



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL WORK SESSION

450 S. Parish, Johnstown, CO
Monday, August 12, 2024 at 6:00 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Downtown Johnstown Masterplan Project - Phase 2 Outreach
2. Maestes Street Drainage Discussion

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance.

De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.



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Item 1.

TOWN COUNCIL WORK SESSION COMMUNICATION

AGENDA DATE: August 12, 2024

SUBJECT: Downtown Masterplan Project: Phase 2 Community Outreach

ATTACHMENTS:

1. Technical Masterplan (*same as Boards on display*)
2. Phase 1 Community Outreach Survey Responses as of 08/01/24
3. Phase 1 Community Outreach Survey Comments as of 08/01/24
4. Memo RE Phase 1 Community Outreach Feedback, *June 10-13*

PRESENTED BY: Sarah Crosthwaite, Economic Development Manager

WORK SESSION ITEM DESCRIPTION:

In June 2024, Town Staff launched the Downtown Masterplan Project. The launch included 1 week of community outreach, open house recap night, internal and external stakeholder meetings and an online survey option which we are calling as “Phase 1 Community Outreach”. The following provides an overview of the Town’s outreach strategy thus far.

Community & Stakeholder Outreach

Outreach Type	Date(s)	Location
Phase 1 Community Outreach	June 10 – June 13	Multiple locations throughout Downtown Johnstown including public civic spaces and events
Senior Center Stakeholder Meeting	June 12	Senior Center, event also open to the public
Downtown Business Stakeholder Meeting	June 13	Town Hall, event also open to the public
Community Open House Recap Night	June 27	Town Hall

Online Survey Launch	June 27	Online survey and notification subscriptions launched; survey closes August 18. As of August 1, 2024, 245 responses have been received via the online survey and 13 subscribers to the project via the Town website.
Historic Society Stakeholder Meeting	July 18	Parish House
Mountain States Plastics Stakeholder Meeting (existing business within the Industrial Park)	July 26	Mountain States Plastics
Internal Town Stakeholder Team Meeting	August 1	Town Hall, including Town Manager, Communications, and Economic Development. <i>The Planning Department was unable to attend, information will be shared with their department.</i>

Since the launch of the project Staff has been integrating the feedback received from the community and stakeholders in preparation for Phase2 of the Community Outreach portion of the overall project. Attached are the

The following draft boards provide the Town Council an overview of what Staff plans to showcase to the community during Phase2 Community Outreach, which is set for a soft launch on August 17, with a hard launch on August 19. Our consultants will be present at this work session to walk you through the vision for the downtown area in a more interactive manner, so we encourage you to physically walk through the components with us. We are asking for the Town Council to provide Staff feedback on the displayed boards so that we can make edits accordingly prior to the launch.

Reviewed and Approved for Presentation,



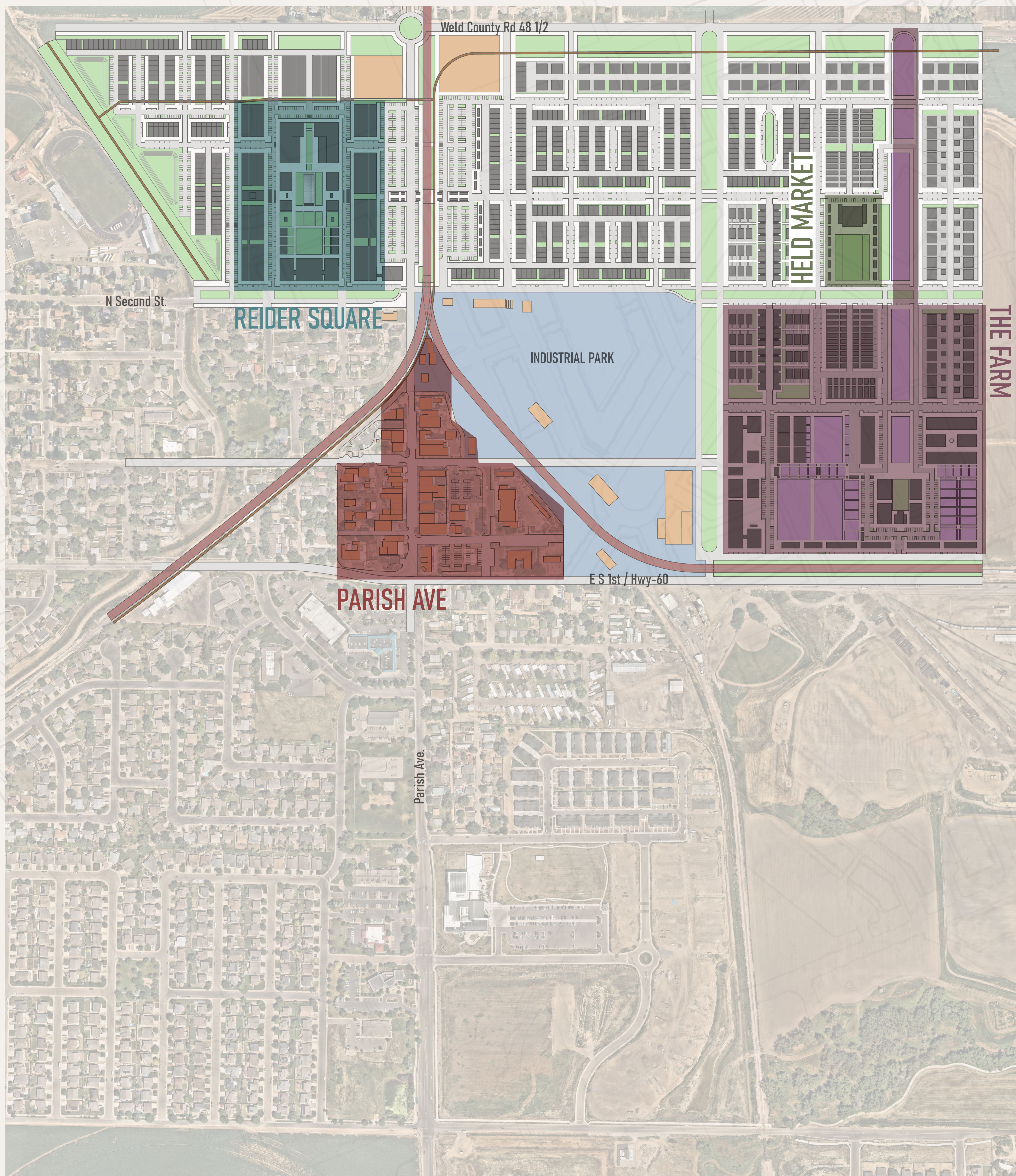
Town Manager



JOHNSTOWN

TECHNICAL MASTER PLAN

OVERALL



REIDER

Reider is the name of the land owner. This property will be mixed use with housing, office space, and community spaces including outdoor, retail, and recreational.

