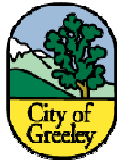


# City of Greeley Jackson Field Neighborhood Study February 2006

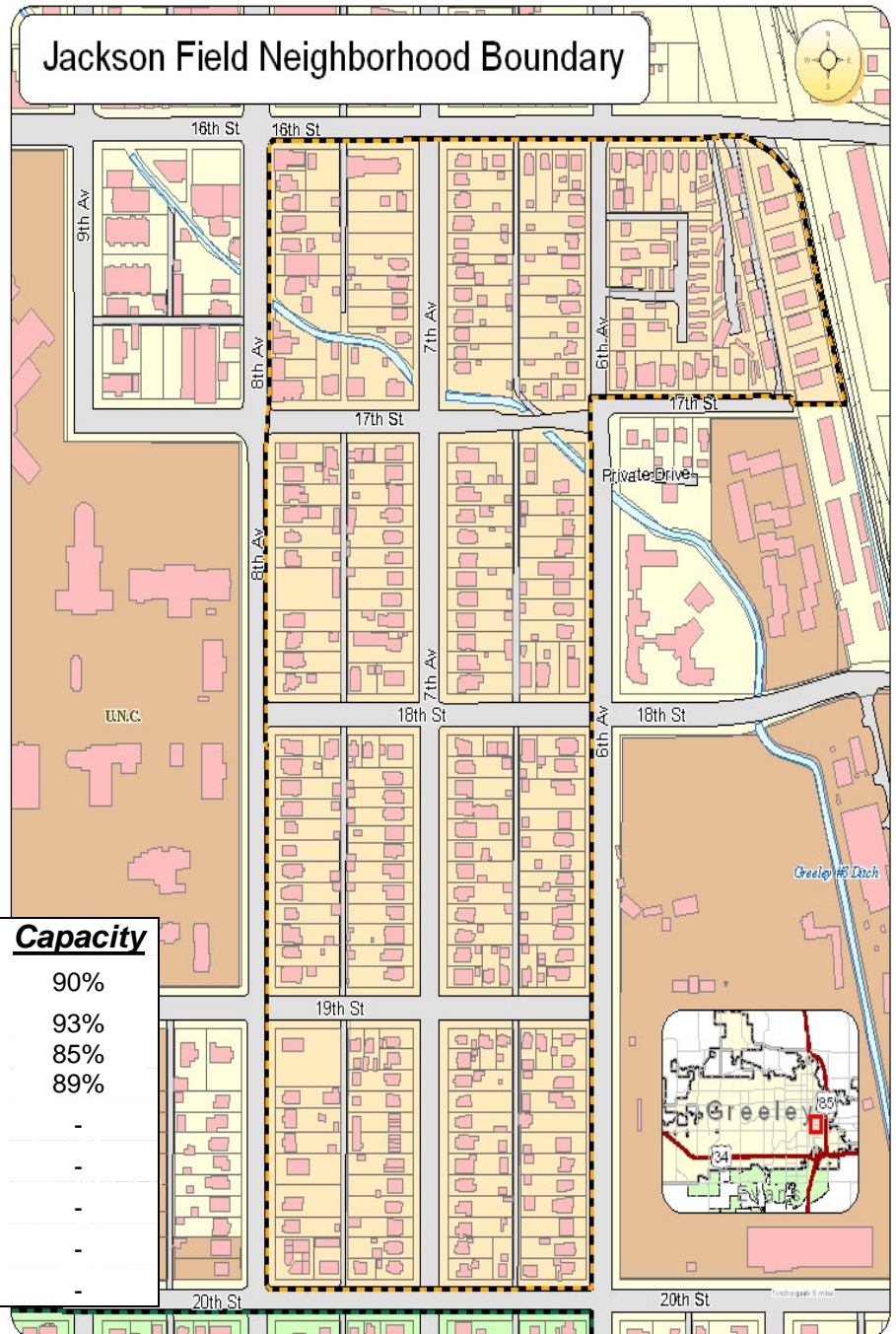


## Overview

The Jackson Field 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. All maps and documentation can be found on the CD that accompanies this study.

## General Description

The area consists of ten blocks from 8<sup>th</sup> Ave. East to 6<sup>th</sup> Ave. and 20<sup>th</sup> Street North to 18<sup>th</sup> Street. The neighborhood encompasses almost 68 acres of land, which contains 248 parcels and 288 structures. There are an estimated 1,903 residents in the neighborhood according to the 2000 census.



