *I like the more concentrated plan in Concept 2. I think it is a more realistic and natural growth of the town.*
- *Concept 2 – Slower growth keeps our small town charm, and being exclusive makes us more desirable*
- *None*
- *N/A*
- *I don’t like either...ag areas should not be annexed*
- *None. Do not continue to build!*
- *I didn’t see the need for town limits to be expanded, ruining the adjacent rural properties.*
- *None*
- *Expanding the town limits eliminates farmland*
- *Extending farmland*
- *None*
- *Concept 2. Keep retail away from Pine St*
- *I don’t know. Not explained*

- *Neither*
- *Concept 1*
- *Both very hard to read*
- *Either*
- *No*
- *Stop developing. We like our little town.*
- *Concept 1*
- *No idea*
- *No preference*
- *I don't know*
- *Yes, I would like to remain on the outskirts of town. Concept 2*
- *Neither*
- *Land use concept 1*
- *Land use concept 2, allowing more retail near I-76*
- *Don't want either*
- *Mixed use with more agriculture would help the community*
- *No*
- *Don't have an opinion*
- *Concept 1*
- *no*
- *Concept 1*
- *Concept 1*
- *Dispensary*
- *Concept 1, more room for growth*
- *Not crazy growth. Not too artsy. Recession is coming...don't spend money.*
- *Do not keep making Keenesburg bigger. If we wanted this stuff, I could live in a big city.*
- *Concept 2 makes more sense because of business access along the Frontage Road and the highway – not good for housing*
- *Mixed use would allow for a buffer between the railroad and residential uses. Like the idea of a new interchange west of town near CR 55*
- *Option 2*
- *I prefer concept 2. The proposed road from Hwy 79 to Keenesburg is an idiotic design as you will go through existing houses and other buildings. Makes much more sense to go straight up to CR 20 and then across.*
- *Concept 1*
- *N/A*
- *Land Use Concept 2*
- *Keep the town limits where they are and leave the ag zoned areas as is*
- *I don't like any of these options*
- *I prefer concept 1 – we need to plan for future use, not just accommodate at a marginal level*
- *Don't like either*
- *Both are fine in my opinion*
- *We need places to eat not more gas stations and houses!!!!*

- *No preference but I don't want to see more high density housing*
- *Neither! I am not happy with any of the proposed concepts.*
- *No particular preference between the plans. One observation is that running the 79 bypass into the Keenesburg Parkway seems like just moving the problem out of "downtown" to this future development. Seems like it would be better to just continue west to WCR 49 along the northern growth boundary.*
- *1*
- *I think both have their benefits and don't feel strongly either way. Whichever includes more ability for affordable housing and would bring in some more restaurant options.*
- *2. Although I'd really like to keep the growth down. We moved out of the city to get away from it!!! Minimal growth, but not new businesses are ok.*
- *I don't like either! We love our small town, please keep it small! You are also assuming property owners will sell. We won't! If I absolutely have to choose I choose concept 2*
- *Option 2*
- *1 has more room, 2 feels like things would be crowded*
- *1*
- *Option 2, I prefer more open spaces*
- *2*
- *Option 1 preferred. I would hope to keep the downtown feel in the actual town and not along 76*
- *No on both*
- *I am not in favor of more development east of town*
- *Leave it alone*
- *I don't like either one. Where is the water going to come from for this new development?*
- *I prefer map 2 because there would be more retail near the proposed Hwy 79 interchange than map 1.*
- *1*
- *Option 2. I hate seeing all the agricultural and small town stuff go but I also know it has to in order to grow and continue to be a great town. As long as all things are done with the thought of not losing the small town. The fairgrounds could use a big sprucing up so we can get more and bigger events to come to town.*
- *I want to keep as much agriculture rural area as possible. Making the new road would destroy the agricultural outside of town.*
- *I prefer Land Use #1 if we have to choose. Why is Keenesburg expanding at all anyway?????*
- *Concept 2*
- *I do not have a preference of either option because I do not like either option. The proposed 20 year growth plan takes up an awful lot of farm ground and encroaches on existing property. The proposed extension of highway 79 would destroy way too much agricultural ground and would also be incredibly expensive. It could potentially destroy local farmers livelihood and morale. People who have been here and farmed that ground for generations.*
- *Expand to the south towards the schools.*
- *Concept 2 – because the concentrated areas of town are near existing businesses, etc.*

Question 12 – Do you have a preference between Downtown Concept 1 and Downtown Concept 2? What comments do you have on these two concepts for the Downtown area? What do you like and not like about each concept?

Note: This table summarizes the views from the written comments (which follow the table and were provided either on the paper survey or via the online survey)

Concept 1	28
Concept 2	23
Either One / No Preference	5
Neither Concept / No / None	16

Comments:

- *I like number 2 but I like the open spaces, trails on concept 1*
- *Concept 1*
- *Concept 2*
- *Concept 2*
- *Concept 1*
- *No preference*
- *Concept 1 is better than concept 2*
- *I don't know*
- *N/A*
- *Concept 1*
- *Concept 1 in my opinion offers the best growth option because of the retail areas.*
- *Concept 2: Less traffic in park areas*
- *Concept 1 – Less disturbance*
- *Neither*
- *N/A*
- *Concept 2*
- *None*
- *No comment*
- *No*
- *Upgrading the town increases taxes*
- *None*
- *Yes, prefer Concept 2*
- *Neither*
- *Downtown concept 1*
- *Concept 1, more parks*
- *Downtown concept 1 – it has another exit and more commercial*
- *No*
- *No*
- *Concept 2*

- *No idea*
- *No preference*
- *No*
- *Concept 2 preferred*
- *None*
- *No preference*
- *Concept 1, allows for a large park*
- *Concept 1*
- *Don't want either*
- *N/A*
- *No*
- *Option 1*
- *A Walmart / King Sooper*
- *Concept 2*
- *No*
- *Concept 1*
- *Concept 2*
- *Concept 1*
- *Downtown concept 1 – It has bigger land blocks and parks*
- *Please don't spend money*
- *Neither. Leave Keenesburg alone...you have already made it too crowded in schools!!*
- *Prefer Concept 1 – mixed use adds more flexibility and potential for higher quality development*
- *Concept 1*
- *Concept 1*
- *Concept 1*
- *Downtown Concept 2*
- *Concept 2 if it has to happen. We moved here for the quiet small town feel*
- *I like bike paths*
- *I don't like any of these options*
- *Concept one offers the diversity necessary for growth*
- *Don't want either*
- *Concept 1*
- *We need places to eat, not more gas stations and houses!!!!!!!!!!*
- *I prefer concept 2 but if an underpass is built under the railroad tracks it should be able to accommodate vehicles*
- *Neither! I am not happy with any of the proposed concepts.*
- *No preference*
- *1*
- *I think Concept 1 has more advantages. Extending the downtown feel would be fantastic and hopefully encourage restaurants to move in with their closer proximity to the highway and opportunity for business from the highway.*
- *2. We do not need another exit / entrance on to I-76!! Less housing developments. I don't want to see Keenesburg turn into the next reunion!!!*

- Concept 2
- 2
- Concept 2
- #1. I like the parks being everywhere, not just on the outskirts. I prefer a second I-76 exit as well
- 2
- Concept 1 – it keeps a local feel instead of a ‘highway town’ feel. Encouraging growth along I-76 only divides the town.
- No on both
- Leave it alone
- Concept 2
- I like map 1 because of the increased retail space near the proposed interchange with I-76.
- 2
- Concept 2. I don’t know there is a need for more exits to the highway. That’s just lots of coney and construction that is not needed.
- 2
- I don’t like the tunnel
- No, I don’t prefer one over the other but I don’t think 55 should be expanded.
- 2
- I think unrealistic from a cost view.
- Some people like the small town feel. I for one would like to keep it that way.
- 1. I like that there’s 2 ways to get to the southwest side and Downtown
- Concept 1 – I think one of the most important things to consider is roads that will support possible growth.

Question 13 – What is your age?

