

City of Greeley

North Downtown Neighborhood Study Area

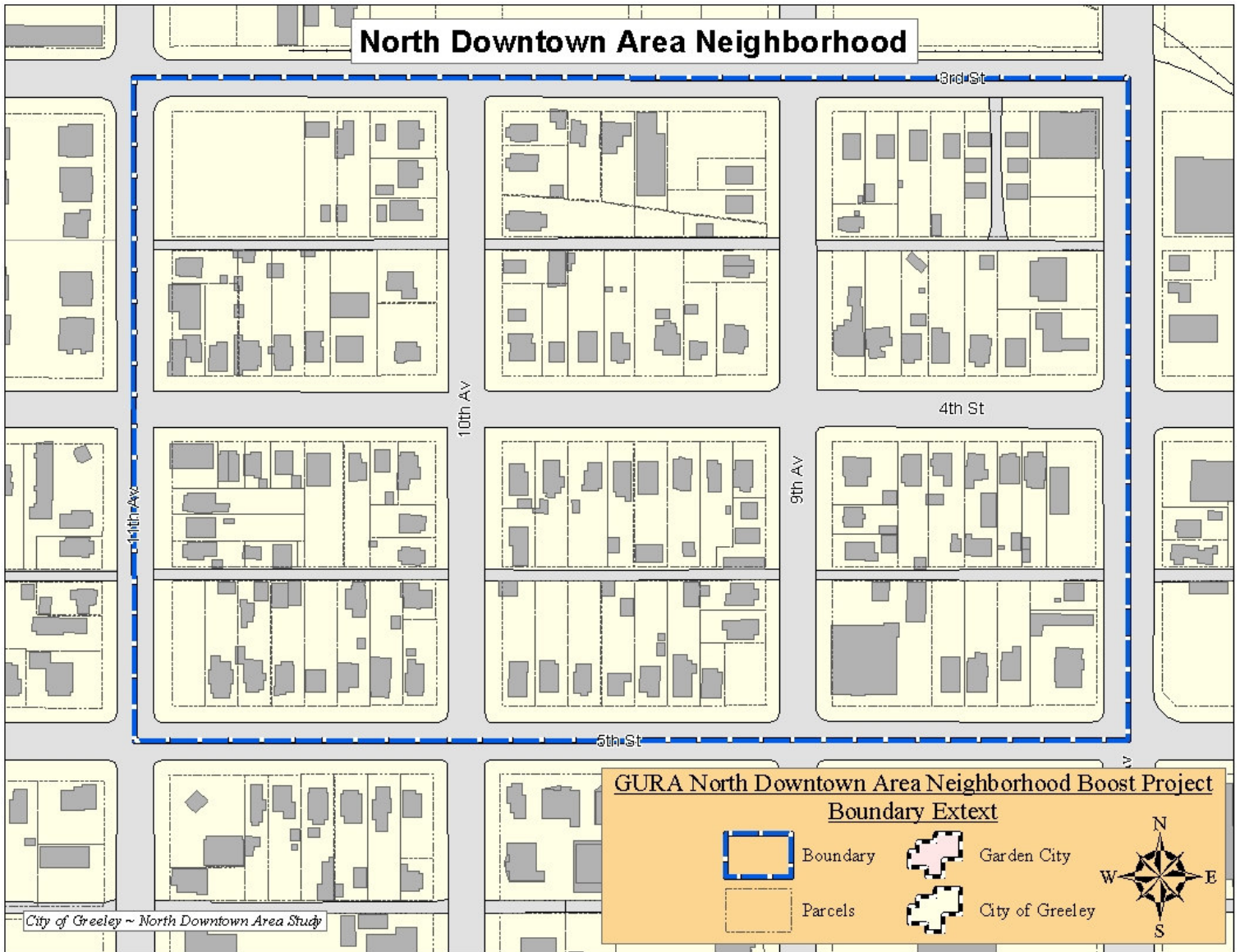
February, 2006

Overview

The North Downtown area was placed under the original GURA in 1980 and is currently within the boundaries of the Greeley Urban Renewal Authority. This mini-study was initiated at the requests of residents for improvement of infrastructure.

