



# John Evans Neighborhood Report Card\* 2017

## 2A – Quality of Life Capital Improvements\*\*

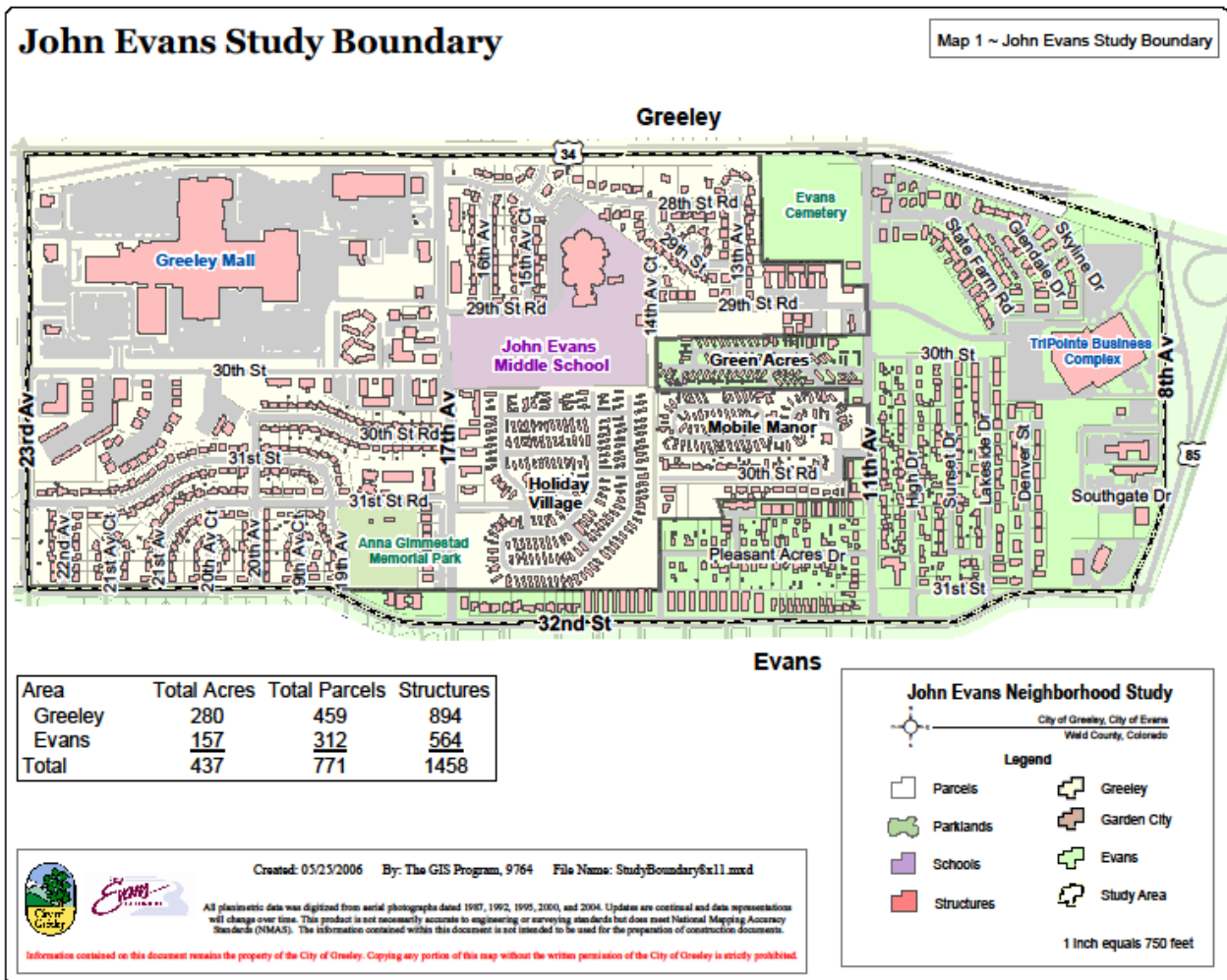
| Project                          | Funding   | Details/Progress                           | Status                                 |
|----------------------------------|-----------|--|--|
| Install Street Lights (2)        | \$10,500  | Fiberglas poles to match area <sup>1</sup> | Completed                              |
| Install Fire Hydrant (1)         | \$7,500   | Completed                                  | Completed <sup>2</sup>                 |
| Install Sidewalks, Curb & Gutter | \$35,000  | 1,041' in 2009                             | Approx. 450' still needed <sup>3</sup> |
| Install Wheelchair Ramps (+/-15) | \$36,000  | 15 in 2009                                 | 2-4 still needed <sup>4</sup>          |
| Revolving Housing Loan           | \$50,000  | N.A. <sup>5</sup>                          | N.A.                                   |
| Total                            | \$139,000 |  | All money spent                        |