Under 18	2
18 - 24	3
25 - 34	28
35 - 54	66
55 - 65	26
Over 65	13

Question 14 – What is your gender?

Female	68
Male	47

Additional Comments:

- It doesn’t matter

Question 15 – Whereabouts do you live?

Within the Town of Keenesburg's boundaries	75
Within unincorporated Weld County, north of I-76	8
Within unincorporated Weld County, south of I-76	21
Outside the Keenesburg area	30

Additional Comments:

- *I live outside Keenesburg but own property adjacent to Keenesburg*
- *I own a property adjacent to Keenesburg*
- *I own a property adjacent to Keenesburg*
- *I own land just to the west and adjacent to Keenesburg*

Question 16 – What is your tie to Keenesburg? (Please select all that apply.)

I live in the Town of Keenesburg	81
I work in the Town of Keenesburg	15
I own a business or property in the Town	15
I live or work in Weld County, outside Keenesburg	28
I visit Keenesburg for business	22
I visit Keenesburg for shopping, events, or for fun	27
I attend one of the local schools in Keenesburg	11
None of the above	10

Additional Comments:

- *I live outside Keenesburg but own property adjacent to Keenesburg*
- *I own a property adjacent to Keenesburg*
- *I own a property adjacent to Keenesburg*
- *I own land just to the west and adjacent to Keenesburg*

Question 17 – How long have you lived in Keenesburg?

1 - 3 years	38
5 - 7 years	10
7 - 10 years	8
10 - 20 years	22
More than 20 years	35
I don't live in Keenesburg	22

Additional Comments:

- I have been in the community my whole life*

Comments – Please feel free to add any other comments about the Keenesburg Comprehensive Plan and how the Town plans for the future.

Comments:

- We moved here for the small town feel....don't expand too much*
- We moved to you and your town. It is not up to us to demand changes and growth but it is inevitable. Happy to live here.*
- No growth north of I-76*
- The town looks better within the last five years*
- Many of these questions require much thought and more detail*
- STOP*
- N/A*
- I do not want to see so many new subdivisions being put in. it is overcrowding this small town and pushing people out.*
- Expansion will ruin the town's character*
- Stop growing! I moved here for a small town!!*
- Love this town!! I'm happy to be a part of its future, and know we are new. I do not want to upset any local residents. I'm excited to witness its growth!!*
- Stop growing*
- Excited to see changes, no matter which way it goes*
- Please try and bring more food options. Also, why the exit on CR 55 and not 53, where there is already an overpass?*
- N/A*
- N/A*
- Make sure there is plenty of water*
- Not a fan of any changes to our small town and community.*
- Stop growing*
- Maintain slow / controlled growth and plan well. Take time and even more time!*
- Leave this country town country. You moved here from the city...don't make this one.*

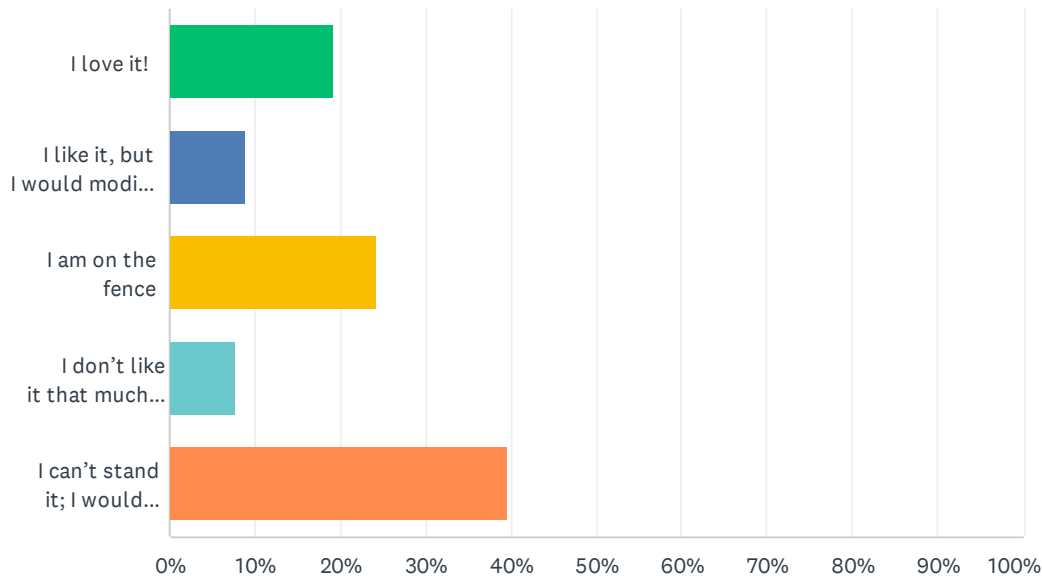
- *Please leave Keenesburg alone. We like the way we are.*
- *Leave us alone!*
- *Walmart or King Soopers would be great. Also, a few out to eat places and a dispensary*
- *Love, love, love Keenesburg!*
- *Thank you for working on improving Keenesburg and taking the time to talk with residents.*
- *Maintain small town community feel, please!*
- *Please don't ruin the small town.*
- *I moved to the country. I have lived in small towns all my life and am getting chased out by big city progress. Love my town the way it is.*
- *Thanks for the opportunity to comment. Planning for the future is important and to develop consensus.*

C

Results from 3rd Community Survey

Q1 What is your feedback regarding the Draft Transportation Plan?

Answered: 78 Skipped: 6



ANSWER CHOICES	RESPONSES	
I love it!	19.23%	15
I like it, but I would modify it a bit	8.97%	7
I am on the fence	24.36%	19
I don't like it that much, but can live with it	7.69%	6
I can't stand it; I would choose something totally different	39.74%	31
TOTAL		78

#	PLEASE ADD YOUR THOUGHTS ON HOW YOU WOULD CHANGE THE DRAFT TRANSPORTATION PLAN, IF YOU HAVE ANY CHANGES:	DATE
1	This is an agriculture town, why make it like a city.	7/7/2023 11:23 AM
2	Don't care for the trails cutting through the neighborhoods north of 76. It seems like that would be accomplished with sidewalks and such with the main roads.	7/6/2023 12:04 PM
3	As a native to Keenesburg, this plan would destroy the small town feel. We live here to avoid the city traffic and city living. This plan would bring city traffic to Keenesburg and I'm not ok with that. Do this and you will cut out valuable farm ground that people rely on for both income and food. This is not good for us!	7/1/2023 11:39 AM
4	Keep our small town	6/22/2023 8:28 PM
5	Bicycles do not belong on roadways. This is not Boulder.	6/22/2023 5:27 PM
6	I would like to continue to have small town living because it keeps the neighborhoods safe and crime down	6/21/2023 7:46 PM
7	I like the idea of the bike facilities and trails, however I don't like the master street plan as I feel like it will drastically impact our way of life in a small town. Most people in the area don't	6/21/2023 7:19 PM

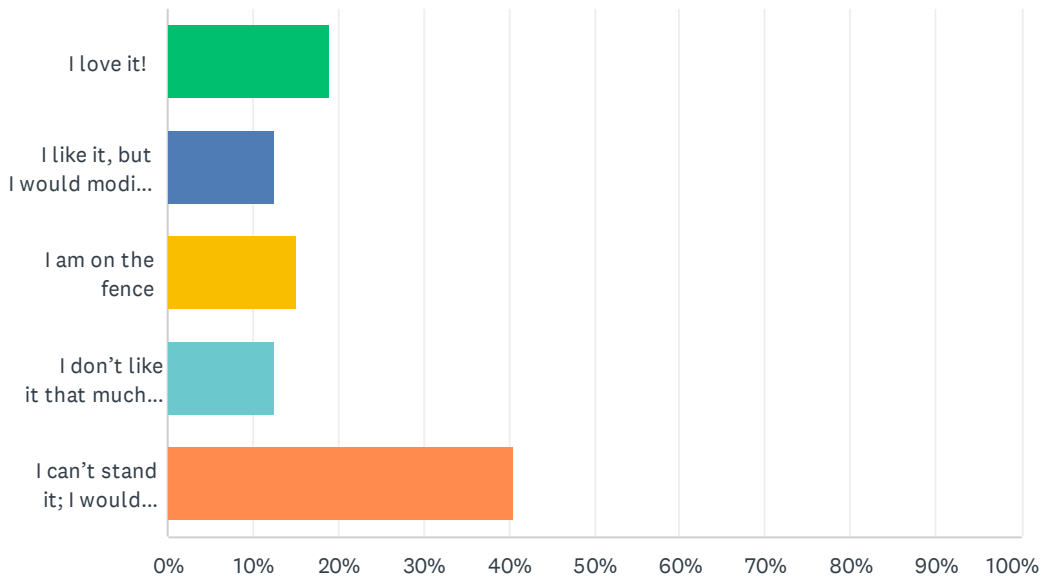
Keenesburg Comprehensive Plan Final Community Survey

want to see farm ground being turned into a major highway simply to connect roads that really aren't very far apart anyways.

