

SUNRISE NEIGHBORHOOD STUDY



Neighborhood Plan December, 2006

Sunrise Neighborhood Plan

Acknowledgements

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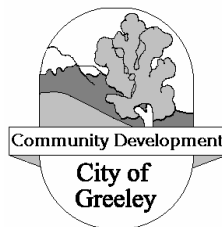
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EXECUTIVE SUMMARY

The Sunrise Neighborhood, located near U.S. Highway 85 and Downtown in northeast Greeley, has historically been an ethnic working-class neighborhood with an industrial base and many long-term residents. As one of Greeley's oldest neighborhoods, the area contains aging, and missing infrastructure. Before neighborhood or property conditions worsen or home ownership rates drop, the Greeley Urban Renewal Authority proposed a study to review area conditions and opportunities. City of Greeley "Quality of Life Funds" had already been allocated for Sunrise Park Splash Park improvements; it was key to determine if similar neighborhood improvement funds could also be strategically used to strengthen the area. Many properties are not as carefully cared for, and in some pockets where home-ownership rates have dropped, property values conditions worsen and lead to an increase in crime. The current study of the area was begun in spring 2006.

The study consisted of extensive field surveys, research of infrastructure systems, public opinion surveys and public input workshops. The study showed that residents felt the neighborhood has historically been a good place to raise a family. Residents perceive the areas a generally safe and quiet place with good community facilities, churches, a neighborhood park and programs like Head Start. Residents also appreciated the convenient location of the neighborhood near services and major transportation routes and the size, affordability and unique character of residential properties. The study also confirmed the existence of suspected risk factors. In some cases, neighborhood infrastructure such as roads and sidewalks are damaged or missing. Other risk factors of concern to residents were traffic, crime and conflicting land uses.

Staff worked with residents to prioritize and address issues of concern. To address infrastructure issues, the study proposes to direct approximately \$1.13 million "Quality of Life" funds for installation and/or repair of curb, gutter and sidewalks, wheelchair ramps, fire hydrants, streetlights and the paving of a street in the neighborhood in 2008 and 2009. Additionally, staff has already commenced to address traffic, crime and code enforcement issues in the area. Finally, in follow-up to the study, a detailed review of an industrially zoned area with primarily residential uses will be undertaken for possible rezoning to better support the existing housing. Staff will work with residents and businesses to develop additional action plans to explore possible partnerships between the community, the City and other agencies for other desired area support, especially if it relates to youth, families and area businesses. Such a plan could be implemented in part through existing programs such as the Neighborhood Building Blocks, Neighborhood Watch & Registration, Neighbor Labor and new strategies may also be developed as needed. The plan will include monitoring with quarterly reports to the neighborhood and decision makers, plus an annual evaluation of benchmarks for progress.

Implementing a redevelopment and neighborhood support strategy now for this area will help prevent more expensive subsequent public and private costs that would accrue if current infrastructure conditions, public safety needs and property conditions are not addressed in an assertive manner. The success of this effort will rely upon the degree to which partnerships between all the stakeholders in the area can focus on a shared vision and planned execution of the neighborhood support strategy.

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NEIGHBORHOOD STRENGTHS, WEAKNESSES & VISION

Neighborhood input was received as part of two public input workshops, a citizen survey, interviews and public hearings. Sunrise residents and business-people had the opportunity to tell about things that they like and dislike about the neighborhood. While most residents shared common perceptions about the state of the neighborhood, there were disagreements on some issues. All issues raised during the workshops, surveys and interviews are listed in the tables below:

A. Strengths

Participants liked the following aspects of the neighborhood:

Table 14 ~ Neighborhood Strengths

Strength Area	Specific Strengths
General	<ul style="list-style-type: none"> • Special area • Residents feel “at home” • Good place to raise a family
People	<ul style="list-style-type: none"> • Good, unique people • Open, welcoming • Easy to make friends • Good business neighbors • Born & raised here • Ethnic diversity
Housing	<ul style="list-style-type: none"> • Affordable • More land per home • Unique architecture • Nice neighborhood • Historic feel • Cleaned up some bad buildings
Circulation	<ul style="list-style-type: none"> • No traffic • Walk to services, etc. • Everything is close • Good access to major roads and highways • Street is closed off so quiet block but longer walk • Bus availability is good
Safety & Environment	<ul style="list-style-type: none"> • Cleaner air than W. 10th Street • Air quality increased from sugar plant closure & waste water treatment plant improvement • “Non-polluting” • SAFE • Seen more police recently, especially around former La Famosa restaurant site • Quiet • Stormwater drainage is pretty good, drains need better marking

Community Facilities & Programs	<ul style="list-style-type: none"> • After school programs (Headstart) • School (Jefferson) while good and defines neighborhood, need attention • Clinic • Library • Sunrise Park (and improvements) • Need a Sunrise Community Center: Place to gather, positive <u>mentoring</u> for youth; affordable • Poudre Trail extension through the area would be great
Business	<ul style="list-style-type: none"> • Good for agricultural businesses (street width & close to similar businesses) • Only industrial area at one time (business owners)

B. Weaknesses

Sunrise residents and business people participating in the workshop disliked the following aspects of the neighborhood:

Table 15 ~ Neighborhood Weaknesses

Weakness Area	Specific Weakness
General	<ul style="list-style-type: none"> • City neglects area
Property Maintenance	<ul style="list-style-type: none"> • No funds available to improve properties • Weeds & trash • Loss of structures • Littering
Crime & Noise	<ul style="list-style-type: none"> • Drugs • Sexual exposure/events • Vandalism • Gunfire • Graffiti • Aggressive dogs (pit bulls) • Gangs • Loud music & spinning tires • Railroad train horn (sometimes unnecessarily long) • Kids stay out too late • No visible police presence
Circulation	<ul style="list-style-type: none"> • Bad street maintenance • Need curb, gutter, sidewalks more than reflector post on signs on stormwater gutters • Finish streets and sidewalks • Need water line improvements • Not enough street lights • Need bike paths, better sidewalks & better routes • Incomplete sidewalk network

	<ul style="list-style-type: none"> • Highway 85 Bypass • More traffic in last 10 years • Not enough wheelchair ramps • 12th Street & 6th Avenue (bottleneck-dangerous for trucks and others) • U.S. Hwy 85 at 13th Street (dangerous area; lanes need better marking)
Community Facilities & Programs	<ul style="list-style-type: none"> • Swimming pool gone – a major problem • Sunrise Park access & entertainment is poor • Nothings for kids to do • No playground equipment for little kids at park other than splash park • Need additional street lights • Clinic is moving • Older kids (middle school +) need something to do (splash park attractive for little ones only) • Lack of supervision of children • With swimming pool closed, need more for kids to do • Investment in programs and infrastructure
Land Use	<ul style="list-style-type: none"> • Residents concerned about night noise of new business • Business owner feels above resident is a nuisance • More businesses = more jobs = security • Better physical relationship between residential areas and downtown stores and events • Rentals: fewer rental properties or longer term renters (R-H in I-M zone encourages investment of ownership and discourages owner occupants) • Vacant properties present opportunities for crime

C. Suggested Action and Vision for the Neighborhood

During the meeting, participants were also asked to propose solutions to the problems they identified when discussing what they dislike about their neighborhood. The following specific projects and strategies were offered:

General

- Get City more involved in neighborhood, particularly with police. We need the “neighborhood cop”. Also need neighborhood watch and youth programs.

