



City of Greeley W. 10th Street Neighborhood Report Card* 2017



2A – Quality of Life Capital Improvement**

Project	Funding	Details/Progress	Status
Install Street Lights (71)	\$50,000 \$28,710	69 for 10 th St. and near area ¹ 20 in the E. Maplewood area	Initial Done ¹
Install Fire Hydrants (4)	\$30,000	2 ²	Partially Completed
Install Sidewalks (21,890')	\$600,000	Funded sidewalks, curb & gutter	11,744' still needed ³
Install Access Ramps (240)	\$488,000	Funded ramps installed	20 still needed ⁴
Revolving Housing Loan	\$50,000	1 loan ⁵	Program reduced
Total	\$1,246,710 ⁶		All money spent

Greeley Urban Renewal Authority (GURA)⁷

Project	Funding	Details/Progress	Status
10 th St. Triangle (TIF 2015 funds) ⁸	\$236,205	Landscaping & art work	Installed
Maplewood (Green boundaries on map)	\$541,500	Funded sidewalks, curb & gutter	Work still needed
Total	\$777,705	2007-2017	Work in progress

Greeley and North Front Range Metropolitan Planning Organization (NFRMPO)⁹

Project	Funding	Details/Progress	Status
10 th St. (Phase 1 - Center of roadway improvements in 2015, 26 th -35 th Ave)	\$2,500,000	Center of 10 th St. access control and landscaping	Installed
10 th St. (Phase 2 2017-2019)	\$4,200,000	Sidewalks, access control and landscaping ¹⁰	Physical work in 2018-2019
Total	\$6,700,000	2007-2019	Work in progress

Other City of Greeley Departments

Project	Funding	Details/Progress	Status
Stormwater Drainage (2021-2045)	Part of possible \$135M project	Will improve stormwater drainage for 10 th St., UNC and Sunrise neighborhoods.	Council Considering
Streets – Keep Greeley Moving	\$1,453,600	1.26 mi. of overlay and 1 mi. seal coat	Physical work in 2017-2022
Water (Since plan adoption in 2004)	Enterprise Fund	New/replaced pipe=8,796', CML=19,232'	Installed ¹¹
Sewer (Since plan adoption in 2004)	Enterprise Fund	New/replaced pipe = 4,499' Lined mains = 27,808'	Planned Lining =14,216' ¹²