8	There is no regard for the farm life and country living that this town was built on. People from the city move here and want to change the area into the city.	6/21/2023 6:34 PM
9	Not sure what you are thinking. Taking away from the beauty of the twin and add to many people and house.	6/21/2023 5:02 PM
10	Why are bike trails anywhere on, around, or near highway 52 a good idea?? That road is so dangerous for cars, let alone bikes!!! STUPID.	6/21/2023 4:32 PM
11	Why are you adding this? You will be once again taking out agricultural areas. This is ridiculous.	6/21/2023 4:17 PM
12	The growth is pushing people out. How will the school handle this growth when they can't handle the current growth.	6/21/2023 12:57 PM
13	Lots of bike lanes	6/19/2023 11:52 AM
14	I like the bike trails	6/19/2023 11:51 AM
15	I like the idea of having trail systems	6/19/2023 11:48 AM
16	Want a small town, keep it small	6/19/2023 11:01 AM
17	Sidewalks on all blocks	6/18/2023 8:36 PM
18	Sidewalks on all streets	6/18/2023 8:33 PM
19	This isn't yuppyville we moved here for small town country living bike lanes are not necessary	5/10/2023 7:28 PM
20	We moved to Keenesburg because of the small town by doing this it will be ruined	5/10/2023 12:43 PM
21	I would not go to the north. Our schools, homes and activities are based going south and East of town.	5/10/2023 9:07 AM
22	Walk/bike trail connections from south dead end streets Ash & Main	5/10/2023 8:43 AM
23	We don't need bike trails on county roads. Keep that stuff for town. We don't need any changes to rural county roads and areas to "better link them to town." We live out in the rural areas for a reason!!	5/10/2023 8:27 AM

Q2 What is your feedback regarding the Draft Land Use Plan?

Answered: 79 Skipped: 5



ANSWER CHOICES	RESPONSES	
I love it!	18.99%	15
I like it, but I would modify it a bit	12.66%	10
I am on the fence	15.19%	12
I don't like it that much, but can live with it	12.66%	10
I can't stand it; I would choose something totally different	40.51%	32
TOTAL		79

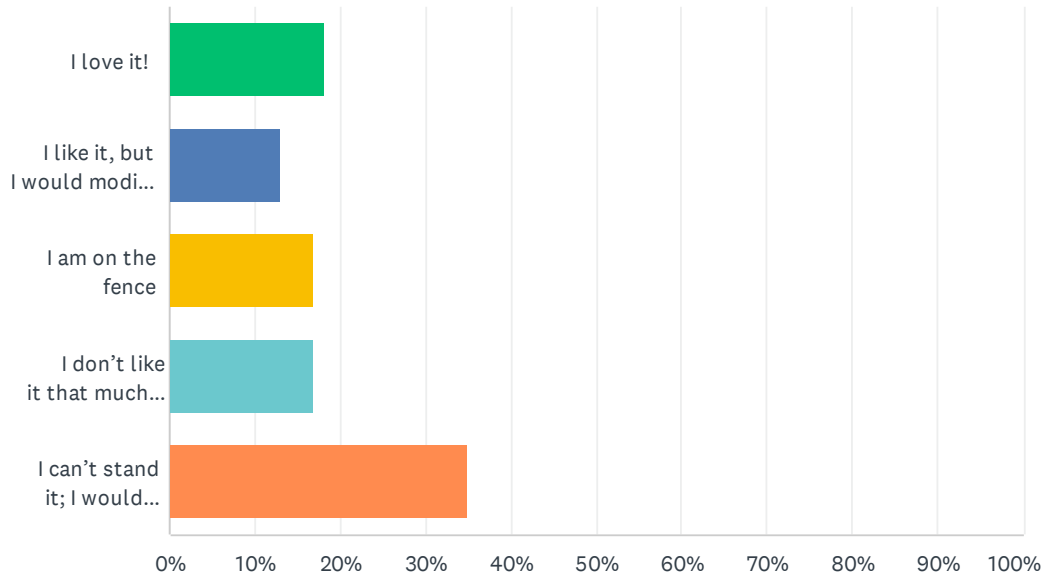
#	PLEASE ADD YOUR THOUGHTS ON HOW YOU WOULD CHANGE THE DRAFT LAND USE PLAN, IF YOU HAVE ANY CHANGES:	DATE
1	Water and traffic control, 2 existing issues that aren't being addressed well	7/7/2023 10:36 PM
2	Not do it	7/7/2023 11:23 AM
3	I love how everyone seems to thinks huge neon signs along 76 "attracts business." Kum and Go's huge obnoxious sign attracts NO ONE to downtown. The lady on planning that said, "It will bring so much business to our downtown area." Nope. People literally come and go, and leave their trash to blow all around. So it brought tax dollars and a truck stop. Fantastic. Now everyone that lives along the highway and others, can see this big ugly vegas sign from 5 miles away. Good job, planning commission.	7/6/2023 12:04 PM
4	This plan destroys very valuable farm ground. Local farmers have been here for over a century and this would push their families out. It would cost the people of Keenesburg a fortune to. It all this ground. Not to mention the water. The water around Keenesburg has been steadily falling for the last decade or more. Bringing this kind of growth is sure to dry the precious aquifers up and will force us to transport water in. That is a major expense that would cost the people dearly. This is not good for us!	7/1/2023 11:39 AM

Keenesburg Comprehensive Plan Final Community Survey

5	Keep your growth north of Hwy 52. This is ag land.	6/22/2023 5:27 PM
6	I would prefer to not see anymore growth	6/21/2023 7:46 PM
7	What is wrong with leaving a small town alone?	6/21/2023 6:34 PM
8	Taking crop lands and family homes. Sad.	6/21/2023 5:02 PM
9	Stop using our agricultural land.	6/21/2023 4:17 PM
10	The growth of pushing people out focus on how to build larger school to accommodate this growth.	6/21/2023 12:57 PM
11	On this plan, all the farm land that makes Keenesburg a small town farm town is gone.	6/19/2023 11:51 AM
12	I'd prefer to keep our town small	6/19/2023 11:47 AM
13	I love that there's a plan! Awesome!	6/19/2023 11:45 AM
14	Where's the food?	6/19/2023 11:40 AM
15	I am on the fence because, although my family wants to see more trails, we don't want the small town feel to go away once more people move to town.	6/19/2023 11:25 AM
16	This town can't handle the growth	6/19/2023 11:01 AM
17	Keep our small town feel please!	6/19/2023 10:13 AM
18	Love the walking and biking trails :)	6/18/2023 8:33 PM
19	Make sure infrastructure is built accordingly rapid growth is not good controlled growth is necessary	5/10/2023 7:28 PM
20	We need more restaurants and food options! Why are we getting a third freaking gas station??? Yet no real American restaurant open past noon	5/10/2023 1:25 PM
21	More house means more people which ruins the amazing small town that we have	5/10/2023 12:43 PM
22	I don't like the parkway, it takes away from the rural aspect of this community. We don't want the busy parkway directly in town, and certainly not near a trail for walking/biking. Truck traffic along with cars, does not mesh well with a family walking trail. Very unsafe.	5/10/2023 9:07 AM
23	I feel like original part of keenesburg (south of tracks to Owen, cedar to ash) are being ignored	5/10/2023 8:43 AM

Q3 What comments do you have regarding the Downtown Plan and related images for the Downtown area in Keenesburg?

