



## UNC Neighborhood Report Card\* 2017

### 2A Capital Improvements\*\*

Project	Funding	Details/Progress	Status
Install Street Lights – General (34) 9 <sup>th</sup> Ave. St. Lighting Project	\$50,000 \$28,710	37 General Project modified <sup>2</sup>	≈ 11 not installed <sup>1</sup> Partially installed
Install Fire Hydrants (6)	\$45,000	6 + 8 <sup>3</sup>	Partially Complete
Install Sidewalks (22,873')	\$400,000	Almost 23,000' installed	About 940' needed <sup>4</sup>
Install Wheelchair Ramps (+/-137)	\$140,000	Approx. 123 installed	About 14 needed <sup>5</sup>
Revolving Housing Loan	\$50,000	0 <sup>6</sup>	N.A.
Total	\$713,710		All money spent

### Greeley Urban Renewal Authority (GURA)<sup>7</sup>

Project	Funding	Details/Progress	Status
8 <sup>th</sup> Ave. Pedestrian Improvements	\$1,589,000	2013-2016	Completed
East UNC curb, gutter & sidewalks	\$136,000	2012-2016	Completed <sup>8</sup>

### Other City of Greeley Departments

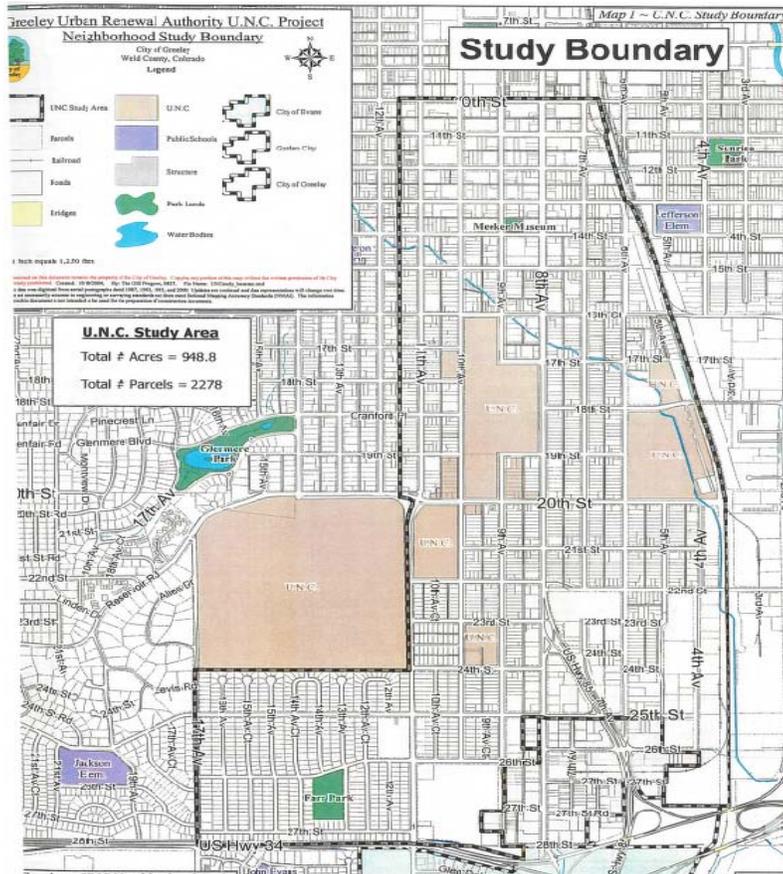
Project	Funding	Details/Progress	Status
Stormwater Drainage	Part of possible \$135M project	Start in 2021 – finish approx. 2045	Council Considering
Streets	\$1,512,600	Keep Greeley Moving Project <sup>9</sup>	2019-2020
Parks – Farr Park Irrigation	N.A.	New irrigation in 2013	Complete
Water (since Neigh. Plan adoption in 2004)	Enterprise Fund	5,513' new, 33,5440' CML	2,750' to be replaced <sup>10</sup>
Sewer (since Neigh. Plan adoption in 2004)	Enterprise Fund	5,580' new, 45,620' lined	1,573' to be lined <sup>11</sup>
Uptown Trees, Greeley Art Commission	\$400,000	Over 30 artistic trees on 8 <sup>th</sup> Ave.	2014 to May 2017 <sup>12</sup>
8 <sup>th</sup> Ave. Corridor Improvements	\$5,536,960 <sup>13</sup>	2012-2016	Complete

### Other Services

Xcel (2015-2016)	\$1,600,000	New overhead feeder W. of 8 <sup>th</sup> Ave to improve service level in UNC area.	Complete
Xcel (2014)	\$1,560,000	New overhead feeder lines to increase service level for Central UNC Campus and surrounding neighborhoods	Complete
Xcel (2017)	\$115,000	Underground cable to loop transformers to increase service level at University Square mall	Complete