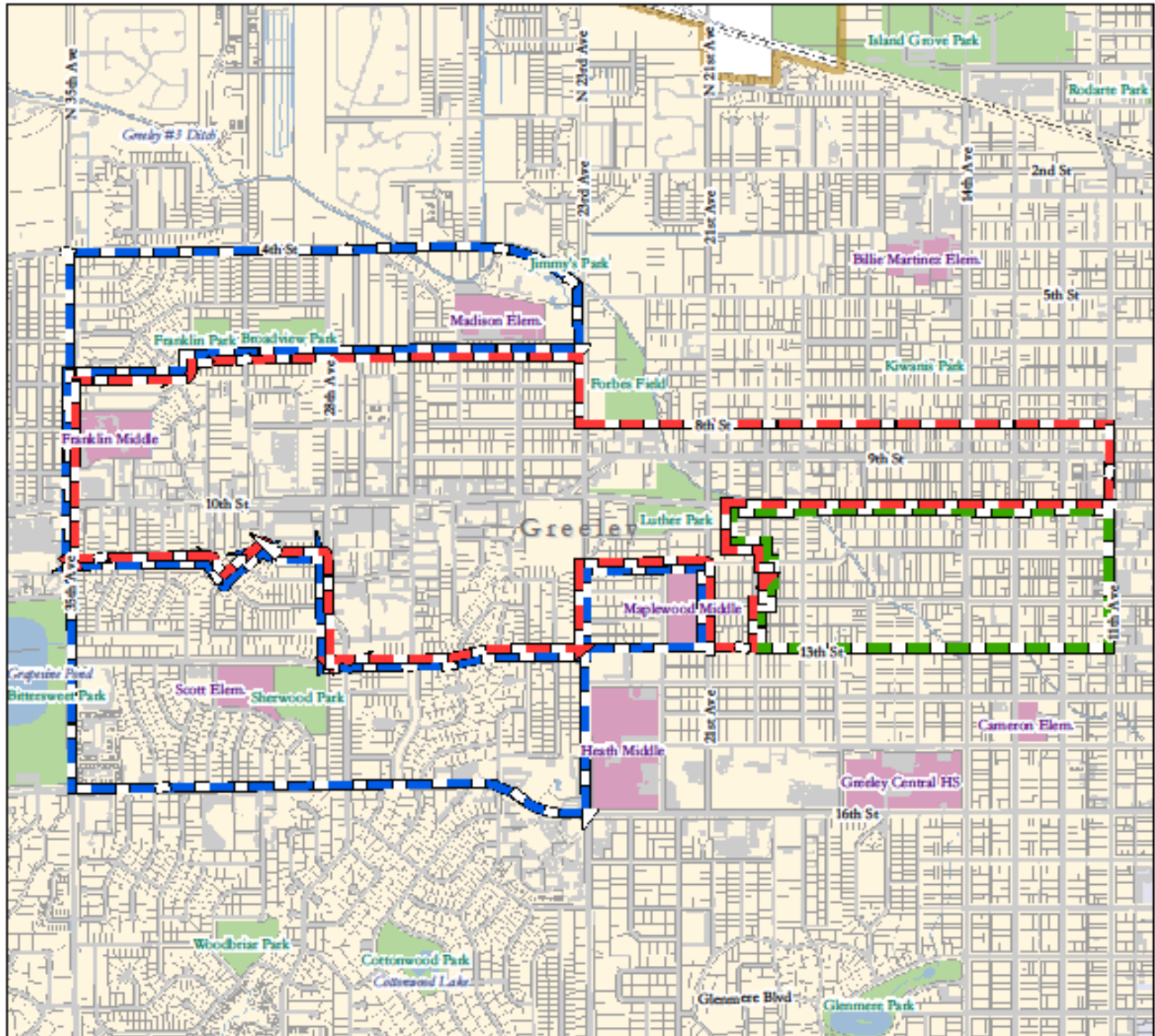
Other Services


Project	Funding	Details/Progress	Status
Xcel (2015)	Est. \$700,000	New underground feeder along 10 th St. to improve service on E. side of 10 th St. Neighborhood	Complete
Xcel (Started 2016, complete in 2018)	\$18,000,000	Rebuilding substation will reduce outages, increase service & improve appearance ¹³	Finish in 2018

Character

	Action	Status
Preserving Neighborhood Character	<ul style="list-style-type: none"> ▪ Develop Blight Study and TIF⁸ ▪ Design recommendations to Entryway Committee ▪ Enhance visual interests in the area⁸ 	<p style="text-align: center;">✓ ✓</p> <p style="text-align: center;">Work in Progress</p>
Partnerships & Incentives	<ul style="list-style-type: none"> ▪ Make area a GURA Target Neighborhood⁷ ▪ Appoint area residents to GURA citizen advisory board ▪ Register neighborhoods in area ▪ Partner with schools, churches etc. ▪ Partner with businesses and neighborhood groups ▪ Received applications to NIG program¹⁷ ▪ Establish Neighborhood Watch groups (20 set up) ▪ Respond to traffic calming issues ▪ Deter and remediate vandalism and graffiti ▪ Form business association ▪ Form business crime watch group¹⁶ ▪ Complete W. 10th St. Corridor Transportation Study 	<p style="text-align: center;">✓</p> <p style="text-align: center;">Done when possible¹⁴ NRO & Police Department¹⁵</p> <p style="text-align: center;">To Do Police Department¹⁶ Ongoing Ongoing¹⁴ Police Department Ongoing</p> <p style="text-align: center;">To Do Police Department</p> <p style="text-align: center;">Completed & being implemented</p>
Code Enforcement	Provide timely and effective code and law enforcement in the area ¹⁸	Ongoing
Support Home Ownership and Maintenance	Provide Housing Loans from Revolving Fund ⁵ G-Hope Program ¹⁹	1 loan at \$15,000 Approx. 35 loans










10th Street Neighborhood Study Boundary

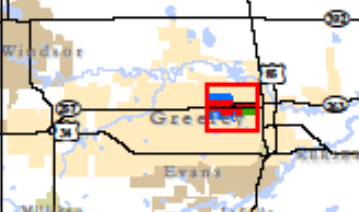




Created May 19th 2008
By: Planning, GIS

Legend

	10th Street Study Primary Boundary		Railroad
	Secondary Boundary		Waterbodies
	Expanded Boundary		Public Schools
	Parcels		Universities
			Parklands



Notes:
All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, and 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

The report card is a short follow-up on the progress and improvements that have been made since the UNC Neighborhood Study was adopted in 2004 and an indicator of infrastructure and programs still to be implemented.

**In 2002, Greeley voters approved a "Quality of Life" ballot issue, which provided \$4 million for neighborhood improvements. In 2003, Community Development staff initiated the 10th Street Neighborhood Study in order to

identify neighborhood conditions, issues and priorities. In 2004, the Greeley City Council adopted the study and approved \$1,246,710 for capital improvements. The report card is a follow-up on the progress being made.

¹ Approximately 31 streetlights were not installed that were originally approved in the 10th St. study area. Typically, a light was not installed because a property owner would not grant an access easement for the power line. More lights were installed than originally approved due to program popularity. Due to cost savings unspent money was available. With approval from Council, additional lights were installed in bordering neighborhoods (e.g. E. Maplewood and Billie Martinez neighborhoods). See Attachment A – *W. 10th St. 2017 Street Light Map*.

