

City of Greeley

East Maplewood Neighborhood Study

Addendum to the W. 10th Street Corridor Neighborhood Plan

December 2005

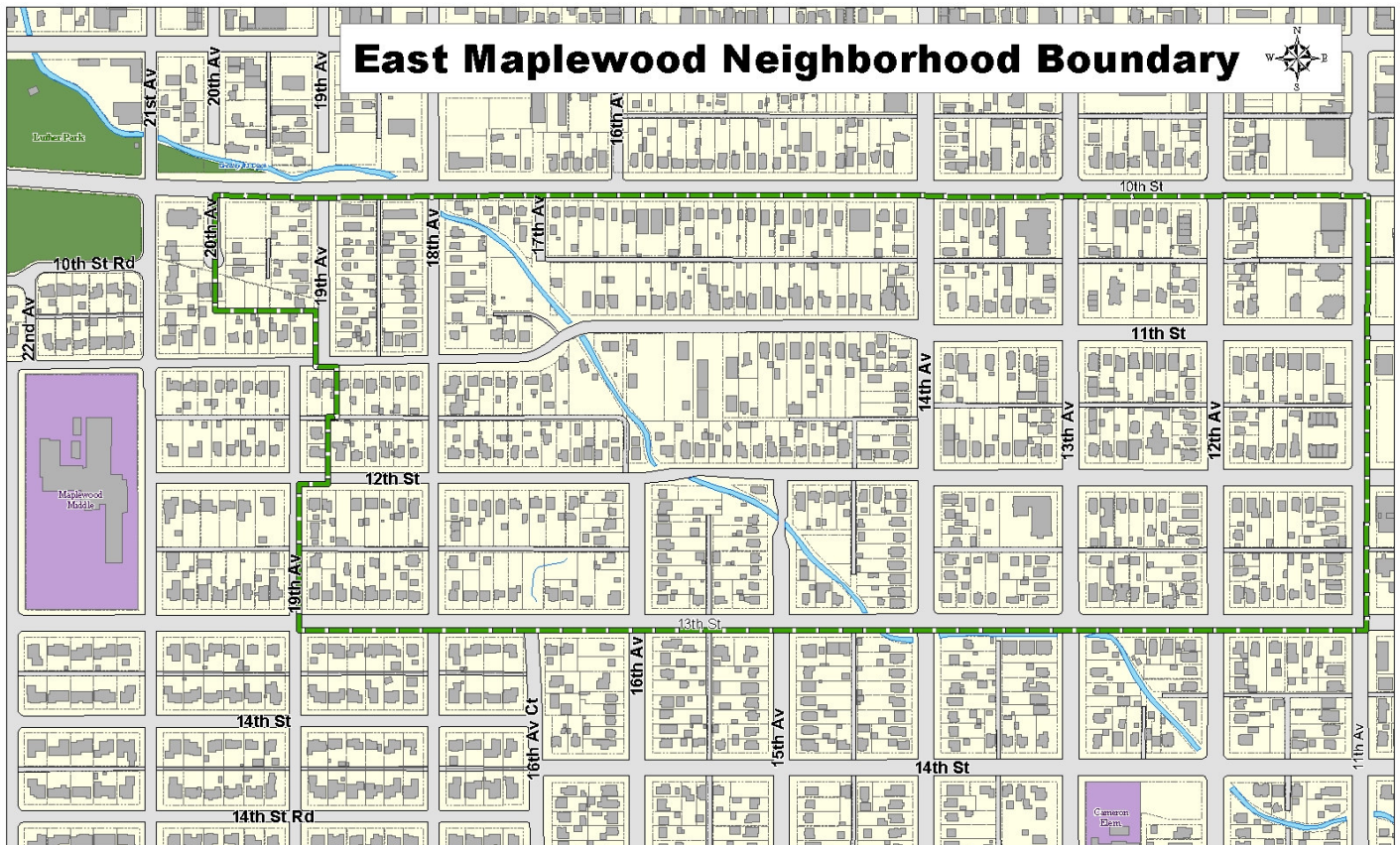


Overview

The East Maplewood Study is supplemental to the W. 10th Street Corridor Neighborhood Plan adopted by Council in 2004. The East Maplewood Area was included as part of the adopted 10th Street Corridor Neighborhood study boundary. The East Maplewood Study (also known as the Expanded 10th Street Study) was initiated at the request of residents in the area after the infrastructure analysis and fieldwork had been completed. This addendum presents a summary of 2A Quality of Life funding requests for infrastructure improvements. All maps and documentation can be found on the CD that accompanies this study.

