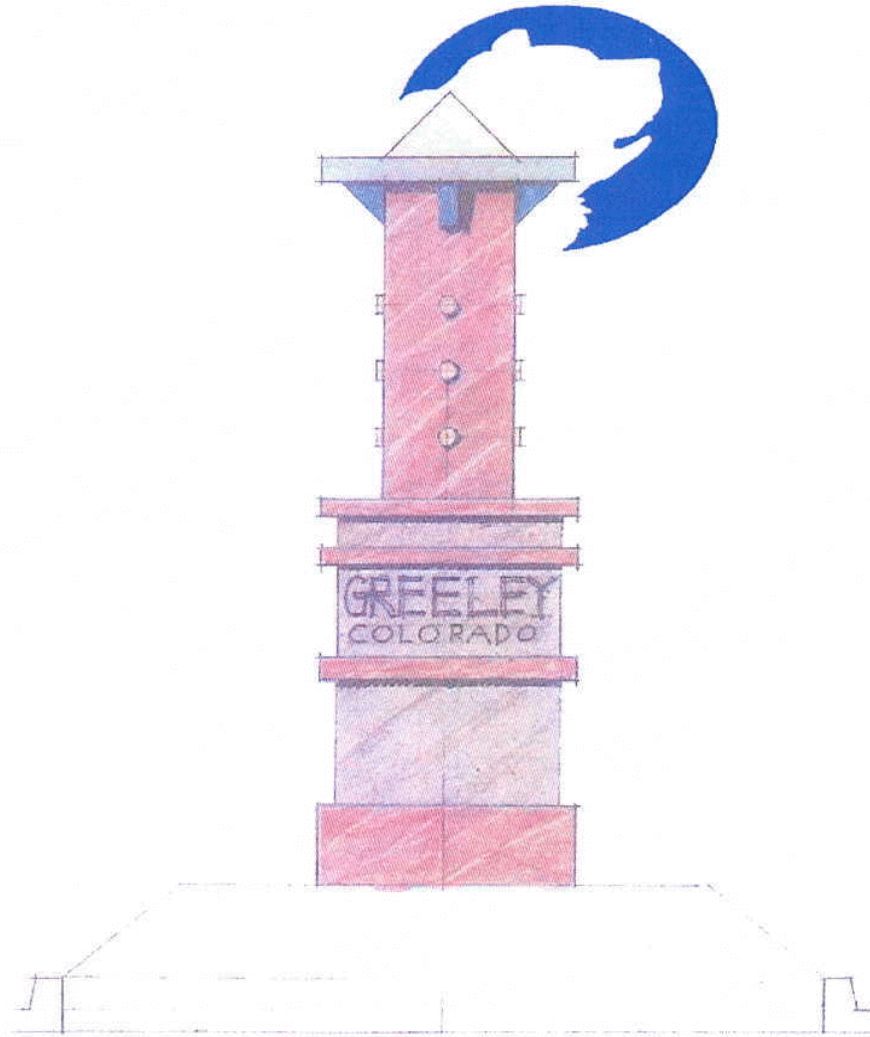


UNC Area Study



Neighborhood Plan

2004

UNC Neighborhood Plan

November, 2004

EXECUTIVE SUMMARY

The City of Greeley 2020 Comprehensive Plan describes the evolution of the community as a series of architectural and neighborhood benchmarks that reflect the needs, choices, markets, and resources available to the community as it developed. It notes that older areas of the community share established infrastructure, elements of historic significance and design, and other characteristics that reflect the priorities of the developers and City leaders of that time.

It also notes that older neighborhood areas may contain public improvements and structures that have become worn or even obsolete as the community has grown. If unchecked, property conditions may worsen to the point where an area becomes dated or unattractive in appearance, where property values may decline and disinvestment occurs. The Plan concludes with a series of policies and actions to arrest and reverse such conditions in order to maintain and protect the character and quality of all existing neighborhood areas.

In response to the policies and strategies outlined in the Redevelopment Chapter of the Comprehensive Plan, specific community areas are under review for the presence of “at risk” conditions that threaten their continued viability. The UNC Neighborhood became the second neighborhood reviewed under these contemporary City policies.

Impetus for the UNC Neighborhood study came from a number of areas and as a result of some apparent at risk conditions including:

- the increasing impact of the university and its students on the neighborhood;
- concern about crime in the neighborhood;
- more calls for code enforcement and complaints of poorly maintained properties;
- growing concern about the condition of the public infrastructure in the area (storm drainage, sidewalks, streets, street lights etc.);
- ageing housing stock;
- inquiries for assistance with basic home improvement needs to the Urban Renewal Authority;
- an increase in the percent of rental properties; and,
- a general sense that the area is in a state of transition.