Answered: 77 Skipped: 7



ANSWER CHOICES	RESPONSES	
I love it!	18.18%	14
I like it, but I would modify it a bit	12.99%	10
I am on the fence	16.88%	13
I don't like it that much, but can live with it	16.88%	13
I can't stand it; I would choose something totally different	35.06%	27
TOTAL		77

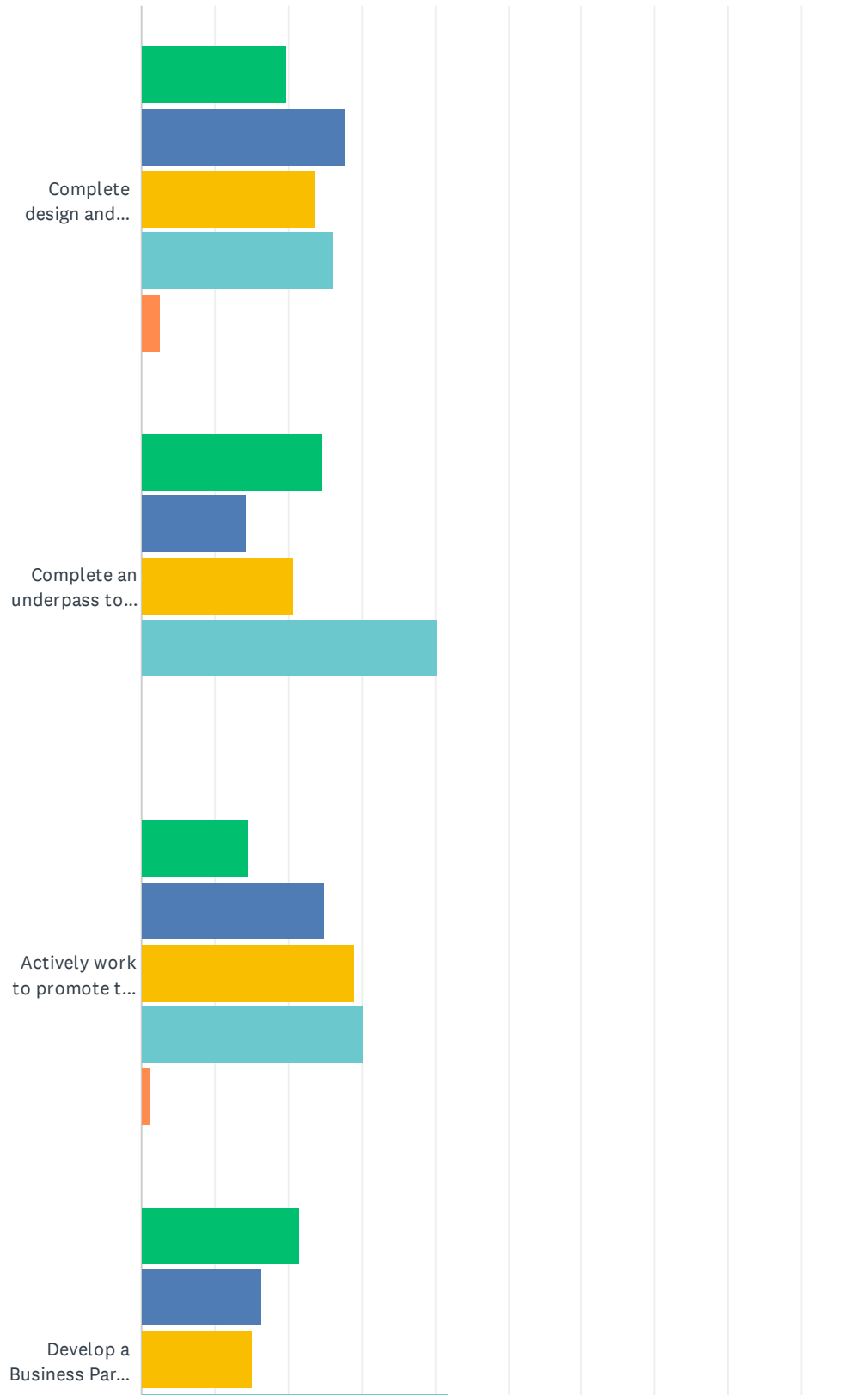
#	PLEASE ADD YOUR THOUGHTS ON HOW YOU WOULD CHANGE THE DRAFT DOWNTOWN PLAN, IF YOU HAVE ANY CHANGES:	DATE
1	We don't need to have another on and off ramp in this town. This is a small town for a reason and no one wants to make it into a new city. This is country life and everyone that moved here knows that. Please stop trying to change our town into something we don't want	7/6/2023 1:54 PM
2	Proper planning to include more local and small businesses will be imperative.	7/5/2023 3:33 PM
3	This change is somewhat acceptable because it stays in town. Stop taking our precious farm ground!	7/1/2023 11:39 AM
4	I would prefer you put money into the current streets and build enough schools to house the kids already in the district rather than build more houses	6/21/2023 7:46 PM
5	Getting ready to move.	6/21/2023 5:02 PM
6	This area does not need any more growth	6/21/2023 4:17 PM
7	Large grocery store	6/19/2023 11:41 AM

Keenesburg Comprehensive Plan Final Community Survey

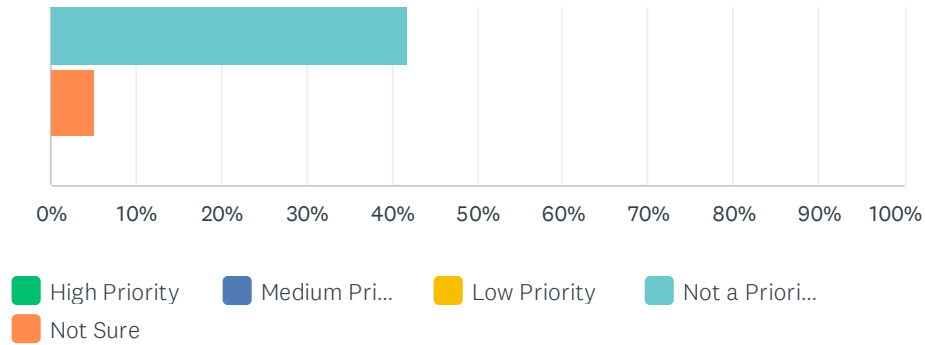
8	Food	6/19/2023 11:40 AM
9	Please look into providing for a quiet train crossing at the Market St crossing	6/19/2023 11:35 AM
10	This plan would make my property part of Downtown, so I do not like it.	6/19/2023 11:25 AM
11	Don't grow	6/19/2023 11:01 AM
12	We need more restaurants and food options! Why are we getting a third freaking gas station??? Yet no real American restaurant open past noon	5/10/2023 1:25 PM
13	Expanding the wrong direction, the growth should be more to the south to utilize highway 52 and the traffic from it. Expanding the state Highway to make it safer for residents and travelers alike should be a priority of our local and county government. Lights and traffic signals are already a need in this community and they have yet to be addressed.	5/10/2023 9:07 AM
14	Two exits off the highway for Keenesburg?? Ridiculous.	5/10/2023 8:27 AM

Q4 I would prioritize the following projects for the Town to focus on, over the next 5 to 10 years:

Answered: 80 Skipped: 4



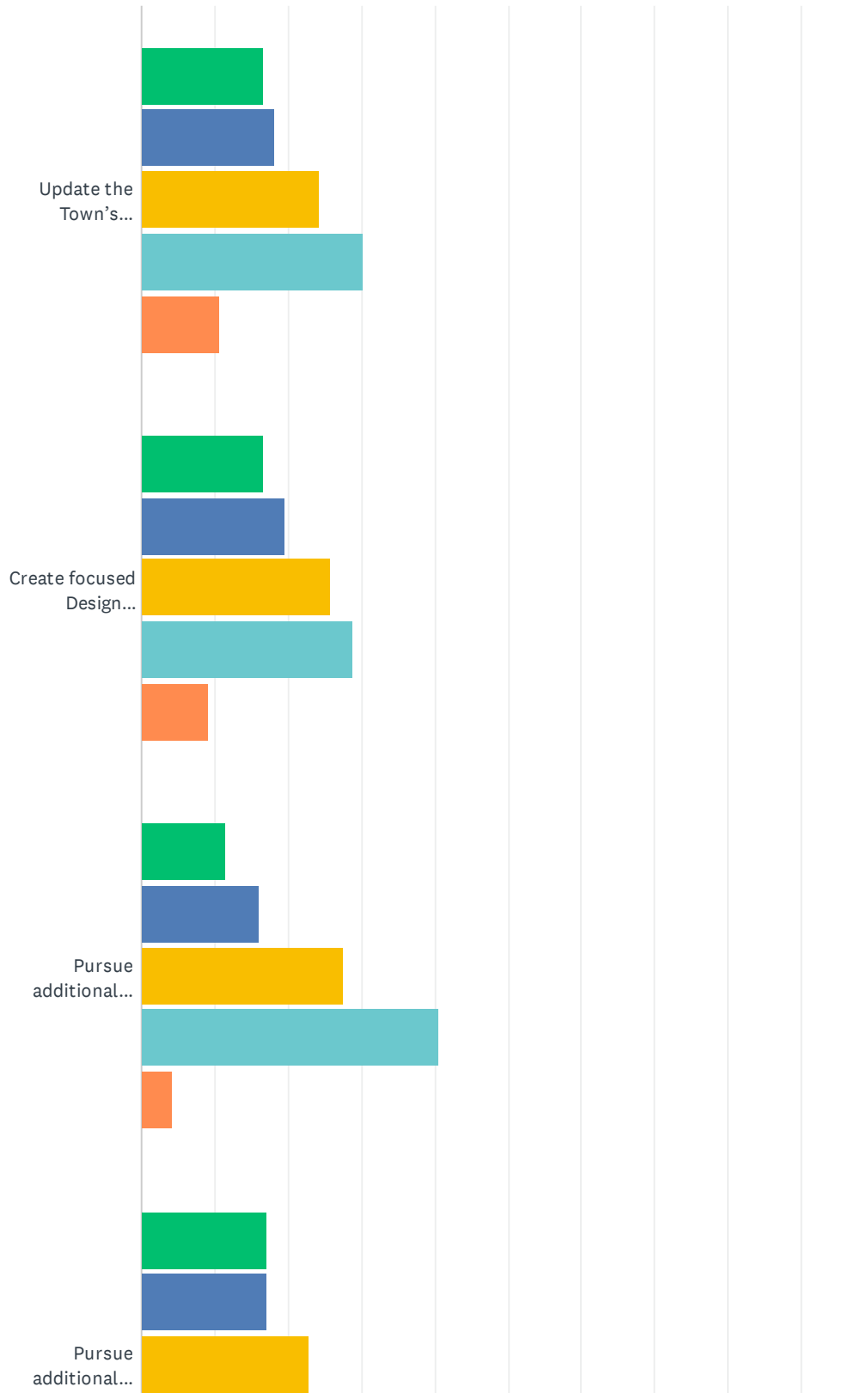
Keenesburg Comprehensive Plan Final Community Survey



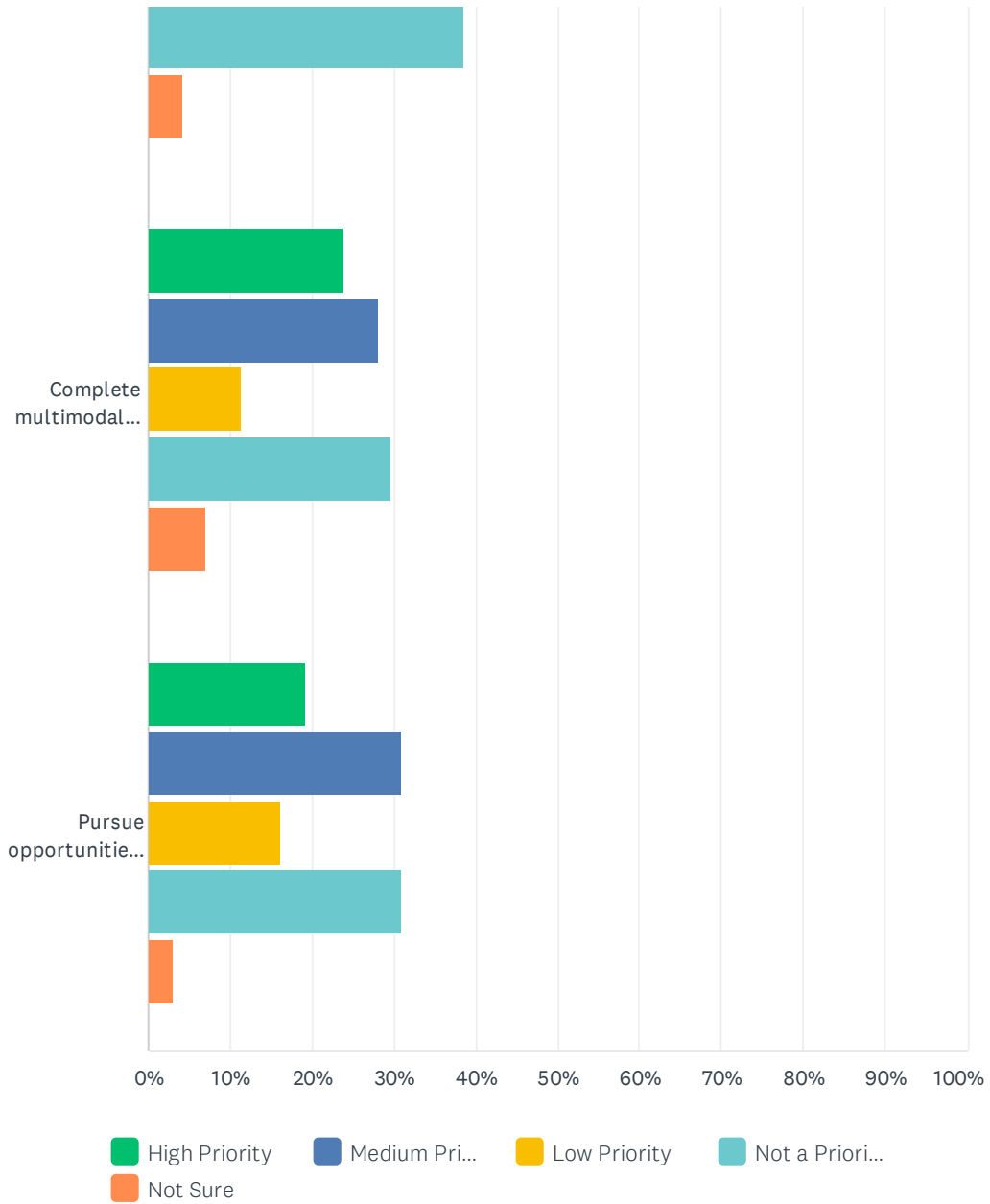
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NOT A PRIORITY	NOT SURE	TOTAL
Complete design and installation of new streetscape features (lighting, trees, seating areas, etc.) in the Downtown area	19.74% 15	27.63% 21	23.68% 18	26.32% 20	2.63% 2	76
Complete an underpass to allow people to walk and bike safely under the railroad, near Downtown Keenesburg	24.68% 19	14.29% 11	20.78% 16	40.26% 31	0.00% 0	77
Actively work to promote the extension of the "Main Street" feel of Downtown north toward I-76, along Market Street	14.47% 11	25.00% 19	28.95% 22	30.26% 23	1.32% 1	76
Develop a Business Park to attract companies to Keenesburg, near I-76 and Downtown	21.52% 17	16.46% 13	15.19% 12	41.77% 33	5.06% 4	79