General Description

The East Maplewood Study extends from 10th Street, South to 13th Street and from 20th Ave., East to 11th Ave. It covers 129 acres of land and encompasses 22 city blocks. There are 803 structures on 428 parcels in the area. The population of the neighborhood was 1,935 in 2000.



Physical Conditions/Infrastructure

The existing sidewalks, curbs, gutters, streetlights, and fire hydrants are generally in fair condition. There are areas with missing or inadequate infrastructure, which have been identified and mapped in this study.

There are several areas with missing sidewalks, curbs, gutters, wheelchair ramps and streetlights, which reduces neighborhood quality and pedestrian and motorist safety.

The inadequacy of infrastructure can often be attributed to general wear and tear of resources. For example, many of the sidewalks in the area were installed 85 to 100 years ago and wheelchair/access ramps have only been required since 1990.

A. Non-Utilities

• Sidewalks

There are significant portions of inadequate and missing sidewalks. The cost estimate for repair and installation is as follows:

<u>Sidewalks Conditions</u>	<u>Cost/Foot</u>	<u>Total Cost</u>
4,300' (Missing)	\$20.00	\$86,000
2,595' (Inadequate)	\$20.00	\$51,900

• Access Ramps

There are 27 access ramps missing in the East Maplewood neighborhood. The cost estimate for installation of the ramps is as follows:

<u>Missing Wheelchair Ramps</u>	<u>Cost per Ramp</u>	<u>Total Cost</u>
27	\$2,000	\$54,000

• Curb and Gutter

The East Maplewood neighborhood has some areas with inadequate and missing curbs and gutters. There are 627 feet missing and another 3,187 feet that is inadequate. The cost estimate for installation of curbs and gutters is as follows:

<u>Curb & Gutter Conditions</u>	<u>Cost/Foot</u>	<u>Total Cost</u>
627' (Missing)	\$20.00	\$12,540
3,187' (Inadequate)	\$20.00	\$63,740

B. Utilities

• Lights

To eliminate the need for mid block lights GURA will provide a \$20 rebate for motion detector lights to owner occupied single-family residents. There has been just one streetlight proposed for installation in the East Maplewood neighborhood. The cost estimate for the proposed street lighting in East Maplewood is as follows:

<u>Proposed Street Lights</u>	<u>Cost per Light (Wood Poles)</u>	<u>Credit/Pole</u>	<u>Total Net Cost</u>
1	\$1,600	\$640	\$960

C. Services

• Fire Hydrants

The UCFA is able to provide a high level of fire protection without additional fire hydrants. The UCFA provides free smoke detectors to owner occupied, low to moderate income and elderly, single-family residents. Since three fire trucks respond to a fire and each truck carries adequate water to put out a typical house fire. Therefore, UCFA has recommended no new fire hydrants to serve the area.