Moreover, the UNC Neighborhood was prioritized for study and potential support because it also possessed important strengths:

- The area contains a large number of single-family homes, typically a sign of stability relative to home ownership;
- Schools servicing the area show strong enrollment numbers evidencing continued viability as a residential area;

- Despite a significant turn over of commercial operations in the area, and a dip in revenues from business operations, there have been substantial efforts to upgrade commercial buildings and sites;
- Some public improvements have recently been made, such as entryway improvements at 11th Avenue and US Highway 34 Bypass, providing a more pleasant and inviting travel corridor,
- An expressed willingness by UNC to participate in developing a strong sense of community; and,
- There continues to be strong citizen interest in the welfare of the area.

Extensive field surveys of area conditions, research and evaluation of infrastructures systems, and dialog with area property owners and residents produced the findings for this study. **The conclusion is that this neighborhood has a solid foundation on which to base a redevelopment effort.** The challenges this area faces now in terms of evolving land uses, building conditions, and a changing demographic profile can be used to construct a rebirth of this area as a stronger shopping corridor with healthy residential components and well-functioning infrastructure to serve the area for years to come.

Essential to this redevelopment strategy is the immediacy with which the implementation strategy can be initiated. While the neighborhood needs attention, areas of potential deterioration can be arrested and reversed for a reasonable investment now. Not implementing a redevelopment and neighborhood support strategy now for this area has the strong potential to result in 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.

“What is the city but the people.” ~ William Shakespeare

TABLE OF CONTENTS

I.	BACKGROUND	1
A.	Study purpose	1
B.	Scope of Study	1
C.	Study Process	2
1.	Field work	2
2.	Research	2
a.	Infrastructure	2
b.	Services	2
c.	Social aspects	3
d.	Economic evaluation	3
3.	Neighborhood Input	3
4.	Review by City Boards	4
D.	Formulation of Recommendations	4
II.	THE NEIGHBORHOOD - ITS HISTORY	7
A.	General History	7
B.	Historic Preservation Efforts	9
III.	THE NEIGHBORHOOD - ITS OCCUPANTS	17
A.	Demographics of residents	17
1.	Population	17
2.	Age	18
3.	Income	19
4.	Ethnicity	20
5.	Social profile	20
B.	Overview of businesses	22
1.	Number of businesses	22
2.	Business Classification	22
3.	Economic profile	22
IV.	THE NEIGHBORHOOD - ITS PHYSICAL CONDITION	35
A.	Infrastructure	35
1.	Utilities	35
•	Street Lights	36
•	Water	38
•	Sewer	39
•	Storm Water Drainage	39
2.	Non-Utility	40
•	Streets	40
•	Sidewalks	43
•	Wheelchair Access	44
•	Curb, Gutter & Sidewalk Replacement	45
•	Bus Service	45

	• Bicycle Access	46
	• Rail	46
	• Parks	46
	• Schools	47
B.	Area Conditions	48
	1. Structures	48
	2. Site Conditions	48
	3. Code Violations	49
C.	Services	49
	1. Police	49
	2. Neighborhood Watch	49
	3. Fire	49
	4. Community Facilities and Services	50
V.	THE NEIGHBORHOOD - ITS LAND USES	75
	A. Land Use Descriptions	75
	B. UNC Master Plan Community Issues	77
VI.	THE NEIGHBORHOOD - ITS VISION	85
	A. Concerns & risk factors	86
	B. Opportunities & desires	87
VII.	PRIORITIES & RECOMMENDATIONS	89
	A. Physical improvements	90
	B. Partnerships	90
	C. Neighborhood Services	90
	D. Business Opportunities	91
VIII.	IMPLEMENTATION	91

