

City of Greeley Arlington 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

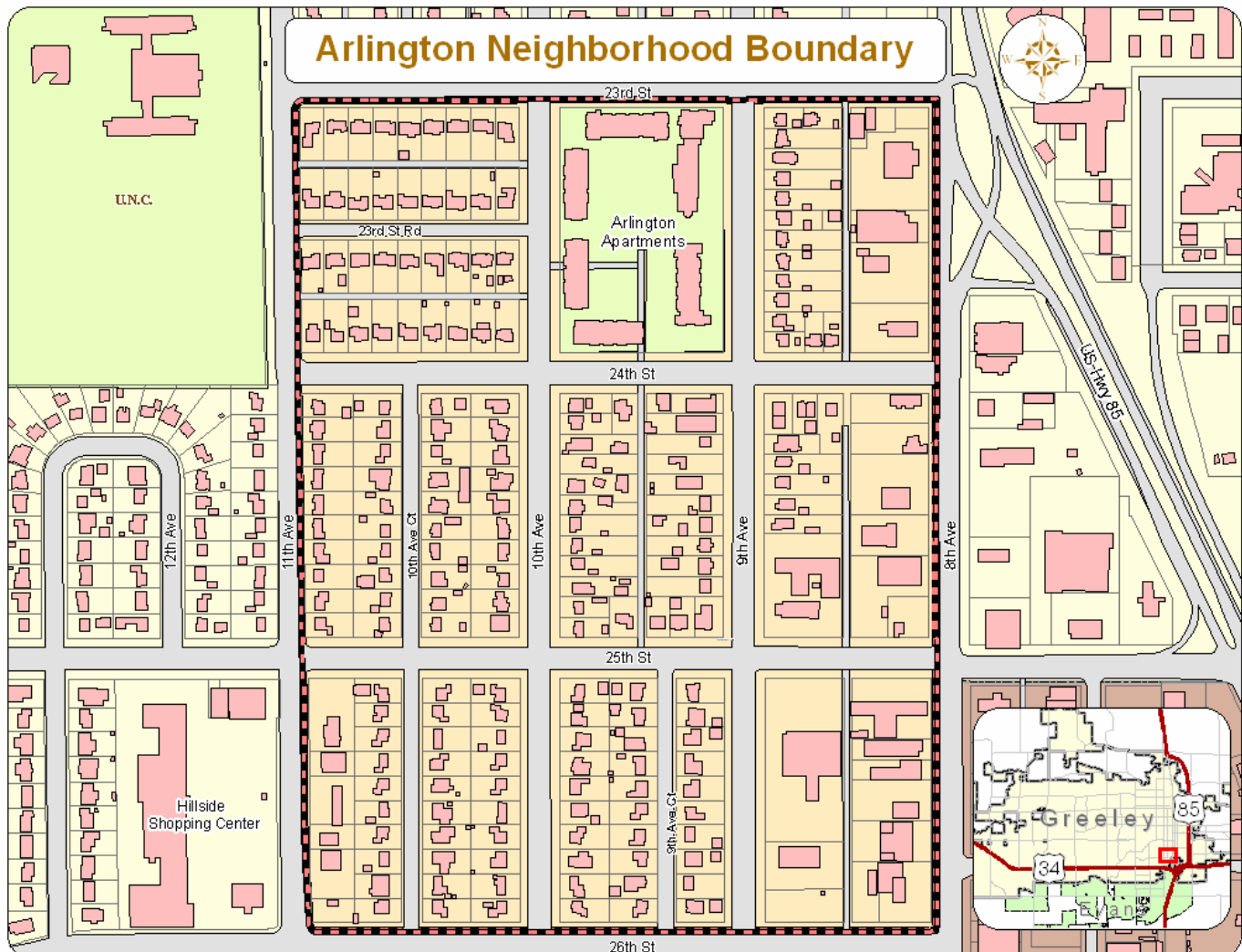
We promise to preserve and improve the quality of life for Greeley through timely, courteous and cost effective service.