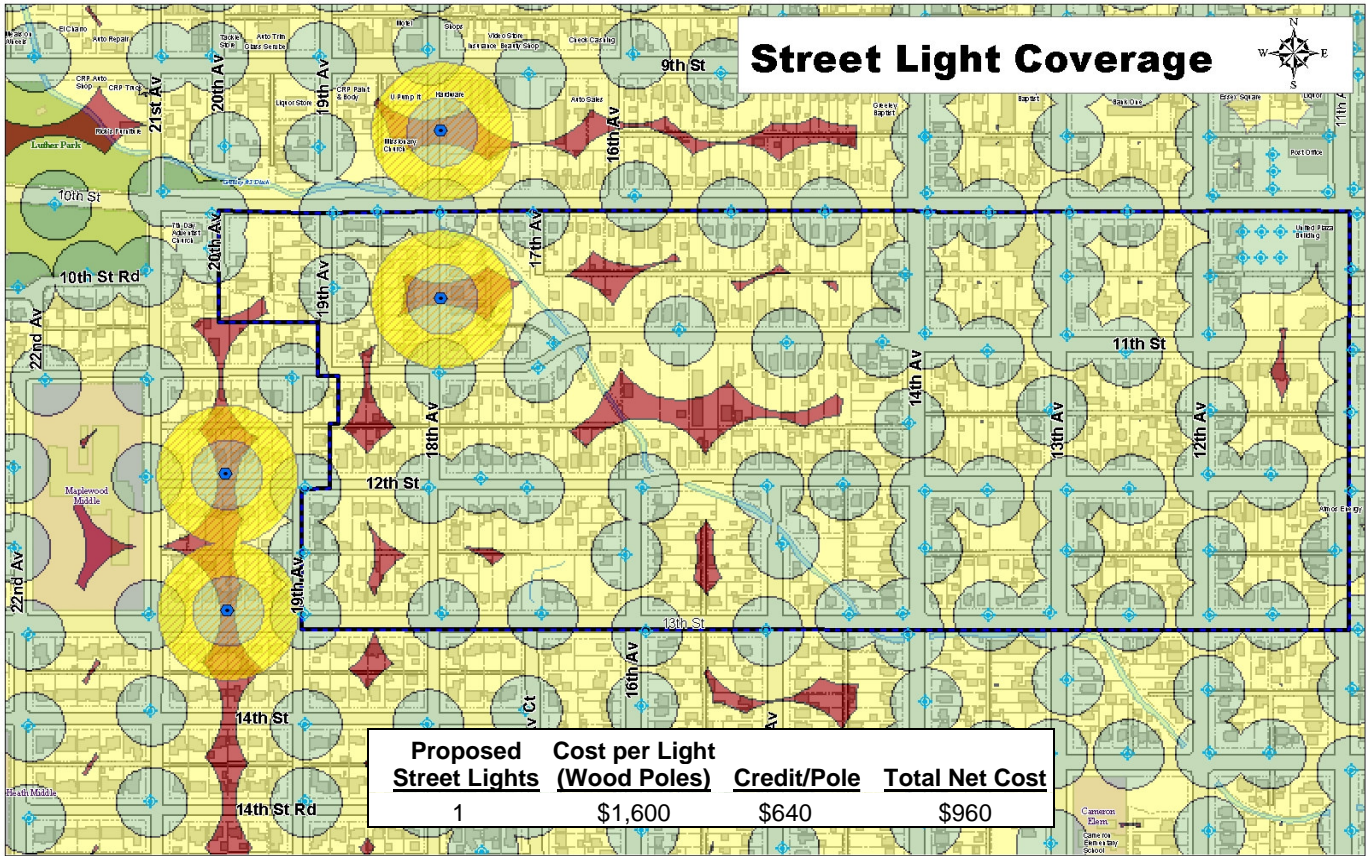
<u>Proposed Fire Hydrant</u>	<u>Cost/Hydrant</u>
0	\$7,500