<b><u>Neighborhood Amenity</u></b>	<b><u>Distance</u></b>	<b><u>Capacity</u></b>
Greeley Central High School:	0.6 mi	90%
Heath Middle School:	1.2 mi	93%
Jefferson Elementary:	0.33 mi	85%
Cameron Elementary:	0.53 mi	89%
Parks:	0.62 mi	-
Grocery Store:	0.7 mi	-
Gas Station:	0.0 mi	-
UNC:	0.0 mi	-
Downtown:	0.5 mi	-

## Physical Conditions/Infrastructure

The physical condition of the Jackson Field 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 Jackson Field 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>
250' (Missing)	\$20.00	\$5,000
1,409' (Inadequate)	\$20.00	<u>\$28,180</u>
		<u>\$33,180</u>

- Access ramps

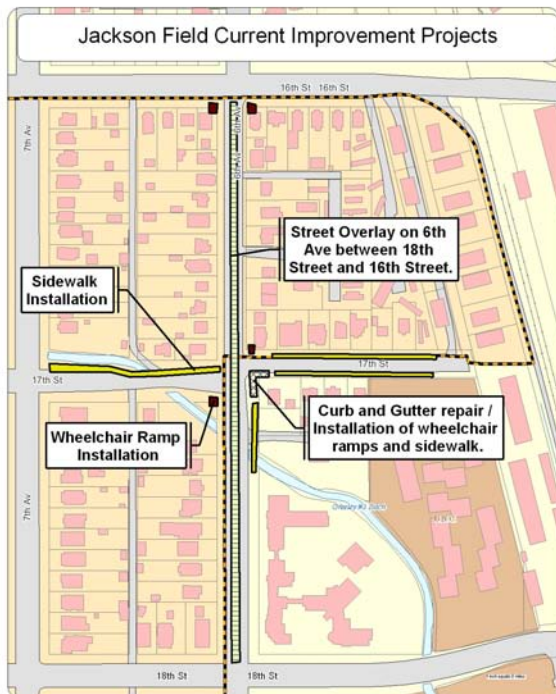
Missing access ramps have been identified and mapped as a part of this study. The installation cost of new ramps is as follows:

<u>Proposed Access Ramps</u>	<u>Cost/Ramp</u>	<u>Total Cost</u>
7	\$2,000	\$14,000

- Curb & Gutter

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

<u>Curb &amp; Gutter</u>	<u>Cost/Foot</u>	<u>Total Cost</u>
328' (Missing)	\$20.00	\$6,560
3,115' (Inadequate)	\$20.00	<u>\$62,300</u>
		<u>\$68,860</u>



## *Utility*

- Street Lighting

Street light coverage in the Jackson Field Neighborhood is adequate with lights at every intersection and mid-block. The lighting condition has been identified and mapped on the following page.

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

## *Services*

- Fire Hydrants

The overall fire hydrant coverage in the Jackson Field 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.

### *Cost Overview & Summary*

Infrastructure in the Jackson Field Neighborhood is generally in good condition with the exception of some areas rated fair to poor. The Jackson Field Neighborhood study has identified the total cost of installation and repair of infrastructure in the area to be \$115,640. The table below is a breakdown of total costs. All maps and documentation can be found on the CD that accompanies this study.

### *Neighborhood Improvement Needs*

<b>Sidewalk Installation and Repair</b>	
250' (Missing)	\$5,000
1,409' (Inadequate)	\$28180
<b>Access Ramp Installation</b>	
(7 Ramps)	\$14,000
<b>Curb &amp; Gutter</b>	
328' (Missing)	\$6,560
3,115' (Inadequate)	\$62,300
<b>Fire Hydrant</b>	
0 recommended	\$0
<b>Street Lights</b>	
(1 light recommended)	<u>\$1,600</u>
<b>Total funding</b>	<b>\$115,640</b>





<u>Proposed Sidewalks</u>	<u>Cost/ Linear Foot</u>	<u>Total Cost</u>
250' (Missing)	\$20.00	\$5,000
1,409' (Inadequate)	\$20.00	\$28,180
		\$33,180

<u>Proposed Access Ramps</u>	<u>Cost/Ramp</u>	<u>Total Cost</u>
5	\$2,000	\$10,000



<u>Curb &amp; Gutter</u>	<u>Cost/Foot</u>	<u>Total Cost</u>
328' Missing	\$20.00	\$6,560
3,115' Inadequate	\$20.00	<u>\$62,300</u>
		\$68,860

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

## **Neighborhood Strengths/Opportunities**

1. Beautiful trees
2. Good neighbors
3. Good proximity to amenities
4. High level of code enforcement
5. Gets along well with College students in the neighborhood
- 6.
- 7.
- 8.
- 9.
- 10.

## **Neighborhood Weakness/Constraints**

1. Rental vacancies causing problems for homeowners
2. 80% of the residential units are investor owned, renters causing problems for the neighborhood.
3. Home break-ins are a problem, need more police presence.
4. Fireworks are a constant nuisance to the neighborhood residence and pets
5. Decreasing property values due to a lack of investment.
6. Traffic speed through the neighborhood especially on 7<sup>th</sup> Ave.
7. Dieing trees need to be taken care of. Replanting of trees also a concern.
- 8.
- 9.
- 10.

# Plan of Action

## Short Term

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

## Key Participants

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

## 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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