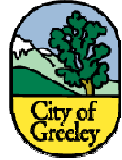


City of Greeley East UNC Neighborhood Study March 2006



S E R V I N G O U R C O M M U N I T Y • I T ' S A T R A D I T I O N

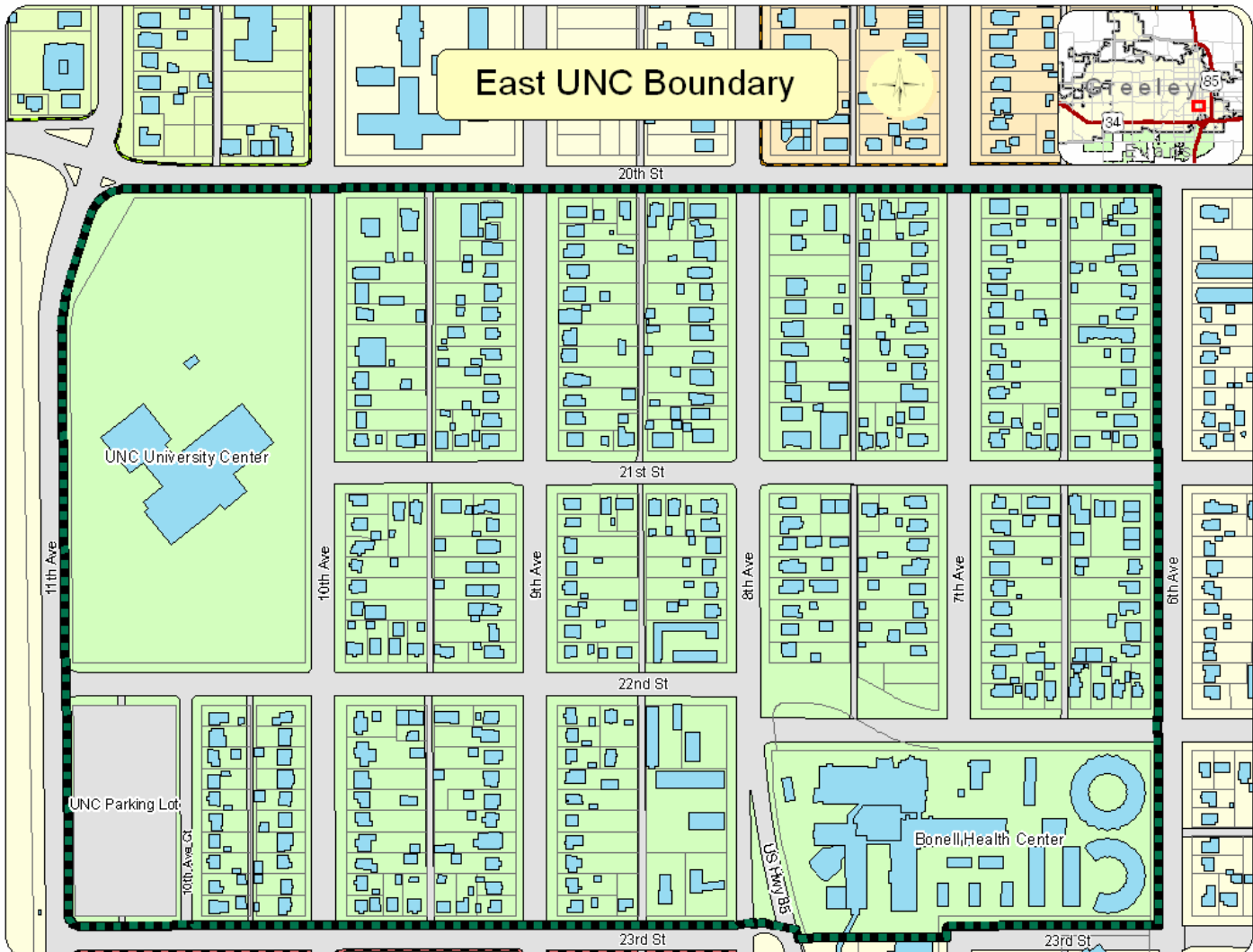
We promise to preserve and improve the quality of life for Greeley through timely, courteous and cost effective service.