Q5 I would prioritize the following Implementation “next steps”, coming out of the Comprehensive Plan over the next 5 to 10 years:

Answered: 78 Skipped: 6



Keenesburg Comprehensive Plan Final Community Survey

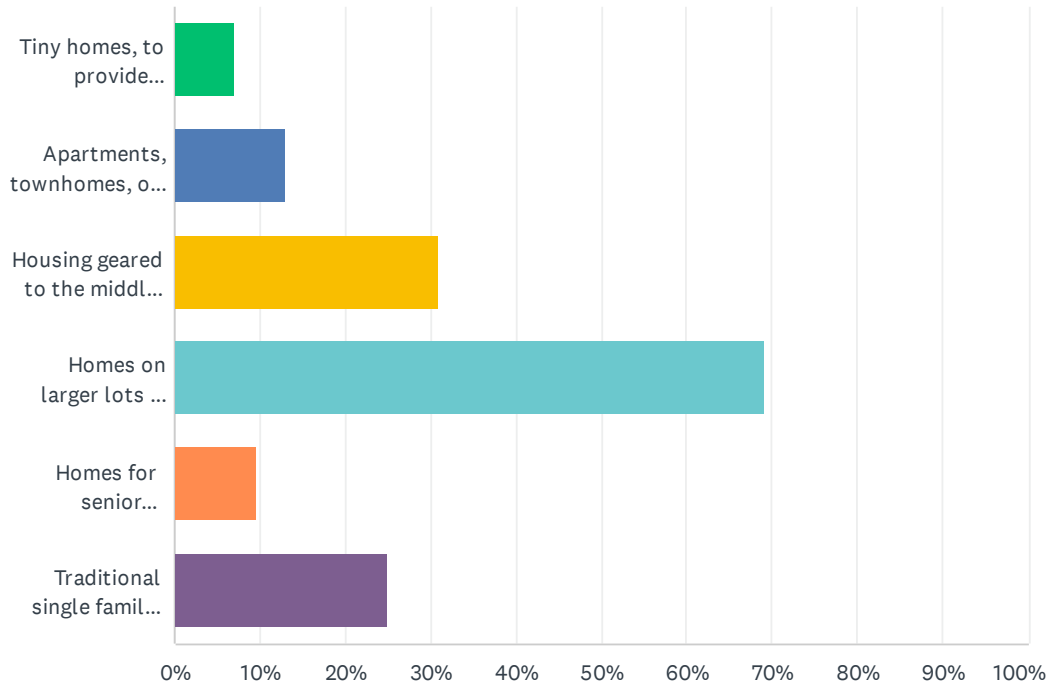


Keenesburg Comprehensive Plan Final Community Survey

	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	NOT A PRIORITY	NOT SURE	TOTAL
Update the Town's Municipal Code and design standards	16.67% 11	18.18% 12	24.24% 16	30.30% 20	10.61% 7	66
Create focused Design Guidelines or more detailed planning for the Downtown Area	16.67% 11	19.70% 13	25.76% 17	28.79% 19	9.09% 6	66
Pursue additional planning and studies for the potential extension of Highway 79 north to I-76, as shown on the plan	11.59% 8	15.94% 11	27.54% 19	40.58% 28	4.35% 3	69
Pursue additional planning and studies with CDOT for another interchange to serve the Keenesburg area	17.14% 12	17.14% 12	22.86% 16	38.57% 27	4.29% 3	70
Complete multimodal facilities (sidewalks, bike lanes, shared-use paths, trails, etc.) to better connect neighborhoods, schools, parks, and Downtown	23.94% 17	28.17% 20	11.27% 8	29.58% 21	7.04% 5	71
Pursue opportunities to acquire lands in the future for parks and open space	19.12% 13	30.88% 21	16.18% 11	30.88% 21	2.94% 2	68

Q6 What do you feel are the greatest needs for housing in Keenesburg? (Please choose your top two)

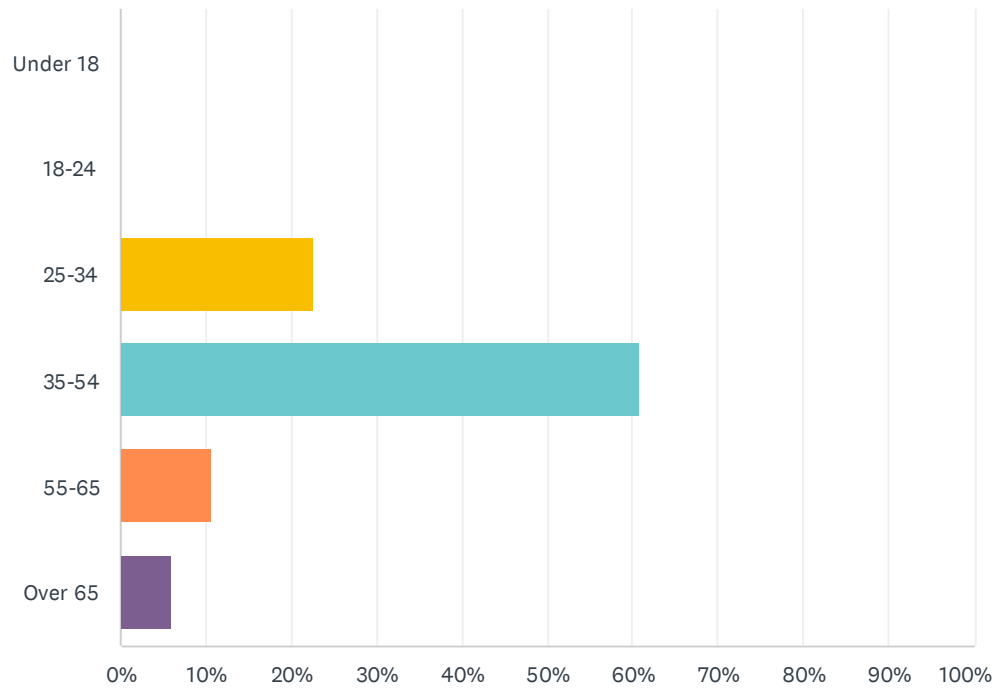
Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
Tiny homes, to provide reasonably priced housing for retail employees and lower income households	7.14%	6
Apartments, townhomes, or duplexes geared to young people just starting out	13.10%	11
Housing geared to the middle tier of households in Keenesburg (including teachers, firefighters, police, etc.)	30.95%	26
Homes on larger lots to preserve the “country feel” of the Keenesburg area	69.05%	58
Homes for senior residents (assisted living facilities, etc.)	9.52%	8
Traditional single family homes for families with children	25.00%	21
Total Respondents: 84		

Q7 What is your age? (Please choose one)

Answered: 84 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	22.62%	19
35-54	60.71%	51
55-65	10.71%	9
Over 65	5.95%	5
TOTAL		84

Q8 What is your gender?