Cost Overview & Summary

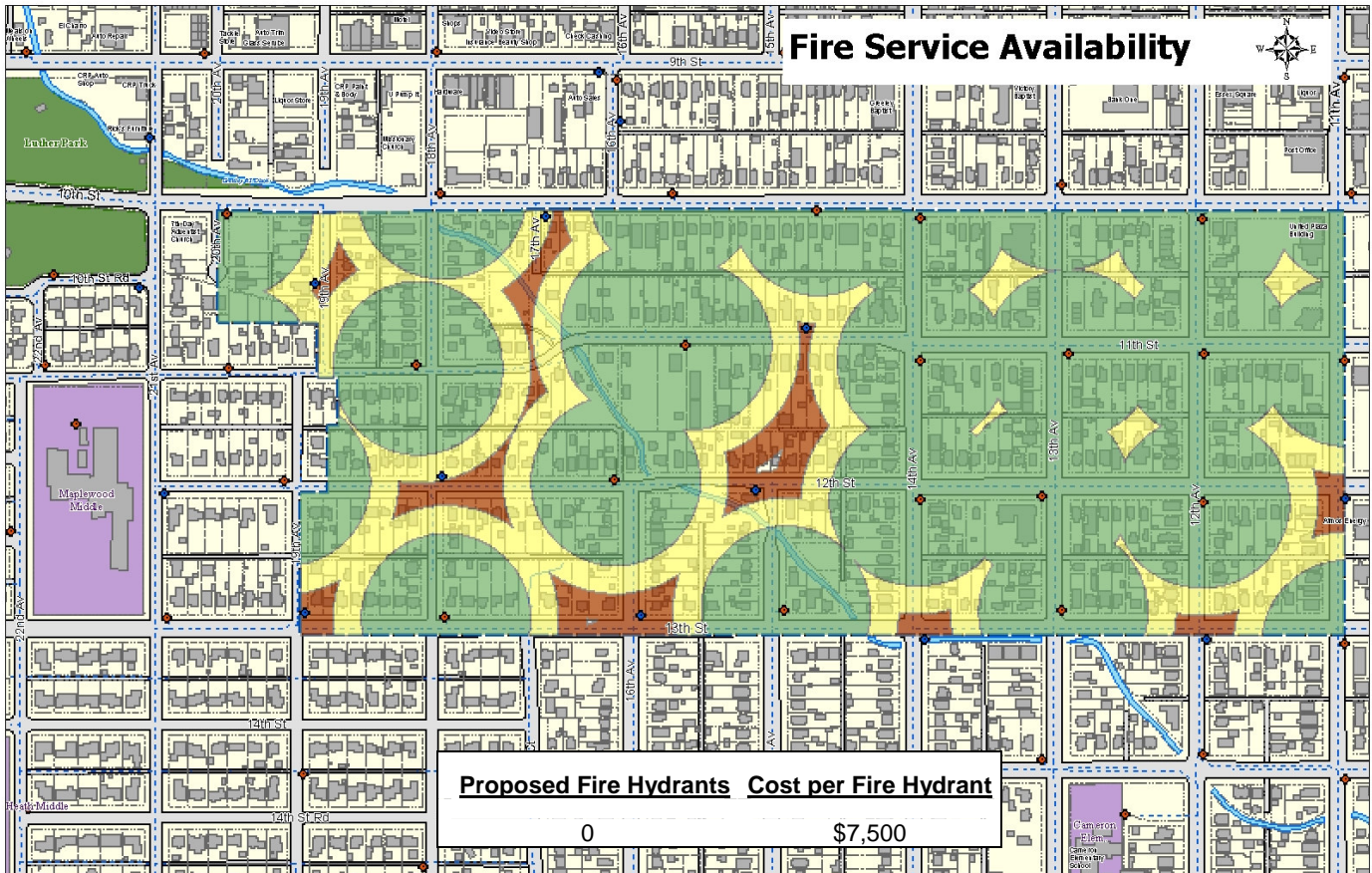
Infrastructure in the East Maplewood area is generally in fair condition with the exception of some missing or inadequate infrastructure. The East Maplewood Neighborhood study has identified that the total cost of installation and repair of infrastructure in the area is \$269,780. The table below is a breakdown of identified costs.