## Character

	Action	Status
Preserving Neighborhood Character	<ul style="list-style-type: none"> <li>Forward recommendations to Entryway Committee</li> <li>Enhance visual interests in the area</li> </ul>	✓ Work in Progress <sup>14</sup>
Partnerships & Incentives	<ul style="list-style-type: none"> <li>Make area a GURA Target Neighborhood</li> <li>Appoint area residents to GURA citizen advisory board</li> <li>Register neighborhoods in area</li> <li>Partner with UNC, schools, churches etc.</li> <li>Partner with businesses and neighborhood groups</li> <li>Received applications to NIG program <sup>18</sup></li> <li>Establish Neighborhood &amp; Business Watch groups</li> <li>Respond to traffic calming issues</li> <li>Deter and remediate vandalism and graffiti</li> <li>Form business association</li> <li>Investigate the need for a land use plan to encourage redevelopment of businesses on 8<sup>th</sup> Ave &amp; 16<sup>th</sup> St.</li> </ul>	✓ Done where possible <sup>15</sup> NRO & Police Department <sup>16</sup> Ongoing NRO & Police Dept. <sup>17</sup> Ongoing  Police Department Ongoing Police Department  To do  To do
Code Enforcement	Provide code and law enforcement in the area <sup>19</sup>	Ongoing
Support Home Ownership and Maintenance	Provide Housing Loan from \$50,000 Revolving Fund G-Hope Program	1 loan at \$15,000 <sup>6</sup> Pilot Program <sup>20</sup>



(See also Attachment A).

\*The report card is a short follow-up on the progress and improvements that has been made since the UNC Neighborhood Study was adopted in 2004 and an indicator of infrastructure and programs still to be implemented.

\*\*In 2002, Greeley voters approved a “Quality of Life” ballot issue, which provided \$4 million for neighborhood improvements. In 2003, Community Development staff initiated the UNC Neighborhood Study in order to identify neighborhood conditions, issues and priorities. In 2004 the Greeley City Council adopted the study and approved \$713,710 for capital improvements in the UNC Neighborhood Study Area.

<sup>1</sup> After approval of the Plan by Council various other areas in the neighborhood requested streetlights. Where lights could be installed on an existing wooden pole at no cost, they were. Approximately 11 of the approved streetlights were not installed in the UNC study area. Typically, a light was not installed because a property owner would not grant an access easement for the power line. (See Attachment B – *UNC Neighborhood Street Light Map*).

<sup>2</sup> The 9<sup>th</sup> Avenue project was basically not done. Some additional mid-block and intersection lights were installed and the conversion to LED lights has improved the corridor. More mid-block lights could still be installed. With Councils approval, the money for lights not installed in UNC and 9<sup>th</sup> Avenue was used for other bordering neighborhoods. (See also Attachment B – *UNC Neighborhood Street Light Map*).

<sup>3</sup> All 6 of the approved high priority fire hydrant were installed. An additional 8 high priority fire hydrants have been installed in the intervening years. Approximately 50 fire hydrants are still needed to meet standards. (See Attachment C – *UNC Neighborhood Fire Hydrant Map*.)

<sup>4</sup> Due to a lack of funds not all needed sidewalks could be installed. Most missing sidewalks are around the RR crossing area like 16<sup>th</sup> & 18<sup>th</sup> Streets. The “Keep Greeley Moving” project will not be able to help in this effort since it is limited to the repair or replacement of existing concrete and access ramps. (See Attachment D – *UNC Neighborhood Sidewalk and Access Ramp Map*.)

<sup>5</sup> Access ramps are needed in conjunction with installation of new sidewalks and older non-ADA compliant ramps. (See Attachment D – *UNC Neighborhood Sidewalk and Access Ramp Map*.)

<sup>6</sup> One loan was made in the 10<sup>th</sup> Street/UNC Neighborhood area and has a ≈ \$6,000 balance. (The loan was credited to the 10<sup>th</sup> Street Neighborhood Area). Due to a lack of program use the remaining money was reallocated by Council for streetlights, sidewalks, fire hydrants etc. in Minor Study areas such as Billie Martinez, E. UNC and others.

<sup>7</sup> Greeley Urban Renewal Authority (GURA) funds infrastructure improvements such as sidewalks and also provides other assistance in the area including home rehabilitation, multi-family unit assistance, the Home Again Program (homes sold), tree removal and pruning subsidy, emergency rehab support, motion detector light rebates and credit counseling services. GURA participated in the 8<sup>th</sup> Avenue Pedestrian Improvements with infrastructure such as curb, gutter and sidewalks along 8<sup>th</sup> Avenue between 10<sup>th</sup> Street and 16<sup>th</sup> Street.

<sup>8</sup> Not all the old sidewalks in the area are code compliant e.g. too narrow, lifting, sinking, cracked or broken.

<sup>9</sup> Will include 1.26 miles of overlay and 2.46 miles of seal coat.

<sup>10</sup> The future potable water pipe lining will be completed as the budget allows. CML is “Cement Mortar Lined” which protects and prolongs the life of pipes as well as improving flows. About 97% meet standards, about 1.7% partially meet standards and 1.7% do not meet standards. (See Attachment E – *UNC Neighborhood Potable Water Line Service Map*).

<sup>11</sup> The sanitary sewer pipe lining will be completed as the budget allows. In addition, there have been 40 new or replaced manholes and 150 coated manholes. About 92% meet standards, about 6.5% partially meet standards and about 1% do not meet standards. (See Attachment F – *UNC Neighborhood Sanitary Sewer Service Map*.)

<sup>12</sup> The Uptown Tree project is a means to aesthetically enhance 8<sup>th</sup> Avenue with a variety of original “Art Trees” in recognition of Greeley as a designated “Tree City”. Uptown Trees is a project of the Greeley Art Commission and was funded through 1% for Art program.