² Two fire hydrants were not installed due to the high cost that would be incurred from running significant length of larger water lines and digging up the street. Council approved reallocation of remaining funds. See also Attachment B – *W. 10th Street 2017 Fire Hydrant Map*.

³ Due to lack of funds, not all work could be done. Examples of where sidewalks are needed are along 23rd Ave, 8th St., Luther and Franklin parks and residential areas east of Maplewood Elementary. The “Keep Greeley Moving” project will not be able to help in this effort since it is limited to the repair or replacement of existing concrete. See Attachment C - *2017 W. 10th St. Sidewalks and Access Ramp Map*.

⁴ Due to lack of funds, not all work could be done. Also see Attachment C – *2017 Sidewalks and Access Ramp Map*.

⁵ One loan was made and has a ≈ \$6,000 balance in the 10th Street/UNC area. Due to a lack of program use in all the study areas most of the unloaned money was reallocated by Council for street lights, sidewalks etc. in Minor Study areas.

⁶ Original 10th St. funding was for \$1,218,000. With the E. Maplewood light addition the total was \$1,246,710.

⁷ Greeley Urban Renewal Authority (GURA) in addition to doing infrastructure improvements such as sidewalks and provides assistance in the area through home rehabilitation, multi-family unit assistance, the Home Again Program, tree removal and pruning subsidy, emergency rehab support, motion detector light rebates and credit counseling services.

⁸ The W. 10th Street Commercial Corridor Blight Study was adopted by Council in 2005. In response to the Blight Study the Tax Increment Finance (TIF) district was established and it is still operational. W. 10th Street improvements include replacement of the empty K-Mart with the new police station, street improvements, landscaping and public art. The landscaping and butterflies in the triangle located at 10th St. and 23rd Ave. was funded by TIF revenue through GURA for \$236,205. In 2016, ≈ 1/3 of the properties have increased in value since 2011, 20% have decreased in value and 1/3 have no change (The remaining is non-taxable property for which value is not accessed).

⁹ The North Front Range Metropolitan Planning Organization (NFRMPO) administers the region’s federally mandated transportation planning process and funding. The 10th Street Commercial Corridor improvements are a high priority due to the safety concerns.

¹⁰ Not all properties along 10th St. between 23rd & 35th Ave. will be included in the improvements due to the high cost and limited property options.

¹¹ No lines are scheduled for replacement at this time. CML is “Cement Mortar Lined” which protects and prolongs the pipes’ life as well as improving flows. See Attachment D – *W. 10th St. 2017 Potable Water Line Map*.

¹² The sanitary sewer pipe lining will be completed as the budget allows. In addition, there have been 34 new or replaced manholes and 163 coated manholes. See Attachment E – *W. 10th St. 2017 Sanitary Sewer Line Map*.

¹³ The rebuilding of the electric substation at 10th St. & 23rd Ave. will reduce outages, increase service in the 10th Street, UNC and Sunrise neighborhoods, and improve the streets’ appearances with a new screen wall around substation. The project will be complete in 2018. The line of sight problems created by a separate transformer/utility box too close to the street have not been resolved (see picture below).

¹⁴ Area residents were appointed to the GURA Neighborhood Citizen Advisory Board, but it is not always possible to retain representation from all the various target neighborhoods.

¹⁵ Neighborhood Registration and Neighborhood Watch are coordinated by Neighborhood Resource Office and the Greeley Police Department as part of the Greeley Neighborhood Action Team (NAT). There are 20 neighborhood watch groups in the 10th Street Neighborhood area.

¹⁶ Operation Safe Stay and Shoplifter Task Force are part of NAT and coordinated by Greeley Police Department. The Business Watch program has been combined with the Shoplifter Task Force.

¹⁷ Neighborhood Improvement Grants (NIG) administered by Neighborhood Resource Office. The program provides mini-grants to help with the construction of permanent neighborhood upgrades in the common areas of a neighborhood and can provide support for special neighborhood activities.

¹⁸ Code Enforcement was the #1 most important issue identified by neighbors at neighborhood meetings. The primary concern was property maintenance and upkeep. The #2 issue was crime prevention, and #3 was stormwater drainage.

¹⁹ G-Hope (Greeley Home Ownership Incentive Program) is a pilot Home Ownership Program for city employees and 6 major businesses to promote more home ownership in Greeley’s Redevelopment District, including the 10th Street neighborhood. The 35 loans are located throughout the redevelopment district but are primarily located in the UNC and NCMC area.