- 40,000 SF office space
- 250,000 SF retail/commercial
- 13,000 SF indoor venue
- 100,000 SF outdoor community area
- 280 housing units

HELD

Held is the name of the land owner. This property will have outdoor and indoor gathering spaces, and residential.

- 14,000 SF Grange Hall
- 100,000 SF outdoor community area
- 565 housing units

FARM

The Farm will be a charming city-run farm with various crops and orchards with facilities to process the produce. It will also have a large scale distillery and brewery and outdoor area for patrons.

- 55,000 SF brewery and distillery
- 15 acres farm fields and production facilities
- 142,000 SF orchards
- 12,400 SF outdoor community area

GREEN SPACE

Greenspaces are strategically placed throughout the masterplan to provide density relief and crate a space for residents and visitors to spend time outside.

- 7,900 LF trails
- 362,700 SF linear parks
- 173,600 SF detention

TOTALS

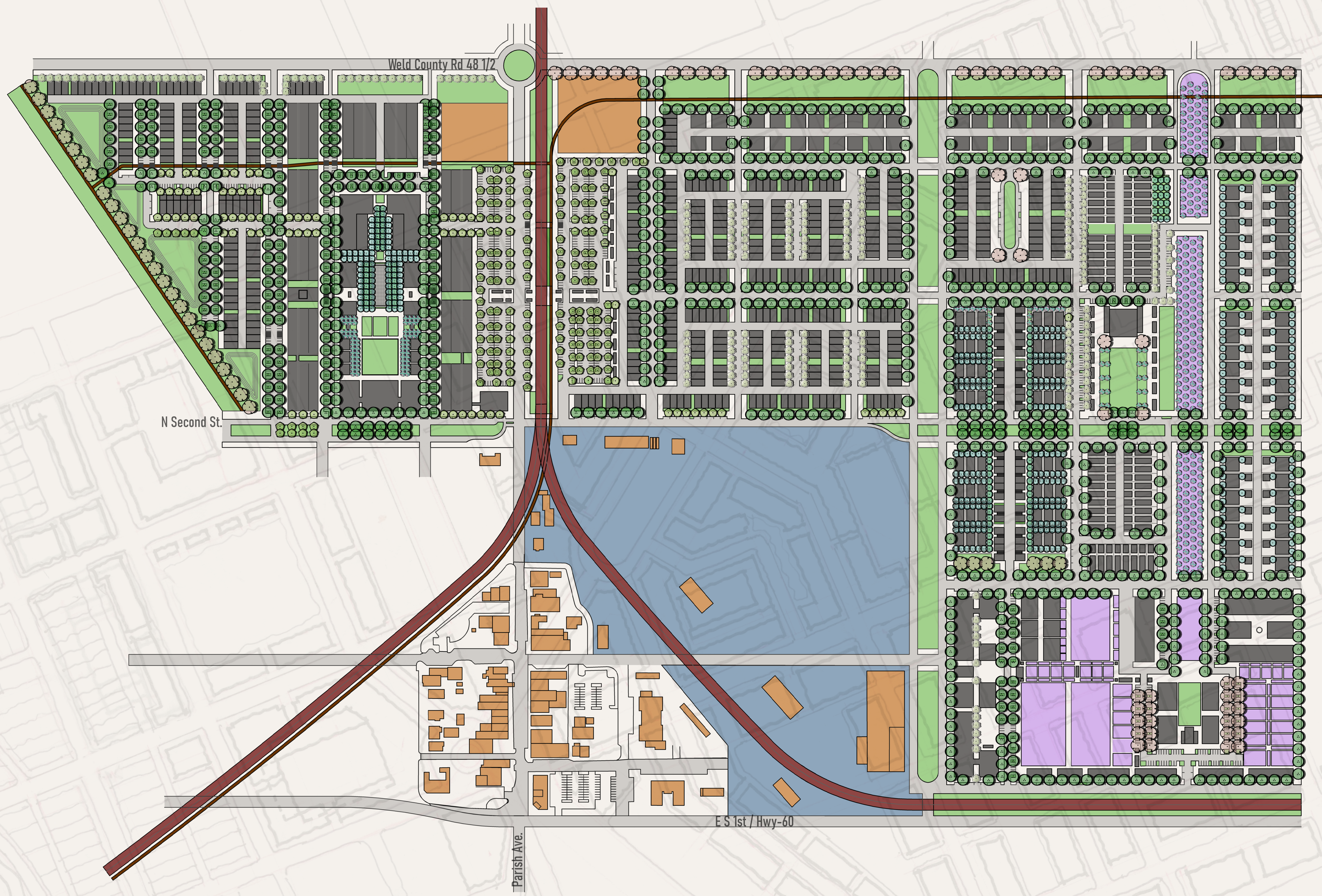
- **MIXED USE** – 295,700 SF – 6.8 ACRES
- **OUTDOOR COMMUNITY/ GREEN SPACE** – 2,024,500 SF – 46.5 ACRES
- **RESIDENTIAL** – 1,513,700 SF – 34.7 ACRES
- **RETAIL/COMERCIAL** – 39,000 SF – 0.9 ACRES
- **PUBLIC PARKING** – 2,344 TOTAL PARKING SPACES 525,000 SF – 12 ACRES