ATTACHMENTS

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

Map 1 ~ U.N.C. Study Boundary



City of Greeley
Weld County, Colorado



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

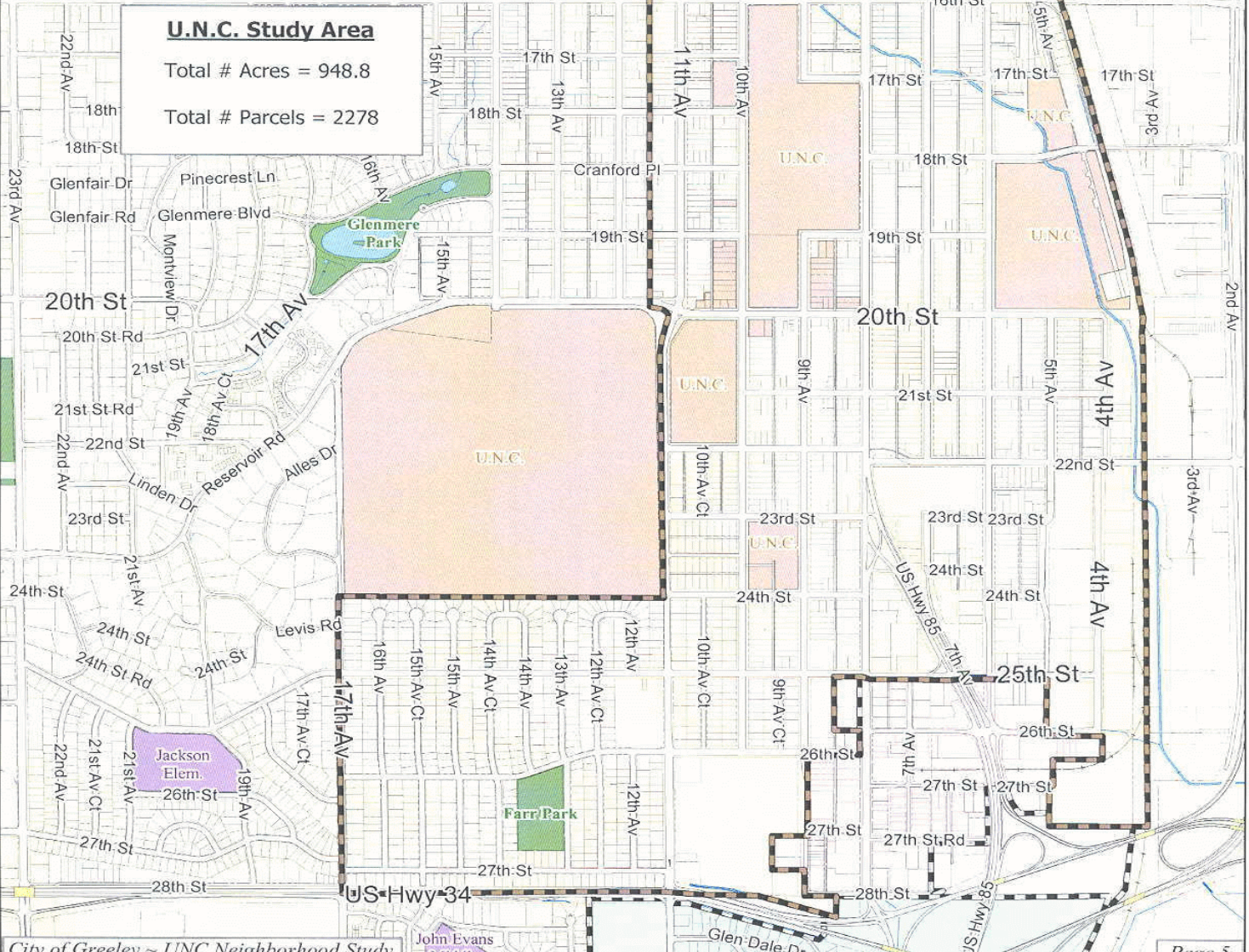
1 inch equals 1,250 feet

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Study Boundary

U.N.C. Study Area

Total # Acres = 948.8
Total # Parcels = 2278



VII. 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, and socialize with neighbors.

GOAL #1: In consideration of redevelopment opportunities and improvements, take care to preserve the existing neighborhood character by respecting existing patterns of development, structures, landscaping and open areas, and historic elements.

GOAL #2: 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.

GOAL #3: Pursue a variety of creative partnerships and incentive programs to fund infrastructure improvements as well as enhanced service delivery in the area, including the support of active neighborhood associations.

GOAL #4: Maintain active code enforcement to protect area improvements and residents from factors that contribute to area deterioration.

GOAL #5: Support neighborhood stability in the form of strong home ownership support and maintenance that induces reinvestment in the area, and promotes long-term residency.

RECOMMENDATIONS AND ACTION STEPS

A. Physical Improvements

It is suggested that a number of physical improvements be pursued to bring this neighborhood to contemporary standards to the extent practical and feasible. A prioritized listing of all improvements is contained in Attachment G in the Appendix.