Examples of Missing Sidewalk & Access Ramps



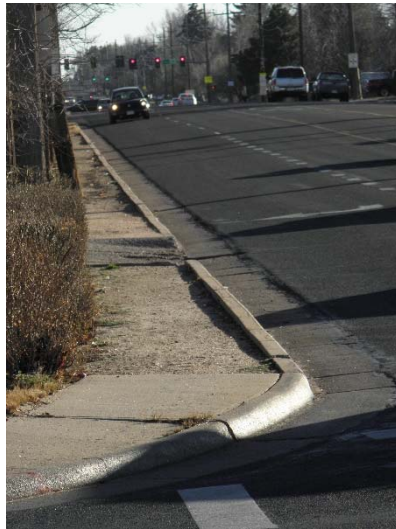
N.side of 4th St by Boys & Girls Club
End of sidewalk at bottom.



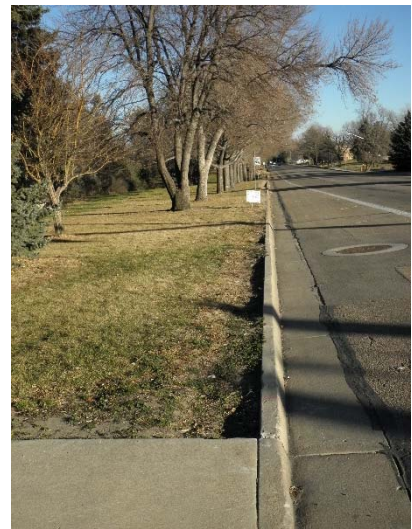
12 St. & 16th Ave.- Missing sidewalk and access ramp



12th St. & 15th Ave.



23rd Ave. & 10th St. (looking South)



Luther Park on 10th St - End of Sidewalk

Other concern:



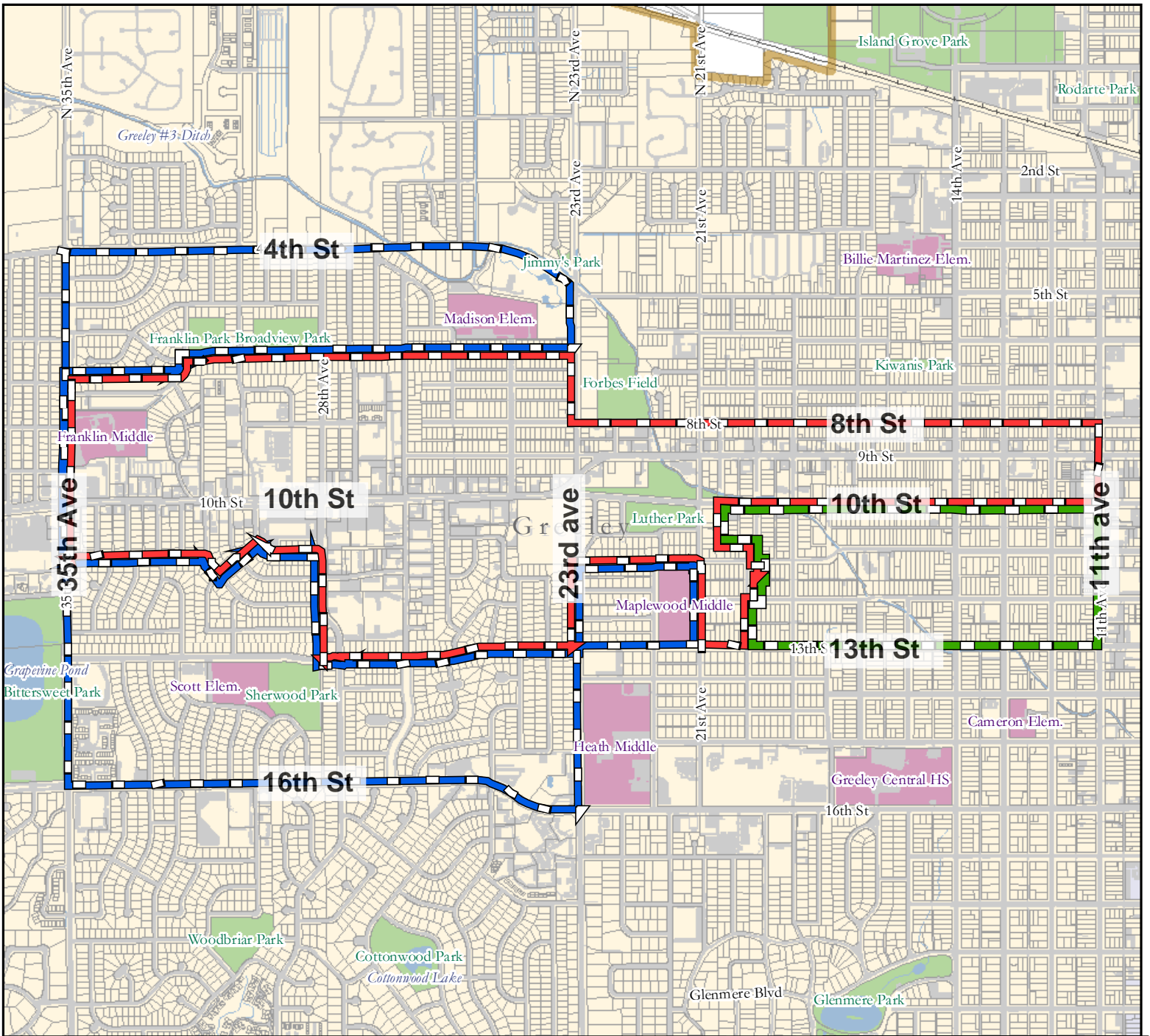
Approx. 6'x6' utility box blocking view on 10th St.