JOHNSTOWN

TECHNICAL MASTER PLAN

MASTER PLAN



Parish Avenue Corridor:

- **Preserve Historic Character** of Downtown core.
- Redesign an enhanced **Street tree planting, benches, lighting**, Art installations, etc. for Parish Develop infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor.
- Develop infill development guidelines for new and redeveloped parcels along the Parish Avenue corridor.
- Road diet Parish Avenue from 2nd Street to County Road 48 ½
- Collaborate with private landowners to **develop surface parking** lot on both the east and west side of Parish Avenue and the Railroad tracks.
- Allow for up to 3 story infill development to include office and residential above retail.
- Redesign Parish Avenue to remove the curb and elevate the street in the potential creation of a seasonal pedestrian only plaza. Enhance the plaza material to include decorative paving. Remove on street parking and work with the industrial users east of Parish Ave. and west of the RR tracks to construct **new parking lot** to replace the existing on street parking spaces along Parish Avenue.

Reider Property:

- Develop expanded scale “Rieder Square” as a public plaza space.
- There will be no roads and parallel parking surrounding the plaza allowing it to extend to the storefront edges with no curb.
- Incorporate **restaurant, café** uses within the square.
- Allocate space in the square for **live performance, daily programming, outdoor dining** on the square.
- Enhance the artful character of the entire space and devote space for unique interactive public art.
- Develop 4 story mixed-use buildings on all 4 sides of the town green.
 - Ground floor commercial use
 - Second floor Residential and office
 - Third floor Residential
- Develop the remaining area surrounding the “Town Square” with mixed density residential that reflects the **historic block pattern** of the surrounding historic core.
- Allow for a **linear greenspace** along the canal to be developed with the inclusion of **detention areas**.

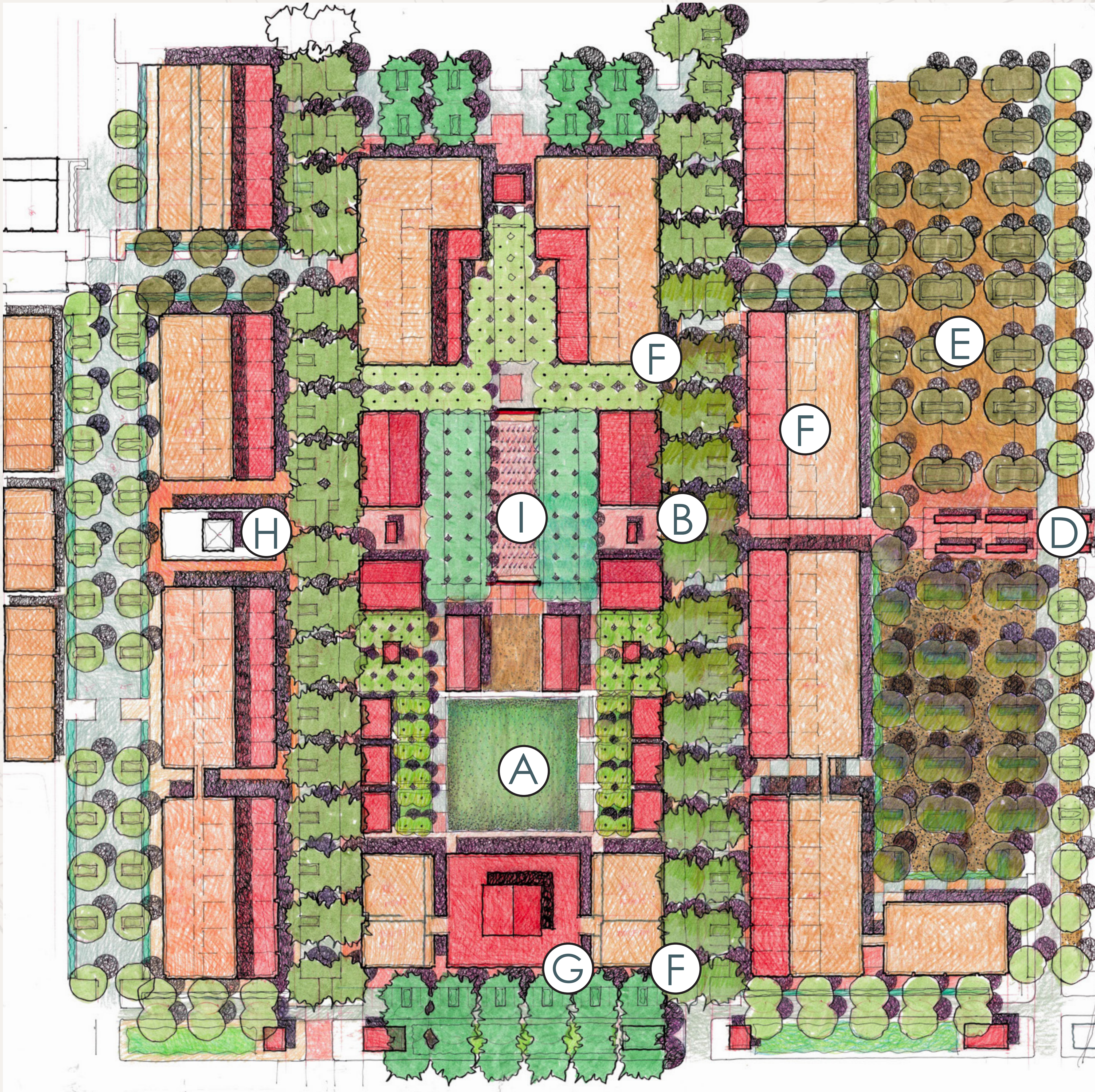
Held Property:

- Develop the neighborhood block pattern to reflect the **historic core blocks**.
- **Preserve the existing farm** on the southeast corner of Parish Avenue and County Road 48 ½ as a public events center with the reuse of the farmhouse and the farm buildings on the site.
- Develop 3 north/south street as linear park boulevards.
 - Linear Park/**bike trail** along eastern edge of RR tracks
 - **Park Blocks**
 - Held expanded width linear parkway extension of The Farm.
- Develop 2nd Street as a green boulevard cross street cross section.
- Develop a mix of residential housing types:
 - **Multi-family attached.**
 - **Townhouse**
 - **Multi-family detached.**
 - **Cottages**
- Develop “The Farm” on the southern edge of the property as **mixed use flex and agricultural development accessible to the public**.
- Develop an **Agri-Destination** with education facilities, visitors center, greenhouses, distillery, hospitality/entertainment/event conference center space.