Neighborhood Improvement Needs

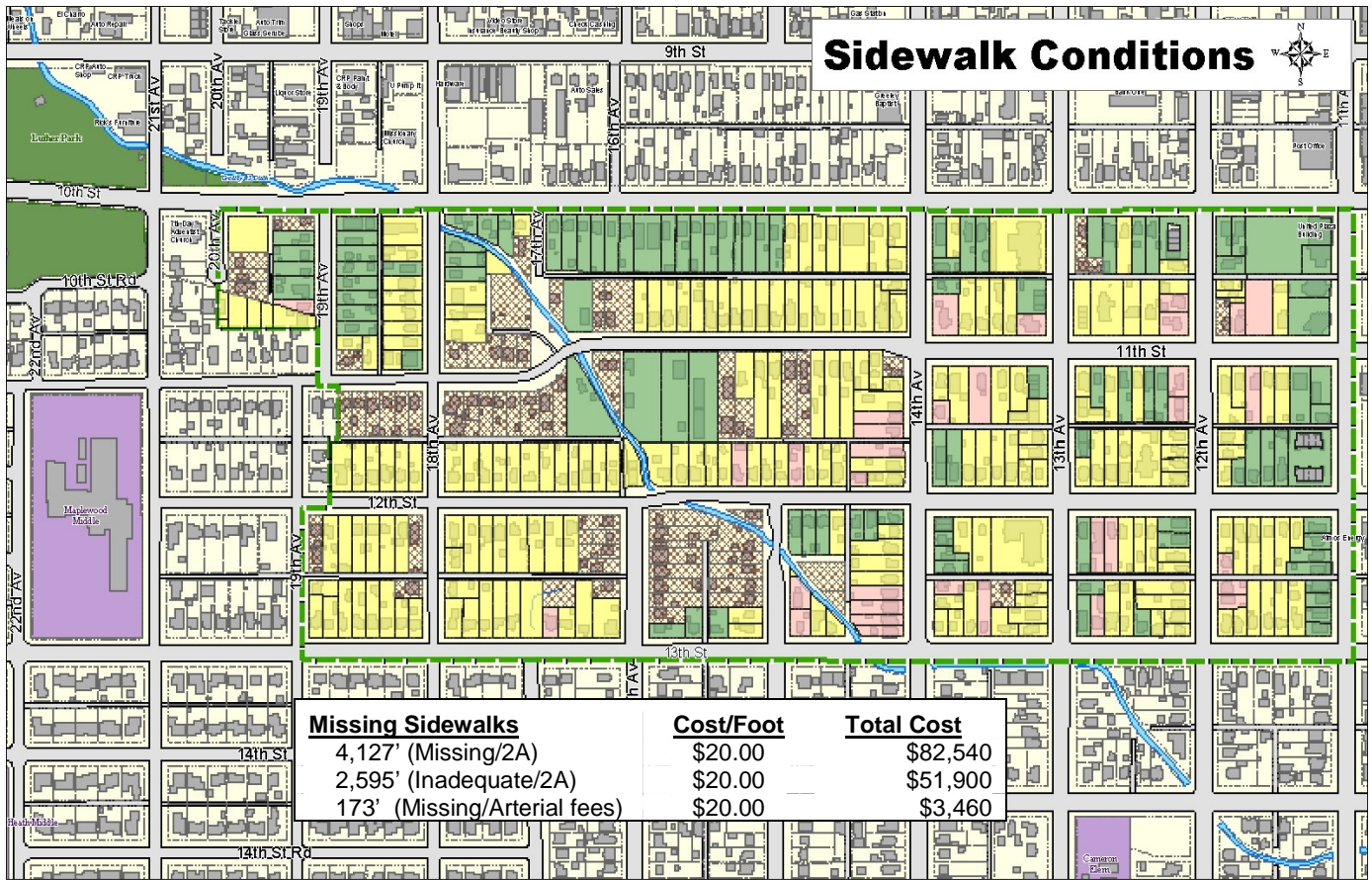
Sidewalk Installation and Repair	
(4,300' missing)	\$86,000
(2,595' Inadequate)	\$51,900
Wheelchair Ramp Installation	
(27 Ramps)	\$54,000
Curb & Gutter	
627' Missing	\$12,540
3,187' (Inadequate)	\$63,740
Street Lights	
(1 light)	\$1,600
Fire Hydrant Installation	
(0 hydrants)	\$0
Total	\$269,780