Overview

The East UNC Neighborhood Study has been identified as part of the Neighborhood Building Blocks (NB2) program. The NB2 team has identified that area conditions, feedback, and/or requests for assistance from residents indicate a number of issues that need better identification, coordinated response and a strategic plan to address. The East UNC study area was part of the comprehensive UNC Study completed in 2004 and many infrastructure improvement projects have been initiated in the neighborhood subsequently. All maps and documentation can also be found at www.greeleygov.com under Neighborhood Building Blocks in the Community Development section.

General Description

The area consists of ten blocks from 11th Ave. East to 6th Ave. and 23rd Street North to 20th Street. The neighborhood encompasses almost 103 acres of land, which contains 266 parcels & 344 primary structures. There are an estimated 1,579 residents in the neighborhood according to the 2000 census. A prominent feature in the neighborhood is the Bonell Good Samaritan Center, which was established more than 60 years ago. It houses up to 264 residents and offer many living options such as assisted care, nursing beds, basic care, congregate living, and independent living.



Physical Conditions/Infrastructure

The physical condition of the East UNC Neighborhood is generally in good to fair conditions. Considerable depreciation of infrastructure compromises the integrity of neighborhood conditions, which is a focus of this study.

Non-Utility

- Sidewalks

The sidewalks in the East UNC Neighborhood have areas with significant cracked and damaged concrete. The cost for installation and repair is as follows:

<u>Proposed Sidewalks</u>	<u>Cost/ Linear Foot</u>	<u>Total Cost</u>
1,041' (Missing)	\$20.00	\$20,820
1,257' (Inadequate)	\$20.00	<u>\$26,800</u>
		\$47,620

- Access ramps

Of the 21 missing access ramps identified in the 2004 UNC study 19 have been installed and 2 will be installed in the spring of 2006. The installation cost of new ramps is as follows:

<u>Access Ramps</u>	<u>Cost/Ramp</u>	<u>Total Cost</u>
19 installed	\$2,000	\$38,000
2 planned	\$2,000	\$4,000

- Curb & Gutter

The overall condition of the curbs & gutters is fair, with areas with significant depreciated.

<u>Curb & Gutter</u>	<u>Cost/Foot</u>	<u>Total Cost</u>
0' (Missing)	\$20.00	\$0
1,166' (Inadequate)	\$20.00	<u>\$23,320</u>
		\$23,320

Utility

- Street Lighting

Street light coverage in the East UNC Neighborhood is inadequate in some areas and the cost is as follows:

<u>Proposed Street Lights</u>	<u>Cost/Pole</u>	<u>Net Cost</u>
6	\$1,600	\$9,600

Services

- Fire Hydrants

The overall fire hydrant coverage in the Arlington area is good. The UCFA is able to provide a high level of service since three fire trucks respond to a fire and each truck carries adequate water to put out a typical house fire. In addition, UCFA will install smoke detectors for free and provide batteries each year for owner occupied, low to moderate income and elderly, single-family residents.