Mixed Use Flex District:

- **Collaborate with existing industrial users** east of Parish Avenue to develop an adaptive reuse and new infill development strategy to allow a mix of uses:
- **Live music venue** at intersection of Parish Avenue and 2nd street
- **Arts and Culture Entertainment**
- Light industrial
- Maker Spaces
- Entrepreneurial co-working Office space
- Commercial

REIDER



IMPLEMENTED ITEMS

- (A) Community Activity Area
- (B) Restaurants
 - Boutiques
 - Restaurant
 - Gift Shop
- (C) Historical Facades
- (D) Local Artist Maker Spaces
- (E) Parking
- (F) Mixed-Use
- (G) Performing Art Center
- (H) Community Center
- (I) Splash pad





JOHNSTOWN

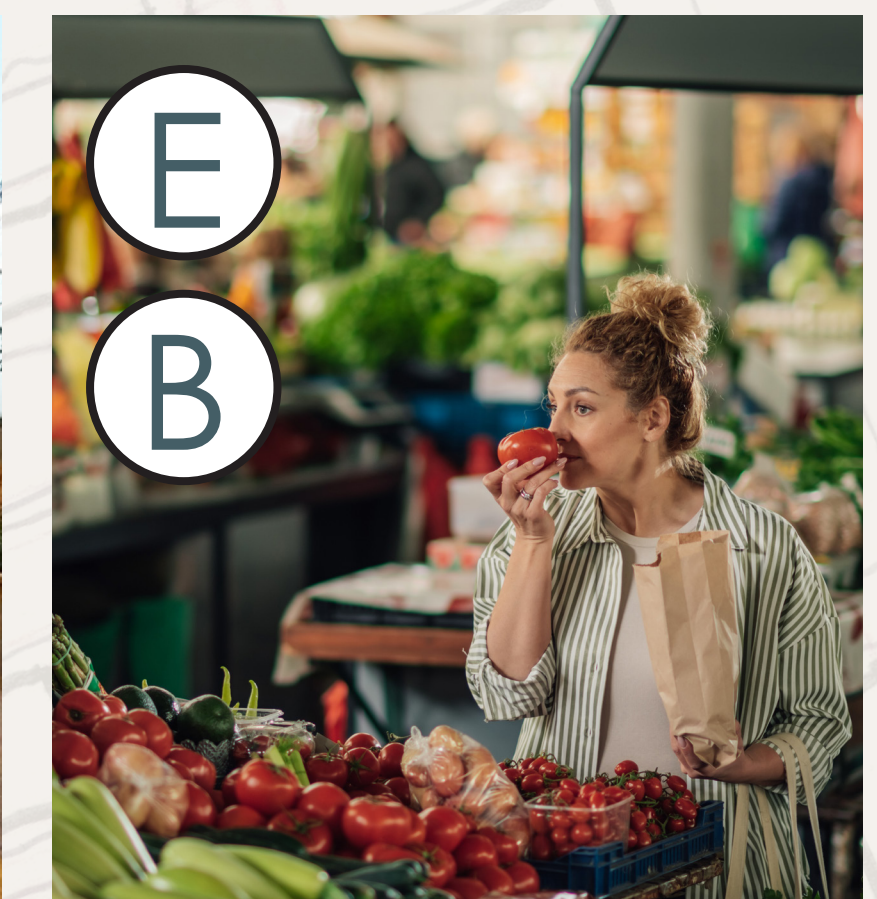
TECHNICAL MASTER PLAN

HELD



IMPLEMENTED ITEMS

- (A) Connectivity
- (B) Access to Agriculture and Crops
- (C) Outdoor Emphasis
- (D) Public Spaces
- (E) Local Businesses
- (F) Multi-Family Residential