Attachments:

- Attachment A – W. 10th Street 2017 Street Light Map
- Attachemnt B – W. 10th Street 2017 Fire Hydrant Map
- Attachment C – W. 10th Street 2017 Sidewalk and Access Ramp Map
- Attachment D – W. 10th Street 2017 Potable Water Line Map
- Attachment E – W. 10th Street 2017 Sanitary Sewer Line Map

S:CD/Plans&Studies/NeighborhoodStudies/ReportCards

10th Street Neighborhood Study Boundary



Created: May 19th 2008
By: Planning, GIS

Legend

	10th Street Study Primary Boundary		Secondary Boundary		Expanded Boundary		Parcels		Railroad		Waterbodies		Public Schools		Universities		Parklands
--	---------------------------------------	--	--------------------	--	-------------------	--	---------	--	----------	--	-------------	--	----------------	--	--------------	--	-----------

Notes:
All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, and 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Attachment A

Street Lighting

**Proposed Street Lighting Service Level Upgrades
Minimum and Maximum Cost Estimates**

	# of Identified Needs	# of High Priority Needs	Total # New Poles	Cost Each	Credit per Pole	Total Cost
Minimum Cost (Wood Poles)	21	50	71	\$1,000.00	\$640.00	\$25,560.00
Maximum Cost (Fiber Poles)	21	50	71	\$5,210.00	\$640.00	\$324,470.00

35th Ave

4th St

10th St

16th St

23rd Ave

8th St

13th St

Lights approved and installed

15 lights were designed but rejected by homeowner

Lights rejected by homeowner and not designed

Lights designed and approved by homeowner, but not installed

71 lights were originally approved and 69 lights were installed, but not all installed lights were part of the initial approval. Due to program popularity and cost savings, additional lights were installed in problem areas.

**Greeley Urban Renewal Authority 10th Street Project
Proposed Street Lighting Service Level Upgrades**
City of Greeley
Weld County, Colorado

Legend

Street Lighting Service Level

- 100% 1 Meet Standards (Distance up to 125 ft.)
- 2 Partially Meet Standards (Distance from 126 ft. to 250 ft.)
- 3 Does Not Meet Standards (Distances of 251 ft. or more)
- Areas affected by upgraded street lights

Existing Street Lights

Proposed Lights

- Identified Needs Areas
- High Priority Needs Areas
- Neighborhood Boundary

Information contained in this document was prepared by the City of Greeley. Certain information in this map reflects the records property of the City of Greeley and is provided for informational purposes only. The City of Greeley does not warrant the accuracy of the information contained in this document. All data is derived from the City of Greeley's GIS system. The City of Greeley is not responsible for any errors or omissions in this document. All data is derived from the City of Greeley's GIS system. The City of Greeley is not responsible for any errors or omissions in this document. All data is derived from the City of Greeley's GIS system. The City of Greeley is not responsible for any errors or omissions in this document.

Fire Service

Attachment B

Fire Hydrant Analysis
Cost to Fully Meet Current Standards

Service Level	# of Locations	Cost Each	Total
Level 2 - Partially Meets Standards	18**	\$7,500.00	\$135,000.00
Level 3 - Does Not Meet Standards	4	\$7,500.00	\$30,000.00
Total			\$165,000.00

** An additional 6 Level 2 service areas will be upgraded when the adjacent Level 3 service area is addressed

- Areas Covered by the additional hydrants
- Sherwood Village Apartments area covered by two private hydrants

Approved and installed

Approved, NOT installed

Identified in TIF Study

Greeley Urban Renewal Authority 10th Street Project

Fire Service Availability

City of Greeley
Weld County, Colorado

Legend

- | | | | |
|---|--------------------------------------|-------------------------|--------------|
| Fire Service Availability | Neighborhood Boundaries | Roads | Structure |
| 93.9% 1 Meets Standards (Hydrant distances up to 300') | Parcels | Bridges | Park Lands |
| 5.8% 2 Partially Meets Standards (Hydrant distances from 301' to 400') | Fire Hydrant | Public Schools | Water Bodies |
| 0.3% 3 Does Not Meet Standards (Hydrant distances of 401' or more) | Private Hydrant | Colleges & Universities | |
| Sherwood Village Apartments | Proposed Additional Hydrants | | |
| | Areas covered by additional hydrants | | |

Hoses are typically routed along curb lines rather than taking direct paths.