## Character

|  | Action  | Status   |
|--|---|--|
| Preserving Neighborhood Character      | <ul style="list-style-type: none"> <li>▪ Prevent crime</li> <li>▪ Address traffic and speeding (Speed tables installed)</li> <li>▪ Maintain active code enforcement</li> </ul>  | Ongoing with Police<br>Installed where possible<br>On-going  |
| Partnerships & Incentives              | <ul style="list-style-type: none"> <li>▪ Make area a GURA Target Neighborhood<sup>6</sup></li> <li>▪ Appoint area residents to GURA citizen advisory board</li> <li>▪ Register neighborhoods in area</li> <li>▪ Partner with schools, churches etc.</li> <li>▪ Partner with businesses and neighborhood groups<sup>9</sup></li> <li>▪ Receive applications to NIG program<sup>10</sup></li> <li>▪ Establish Neighborhood Watch groups<sup>8</sup></li> <li>▪ Respond to traffic calming issues</li> <li>▪ Deter and remediate vandalism and graffiti</li> <li>▪ Explore TIF and induce commercial development<sup>11</sup></li> <li>▪ Form business association</li> <li>▪ Form business crime watch group<sup>8</sup></li> </ul> | ✓<br>Appointed when possible <sup>7</sup><br>NRO & Police Department <sup>8</sup><br>To Do<br>Ongoing<br>Ongoing<br>Police Department<br>Ongoing<br>Ongoing<br>Study Implemented<br>To do<br>Police Department |
| Code Enforcement                       | Provide code and law enforcement in the area <sup>12</sup>  | Ongoing  |
| Support Home Ownership and Maintenance | Provide Housing Loan from Revolving Fund <sup>5</sup><br>G-Hope Program   | None in John Evans Pilot Program <sup>13</sup>   |

### Other Services

|   |   |                                     |
|---|---|-------------------------------------|
| Stormwater Drainage                       | Met standards in 2006 and continue to do so   | Continue ongoing level              |
| Streets                                   | No specific "Keep Greeley Moving" funding   | Continue maintenance                |
| Parks                                     | New irrigation system in 2017 at Anna Gimmetad park   | Continue ongoing level              |
| Water (Since Neigh. Plan adopted in 2006) | New/replaced pipe 10,426', No CML   | 2,600' to be replaced <sup>14</sup> |
| Sewer (Since Neigh. Plan adopted in 2006) | No new/replaced lines, lined mains is 2,084'  | 1,066' to be lined <sup>15</sup>    |
| Xcel                                      | In last several years about \$1.1 M has been spent to upgrade feeder lines to improve reliability and provide faster recovery after outage. Also will upgrade 31 <sup>st</sup> & 1 <sup>st</sup> Ave substation, transformers and feeder lines and convert from 44KV lines to 115kV lines in next 5 years to upgrade service and reliability at cost of about \$8M. | Continue to upgrade                 |



\*The report card is a short follow-up on the progress and improvements that has been made since the John Evans Neighborhood Study was adopted in 2006 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 2005, Community Development staff initiated the John Evans Neighborhood Study in order to identify neighborhood conditions, issues and priorities. In 2006, the Greeley City Council adopted the study and approved \$139,000 for capital improvements. The report card is a short follow-up on the progress being made.

<sup>1</sup> John Evans was the only study area that had virtually all fiberglass light poles, which are significantly more expensive since the power lines are also buried underground. Because of the increased cost, a total of two fiberglass poles and lights were installed in the neighborhood where they were most needed. (See Attachment A - *Sunrise Street Light Service Level Map*).

<sup>2</sup> See Attachment B - *Sunrise Fire Service Availability Map*.

<sup>3</sup> Both a vacant and a developed lot along 30<sup>th</sup> St. across from the Mall were not considered for sidewalks in 2006. Both still need sidewalks. 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 ramps. (See Attachment C - *Sunrise ADA Ramps and Concrete Map*).