Overview

The Arlington 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 Arlington Neighborhood Study can be found on the web at www.greeleygov.com under Neighborhood Building Blocks in the Community Development section.

General Description

The neighborhood consists of 13 blocks from 11th Ave. East to 8th Ave. and 26th Street North to 23rd Street. The neighborhood encompasses almost 43 acres of land, which contains 219 parcels & 225 primary structures. There are an estimated 885 residents in the neighborhood according to the 2000 census. The Arlington Apartments, built in 2001, are a prominent feature in the neighborhood and is over 90% occupied with 372 UNC students. Another prominent feature of the Arlington Neighborhood is the commercial corridor on the east side along 8th Avenue. There are 10 businesses in the area with services including auto repair, food service, grocery, and liquor distribution.



Physical Conditions/Infrastructure

The physical condition of the Arlington 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 Arlington 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>
1,780' (Missing)	\$20.00	\$35,600
429' (Inadequate)	\$20.00	<u>\$8,580</u>
		\$44,180

- Access ramps

Of the 10 missing access ramps identified in the 2004 UNC study 8 have been installed, 1 will be installed in the spring of 2006, and 1 will not be funded due to the absence of a sidewalk on which to install the ramp. The installation cost of new ramps is as follows:

<u>Access Ramps</u>	<u>Cost/Ramp</u>	<u>Total Cost</u>
8 installed	\$2,000	\$16,000
1 planned/funded	\$2,000	\$2,000
1 unfunded	\$2,000	\$2,000

- Curb & Gutter

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

<u>Curb & Gutter</u>	<u>Cost/Foot</u>	<u>Total Cost</u>
203' (Missing)	\$20.00	\$4,060
1,636' (Inadequate)	\$20.00	<u>\$32,720</u>
		\$36,780

Utility

- Street Lighting

Street lighting condition in the Arlington Neighborhood requires the addition of several new lights, which are currently in the process of installation. The lighting condition has been identified and mapped on the following page.

<u>Funded Street Lights</u>	<u>Cost/Pole</u>	<u>Net Cost</u>
9	\$1,600	\$14,400

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.