Answered: 69 Skipped: 15

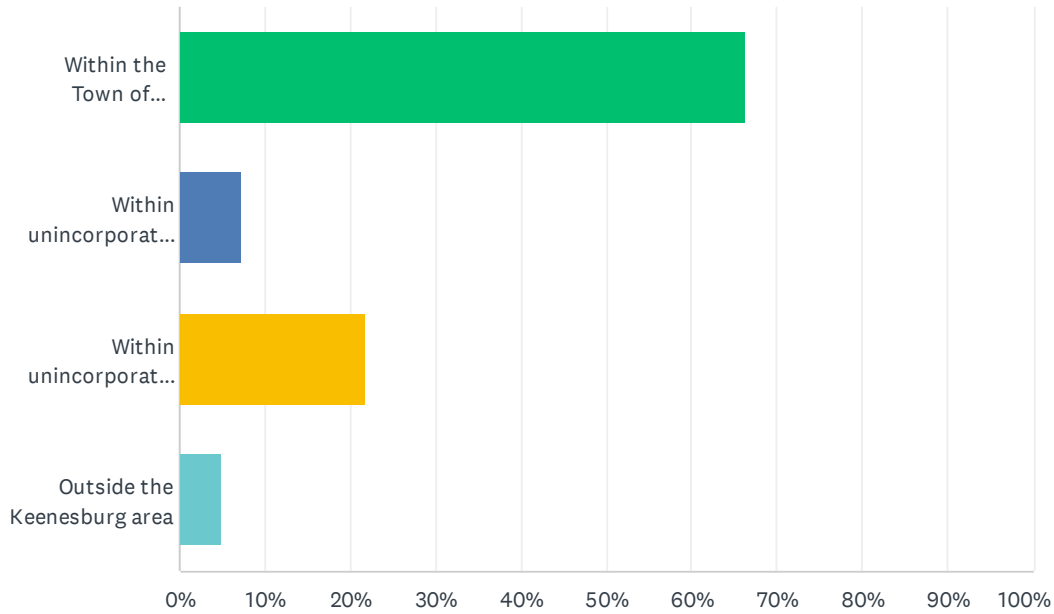
#	RESPONSES	DATE
1	male	7/10/2023 6:21 PM
2	F	7/7/2023 10:36 PM
3	Female	7/7/2023 11:23 AM
4	F	7/7/2023 9:39 AM
5	Female	7/6/2023 4:14 PM
6	Female	7/6/2023 12:04 PM
7	Male	7/5/2023 8:36 PM
8	Female	7/5/2023 8:33 PM
9	Female	7/5/2023 4:20 PM
10	Female	7/5/2023 3:33 PM
11	Female	7/5/2023 1:43 PM
12	Male	7/5/2023 12:44 PM
13	Male	7/1/2023 11:39 AM
14	Male	6/27/2023 7:50 AM
15	Male	6/23/2023 12:53 AM
16	Male	6/22/2023 8:32 PM
17	Female	6/22/2023 8:28 PM
18	Female	6/22/2023 5:27 PM
19	Female	6/21/2023 7:46 PM
20	Female	6/21/2023 7:19 PM
21	Male	6/21/2023 6:46 PM
22	Female	6/21/2023 6:34 PM
23	Female	6/21/2023 6:09 PM
24	Male	6/21/2023 6:05 PM
25	Male	6/21/2023 6:00 PM
26	Female	6/21/2023 5:04 PM
27	Female	6/21/2023 5:02 PM
28	N/A	6/21/2023 4:32 PM
29	Female	6/21/2023 4:32 PM
30	Female	6/21/2023 3:09 PM
31	Female	6/21/2023 12:57 PM
32	Male	6/19/2023 11:52 AM
33	Female	6/19/2023 11:51 AM

Keenesburg Comprehensive Plan Final Community Survey

34	Male	6/19/2023 11:48 AM
35	Female	6/19/2023 11:47 AM
36	Female	6/19/2023 11:45 AM
37	Female	6/19/2023 11:44 AM
38	Female	6/19/2023 11:42 AM
39	Female	6/19/2023 11:41 AM
40	Female	6/19/2023 11:40 AM
41	Male	6/19/2023 11:38 AM
42	Female	6/19/2023 11:36 AM
43	Male	6/19/2023 11:35 AM
44	Female	6/19/2023 11:25 AM
45	Female	6/19/2023 11:22 AM
46	I'm a man!	6/19/2023 11:20 AM
47	Female	6/19/2023 11:15 AM
48	Female	6/19/2023 11:13 AM
49	Male	6/19/2023 11:01 AM
50	Female	6/19/2023 10:13 AM
51	Male	6/19/2023 10:09 AM
52	Female	6/19/2023 10:06 AM
53	Female	6/18/2023 8:36 PM
54	Female	6/18/2023 8:33 PM
55	Female	5/30/2023 10:09 AM
56	Female	5/15/2023 10:49 AM
57	Female	5/12/2023 6:35 PM
58	Male	5/11/2023 11:06 PM
59	Female	5/10/2023 11:52 PM
60	Female	5/10/2023 8:40 PM
61	Male	5/10/2023 7:28 PM
62	Female	5/10/2023 6:19 PM
63	Male	5/10/2023 4:39 PM
64	Male	5/10/2023 2:10 PM
65	Male	5/10/2023 12:43 PM
66	Female	5/10/2023 9:26 AM
67	Female	5/10/2023 9:07 AM
68	Female	5/10/2023 8:43 AM
69	Female	5/10/2023 8:27 AM

Q9 Whereabouts do you live? (Please choose one)

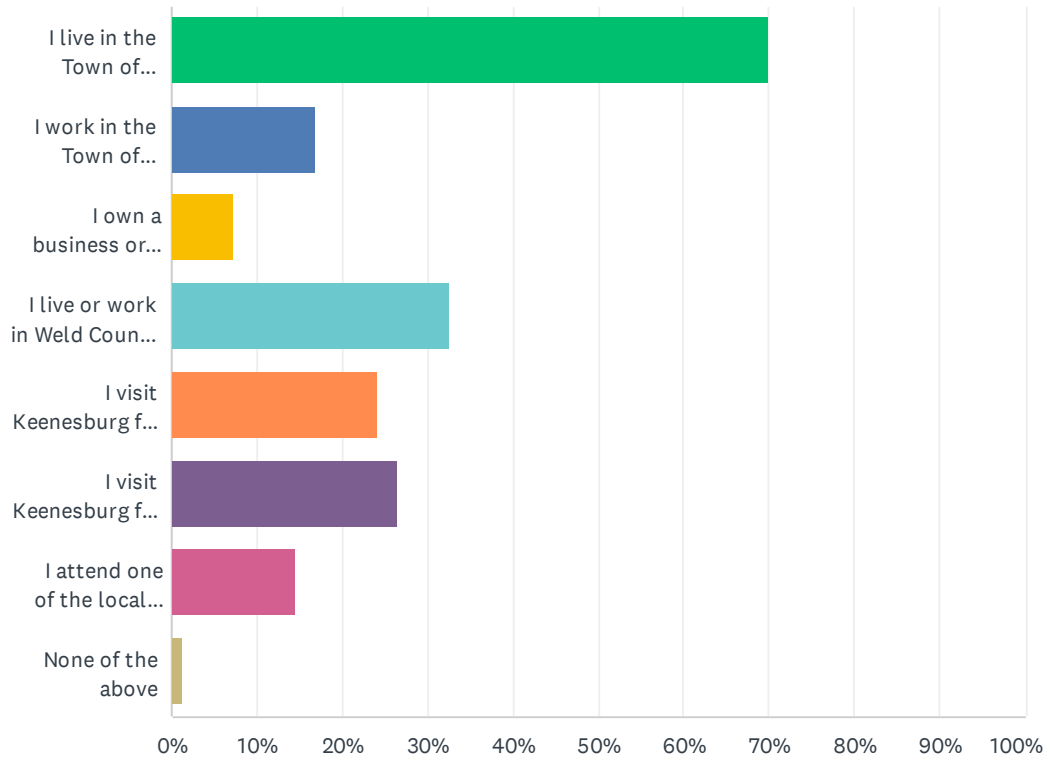
Answered: 83 Skipped: 1



ANSWER CHOICES	RESPONSES	
Within the Town of Keenesburg's boundaries	66.27%	55
Within unincorporated Weld County, north of I-76	7.23%	6
Within unincorporated Weld County, south of I-76	21.69%	18
Outside the Keenesburg area	4.82%	4
TOTAL		83

Q10 What is your tie to the Town of Keenesburg and the local area? (Please select all that apply)