<sup>4</sup> Access ramps to go with sidewalks in note<sup>2</sup> above. Also access ramps could be installed on the east side of 17<sup>th</sup> Ave. at 30<sup>th</sup> Street. (See Attachment C - *Sunrise ADA Ramps and Concrete Map*).

<sup>5</sup> Due to a lack of program use the unloaned money was reallocated by Council for street lights, sidewalks etc. in Minor Study areas such as Billie Martinez.

<sup>6</sup> Greeley Urban Renewal Authority (GURA) in addition to doing infrastructure improvements such as sidewalks (none in the John Evans area), also provides other assistance in neighborhoods 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.

<sup>7</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>8</sup> Neighborhood Registration and Neighborhood Watch are part of Neighborhood Action Team (NAT). Neighborhood registration is coordinated by both the Neighborhood Resource Office (NRO) and the Greeley Police Department. There are 9 neighborhood watch groups in the John Evans neighborhood.

<sup>9</sup> Operation Safe Stay and Shoplifter Task Force are part of NAT coordinated by the Greeley Police Department. The Business Watch program has been combined with the Shoplifter Task Force.

<sup>10</sup> Neighborhood Improvement Grants (NIG) administered by Neighborhood Resource Office.

<sup>11</sup> Blight Study adopted by Council in 2008. A Tax Increment Finance (TIF) district is operational through the Greeley Urban Renewal Authority (GURA). Due to a lack of growth or further development at the Greeley Mall, no significant funds have been created in the TIF.

<sup>12</sup> Code Enforcement was a major issue identified by neighbors at neighborhood meetings and in a neighborhood survey. The primary concern was with absentee owners and property maintenance and upkeep plus the time it took for enforcement. (The #2 concern was gangs and #3 was crime.)

<sup>13</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, including the John Evans neighborhood. The 35 loans are located throughout the redevelopment district but are primarily located in the UNC and NCMC area.

<sup>14</sup>The future potable water pipe lining will be completed as the budget allows. Approximately 89% of the lines meet standards, 4% partially meet standards and about 7% do not meet standards. (See Attachment D - *Sunrise Potable Water Line Map*.)

<sup>15</sup>The future sanitary sewer pipe lining will be completed as the budget allows. In addition, there have been 10 coated manholes. Over 96% of the lines meet current standards and 4% partially meet standards. (See Attachment E - *Sunrise Sanitary Sewer Service Map*).

### Examples of missing sidewalk and ramps



30th St. & about 20<sup>th</sup> Ave – No sidewalk or ramps



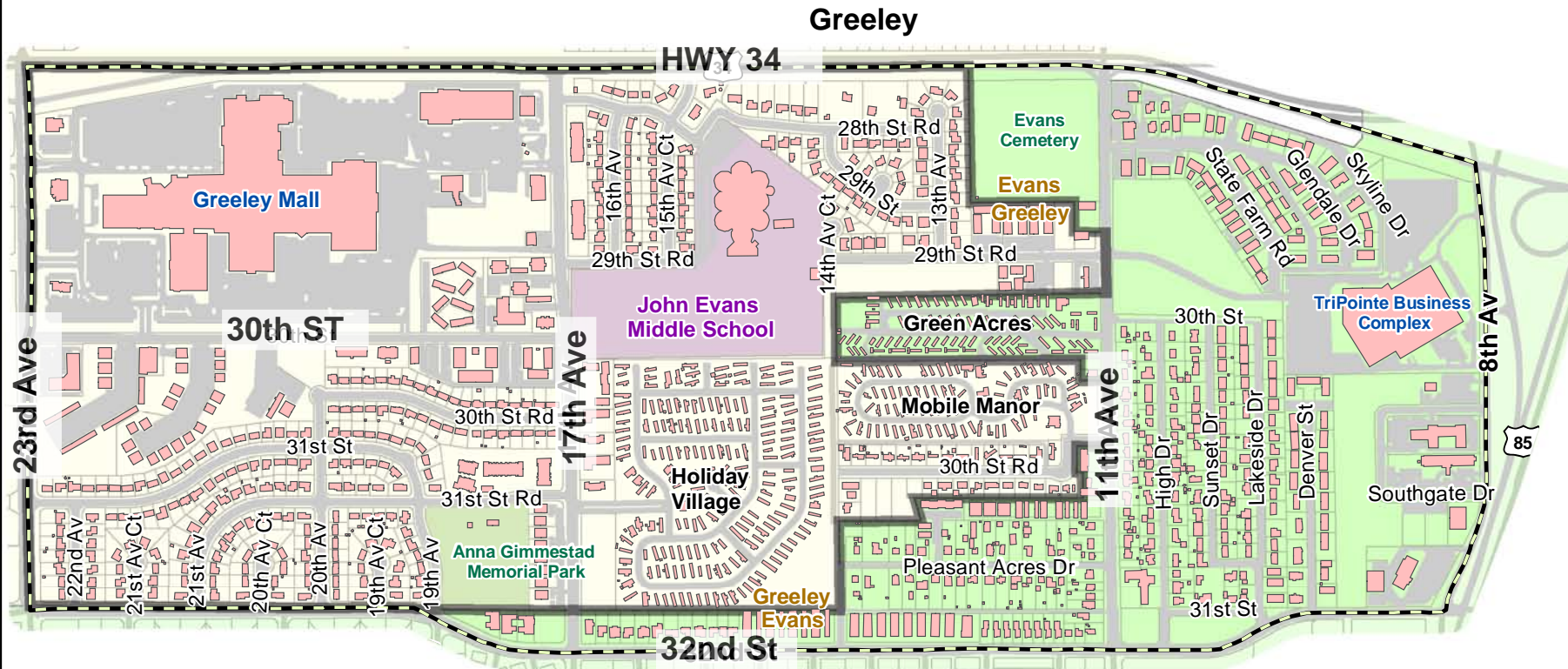
30<sup>th</sup> St. & about 21<sup>st</sup> Ave – No access ramps