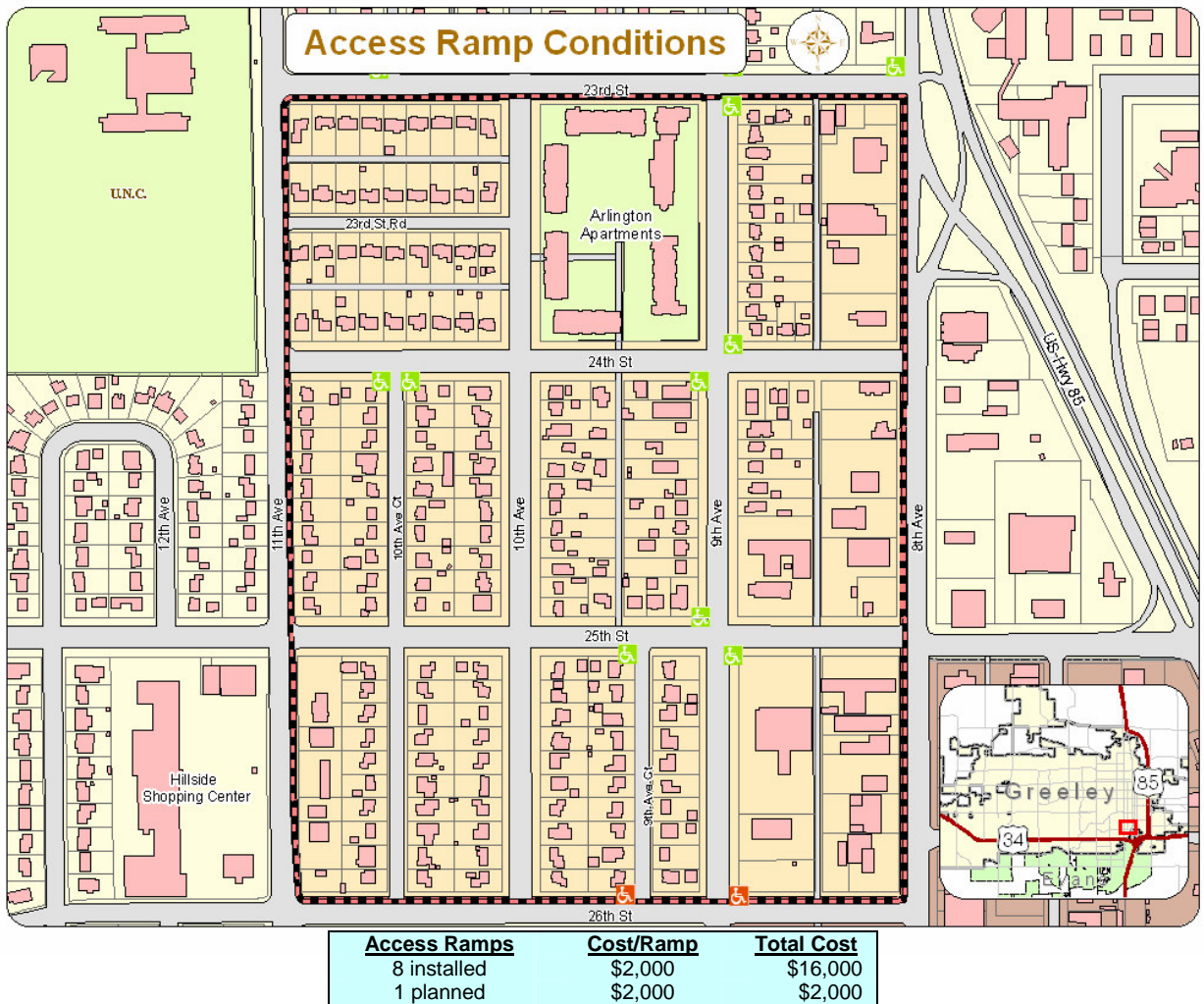
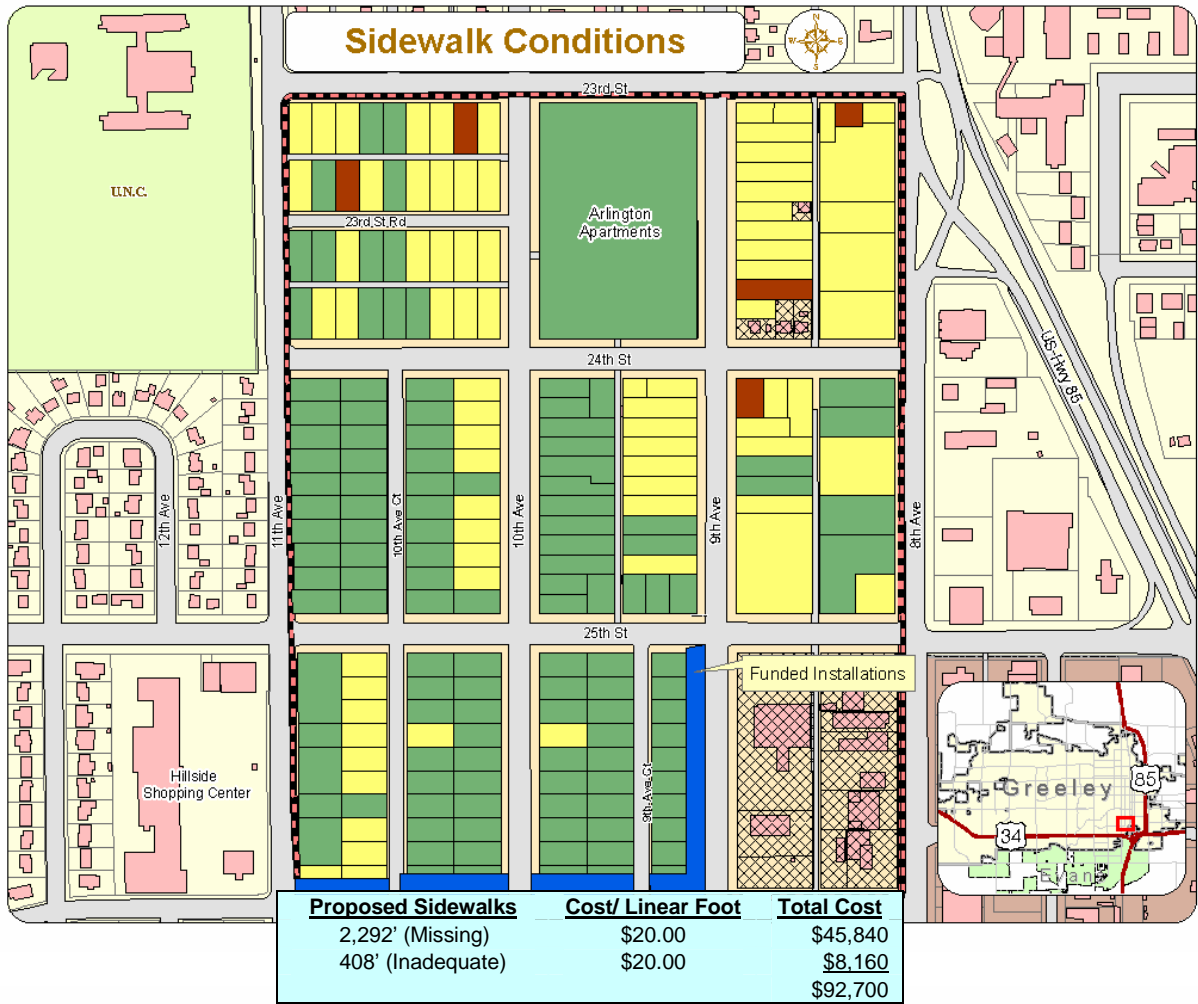
<u>Neighborhood Amenity</u>	<u>Distance</u>	<u>Capacity</u>
Greeley Central High School:	1.2 mi	90%
Brentwood Middle School:	1.4 mi	91%
Jackson Elementary:	0.7 mi	73%
Parks:	0.2 mi	-
Grocery Store:	0 mi	-
Gas Station:	0 mi	-
UNC:	0 mi	-
Downtown:	1.02 mi	-