<sup>13</sup> This figure includes the \$1.5M GURA contribution to the project. The remainder of the funds came from Greeley General Fund, Quality of Life Sales Tax and the 1% for Art Project. The project was along 8<sup>th</sup> Ave. from 16<sup>th</sup> Street to 10<sup>th</sup> Street. Improvements included new street lighting, expanded and landscaped sidewalks, street furniture including benches, trash cans, landscaping and the construction of landscaped medians.

<sup>14</sup> Examples include the residential screen wall along Hwy. 34 west of 11<sup>th</sup> Avenue, 11<sup>th</sup> Avenue entryway monumentation improvements north of Hwy. 34, Greeley Gateway South Entryway improvements at 8<sup>th</sup> Avenue and 23<sup>rd</sup> Street, neighborhood monumentation and the 8<sup>th</sup> Avenue Corridor Project that includes Uptown Trees.

<sup>15</sup> Area residents were appointed to the GURA neighborhood citizen advisory board, but it is not always possible to retain representation from all the various target neighborhoods.

<sup>16</sup>Neighborhood Registration is coordinated by Neighborhood Resource Office and the Greeley Police Department as part of the Greeley Neighborhood Action Team (NAT). The Greeley Police Department coordinates the program for the 12 neighborhood watch groups in the UNC Neighborhood area. The Business Watch program is now part of the Shoplifter Task Force (see <sup>17</sup> below).

<sup>17</sup>Operation Safe Stay and Shoplifter Task Force is part of NAT and coordinated by Greeley Police Department.

<sup>18</sup> Neighborhood Improvement Grants (NIG) administered by Neighborhood Resource Office.

<sup>19</sup> Code Enforcement was the #1 most important issue identified by neighbors at the neighborhood meetings and neighborhood survey. The primary concerns were property appearance (e.g. trash, weeds and sofa tree) maintenance and upkeep, and parking issues (parking on yards, too many vehicles in front of homes and the need for more parking area). The #2 issue was Police presence for traffic and crime, and #3 was noise and lighting.

<sup>20</sup>G-Hope (Greeley Home Ownership Incentive Program) is a pilot Home Ownership Program for city employees and 6 major businesses to promote more home ownership in Greeley's Redevelopment District and around the UNC campus. The 35 loans are located throughout the redevelopment district but are primarily located in the UNC and NCMC area.

### Examples of missing sidewalks, access ramps and railroad crossings



16th Street at RR Tracks – End of Sidewalk, no crossing



18th Street at RR Tracks, Skipping Sidewalk, no crossing

### Attachments:

Attachment A – UNC Neighborhood Study Area Map

Attachment B – UNC Neighborhood Street Light Map

Attachment C – UNC Neighborhood Fire Hydrant Map

Attachment D – UNC Neighborhood Sidewalk and Access Ramp Map

Attachment E – UNC Neighborhood Potable Water Line Service Map

Attachment F – UNC Neighborhood Sanitary Sewer Service Map

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Greeley Urban Renewal Authority U.N.C. Project  
 Neighborhood Study Boundary



City of Greeley  
 Weld County, Colorado



Legend

-  UNC Study Area
-  U.N.C.
-  City of Evans
-  Parcels
-  Public Schools
-  Garden City
-  Railroad
-  Structure
-  City of Greeley
-  Roads
-  Park Lands
-  Water Bodies
-  Bridges