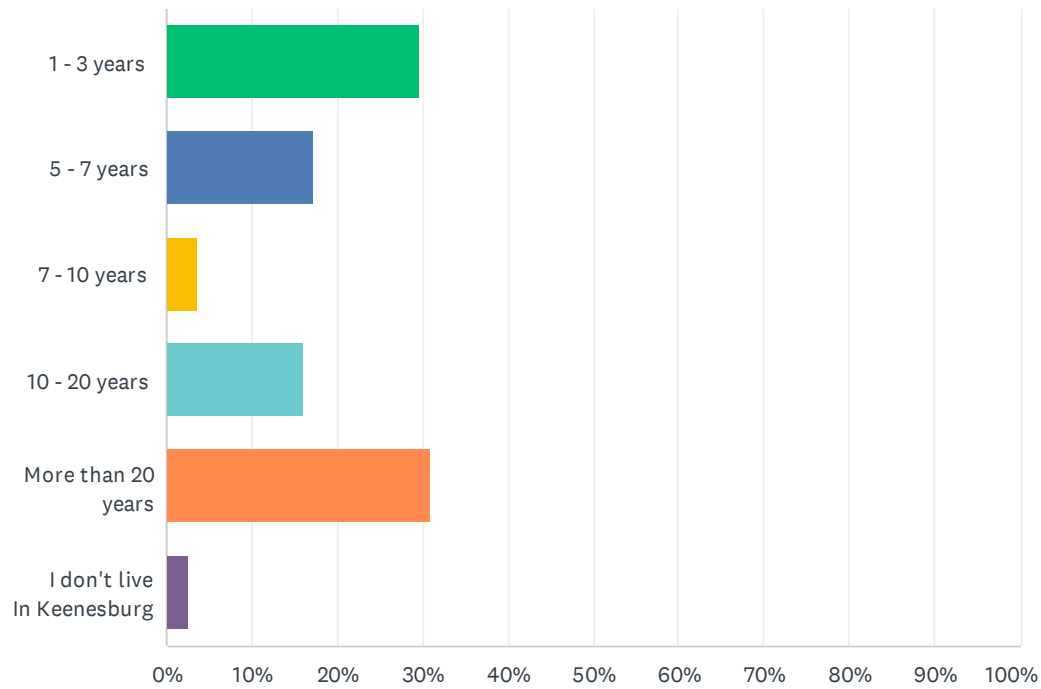
Answered: 83 Skipped: 1



ANSWER CHOICES	RESPONSES	
I live in the Town of Keenesburg	69.88%	58
I work in the Town of Keenesburg	16.87%	14
I own a business or property in the Town	7.23%	6
I live or work in Weld County, outside Keenesburg	32.53%	27
I visit Keenesburg for business	24.10%	20
I visit Keenesburg for shopping, events, or for fun	26.51%	22
I attend one of the local schools in Keenesburg	14.46%	12
None of the above	1.20%	1
Total Respondents: 83		

Q11 How long have you lived In Keenesburg?

Answered: 81 Skipped: 3



ANSWER CHOICES	RESPONSES	
1 - 3 years	29.63%	24
5 - 7 years	17.28%	14
7 - 10 years	3.70%	3
10 - 20 years	16.05%	13
More than 20 years	30.86%	25
I don't live In Keenesburg	2.47%	2
TOTAL		81

Q12 Please add any additional comments or questions you have about the Keenesburg Comprehensive Plan or the ideas shown on this survey

Answered: 27 Skipped: 57

#	RESPONSES	DATE
1	Why don't you include the rural land owners as part of the survey process 🙄.	7/7/2023 11:23 AM
2	Please get us more restaurants and a rec center	7/7/2023 9:39 AM
3	You are trying to turn a small quiet town into a small city. If we wanted to live in a city, we'd move. Leave us alone!	7/6/2023 4:14 PM
4	This is a country town not a big city. I do think it would be nice to have housing for all types of people but nothing so crazy like a ton of apartments. Stick to houses that people can afford. I've lived here most of my life and i moved out of the city for a reason. This seems like to much stuff to keep it a small town	7/6/2023 1:54 PM
5	The town is completely disregarding the homes north and along of 76.	7/6/2023 12:04 PM
6	Please stop upgrading and expanding and wanting more people until you can fix the disgusting town water supply!!	7/5/2023 1:43 PM
7	This idea will destroy the small town life we all love here. It will force local farmers to sell and lose valuable ground. You will push out people that have had family here from the start. You will destroy our local water supply and cost the town far too much money. Our natural resources will be diminished and we will become just like Denver. This is not what Keenesburg natives want.	7/1/2023 11:39 AM
8	Don't dunnage, better better internet	6/23/2023 12:53 AM
9	We are losing the small town feel and pushing everyone who does the most for this town out. Very sad.	6/22/2023 8:28 PM
10	I think your priorities should focus on helping decrease drug use, theft, vandalism and keeping the current community safe before expanding for more of this. I also think you need to build more schools and assist with the maintenance of the current schools. There is no where for students to attend looking at your current plans.	6/21/2023 7:46 PM
11	We need to focus on maintaining the current roads and need of our community. We also need to come up with a plan to improve the quality of our water. I am not against growth but I feel our current small town needs are getting pushed aside for future growth and businesses.	6/21/2023 6:46 PM
12	The town built a development that crammed so many houses in a small acreage that residents can only park on one side of the street and we are supposed to support a plan like this?	6/21/2023 6:34 PM
13	The proposed extension of highway 79 goes right over the top of my house. I obviously have problems with that, but furthermore it would take very productive farmland in the area out of production.	6/21/2023 6:05 PM
14	Don't want our small town to become a large city that brings in crime and homeless	6/21/2023 6:00 PM
15	There is to much focus on making our town shiny, bright and "New". Maybe we could focus more on actually repairing/improving what is currently existing including our roads, water and drainage systems. The influx of new homes and people have not been a positive for our town.	6/21/2023 5:04 PM
16	Priority should be promoting businesses already there. They seemed to be pushed aside while the town brings in gas stations.	6/21/2023 5:02 PM
17	Keenesburg does not need to be a growing city! We are a small town!	6/21/2023 4:32 PM
18	I feel that you are completely taking away all of the small town feel, which was the basis to relocating to the town. You are taking town out of the equation and making it a city. Everyone who moves here, knows what is available and what isn't available. Why do you need to change	6/21/2023 3:09 PM

Keenesburg Comprehensive Plan Final Community Survey

this small town feel? We moved out of the city for a reason. There isn't congestion on the ramps to 76, why fix something that isn't broken.

19	Please focus on schools and what growth this SMALL town really wants not large subdivisions that being people who have no idea what the this town means or what it means to live in the country.	6/21/2023 12:57 PM
20	There aren't any lands left to acquire for parks and open space	6/19/2023 11:51 AM
21	My kids attend school in Keenesburg	6/19/2023 11:47 AM
22	Leave outside of Keenesburg for the existing farms. I do not agree with expansion as water is already an issue.	5/10/2023 6:19 PM
23	I love the fact that we are willing to grow. That being said I think would should grow like the town of Berthoud. They have minimum to no corporate stuff their.... Their downtown area is beautiful. I think we should build or town like that but keep our country feels.	5/10/2023 2:10 PM
24	We need more restaurants and food options! Why are we getting a third freaking gas station??? Yet no real American restaurant open past noon	5/10/2023 1:25 PM
25	Please don't over grow the amazing small town that we have	5/10/2023 12:43 PM
26	Expanding 18 to multiple lanes would be more than sufficient to feed town with no need to build additional roads or chew up rural land. Focus growth where we are currently utilizing roads. CR 59 could use expanding as well as safety lights at 59/hwy 52. Lefts fix what we already have broken before adding additional stressors.	5/10/2023 9:07 AM
27	I feel like your ignoring original keenesburg almost like we don't matter and it's all about growth west. We need a connection from south dead ends to the proposed walk bike trails, a mini park at the dead end of ash, a rec center with a pool within all ur growth areas would b nice, a stop light at the crossroads of hwy 52 and the middle/high school is needed & the elementary school desperately needs to be expanded if you havnt noticed parents parking on rd 16 for pickup I believe that's illegal? And very unsafe! I also see too many loose dogs around town. I want my children to feel safe playing outside.	5/10/2023 8:43 AM