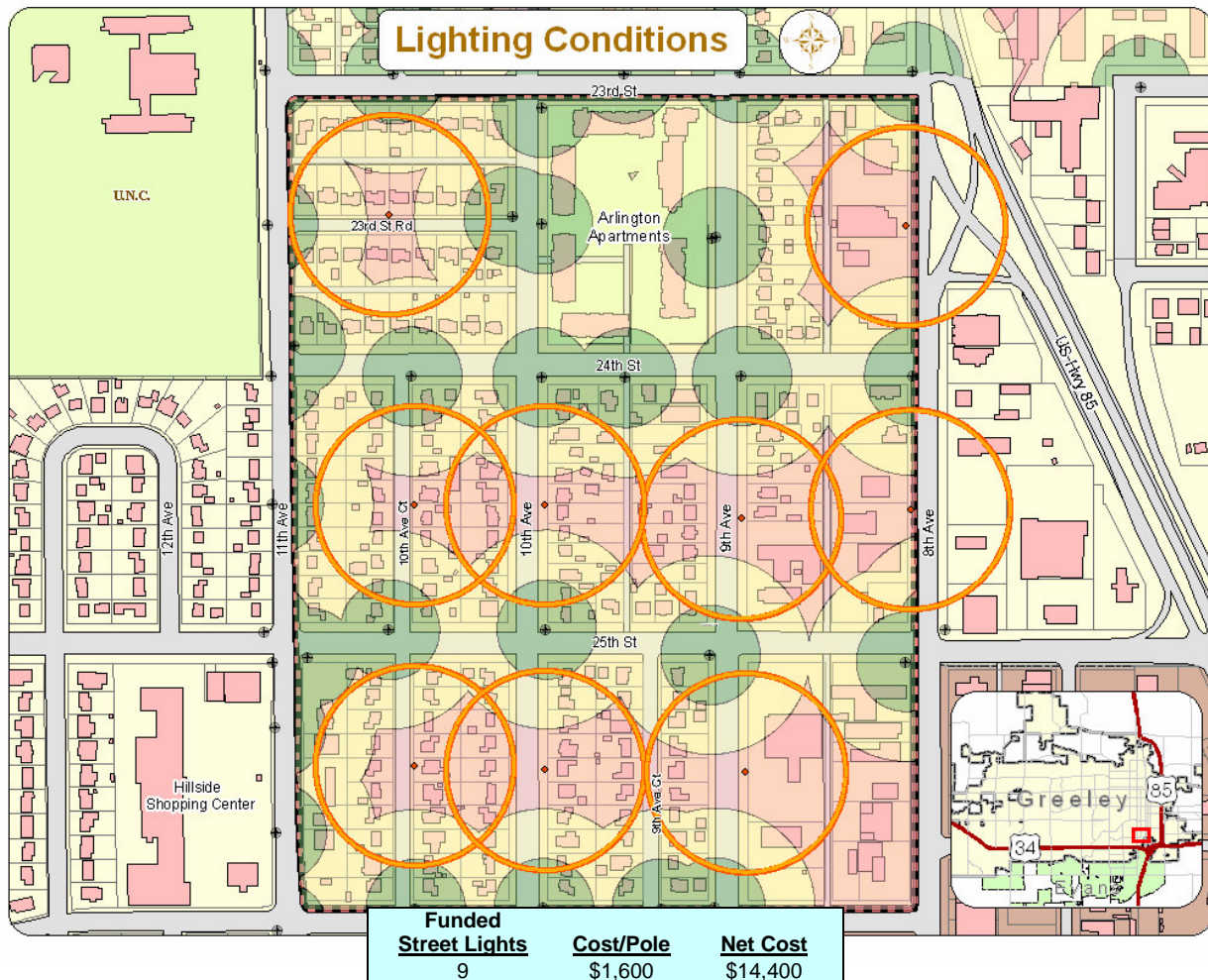
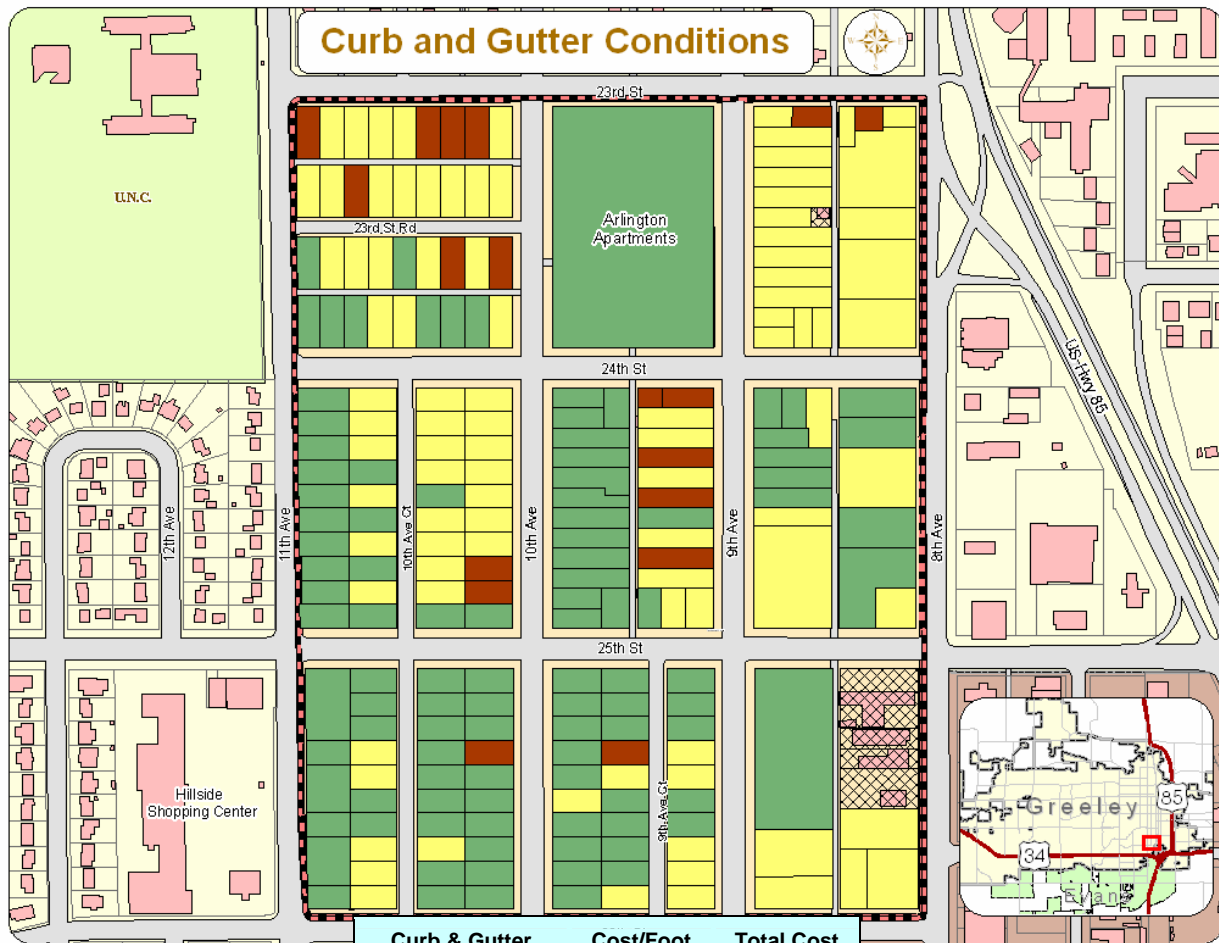
Cost Overview & Summary

Infrastructure in the Arlington Neighborhood is generally in good condition with the exception of some areas rated fair to poor. The Arlington Neighborhood study has identified the total cost of installation and repair of infrastructure in the area to be \$115,360. Due to limited 2A funds, \$52,660 worth of infrastructure will be funded at a later time as funds become available. The tables below give a breakdown of total costs.

<u>Funded/Installed Infrastructure</u>	<u>Total Cost</u>
Sidewalk	
1,515' Missing	\$30,300
Access Ramp	
8 Installed	\$16,000
1 Planned	\$2,000
Street Lights	
9 Lights	<u>\$14,400</u>
	\$62,700

<u>Unfunded Infrastructure</u>	<u>Total Cost</u>
Sidewalk	
265' Missing	\$5,300
429' Inadequate	\$8,580
Access Ramp	
1 ramp	\$2,000
Curb and Gutter	
203' missing	\$4,060
1,636' Inadequate	<u>\$32,720</u>
	\$52,660





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, robberies, 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, dogs off leashes, pets being poisoned**
- 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

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

Key Participants

Long Term

- | | |
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| 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
1100 10th Street, Suite 202
Greeley, CO 80631
Email: Chris.Kennedy@greeleygov.com (970) 336-4195