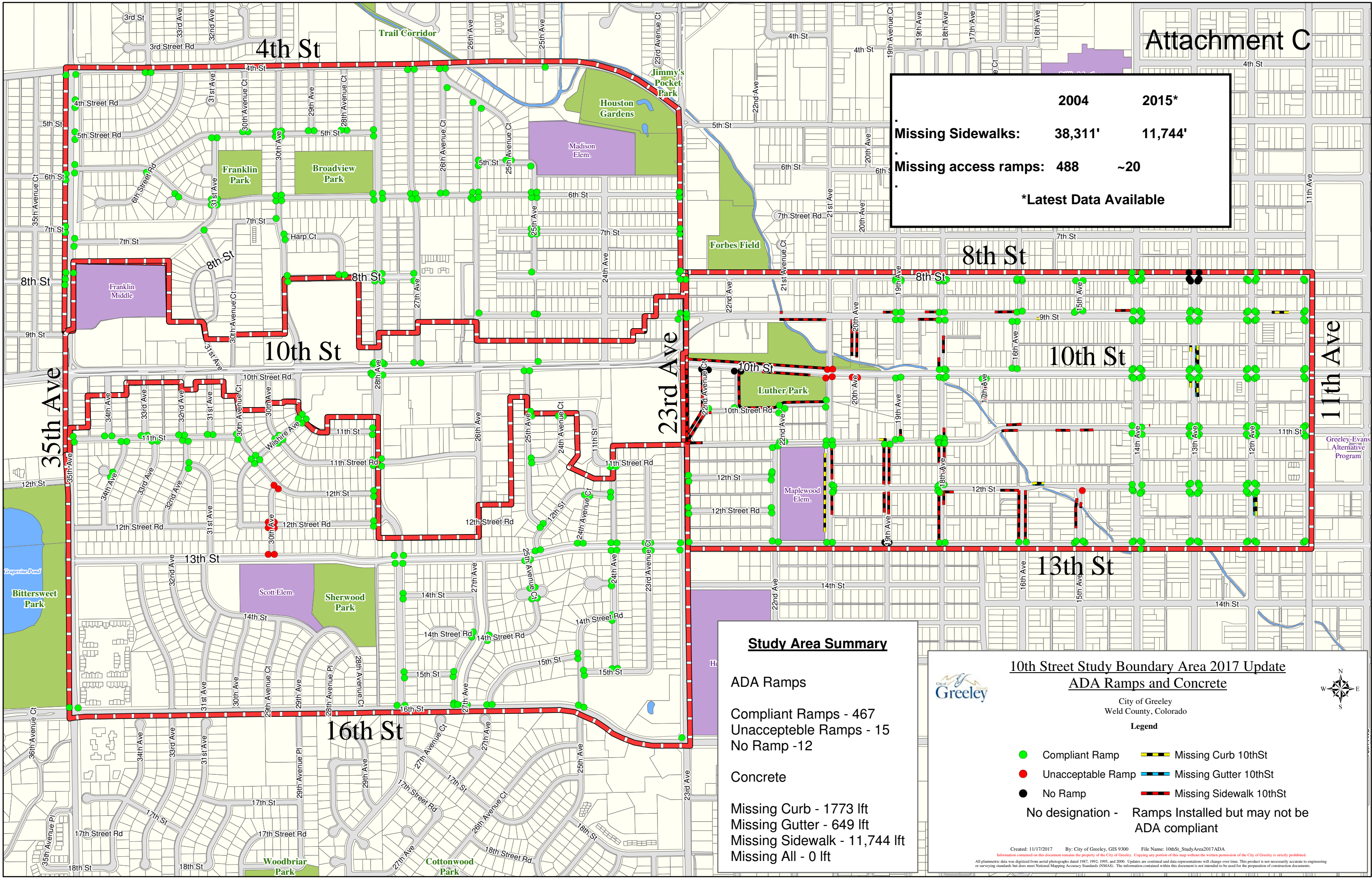
Created: 5/21/2004 Map Scale: 1" = 350' By: The GIS Program File Name: 10thStProj_FireService.mxd

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited. All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, and 2000. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

5

	2004	2015*
Missing Sidewalks:	38,311'	11,744'
Missing access ramps:	488	~20

*Latest Data Available



Study Area Summary

ADA Ramps
Compliant Ramps - 467
Unacceptable Ramps - 15
No Ramp - 12
Concrete
Missing Curb - 1773 lft
Missing Gutter - 649 lft
Missing Sidewalk - 11,744 lft
Missing All - 0 lft