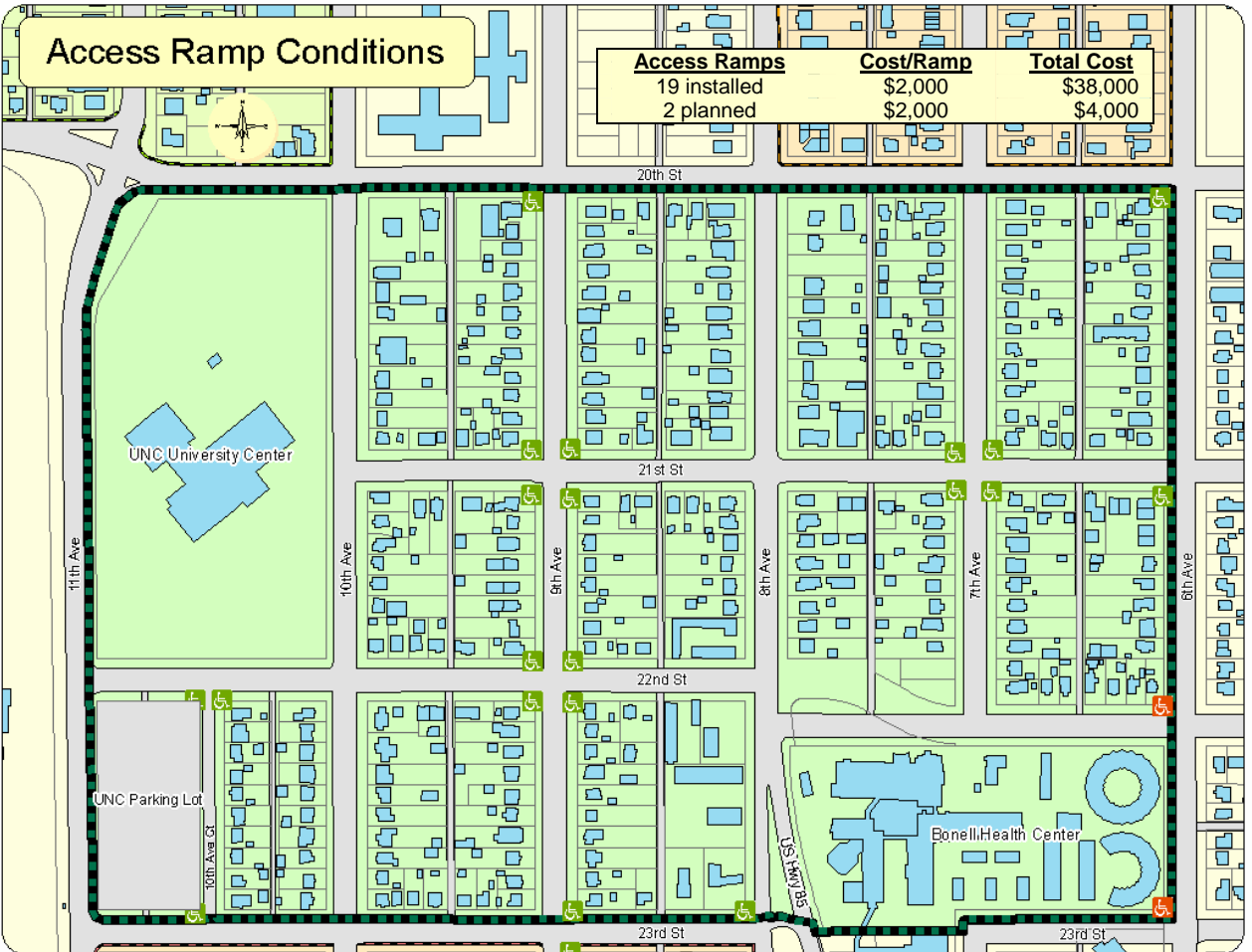
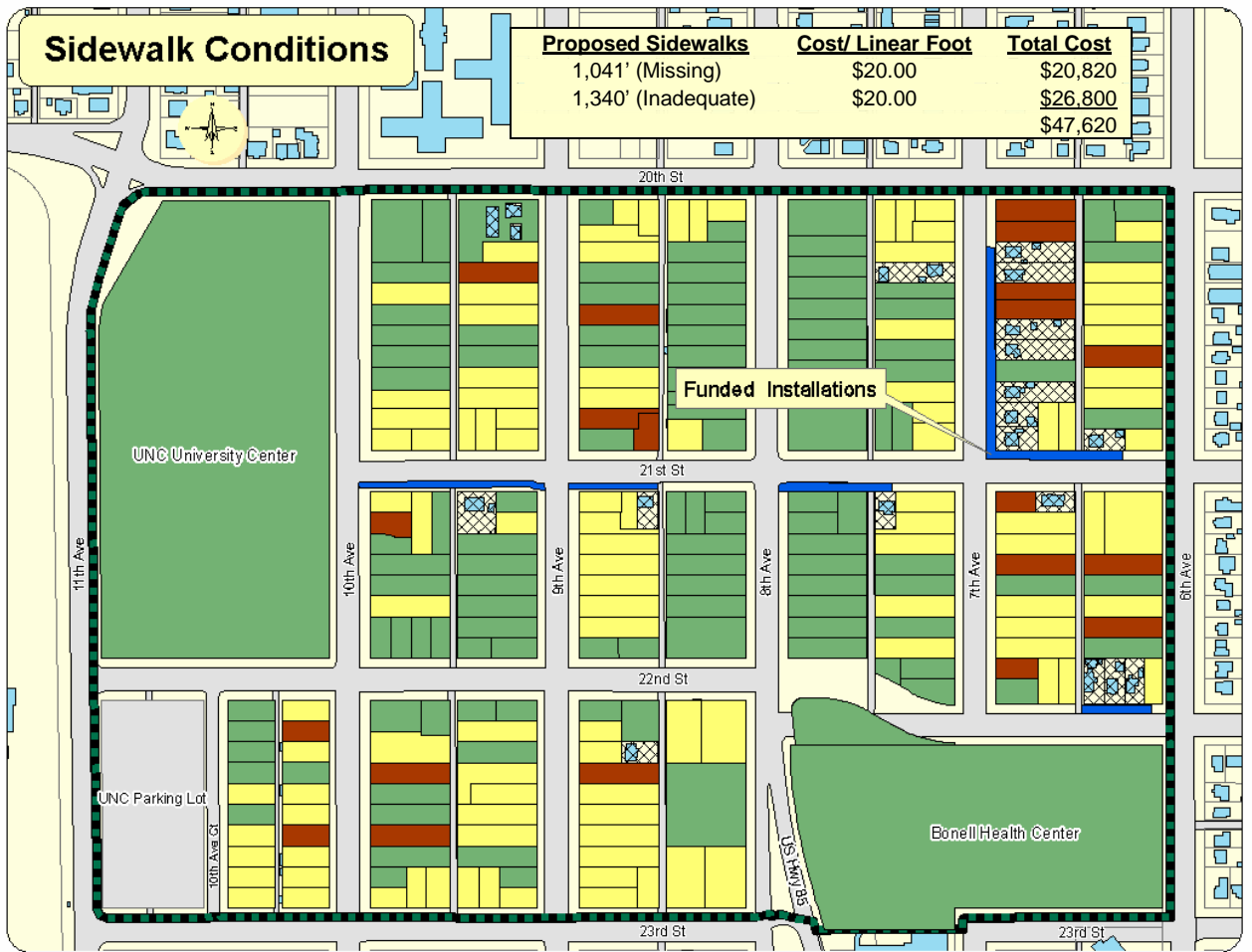
<u>Neighborhood Amenity</u>	<u>Distance</u>	<u>Capacity</u>
Greeley Central High School:	0.8 mi	90%
Brentwood Middle School:	1.7 mi	91%
Jefferson Elementary:	1 mi	85%
Jackson Elementary:	1 mi	73%
Parks:	0.5 mi	-
Grocery Store:	0.5 mi	-
Gas Station:	0.5 mi	-
UNC:	0.0 mi	-
Downtown:	0.7 mi	-