1 inch equals 1,250 feet

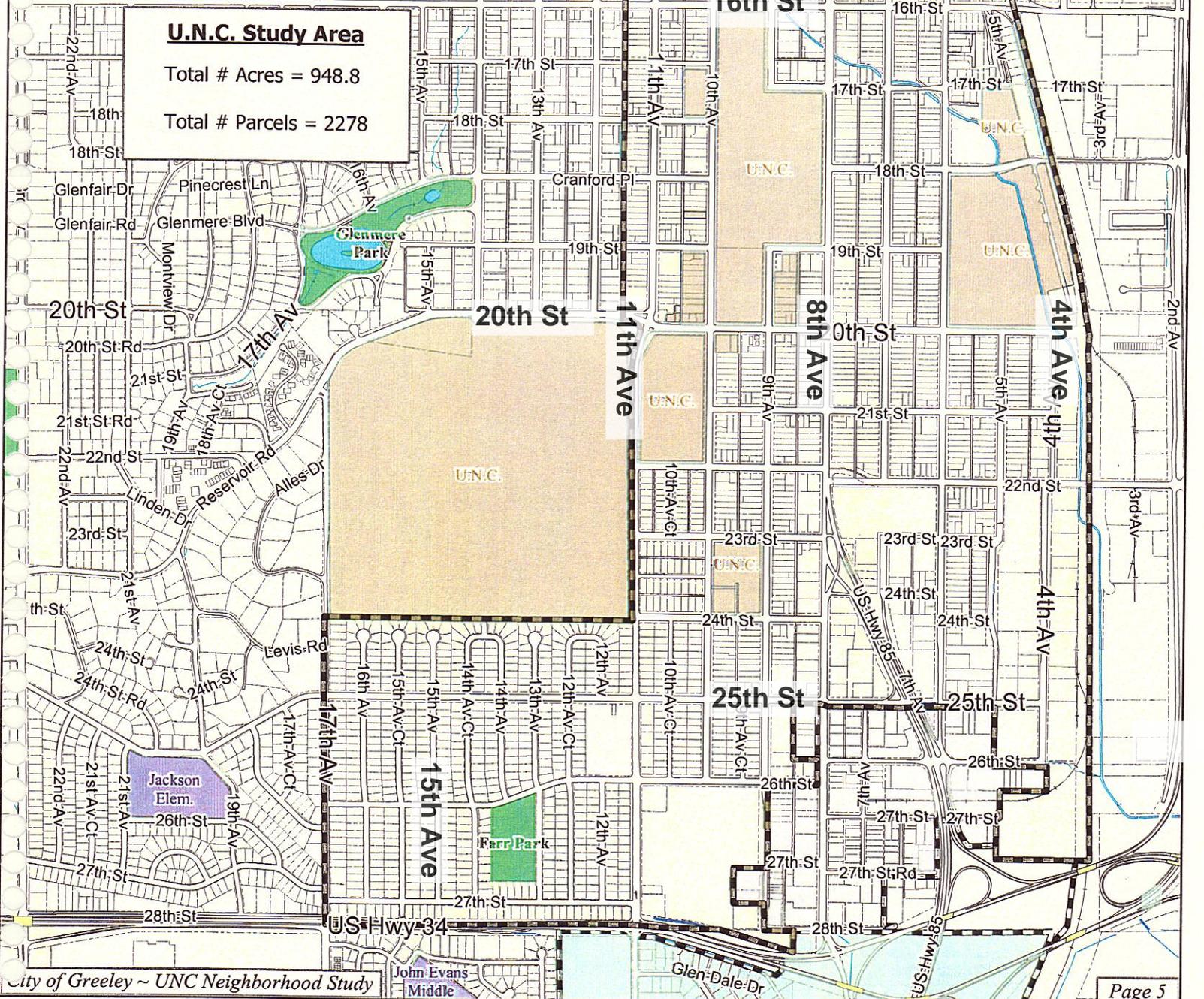
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# Study Boundary

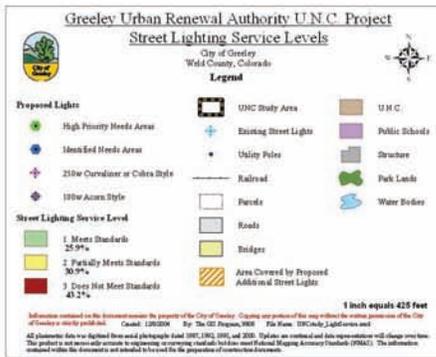
## Attachment A

### U.N.C. Study Area

Total # Acres = 948.8  
 Total # Parcels = 2278



2017 Report

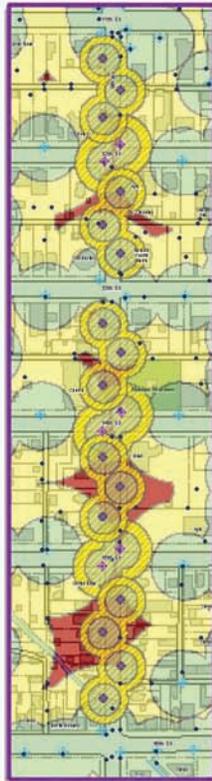


**Proposed 9th Avenue Light Updates**

- Remove 11 existing lights and overhead lines
- Install 16 Acorn style lights and 6 Curvilinear style intersection lights

Total Cost of Street Light Updates Along 9th Ave. <sup>\*\*</sup> = \$100,000.00 <sup>\*\*</sup>  
 Proposed 2A Funding = \$28,710.00  
<sup>\*\*</sup> Cost is in addition to UNC Neighborhood Costs