### Attachments:

- Attachment A – Sunrise Street Light Service Level Map
- Attachment B – Sunrise Fire Service Availability Map
- Attachment C – Sunrise ADA Ramps and Concrete Map
- Attachment D – Sunrise Potable Water Line Map
- Attachment E – Sunrise Sanitary Sewer Service Map

# John Evans Study Boundary

Map 1 ~ John Evans Study Boundary



| Area         | Total Acres | Total Parcels | Structures  |
|--------------|-------------|---------------|-------------|
| Greeley      | 280         | 459           | 894         |
| Evans        | 157         | 312           | 564         |
| <b>Total</b> | <b>437</b>  | <b>771</b>    | <b>1458</b> |

Source: Greeley Planning Department

## Evans

**John Evans Neighborhood Study**

City of Greeley, City of Evans  
Weld County, Colorado

**Legend**

- Parcels
- Parklands
- Schools
- Structures
- Greeley
- Garden City
- Evans
- Study Area
- Greeley/Evans Border

1 inch equals 750 feet



Created: 05/25/2006 By: The GIS Program, 9764 File Name: StudyBoundary8x11.mxd

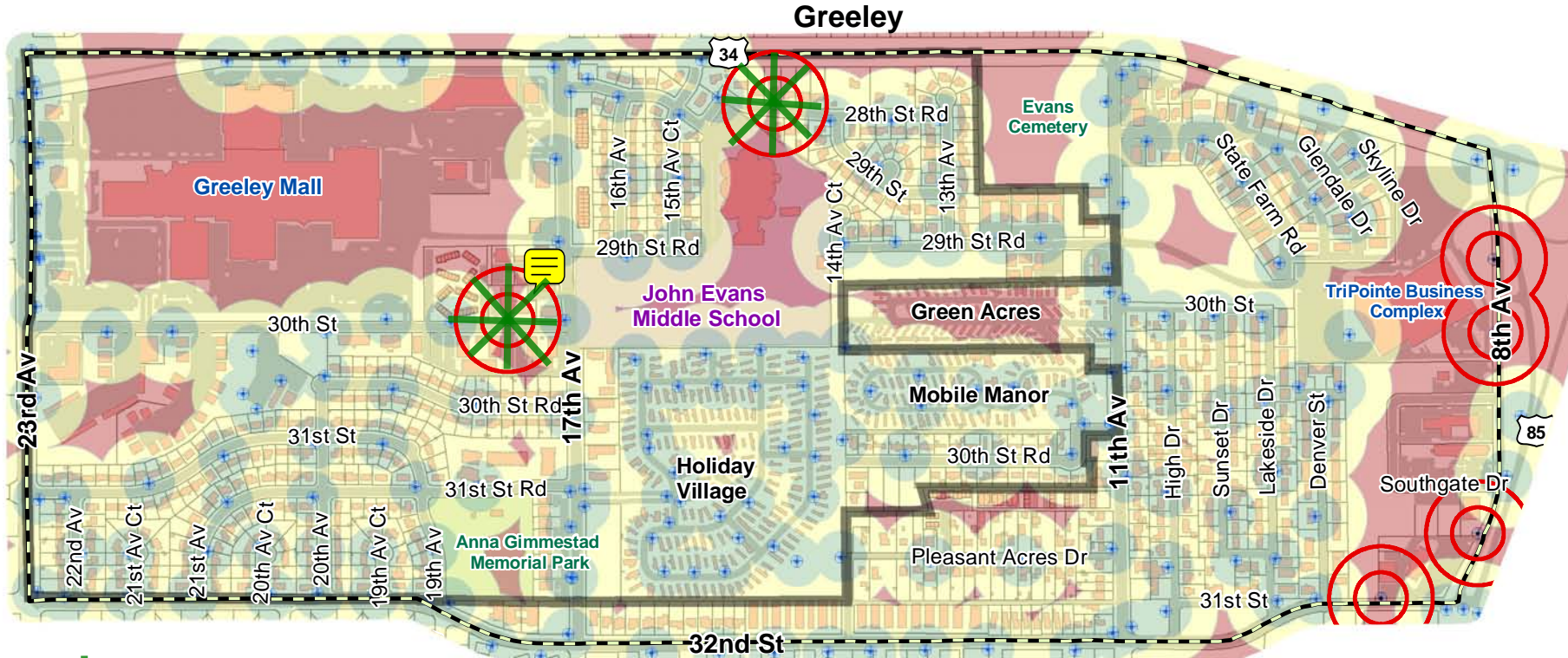
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# Street Light Service Levels

Map 16 ~ Street Light Service Level

## Attachment A



← All proposed lights were installed

| Street lights        | Cost per Light | Total Cost |
|----------------------|----------------|------------|