Property Maintenance

- Encourage neighbors to report code violations
- Address code issues in northwest part of neighborhood
- Hire more code officers; conduct more inspections
- Enact a curfew for kids

- Allocate resources for police patrol and neighborhood watch
- Hire more “Neighborhood Cops”; find funding for Community Outreach Program

Streets & Traffic

- Repair roads around school, all of 4th and 3rd Avenues
- 400 block of 15th Street needs work
- Finish curb and gutter at 6th Avenue and 11th – 12th Street
- 6th Avenue North of 12th Street needs repair and work
- Cleans streets regularly, coordinate cleanings when people are gone so gutters are not obstructed by cars
- Re-stripe streets where needed
- Connect Sunrise to downtown, particularly at 11th or 12th Street by grain elevator where kids cross tracks for school
- Repair curb and gutter – 6th Avenue & 11th Street and by school
- Address traffic on 500 block of 10th Street
- Should have stop signs at 11th Street and 4th Avenue (no stop sign for east/west traffic)
- Monitor use of scooters and motorized vehicles in park

Street Lights – Street lights are needed at the following locations:

- 12th Street & 5th Avenue
- 10th Street between 3rd and 6th Avenue
- 6th Avenue & 12th Street (blocked by ice house)
- 11th Street to 12th Street on 6th Avenue

Community Facilities and Programs

- Outreach to teach English (particularly for Hispanics who do not read or write Spanish)
- Community Center: More computers at school; and need more activities for youth (especially the 11-15 year olds)
- Re-use Sunrise Health Clinic for community center
- Job placement to keep kids occupied
- Kids 11 and older: Find ways to continue involvement with football, sports, etc.
- Work with school and city programs (Juvenile Assessment Center, etc.)
- Programs for youth; need consistent, reliable programs
- Need “Adult” programs too
- Park bathrooms need upgrading
- Install more playground equipment, particularly for younger children
- Encourage park as gathering area by providing lights and activities for older kids and adults (i.e., volleyball)
- Sunrise Neighborhood Center (homeless and housing services)
- If clinic relocates, convert building to recreation center, delete as duplicate

Land Use

- Redevelopment code: Flexibility for older buildings; address businesses & houses
- Zone changes to restrict industrial noise on residential (Note: Business owner feels resident whose comment about night noise above his business is a nuisance)
- Rezoning of 10th Street between 3rd and 2nd Avenue (the north side)

- Acquire and develop vacant lot at SW 6th Avenue & 10th Street (for sale) for depot (farmers market) overflow parking or for new train museum (GURA or private investor)
- Acquire old coal property for redevelopment (GURA or private investor)

Sidewalks

- Install and/or repair sidewalks in park and around Jefferson Elementary
- Install railroad crossing system (smooth surface and pedestrian button) that is safe for wheelchairs and pedestrians at least at 10th Street that connecting east side residents with west side amenities such as the Farmer's Market & Downtown
- Install sidewalks in undeveloped area along 16th Street near railroad tracks (school kids walk in that area)

PRIORITIES & RECOMMENDATIONS

It is essential to match goals and resources in order to accomplish the most critical needs of the neighborhood. The following goals have been developed as a framework for understanding the levels of action and funding suggested to address the neighborhood improvement objectives.

NEIGHBORHOOD VISION: Sustain the neighborhood area as a safe, viable, appealing and healthy place in which to reside, attend school, recreate, work, shop, socialize with neighbors and conduct business.

GOAL #1: Prevent crime through community partnerships.

GOAL #2: Address traffic speeding and careless driving.

GOAL #3: Maintain active code enforcement to protect area improvements and residents from factors that contribute to area deterioration.

GOAL #4: Organize and support active neighborhood associations that support neighborhood stability and promote long-term residency and business viability.

GOAL #5: Upgrade physical improvements in the neighborhood to the degree that reasonably equivalent standards are achieved between this area and newer areas of the community. This should be balanced in consideration of the overall character of the neighborhood, cost/benefit ratio, and needs as expressed by area residents and businesses.