Proposed 9th Avenue Light Updates



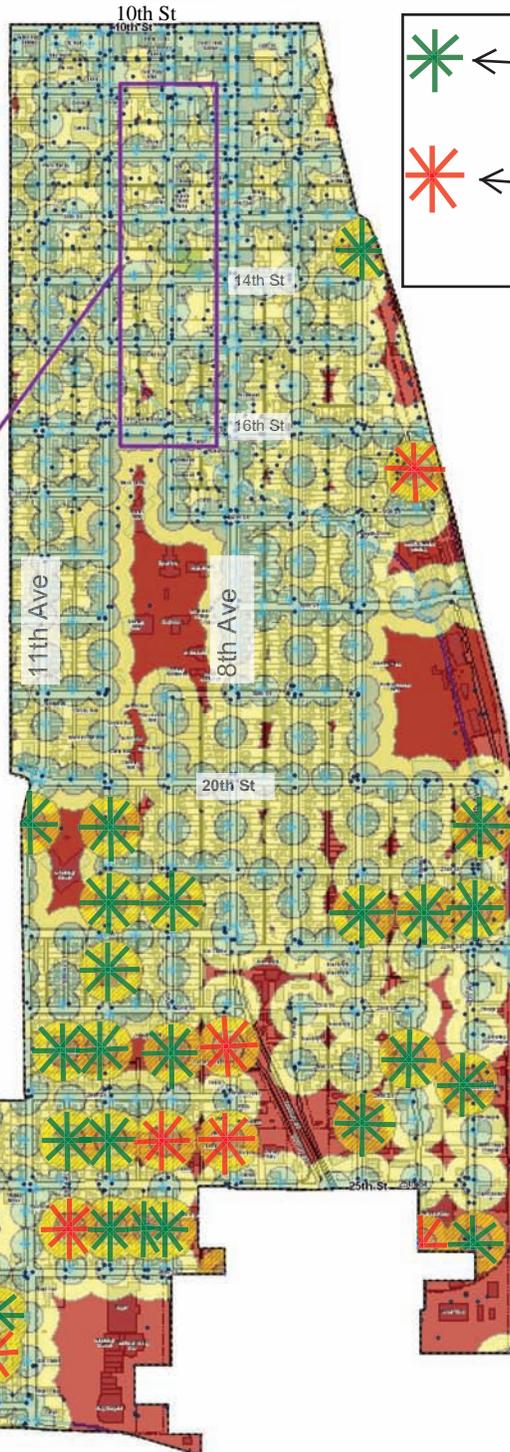
Most Not Installed

Street Lighting

Proposed UNC Neighborhood Street Lighting Service Level Upgrades  
 Maximum and Minimum Cost Estimates

	# of Identified Needs	# of High Priority Needs	Total # New Poles	Cost Each	Credit Per Pole	Total Net Cost
Minimum Cost (Wood Poles)	34	18	52	\$1,600.00	\$640.00	\$-49,920.00
Maximum Cost** (Fluor Poles)	34**	18**	52	\$5,200.00	\$640.00	\$237,640.00**

\*\*An additional cost of \$9,000 per pole applies to 23 proposed lights (5 Identified Needs and 18 High Priority Needs) in the Fair Neighborhood and includes costs for trenching and easements, for a total additional cost of \$194,000



 ← Approved and installed light  
 ← lights not installed

Greeley Urban Renewal Authority U.N.C. Project  
**Fire Service Availability**



City of Greeley  
 Weld County, Colorado

**Legend**

- Fire Hydrant
- Private Hydrant
- Proposed Additional Hydrant
- Proposed Additional Hydrant with 300 ft. run in ROW
- Fire Dept. Priority Hydrant
- UNC Study Area
- Water Lines
- Parcels
- Roads
- Bridges
- U.N.C.
- Public Schools
- Railroad
- Structure
- Park Lands
- Water Bodies
- City of Evans
- Garden City
- City of Greeley
- Areas Covered by Proposed Additional Hydrants

**Fire Service Availability**

87.3%	1 Meets Standards (Hydrant distances up to 300')
6.93%	2 Partially Meets Standards (Hydrant distances from 301' to 400')
5.82%	3 Does Not Meet Standards (Hydrant distances of 401' or more)

Hoses are typically routed along curb lines rather than taking direct paths.  
 1 inch equals 1,250 feet  
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**Fire Hydrant Analysis  
 Cost to Fully Meet Current Standards**

Types of Additional Hydrants	# of Each	Cost Each	Total
Standard Hydrant	39	\$7,500.00	\$292,500.00
Hydrant with 300 ft. run*	19	\$27,000.00	\$513,000.00
Fire Dept. Priority Hydrant (see text of report for further explanation)	6	\$7,500.00	\$45,000.00
<b>Total</b>	<b>64</b>		<b>\$850,500.00</b>