FARM

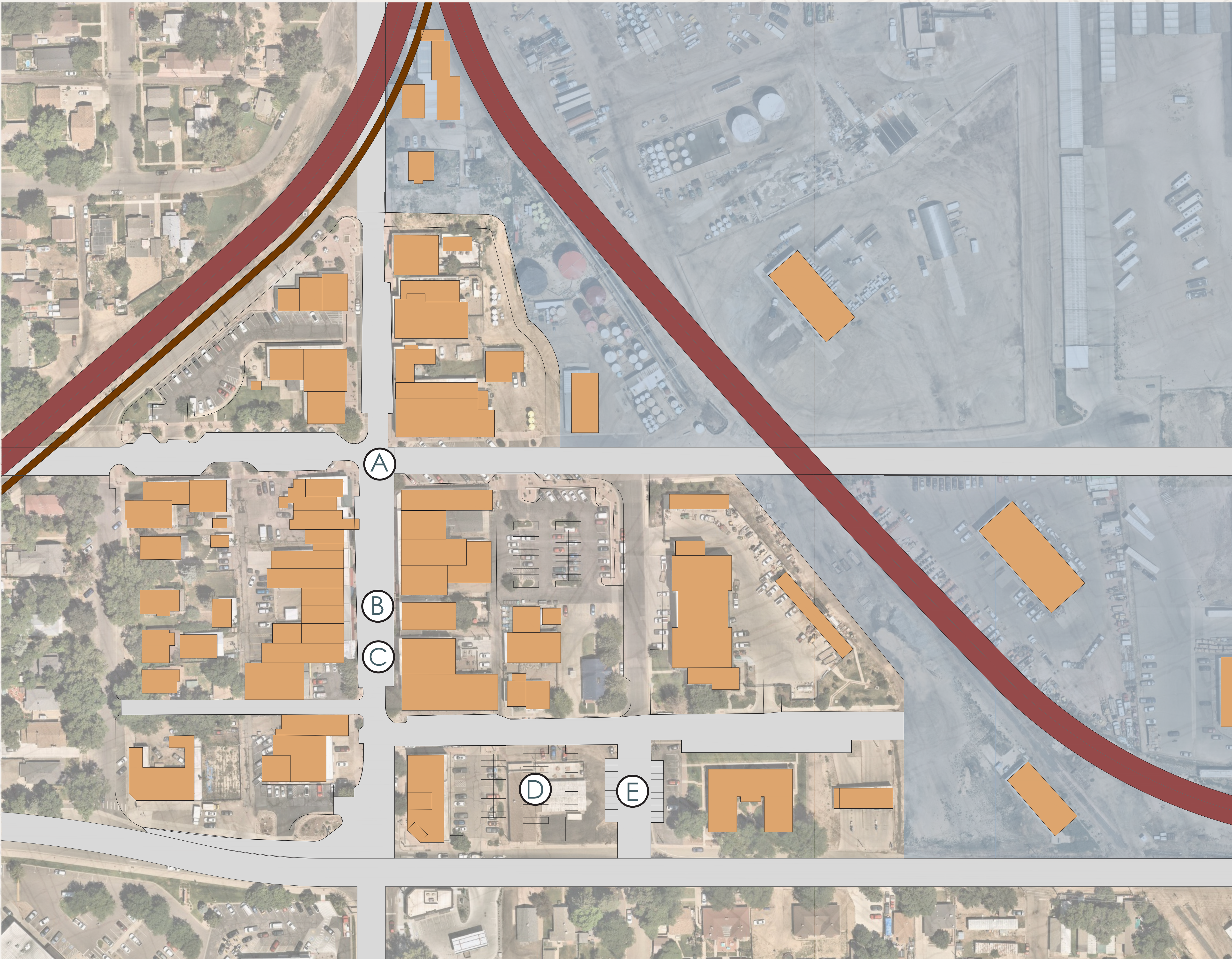


IMPLEMENTED ITEMS

- (A) Farmers Market
- (B) Micro-Brewery
- (C) Distillery
- (D) Outdoor Seating
- (E) Community Garden
- (F) Professional Crops
- (G) Hydroponic Garden
- (H) Processing Facilities
- (I) Multi-Family Residential