RECOMMENDATIONS AND ACTION STEPS

D. Partnerships

1. Make concerted effort to register and maintain neighborhood associations throughout the Neighborhood Study area.
2. Work with residents and businesses in a City initiated rezone action for residential uses in industrial zones.
3. Investigate opportunities for cooperative ventures with other governmental and non-profit establishments in the neighborhood, such as schools, churches, and similar organizations to achieve neighborhood objectives.
4. Investigate opportunities for cooperative ventures by and between the commercial and industrial establishments and neighborhood associations in the area to support compatible and complementary relationships.
5. Encourage neighborhood associations to apply for Neighborhood Improvement Grants and other available assistance in order to provide enhancements to the area.

E. Neighborhood Services

1. Make concerted effort to establish Neighborhood Watch areas in all of the Neighborhood Study area.
2. Provide on-going code enforcement attention to the area in the form of traffic control, vandalism, sanitation and zoning matters, and in public safety areas.

3. Respond to neighborhood-identified traffic calming concerns by initiating neighborhood meetings to evaluate the areas of highest need.
4. Provide prompt and effective support to deter and address theft, vandalism and graffiti in the area.
5. Explore providing additional recreational opportunities and positive mentoring for Sunrise Neighborhood youth in the 8-16 year old category.

F. Physical Improvements

1. It is suggested that a number of physical improvements be pursued to bring this neighborhood to contemporary standards, promote safety to the extent practical and feasible and promote engaging non-vehicular traffic between the Sunrise neighborhood and the downtown. A prioritized listing of all improvements is contained in Attachment G in the Appendix.
2. Determine the required physical improvements necessary to establish a train “Quiet Zone”.
3. Explore the redevelopment of the Sunrise Community Health Center into a neighborhood recreation center once the clinic relocates.

G. Business Opportunities

1. Support the formation of a Neighborhood Business Association through the Neighborhood Resource Office to produce a means for on-going communication and support
2. Establish a Business Crime Watch group to deter criminal activity in the area.

IMPLEMENTATION

Any plan is only as good as its implementation. The goals and recommendations contained in this plan will require not only immediate attention, but a sustained and long-term effort to be realized. In order to take advantage of the interest of area residents, arrest areas of deterioration and move toward a healthy neighborhood which can focus on both sustainable living conditions, as well as area enhancements, it is important to pay attention to the comprehensive capital needs and services identified. Further, accountability in the achievement of these recommendations is needed to identify actual progress in addressing the goals set forth.

Adoption of this study should include direction to City staff as follows:

- Identify in annual budget requests and work programs those activities that have been included consistent with the recommendations of this plan;
- Direct City Boards and Commissions to advise on the role they may play in achieving the Plan’s goals, including a time line for such participation; and,
- Provide an annual report with benchmarked items to relate the progress associated with Plan execution. Such Plan should be shared with area property owners and residents and feedback solicited to assist in the measurement of success in meeting the Plan’s objectives and desires of the neighborhood.

Attachment G - 2A ~ Quality of Life Fund Projects

Sunrise Neighborhood Study
City of Greeley
2A ~ Quality of Life Fund Projects
 (Subject to Annual Appropriation)

Installation of New Street Lights (15)	\$40,000
Fire Hydrant Installation (4)	\$37,500
Sidewalk Installation (18,980')	\$379,600
Curb & Gutter Installation (14, 118')	\$285,660
Wheelchair Ramps (+/- 101 ramps)	\$202,000
Street Paving (9th Street from 5th to 6th Avenue)	\$40,000
Greeley Engineering Cost	\$90,260
1% for Art	\$10,750
Housing Rehabilitation Loans	\$50,000
(Revolving Loan Program provides assistance for at least 5 owner-occupied units subject to criteria developed in conjunction with GURA's "Urban Homesteaders" program; program income available to loan out to future applicants.)	
TOTAL	\$1,135,770

Assumes there is some flexibility to allow movement of project savings within categories to supplement other improvements, subject to Council approval. Assumes balance of neighborhood project funding for identified priorities may be funded from City Enterprise or Development Fee dedicated accounts, such as Water & Sewer, Storm Water Drainage, Traffic Calming Program and Food Tax sources.

Map 1 ~ Sunrise Neighborhood Study Boundary