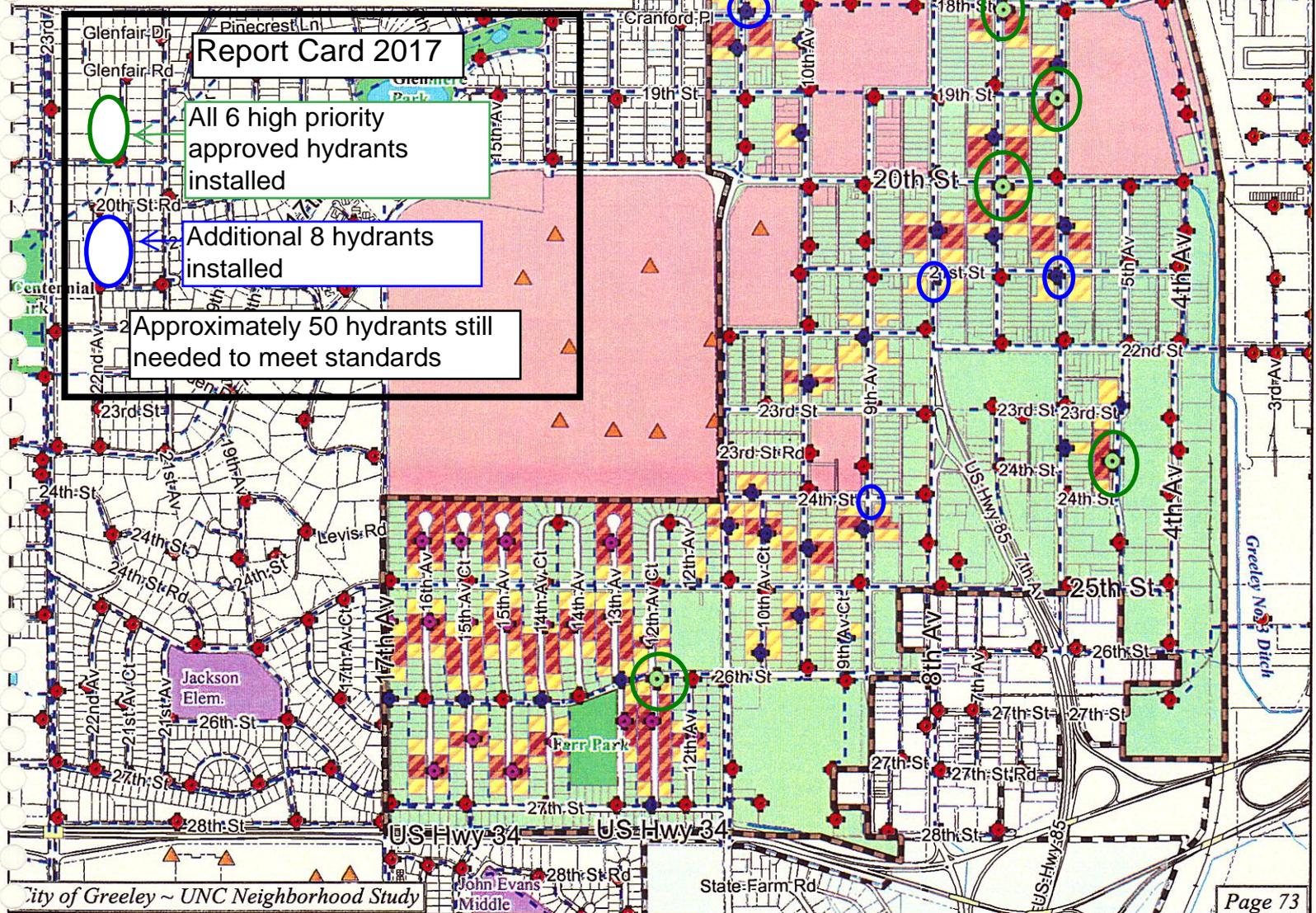
\*additional cost involved for 300 ft. run in right of way that includes trenching, laying pipe, setting fire hydrant, and street repair in Farr Neighborhood

Service Level	# of Locations**
Level 2 - Partially Meets Standards	152
Level 3 - Does Not Meet Standards	66
<b>Total</b>	<b>218</b>

\*\* One hydrant will cover several adjacent level 2 & 3 service areas

# Fire Service

Attachment C



**Report Card 2017**

All 6 high priority approved hydrants installed

Additional 8 hydrants installed

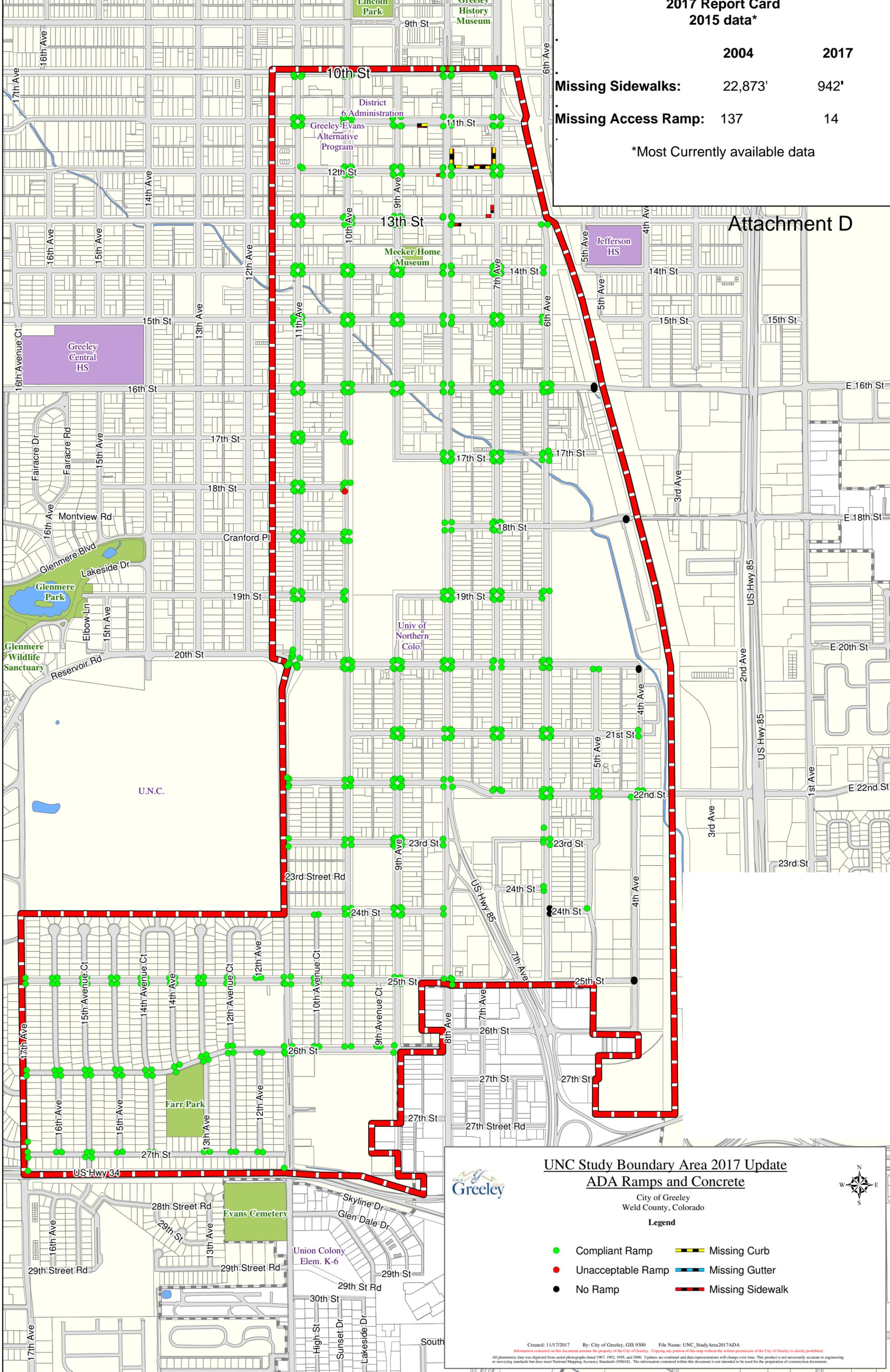
Approximately 50 hydrants still needed to meet standards

