

**Greeley Neighborhood Plan  
Town Hall Meeting Notes  
August 10, 2010**

The purpose of the meeting was to engage the citizens in the development of a plan for the Greeley Neighborhood.

Three desired outcomes of the meeting were intended. Participants became informed about the purpose and the current status of the planning process; they provided feedback on what they saw as opportunities, trends and challenges facing the future of the neighborhood; and to learn about the next steps of the planning process.

Sixteen people signed in as participants in the meeting. Attendees sat in 4 separate small groups and responded to five pre-determined questions. Answers were recorded onto flip charts and transcribed here. Each group was advised to write down individual responses, no group consensus was requested. Each row in the table represents one group's responses.

Note that (2x) indicates that multiple people in the group agreed with the response.

**1. What is most important to you about the neighborhood? What do you want to make sure continues into the future?**

<ul style="list-style-type: none"> <li>▪ Nothing</li> <li>▪ Economic value (property value)</li> <li>▪ Most do not want to live here (we're captive because we can't afford to move out)</li> <li>▪ Like the character of the neighborhood (like a suburb)</li> <li>▪ Like the people</li> </ul>
<ul style="list-style-type: none"> <li>▪ Single family dwellings (2x)</li> <li>▪ Diversity of population (2x)</li> <li>▪ Central location (2x)</li> <li>▪ Pride of ownership</li> </ul>
<ul style="list-style-type: none"> <li>▪ Neighbors</li> <li>▪ Quiet</li> <li>▪ Nothing</li> <li>▪ Like it</li> </ul>
<ul style="list-style-type: none"> <li>▪ Neighbors</li> <li>▪ Development of trust between neighbors</li> <li>▪ Neighbors who take care of yards</li> <li>▪ Good location</li> <li>▪ Trees</li> <li>▪ Maintain single family housing</li> <li>▪ Good proximity to schools &amp; parks</li> </ul>

**2. If you could change one thing about your neighborhood what would it be?**

<ul style="list-style-type: none"> <li>▪ Implement breed specific dog laws</li> <li>▪ Remove junk cars</li> <li>▪ Remove growing piles of dirt at mine</li> <li>▪ Improve storm drainage</li> <li>▪ Improve safe pathways to schools</li> </ul>
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<ul style="list-style-type: none"> <li>▪ Curbs and sidewalks</li> </ul>
<ul style="list-style-type: none"> <li>▪ Dust – terrible full of grit</li> <li>▪ Bad activity at school</li> <li>▪ Air smells like sulfur once a week</li> <li>▪ Paved streets</li> <li>▪ Curbs &amp; gutters</li> <li>▪ Further north – more problems</li> <li>▪ Smooth pot holes in alleys</li> <li>▪ Juvenile vagrants</li> <li>▪ Improve storm drain system</li> <li>▪ Do something with school</li> </ul>
<ul style="list-style-type: none"> <li>▪ Clean streets</li> <li>▪ Lighting – improved</li> <li>▪ Air Quality-dust (6x)</li> <li>▪ Improved pavement</li> <li>▪ Storm drains</li> <li>▪ Sidewalks, curbs &amp; gutters</li> </ul>
<ul style="list-style-type: none"> <li>▪ Infrastructure (water drainage)</li> <li>▪ Building code enforcement</li> <li>▪ Law enforcement</li> <li>▪ Parking on Hayes Ave. by Crazy Carol's – Need better streets</li> <li>▪ Proposal as to what to do with Greeley School</li> <li>▪ Lighting</li> </ul>

**3. Should the housing in Greeley Neighborhood continue to be mixed-types or more homogenous?**

<ul style="list-style-type: none"> <li>▪ Address zoning issues. Trailers are deteriorating</li> <li>▪ Prefer mixed housing</li> <li>▪ Phasing out trailers</li> <li>▪ No more use along Continental except housing</li> </ul>
<ul style="list-style-type: none"> <li>▪ More suburban</li> <li>▪ More homogeneous</li> <li>▪ Two separate areas: Locust to Grand; Walnut to Continental</li> <li>▪ Less mobile homes or at least better mobile homes</li> <li>▪ Existing [homes] are old &amp; not cared for</li> </ul>
<ul style="list-style-type: none"> <li>▪ No large project housing</li> <li>▪ Less mobile home</li> <li>▪ One mobile home per two lots</li> </ul>
<ul style="list-style-type: none"> <li>▪ Mixed-types</li> </ul>

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**4. What topic areas should the steering committee focus on first?**  
(Transportation, Utilities, Economic Development, Housing, Parks, Services, Land Use, School)