10th Street Study Boundary Area 2017 Update
ADA Ramps and Concrete
 City of Greeley
 Weld County, Colorado

Legend

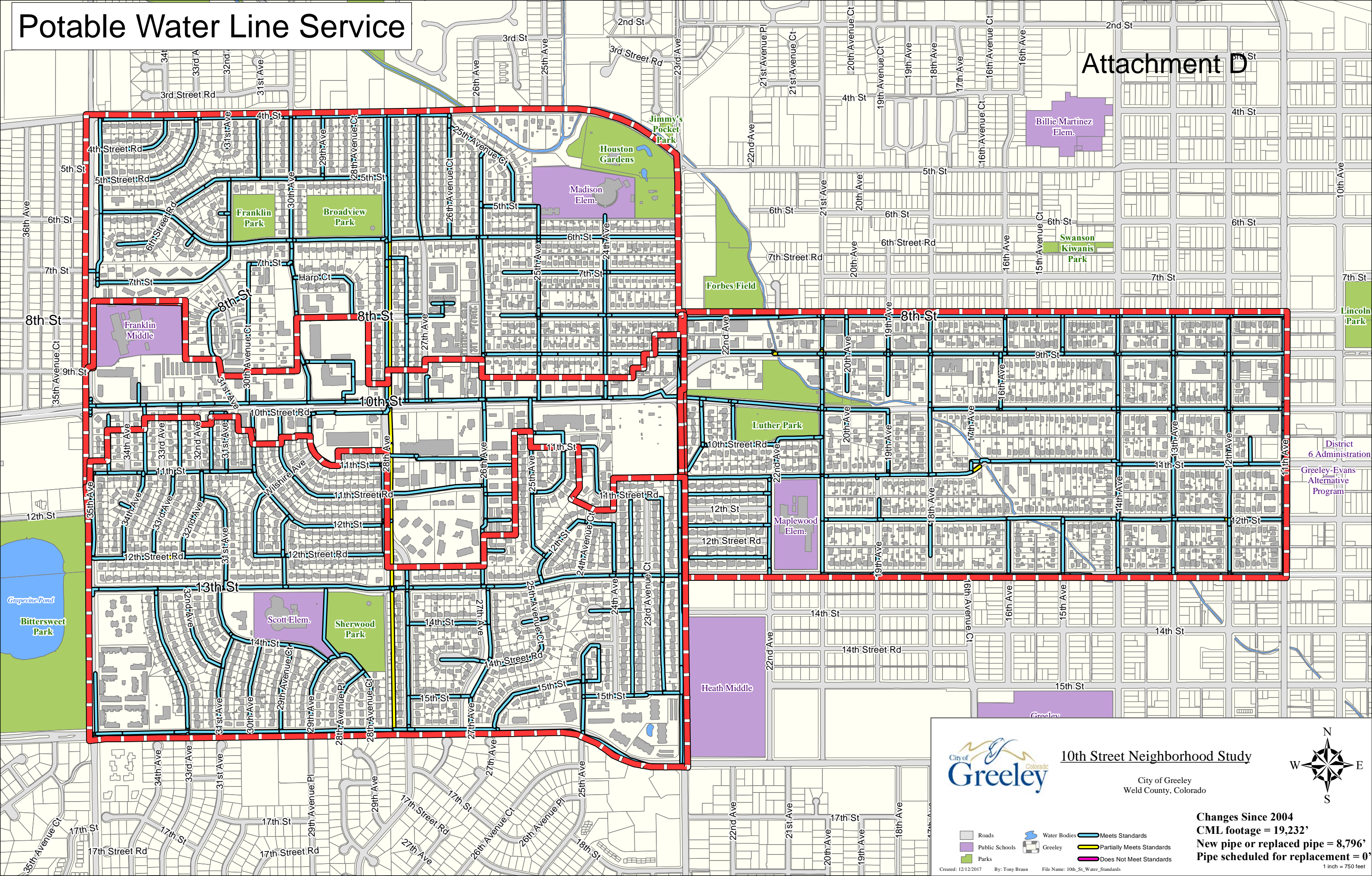
● Compliant Ramp	--- Missing Curb 10thSt
● Unacceptable Ramp	--- Missing Gutter 10thSt
● No Ramp	--- Missing Sidewalk 10thSt
● No designation -	Ramps Installed but may not be ADA compliant

Created: 11/17/2017 By: City of Greeley, GIS 9300 File Name: 10thSt_StudyArea2017ADA
 Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.
 All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, and 2000. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Greeley-Evans
 Alternative
 Program