Cost Overview & Summary

Infrastructure in the East UNC Neighborhood is generally in good condition with the exception of some areas rated fair to poor. The East UNC Neighborhood study has identified the total cost of installation and repair of infrastructure in the area to be \$122,540. Due to limited 2A funds, \$50,760 worth of infrastructure will be funded at a later time as funds become available. The tables below give a breakdown of total cost of infrastructure.

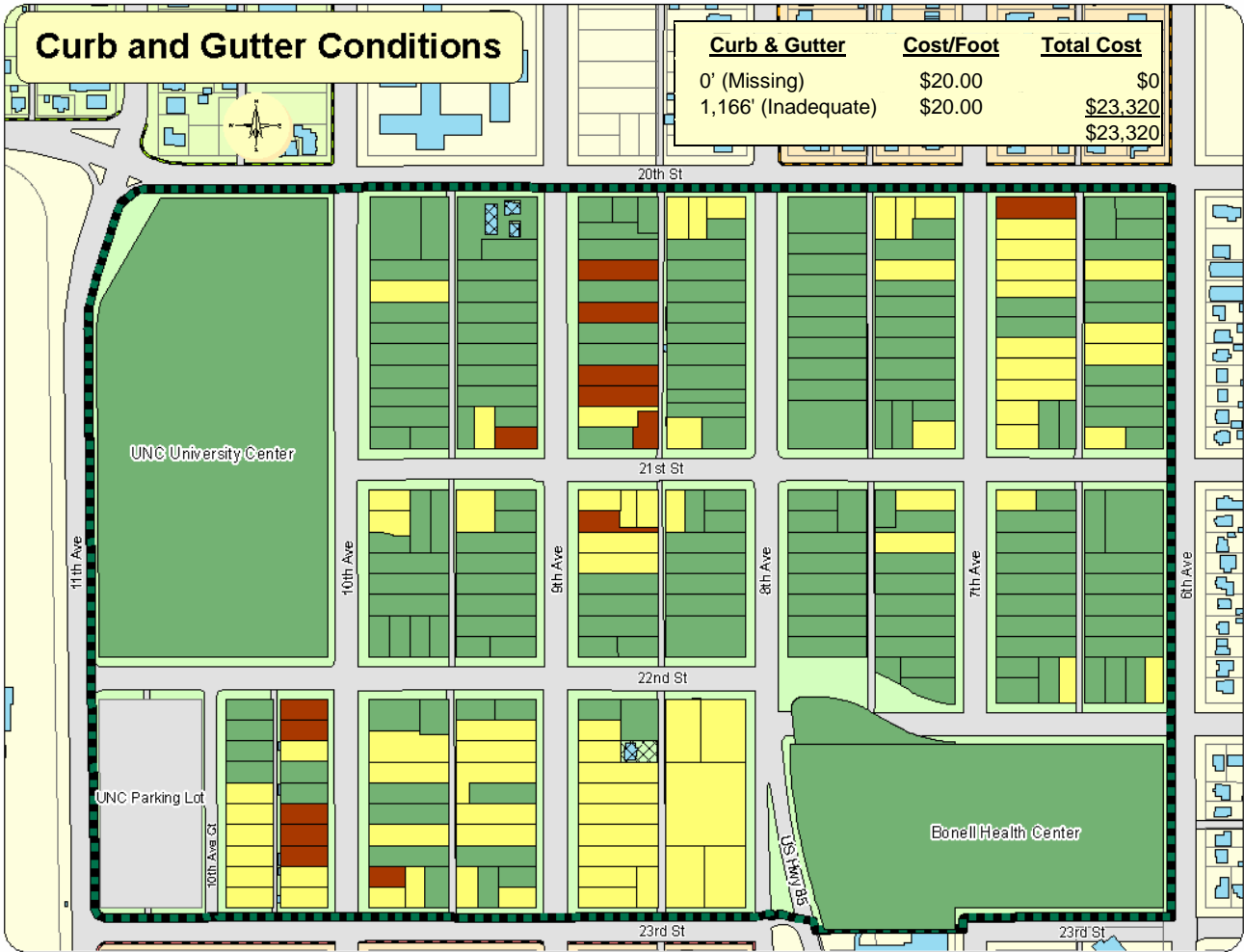
<u>Funded/Installed Infrastructure</u>	<u>Total Cost</u>
Sidewalk	
909' missing	\$18,180
100' Inadequate	\$2,000
Access Ramps	
19 Installed	\$38,000
2 Funded	\$4,000
Lighting	
6 Lights	<u>\$9,600</u>
	\$71,780

<u>Unfunded Infrastructure</u>	<u>Total Cost</u>
Sidewalk	
132' Missing	\$2,640
1,240' Inadequate	\$24,800
Curb and Gutter	
1,166' Inadequate	<u>\$23,320</u>
	\$50,760