| 2 proposed (Greeley) | \$5,210        | \$10,420   |
| 4 proposed (Evans)   | \$5,210        | \$20,840   |

Source: Greeley Planning Department

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Evans

### John Evans Neighborhood Study

City of Greeley, City of Evans  
Weld County, Colorado

- Study Area
- City Borders
- Structures
- Existing
- Proposed
- Greeley/Evans Border

| Lighting Coverage | % of Area Covered |
|-------------------|-------------------|
| < 125'            | 36%               |
| 125' - 250'       | 40%               |
| > 250'            | 24%               |

1 inch equals 750 feet

# Fire Service Availability

Map 32~ Fire Service Availability

## Attachment B

### Greeley



| Area | Percentage |
|------|------------|
| Good | 84.8%      |
| Fair | 12%        |
| Poor | 3.2%       |

| Requested Fire Hydrants | Cost/Hydrant | Total Cost |
|-------------------------|--------------|------------|
| 1                       | \$7,500      | \$7,500    |

Source: Greeley Planning Department



Proposed and installed fire hydrants

1 fire hydrant was requested to be installed from the 2006 John Evans Neighborhood Study, which was installed

### John Evans Neighborhood Study

City of Greeley, City of Evans  
Weld County, Colorado

#### Legend

#### Proposed Coverage



#### Fire Service

Distance from hydrant



Within 300'

300' - 400'

Beyond 400'