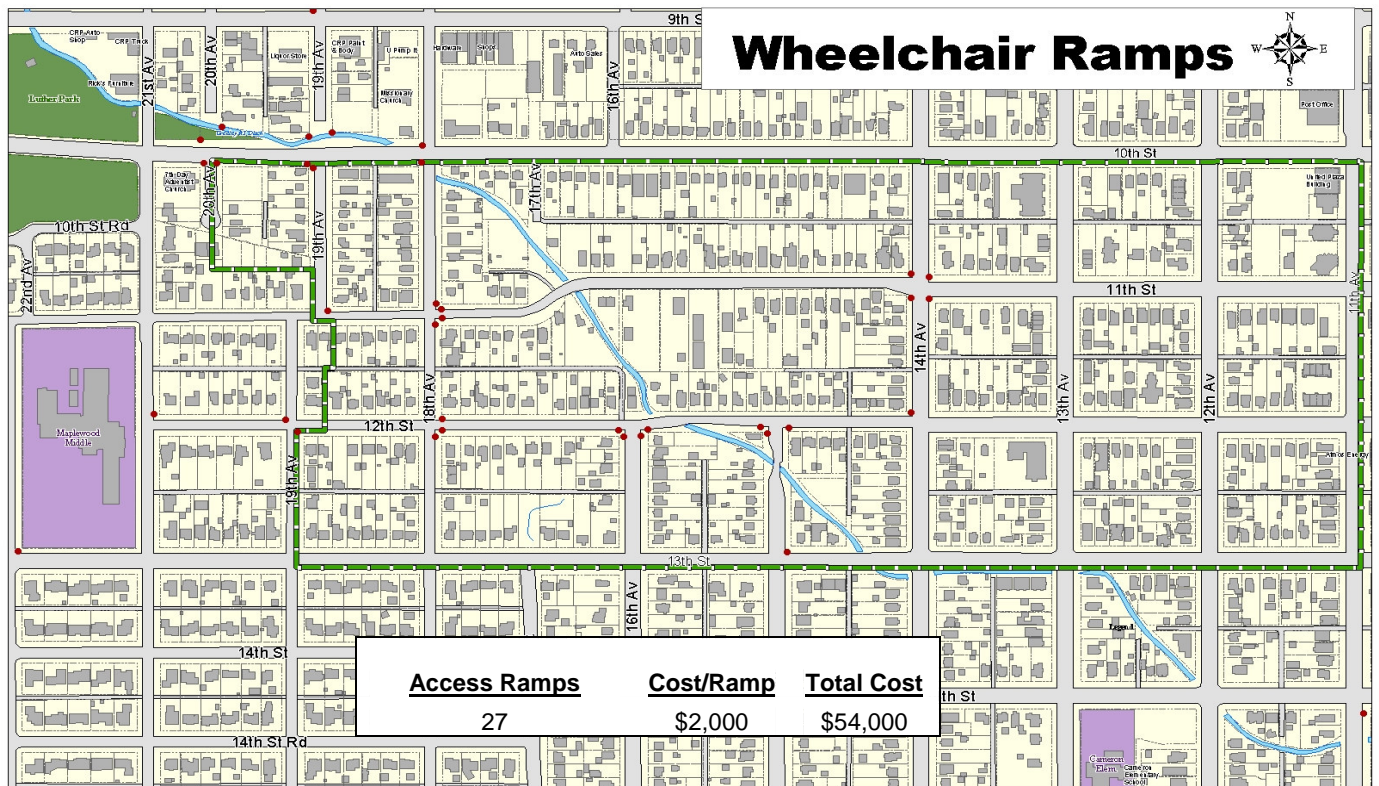
Dark blue dots indicate proposed street light



Blue dots indicate proposed fire hydrants



Green = Good, Yellow = Fair, Red = Poor, X's = Missing



Red dots indicate needed wheelchair ramps