PARISH



IMPLEMENTED ITEMS

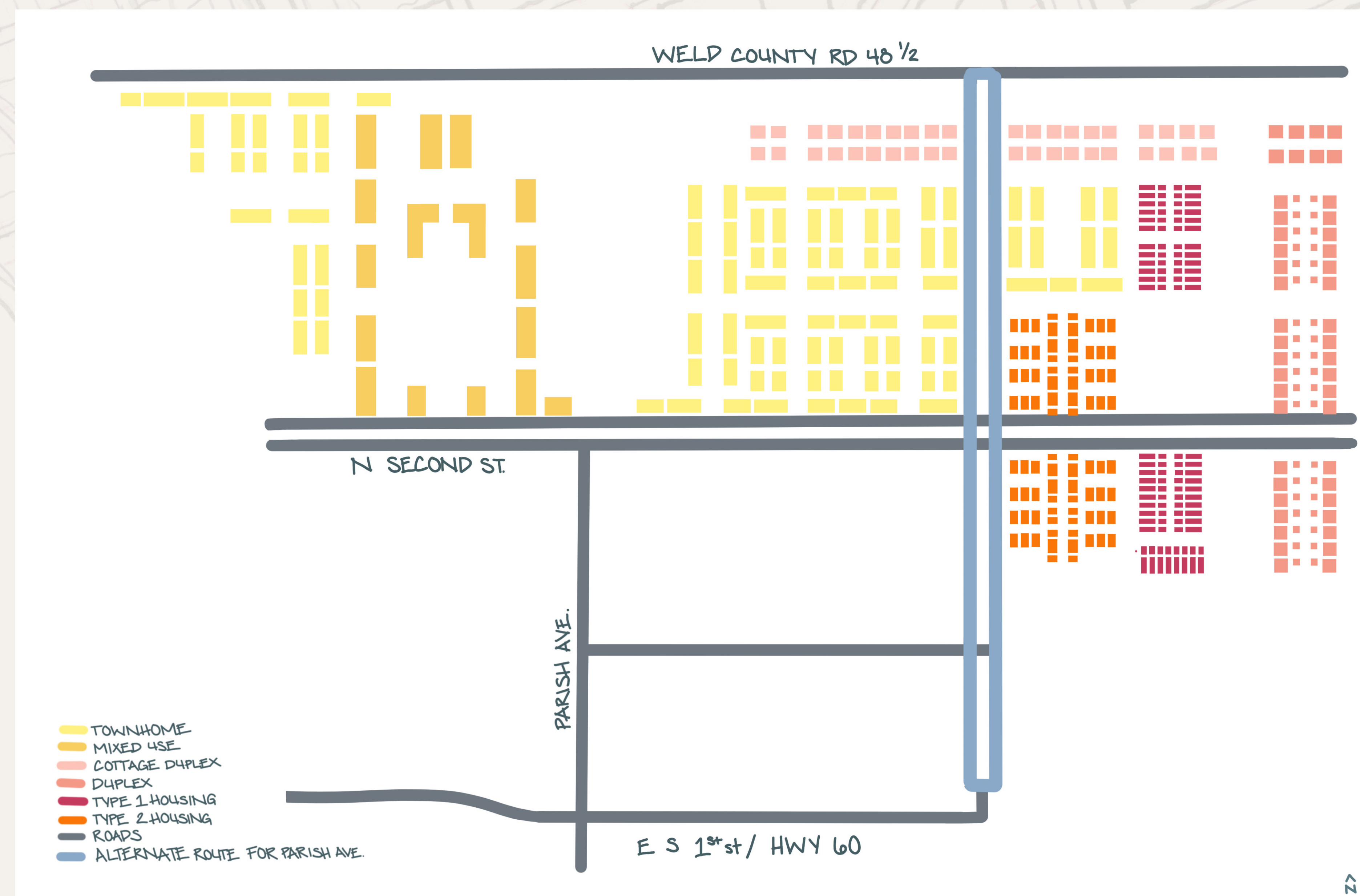
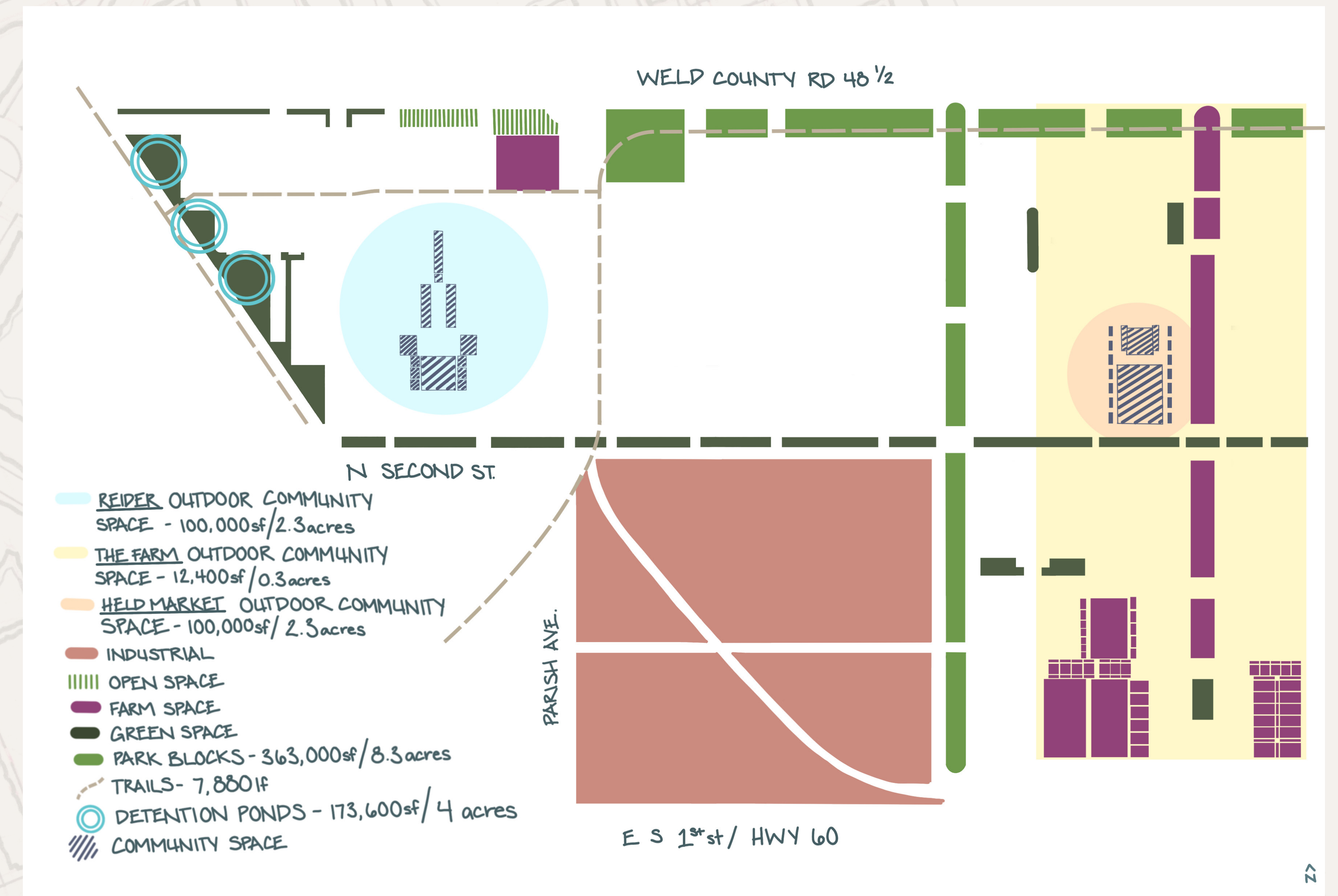
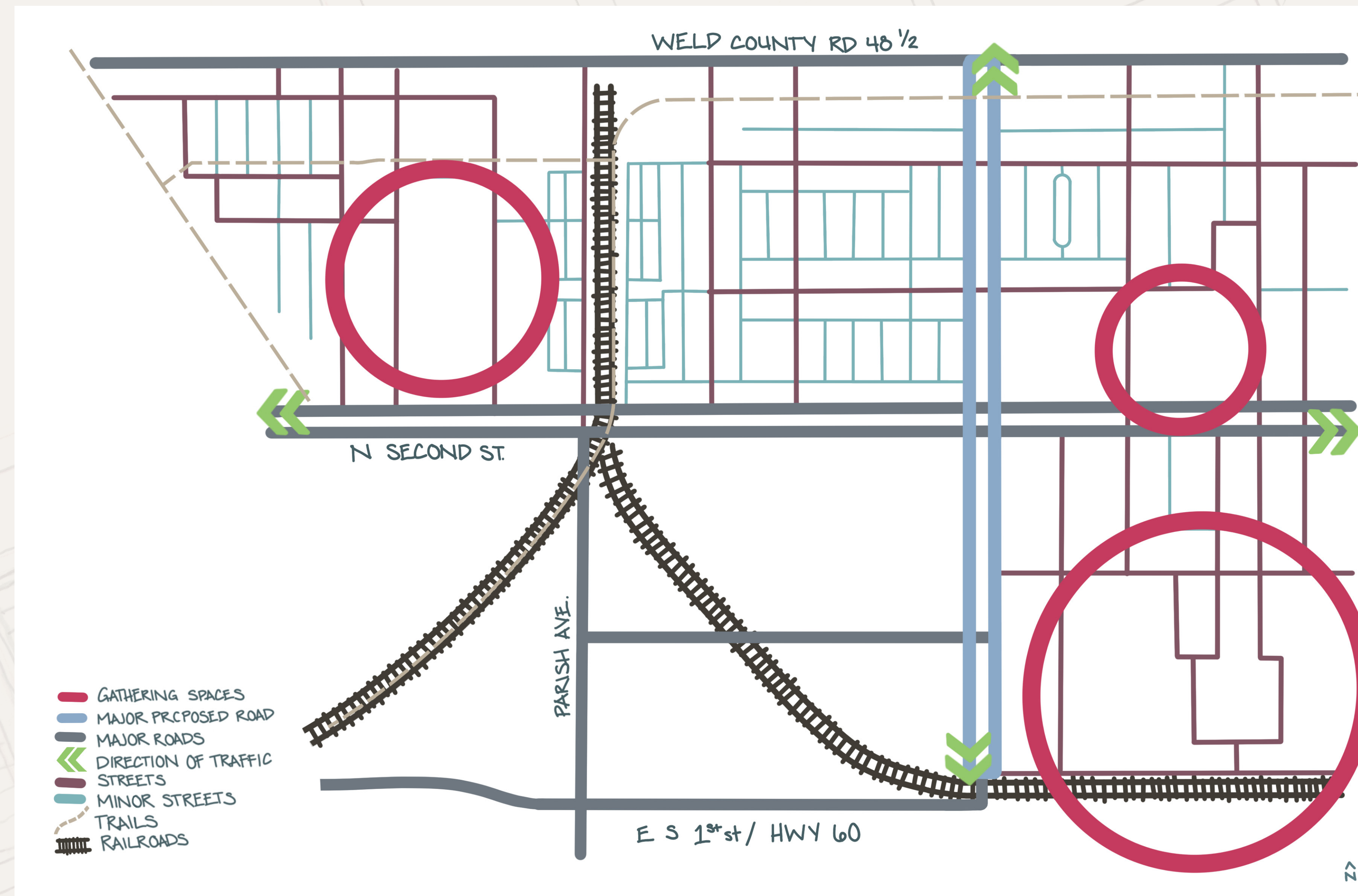
- (A) Slow Down Traffic
- (B) Pedestrian Accessibility
- (C) ADA Accessibility
- (D) Safer Outdoor Parking
- (E) Enhanced Parking Areas