**2017 Report Card  
2015 data\***

	2004	2017
<b>Missing Sidewalks:</b>	22,873'	942'
<b>Missing Access Ramp:</b>	137	14

\*Most Currently available data

**Attachment D**



**UNC Study Boundary Area 2017 Update  
ADA Ramps and Concrete**

City of Greeley  
Weld County, Colorado

**Legend**

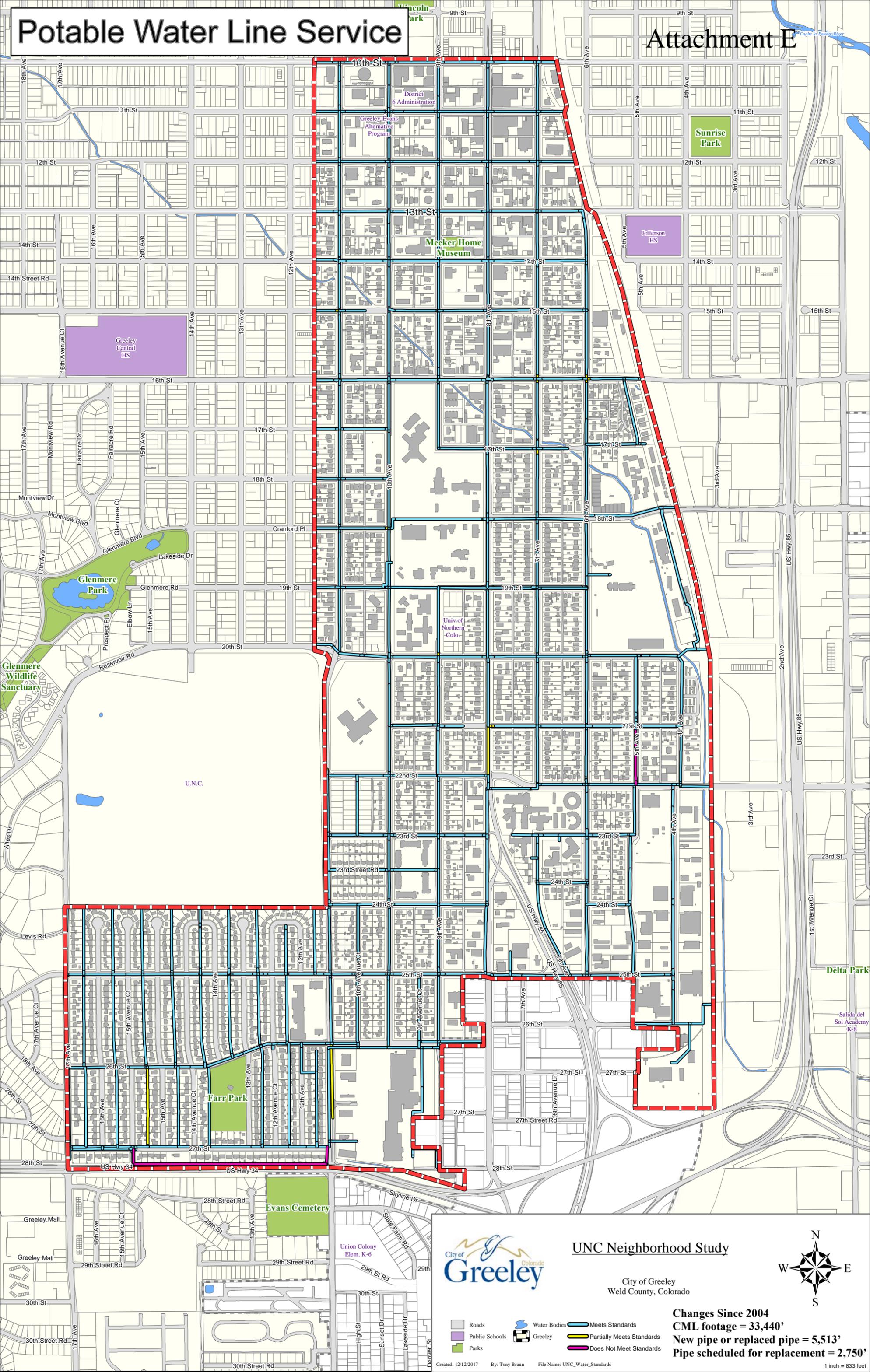
- Compliant Ramp
- Unacceptable Ramp
- No Ramp
- Missing Curb
- Missing Gutter
- Missing Sidewalk