General Description

The area consists of the six blocks from 8th Ave. to 11th Ave. and 3rd Street to 5th Street. The six-block corridor consists mainly of structures that date back to early 1900s. The neighborhood encompasses almost 35 acres of land, which contains 111 parcels & 143 structures. There are an estimated 521 residents in the neighborhood according to the 2000 census.



Public Services

The overall condition of the non-utility services, such as sidewalks, wheel chair ramps, and curbs & gutter is at an average level, streets needing the most attention.

The other services reviewed in this study included street lighting and fire hydrant services. The street light map shows the location of each street light in the study and the coverage for the study area.

Non-Utility

- Sidewalks

The overall condition of the sidewalks is at an above average scale, with most of the area at a “good” condition.

<u>Proposed Sidewalks</u>	<u>Cost/ Linear Foot</u>	<u>Total Cost</u>
1228' (Missing)	\$20.00	\$24,560
215' (Inadequate)	\$20.00	<u>\$4,300</u>
		\$28,860

- 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>
21	\$2,000	\$42,000

- Curb & Gutter

The overall condition of the curbs & gutters is average, with most of the study meeting standards.

<u>Curb & Gutter (Missing/Inadequate)</u>	<u>Cost/linear ft.</u>	<u>Total Cost</u>
2,250	\$20.00	\$45,000

- Streets

The overall conditions of the streets in the area do not meet standards and require major overlays.

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Treatment</u>	<u>Total Cost</u>
11th Ave. (Arterial St. fees)	5th St.	3rd St.	Major Overlay	\$84,067.56
10th Ave.	5th St.	3rd St.	Major Overlay	\$85,048.89
9th Ave.	5th St.	3rd St.	Major Overlay	\$85,048.89
5th St.	11th Ave.	10th Ave.	Major Overlay	\$40,888.89
5th St.	10th Ave.	9th Ave.	Major Overlay	\$40,888.89
5th St.	9th Ave.	8th Ave.	Major Overlay	\$40,888.89
4th St.	11th Ave.	8th Ave.	Overlay	\$55,466.67
3rd St.	12th Ave.	9th Ave.	Overlay	<u>\$55,466.67</u>
				\$487,765.35

Utility

- Street Lighting

The street map shows where each existing street light is located and where proposed lights would be placed. It also shows the coverage of every light, using a radius around each light if applicable.

<u>Proposed Street Lights</u>	<u>Cost/Pole</u>	<u>Credit/Pole</u>	<u>Net Cost</u>
2	\$1,600.00	\$640.00	\$1,920.00

- Fire Hydrants

The overall fire hydrant coverage in NODO area is good. Although hydrant spacing analysis indicates a hydrant could be warranted, because the UCFA is able to provide a high level of service, the site is close to the fire department, and UCFA will install smoke detectors for free, an additional fire hydrant is not recommended

Cost Overview and Summary

Infrastructure in the North Downtown area is often missing or very dated. The North Downtown Neighborhood study has identified the cost of upgrading the study areas infrastructure at \$119,060. The improvements identified below include all of the infrastructures mentioned except streets. The streets will be typically require a major overlay, while curbs and gutters will be added along with the ramps at either missing or dilapidated sections.

Neighborhood Improvement Needs

<u>Sidewalk Repairs and Replacements</u>	<u>Cost</u>
1228' Missing; 215' Inadequate @ \$20/ft.	\$28,860
Curb & Gutter	
2,250' @ \$20.00/ft.	\$45,000
Wheelchair Ramps	
21 Missing @\$2,000 ea.	\$42,000
Street Lighting Installations	
2 lights @ \$1,600 ea.	<u>\$3,200</u>
Total Cost	\$119,060