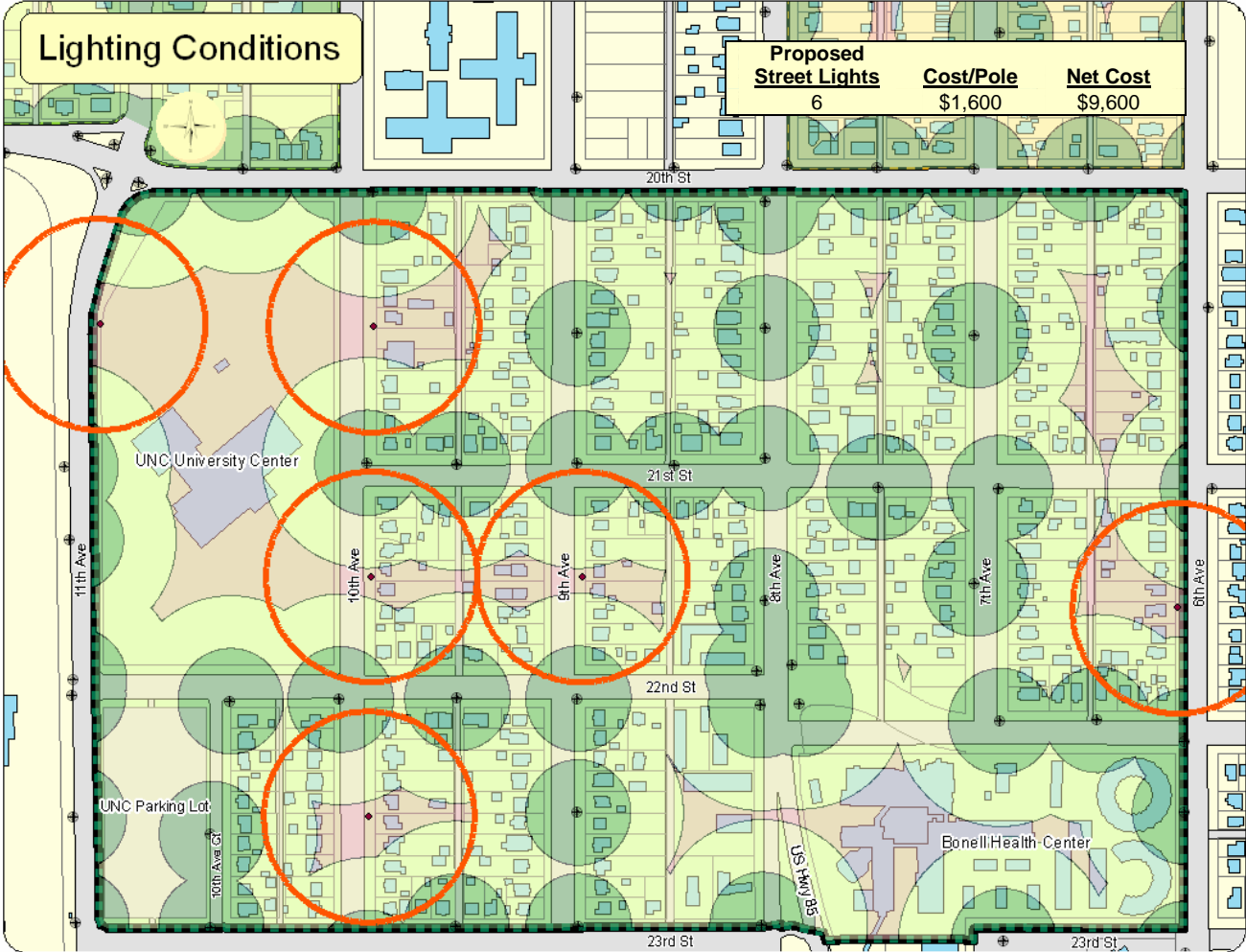
Curb and Gutter Conditions

Curb & Gutter	Cost/Foot	Total Cost
0' (Missing)	\$20.00	\$0
1,166' (Inadequate)	\$20.00	\$23,320
		\$23,320



Lighting Conditions

Proposed Street Lights	Cost/Pole	Net Cost
6	\$1,600	\$9,600



Neighborhood Strengths/Opportunities

- 1. Convenience of shopping, stores within walking distance**
- 2. Friends with neighbors**
- 3. Infrastructure: sidewalk, wheelchair ramps, street lights, bike lanes, alley access, and college parking lots**
- 4. Neighborhood watch building a sense of community**
- 5. JB's drive in!**
- 6. Church presence in the community**
- 7. Older neighborhood/older trees**
- 8.**
- 9.**
- 10.**

Neighborhood Weakness/Constraints

- 1. Deterioration of neighborhood due to negligent renters and landlords**
- 2. Lack of maintenance to property (trash, parking on lawns, broken down vehicles)**
- 3. Crime: theft of mail, gang activity, gunshots, graffiti, and vandalism of buildings and cars**
- 4. Proactive code enforcement: littering, trash, and noise control for noisy parties**
- 5. Need for more police patrols**
- 6. Animals: cat overpopulation and dogs off leashes**
- 7. Traffic control at intersections: 9th Ave and 22nd St. (Many accidents)**
- 8. Street light pole on 10th Ave Ct. is unsatisfactory to neighbors on the block**
- 9. Bar-Hop Bus riders causing problems like party walkers and drunk driving need to be monitored**
- 10.**

Plan of Action

Short Term

- | | |
|-----|-----|
| 1. | 1. |
| 2. | 2. |
| 3. | 3. |
| 4. | 4. |
| 5. | 5. |
| 6. | 6. |
| 7. | 7. |
| 8. | 8. |
| 9. | 9. |
| 10. | 10. |

Key Participants

Long Term

- | | |
|-----|-----|
| 1. | 1. |
| 2. | 2. |
| 3. | 3. |
| 4. | 4. |
| 5. | 5. |
| 6. | 6. |
| 7. | 7. |
| 8. | 8. |
| 9. | 9. |
| 10. | 10. |

For Further Information: Neighborhood Resource Office
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