B. Partnerships

1. Formally include this neighborhood within the Greeley Urban Renewal Authority Target Neighborhood Program, thus making owners eligible for housing rehabilitation assistance and support.
2. Include citizen representatives from the area to the GURA neighborhood citizen advisory board.
3. Make concerted effort to register and maintain neighborhood associations in all quadrants of the Neighborhood Study area
4. Investigate opportunities for cooperative ventures with other governmental and non-profit establishments in the neighborhood, such as UNC, churches, and similar organizations to achieve neighborhood objectives.
5. Investigate opportunities for cooperative ventures by and between the commercial establishments and neighborhood associations in the area to support compatible and complementary relationships.
6. Encourage neighborhood associations to apply for Neighborhood Improvement Grants in order to provide enhancements to the area

C. Neighborhood Services

1. Make concerted effort to establish Neighborhood Watch areas in all quadrants 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 neighbor-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 vandalism and graffiti in the area.

D. Business Opportunities

1. Foster support for business opportunities by completion of the 11th Avenue/US Hwy 34 Bypass Entryway Improvements.
2. Support the formation of a Neighborhood Business Association through the Neighborhood Resource Office to produce a means for on-going communication and support to area businesses.
3. Establish a Business Crime Watch group to deter criminal activity in the area.
4. Investigate the need for a land use plan to encourage redevelopment and reinvestment of businesses in the UNC study area.

UNC Neighborhood Capital Improvements & Service Recommendations

PROJECT TITLE/Yr.	RANK Dept. High Medium Low	RANK Neigh. High Medium Low	FUNDING SOURCES								TOTAL PROJECT
			Enterprise	Dev. Fee	Gen. Fund	Food Tax	2A	Xcel Rebate	Neigh. Grant	Other	
Non-City Utilities/Services											
Electric Street Lights- General (51 identified) Wood Pole - Above ground wiring Metal Pole - Below ground wiring Street Lights - 9 th Ave. Corridor Original Request . - 40 New, Remove 11 Alternative - 22 new lights & removing 11 ⁶	H ¹ /5 ²	H			xxx ³ xxx			\$50,000 ⁵	\$33,280*		Min.\$83,200* Max\$306,000*
					\$91,500			xxx \$28,710 ^{5,6}	xxx \$14,080	\$28,500 \$28,500	\$40,000 \$28,710 ⁶ \$160,000 \$100,000
Gas, Phone & Schools - No projects planned	--	--									---
City Utilities											
Bus Service - no projects planned	--	--									---
Sewer Sewer Line Rehab Service Level 3, 2,640' @ \$250/ft) (Estimate 2010-2012) Service Level 2, 1,340' @ \$250/ft) (Estimate 2010-2012)	M ¹ /M	M	\$660,000 \$335,000								\$995,000
Stormwater Drainage - Total Cost Downtown Basin New stormwater quality vault on 17 th St. - 2005 Two new stormwater quality vaults on 19 th St. - 2006 Two stormwater cross-pans on 26 th St. - by 2007 Three new stormwater outfall lines - 2005 - 2020	M/6 M/6 M/6 M/6	M M M M	\$50,000 \$100,000 \$26,000 \$31,729,868								\$31,905,868
Water - Non-Potable Irrigation No projects planned											--
Water - Potable Service Level 2, 15,019' @ \$30/ft, Over next 5 yrs.	M/M	M	\$450,600								\$450,600
Water - Fire Hydrants (Total Cost) 53 Hydrants to Address Level 3 - Red Hatched Areas 11 Hydrants to Address Level 2 - Yellow Hatched Areas Fire Department Recommendations	H/4 M/M	H M	\$768,000 \$82,500					\$45,000 ⁵			\$850,500
PROJECT TITLE/Yr.	RANK Dept. High Medium Low	RANK Neigh. High Medium Low	FUNDING SOURCES								TOTAL PROJECT
			Enterprise	Dev. Fee	Gen. Fund	Food Tax	2A	Xcel Rebate	Neigh. Grant	Other	
City Non-Utility											