JOHNSTOWN

TECHNICAL MASTER PLAN

DIAGRAMS



Top Left: Circulation/connectivity

This diagram shows the hierarchy of roadway systems in Johnstown and how the proposed interact with the existing, highlighting the alternate route around Parish Ave.

Top Right: Green space/Community space

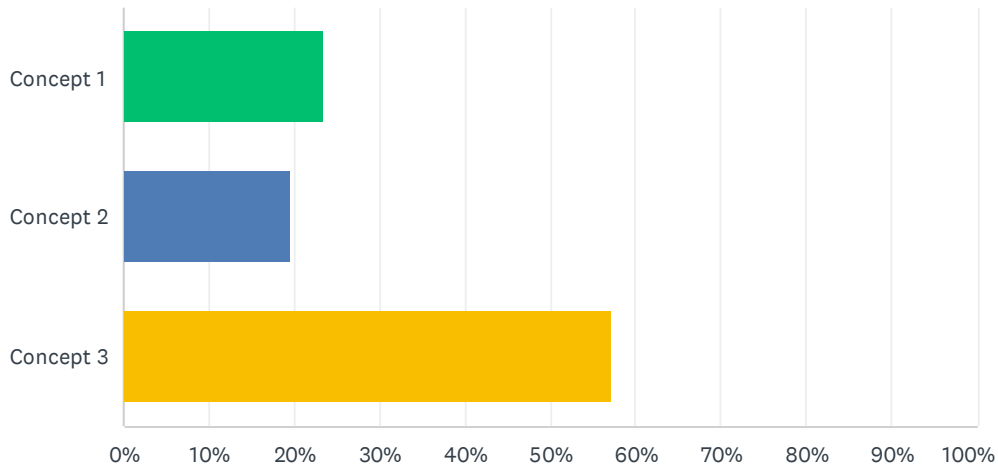
This diagram demonstrates the open spaces throughout the Johnstown master plan concentrated around Held, Reider, the Farm, and park blocks.

Bottom Left: Residential types

This diagram expresses the diversity of multi-family housing types proposed.

Q1 The following 3 concepts show potential distribution of land uses and areas of focus. Please select which concept you prefer? (*Note Green is open space and the lighter green identifies the areas with proposed uses in this survey)

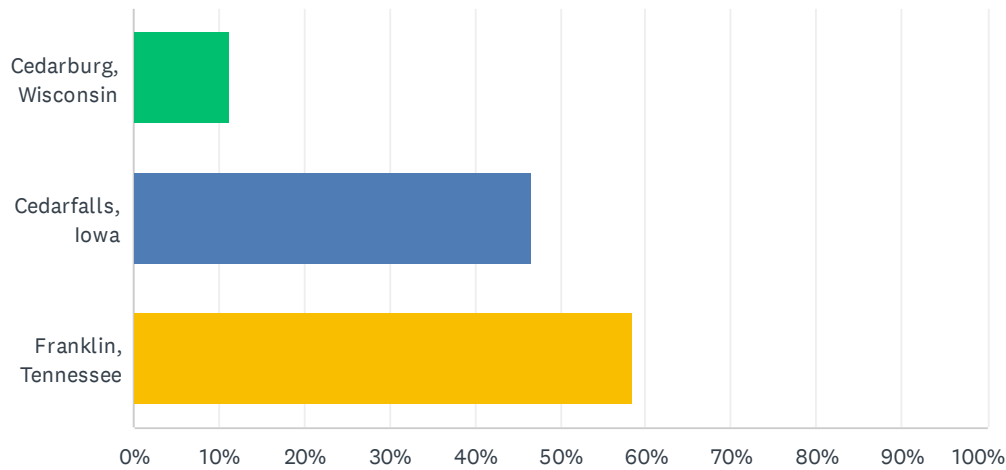
Answered: 205 Skipped: 40



ANSWER CHOICES	RESPONSES	
 Concept 1	23.41%	48
 Concept 2	19.51%	40
 Concept 3	57.07%	117
TOTAL		205