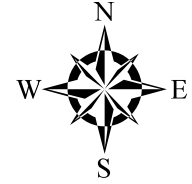
Potable Water Line Service

Attachment D



10th Street Neighborhood Study

City of Greeley
Weld County, Colorado

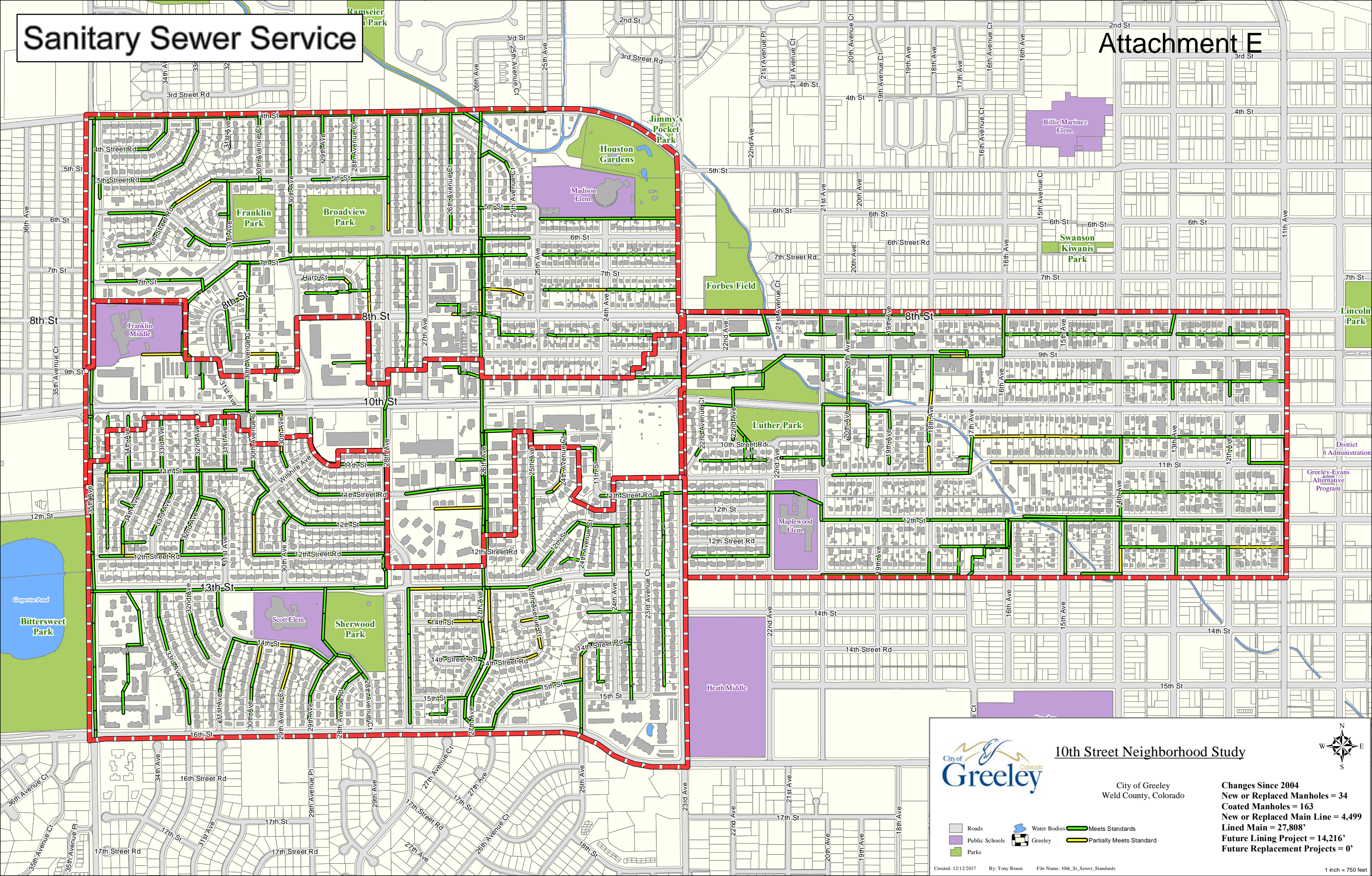


- Roads
- Water Bodies
- Greeley
- Public Schools
- Parks
- Meets Standards
- Partially Meets Standards
- Does Not Meet Standards

Changes Since 2004
CML footage = 19,232'
New pipe or replaced pipe = 8,796'
Pipe scheduled for replacement = 0'

Sanitary Sewer Service

Attachment E



10th Street Neighborhood Study

City of Greeley
Weld County, Colorado

Changes Since 2004
New or Replaced Manholes = 34
Coated Manholes = 163
New or Replaced Main Line = 4,499
Lined Main = 27,808'
Future Lining Project = 14,216'
Future Replacement Projects = 0'

- Roads
- Public Schools
- Parks
- Water Bodies
- Greeley
- Meets Standards
- Partially Meets Standard