#### Hydrants



Existing

Proposed

Structures

Study Area

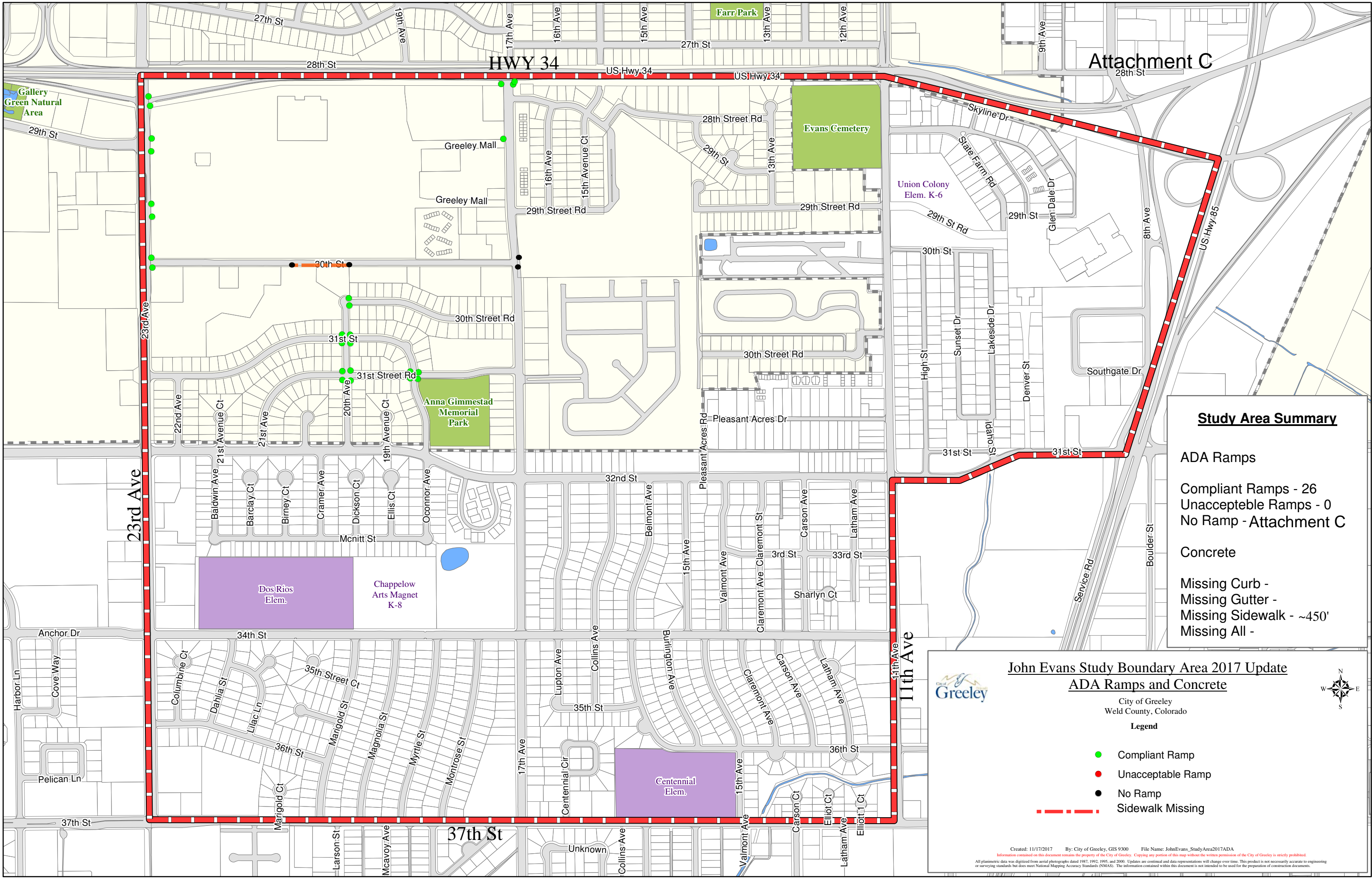
1 inch equals 750 feet



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**Study Area Summary**

ADA Ramps

Compliant Ramps - 26  
 Unacceptable Ramps - 0  
 No Ramp - Attachment C

Concrete

Missing Curb -  
 Missing Gutter -  
 Missing Sidewalk - ~450'  
 Missing All -

**John Evans Study Boundary Area 2017 Update**  
**ADA Ramps and Concrete**

City of Greeley  