Code Enforcement (Sanitation & Zoning) Additional Programs and Equipment - Additional Code Enforcement Officer	H	H										\$70,000
Crime Prevention Neighborhood Watch Programs 1 ½ FTE Police Officer Neighborhood Watch	M	H										\$112,558
Curb & Gutter	H/3	M										Est. not available
Neighborhood Improvements - Entryway Work 11 th Ave between US 34 & UNC west campus - Under Construction 8 th Ave. between 7 th to 10 th St. - Under Construction 16 th St. Between 8 th to 23 rd Ave. - Study in 2005 South 8 th Ave. (Median near Bonell) - Study in 2005 US 34 between 11 th to 17 th Ave (2008 - Phase 1)		L				\$100,000 \$100,000 \$100,000		\$590,000 ⁴ \$200,000 ⁴ \$750,000 ⁴ \$285,000 ⁴ \$1,500,000 ⁴				\$3,625,000
Sidewalks (24,247 linear ft. @ \$20') School Route Arterials Collector & Locals Dilapidated No Sidewalk	H/2	M		\$85,000				\$400,000 ⁵ xxx xxx xxx				\$484,945
Streets Level 3 (Red) to Level 1 (Green) Arterials Collectors Locals Level 2 (Yellow) to Level 1 (Green) Arterials Collectors Locals Other Street Improvements Level 1 - Green Maintenance (\$806,279) Cross Pans (@ \$5,000 each) Striping Engineering 10% Contingency	M/7 H M	H			xxx	\$3,920,989 \$819,274 \$278,656 \$2,823,061 \$2,331,521 \$219,603 \$649,554 \$1,462,364 \$5,082,330	xxx					\$11,334,840
Traffic Enforcement/Traffic Calming	M/8	H	xxx		xxx							As Requested
Wheelchair Ramps (137 @ \$2,000 each) Plus Corner Repair Priority for Ramps To be affirmed by Council on Disabled	H/1	M			xxx	xxx	\$140,000 ⁵		xxx	xxx		\$274,000 (minimum)
City Non-Utility												
Parks - no projects planned		L		xxx	xxx							---
Housing Rehabilitation Loans							\$50,000 ⁵					\$50,000
Zoning/Rezoning (In kind contribution)		H										
Historical Preservation - no projects planned												---
GRAND TOTAL FOR FUNDING SOURCES			\$33,796,368	\$85,000	\$300,000	\$11,334,840	\$3,994,210	\$47,360	\$28,500	\$28,710		\$49,614,988

All dollar costs are estimates only. Estimates do not include right-of-way costs that may be required for the project. A detailed analysis of each site and proposed infrastructure installation must be completed.

¹High - The needs have been clearly established and cannot reasonably be postponed need criteria, or addresses the following:•

- Rehabilitates or replaces an obsolete public facility or attachments thereto
- Stimulates economic growth and private capital investment
- Reduces future operating and maintenance costs
- Provides for the stabilization and protection of assets
- Has good cost/benefit ratio with significant public demand or provides for wide public usage or addresses at-risk population
- Leverages available state or federal funds, or has a relatively short payback period
- Identified as a medium priority in adopted master plan
- The project complies with Comprehensive Plan Policies

Medium - Project addresses clearly demonstrated need but may not fully meet above need criteria, or addresses the following:•

- Rehabilitates or replaces an obsolete public facility or attachments thereto
- Stimulates economic growth and private capital investment
- Reduces future operating and maintenance costs
- Provides for the stabilization and protection of assets
- Has good cost/benefit ratio with significant public demand or provides for wide public usage or addresses at-risk population
- Leverages available state or federal funds, or has a relatively short payback period
- Identified as a medium priority in adopted master plan
- The project complies with Comprehensive Plan Policies

Low - Project does not reasonably meet above criteria or may be delayed without detrimental effects to basis services.

- Is identified as a low priority in adopted master plans
- Provides a new or expanded level of service.

² Public Works preliminary ranking of projects within Public Works projects.

Other departments used “H, M & L”.

Ranking considers Federal APA mandates, need and typical order of construction.

- Wheelchair Ramps 5. Lighting
- Sidewalks 6. Stormwater Drainage
- Curb & Gutter 7. Streets
- Fire Hydrants 8. Traffic Calming

³ This indicates the identified column as a potential funding source.

⁴ Approved by City Council for funding from 2A - Quality of Life Fund - Entryway Improvements

⁵ Recommended to City Council for funding from 2A - Quality of Life Fund - Neighborhood Improvements

⁶ \$100,000 Total Cost

- 28,500 Neighborhood Improvement Grant

71,500

- 14,080 Xcel Rebate

\$ 57,420 ÷ 2 = \$28,710 Each for City & 9th Ave. Neighborhood