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# Potable Water Line Service

# Attachment E



## UNC Neighborhood Study

City of Greeley  
Weld County, Colorado

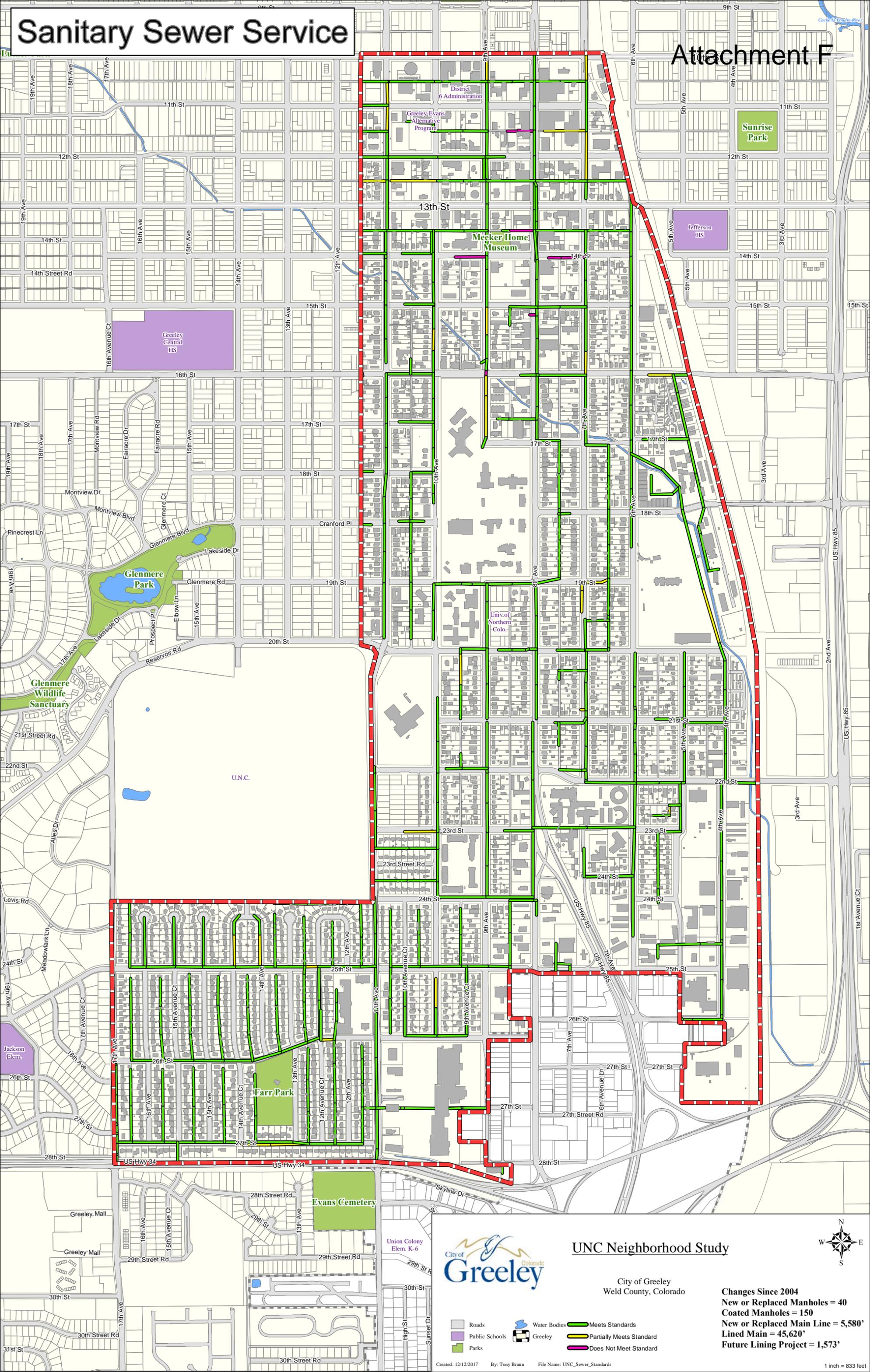


- Roads
- Public Schools
- Parks
- Water Bodies
- Greeley
- Meets Standards
- Partially Meets Standards
- Does Not Meet Standards

**Changes Since 2004**  
**CML footage = 33,440'**  
**New pipe or replaced pipe = 5,513'**  
**Pipe scheduled for replacement = 2,750'**

# Sanitary Sewer Service

# Attachment F



## UNC Neighborhood Study

City of Greeley  
Weld County, Colorado

- Roads
- Water Bodies
- Meets Standards
- Public Schools
- Greeley
- Partially Meets Standard
- Parks
- Does Not Meet Standard

**Changes Since 2004**  
 New or Replaced Manholes = 40  
 Coated Manholes = 150  
 New or Replaced Main Line = 5,580'  
 Lined Main = 45,620'  
 Future Lining Project = 1,573'