<ul style="list-style-type: none"> <li>▪ Storm sewers</li> <li>▪ Re-engineer traffic flow</li> <li>▪ Parks</li> <li>▪ Do something with the Greeley – a display museum</li> <li>▪ View-Point Park on the remnant of Farrell Street, East of Continental Drive</li> <li>▪ An apprentice-youth job program</li> </ul>
<ul style="list-style-type: none"> <li>▪ Do something with Greeley School (1<sup>st</sup> priority)</li> <li>▪ Housing (land use)</li> <li>▪ Improve streets and <u>lighting</u> (not lighting up whole sky – low level)</li> <li>▪ Parks</li> </ul>
<ul style="list-style-type: none"> <li>▪ Do something positive with Greeley School</li> <li>▪ Paved streets</li> <li>▪ Pot holes in alleys fixed</li> <li>▪ Improve storm sewer</li> <li>▪ Improve dilapidated houses</li> <li>▪ Curb/sidewalks</li> </ul>
<ul style="list-style-type: none"> <li>▪ Deal with Greeley School</li> <li>▪ Transportation</li> <li>▪ Parks</li> <li>▪ Utilities</li> <li>▪ Dust in air from crusher</li> <li>▪ Services</li> </ul>

**5. What other wishes do you want to convey to BSB as they continue through this planning process?**

<ul style="list-style-type: none"> <li>▪ Allocate funding to us</li> <li>▪ Street lighting</li> <li>▪ Fostering &amp; building community spirit</li> <li>▪ More police monitoring of Greeley School</li> <li>▪ Don't forget about us after reports</li> <li>▪ Ban fire works</li> <li>▪ Facilitate the implementation manifest method of community transformation</li> </ul>
<ul style="list-style-type: none"> <li>▪ Block grants available?</li> <li>▪ Clean-up properties</li> <li>▪ Remove old cars</li> <li>▪ Enforce pet ordinance</li> </ul>
<ul style="list-style-type: none"> <li>▪ Permit code and enforcement</li> <li>▪ Solar lighting</li> <li>▪ Repair obscuring of stop sign</li> </ul>
<ul style="list-style-type: none"> <li>▪ Prioritize needs i.e. sidewalks, curbs, etc.</li> </ul>

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- No neglect shown to certain areas
- Complete this process in a timely manner
- Make a decision about the Greeley - finalize

Participants had the opportunity to provide additional feedback by writing their comments on blank cards. Two cards were returned.

1. Please fix the alleys! 2400 Locust (map was provided).
2. I think that putting more solar energy in the neighborhood might help with lighting. This might start a wave.

One person provided their written comments and delivered them to the Consultants at the meeting. The following is the transcript of this person's comments.

1. [General]
  - a. Start with the correct description of the area. Either change the street sign or correct your description [regarding] Farrell Street on the North. Please fix on the web site.
2. Land/Building Use
  - a. Affordable private housing
  - b. Zones for individual mobile homes that meet codes
  - c. Greeley School Building converted to a Copper-way of Life Museum (as part of Governor's plan)
3. Streets, Roads & Sidewalks
  - a. Start by declaring Garfield, Stuart, Adams, Howard and Texas as pathways to school and using safe routes to school monies to put in sidewalks and curbing.
4. Utilities
  - a. Improve to standard.
5. Economic Development
  - a. Encourage cooperative advertising by businesses already in the area.
  - b. Encourage small business independent contractor development.
  - c. Encourage development of Government-private joint venture. Apprentice Independent Contractor work programs where youth can do minimal/medial labor for less than minimum wage. (At Chinese wages)
  - d. Return jobs to us Americans. Request Council fo Commissioners to pass a Fair-Free Trade Resolution – requiring all goods/services

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border to border in BSB shall meet all USA standards (including wages) to be implemented when  $\frac{3}{4}$  of countries in the country pass resolution.

6. Housing
  - a. Mobile homes need to meet code
  - b. Have \_\_\_\_\_ develop a cheap whole house are filtrating system that can be retrofitted to existing homes.
  
7. Parks and Open Space
  - a. Create a trolley stop type view point park at remnant of Farrell Street on east side of Continental Drive.
  - b. Restore natural landscaping
  - c. Signing telling the stories of:
    - i. Lady of the Rockies
    - ii. Columbia Gardens
    - iii. Active Continental Pit
    - iv. Lost neighborhoods
    - v. Railroading over the Continental Divide
    - vi. Modern mine \_\_\_\_\_[illegible]
    - vii. Inactive Berkley Pit
    - viii. Concentration
  
8. Police-Fire-Code Enforcement
  - a. Enforcement of codes
  - b. Volunteer vigilance vigilante patrols (neighbors expecting neighbors to obey the law, control your animals)
  - c. Start by distributing an "expected conduct" warning flier
  - d. Support dog breed specific law
  
9. Neighborhood Character
  - a. Building, fostering and reinforcing by applying the manifest method of community transformation.
  - b. Facilitate the formation of Neighborhood Beautification Clusters
    - i. One flower box at a time
    - ii. One property at a time
  - c. Manifest Method of Community Transformation
    - i. Primary factious; the ministry; the manifest; the missionary
    - ii. In neighborhood groups
    - iii. Gathering together in homes with those next door neighbors you are willing to invite into your home
    - iv. Coalescing the will spirit of the people by and from the bottom up; together.

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- Seeking.
- Trusting.
- Caring.
- Sharing.
- Communicating
- v. Relative to common concerns
  - Personal
  - Familial
    - Communal/Social/Service
  - Educational
  - Spiritual
  - Economical
  - Governmental