 Weld County, Colorado

**Legend**

- Compliant Ramp
- Unacceptable Ramp
- No Ramp
- - - Sidewalk Missing

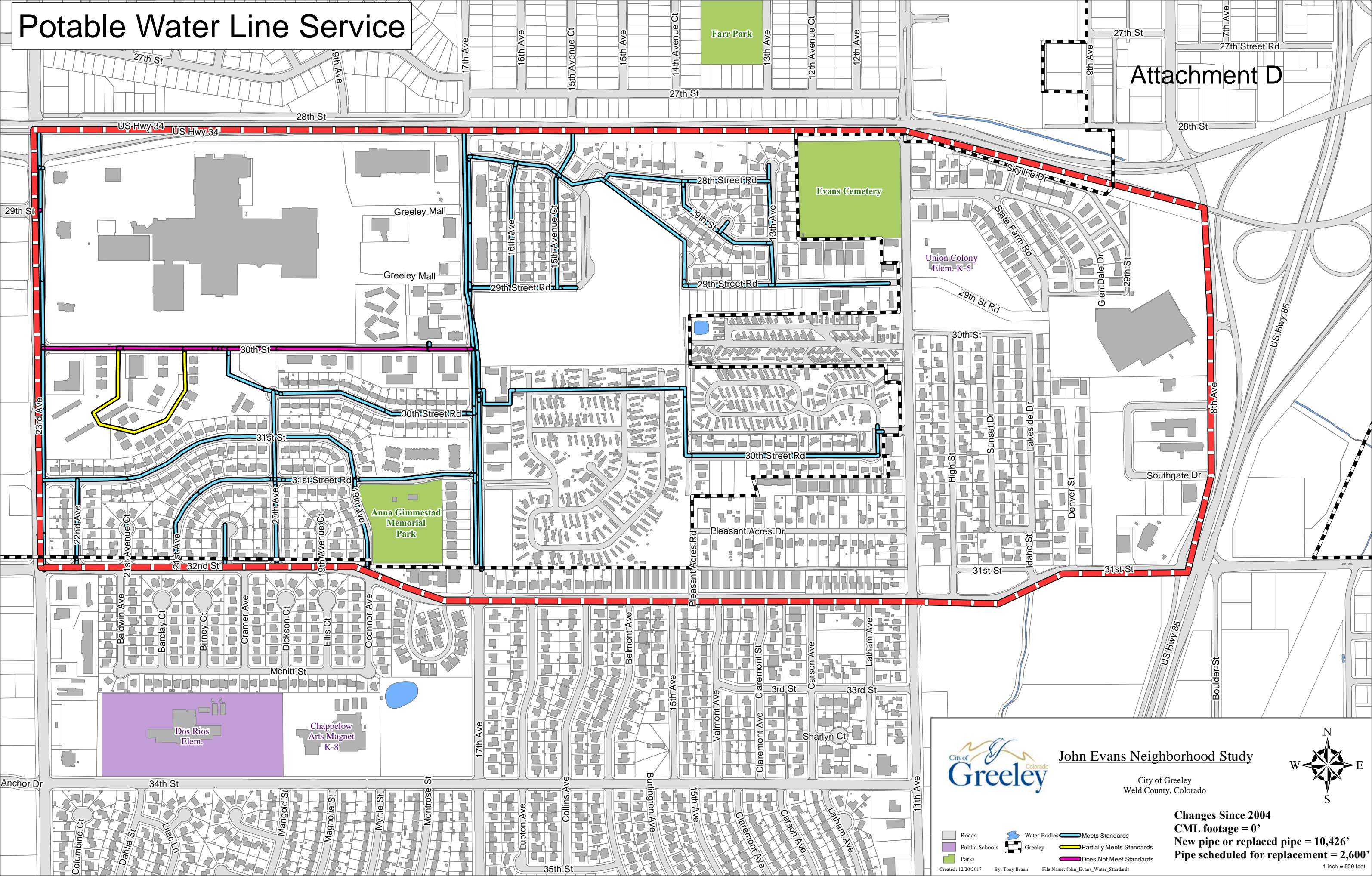
**John Evans Study Boundary Area 2017 Update**  
 City of Greeley, Weld County, Colorado

Created: 11/17/2017 By: City of Greeley, GIS 9300 File Name: JohnEvans\_StudyArea2017ADA  
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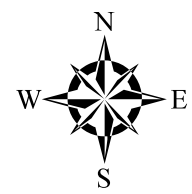
# Potable Water Line Service

## Attachment D



### John Evans Neighborhood Study

City of Greeley  
Weld County, Colorado

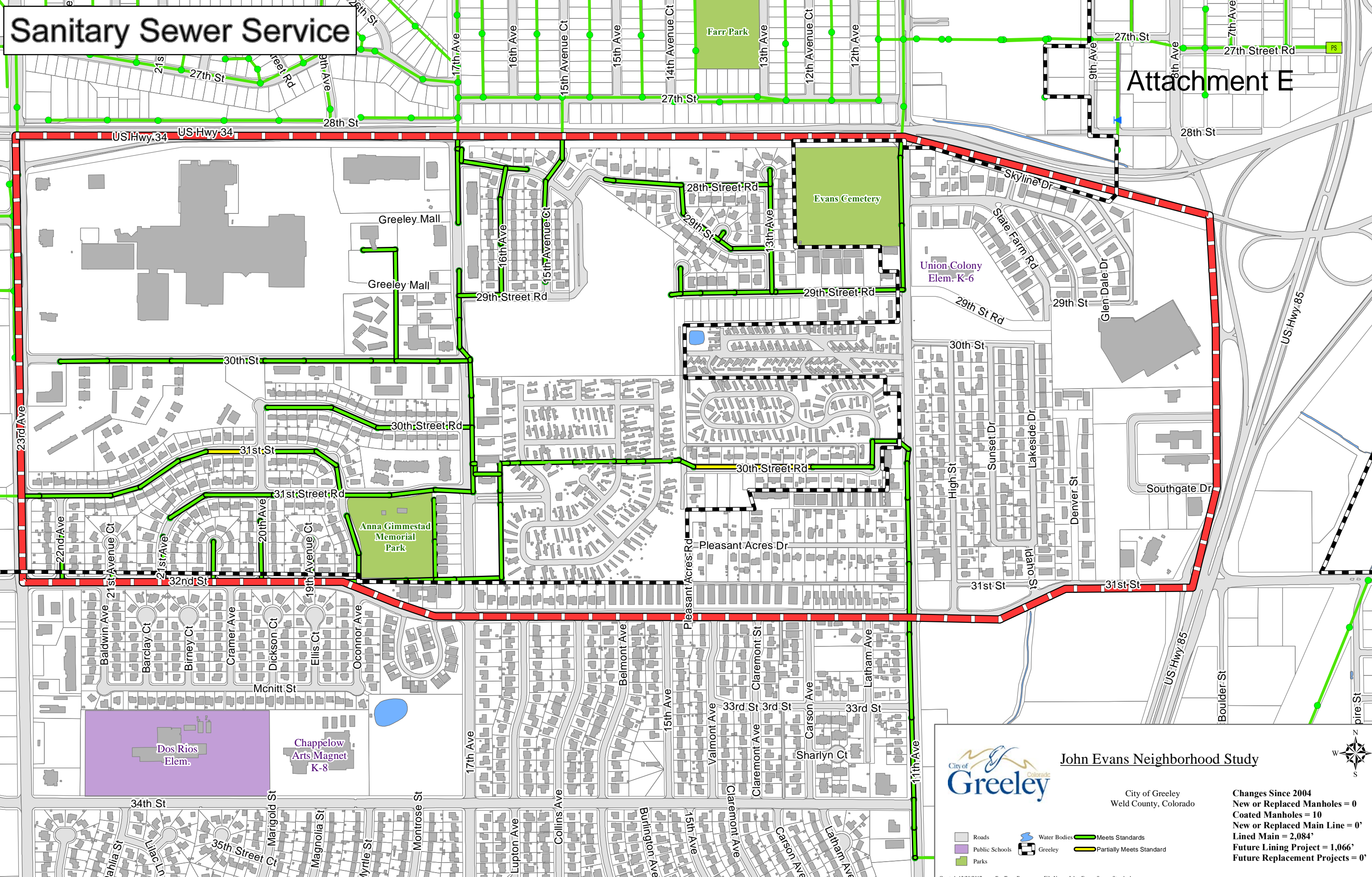


- Roads
- Public Schools
- Parks
- Water Bodies
- Greeley
- Meets Standards
- Partially Meets Standards
- Does Not Meet Standards

**Changes Since 2004**  
**CML footage = 0'**  
**New pipe or replaced pipe = 10,426'**  
**Pipe scheduled for replacement = 2,600'**

# Sanitary Sewer Service

## Attachment E



### John Evans Neighborhood Study

City of Greeley  
Weld County, Colorado



- Roads
- Water Bodies
- Public Schools
- Greeley
- Parks
- Meets Standards
- Partially Meets Standard

**Changes Since 2004**  
 New or Replaced Manholes = 0  
 Coated Manholes = 10  
 New or Replaced Main Line = 0'  
 Lined Main = 2,084'  
 Future Lining Project = 1,066'  
 Future Replacement Projects = 0'