Q2 Select All That Apply

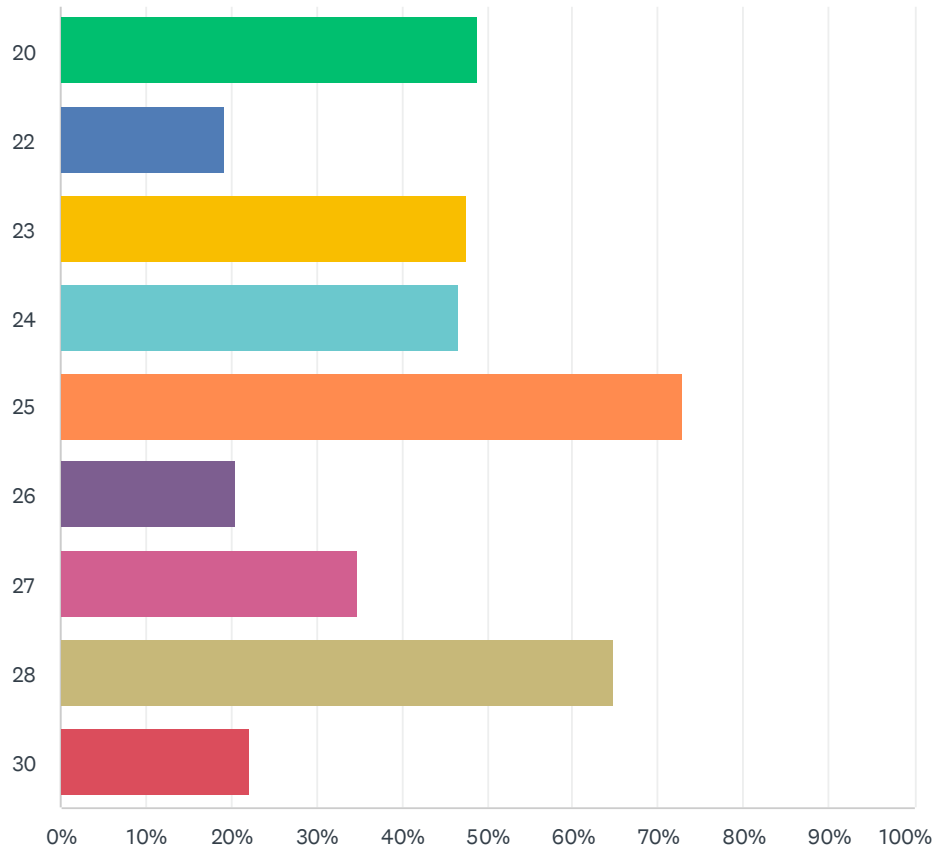
Answered: 221 Skipped: 24



ANSWER CHOICES	RESPONSES	
Cedarburg, Wisconsin	11.31%	25
Cedarfalls, Iowa	46.61%	103
Franklin, Tennessee	58.37%	129
Total Respondents: 221		

Q3 Please select the number associated with the picture if you would like to see those uses incorporated within Reider Square? (select all that apply)

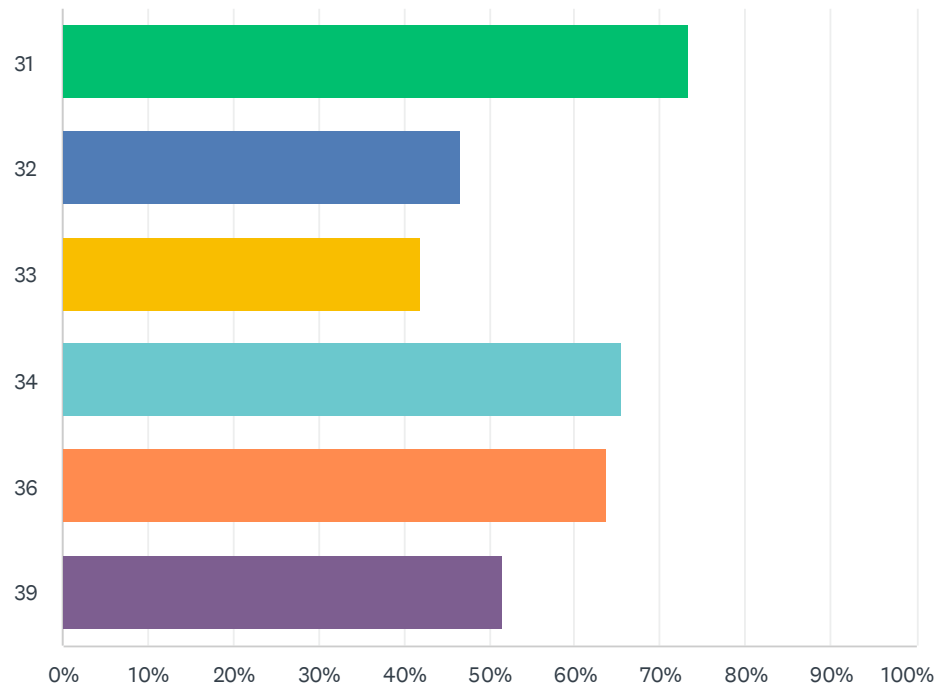
Answered: 225 Skipped: 20



ANSWER CHOICES	RESPONSES	
20	48.89%	110
22	19.11%	43
23	47.56%	107
24	46.67%	105
25	72.89%	164
26	20.44%	46
27	34.67%	78
28	64.89%	146
30	22.22%	50
Total Respondents: 225		

Q4 Please select the picture if you would like to see those uses incorporated within Held Market? (select all that apply)

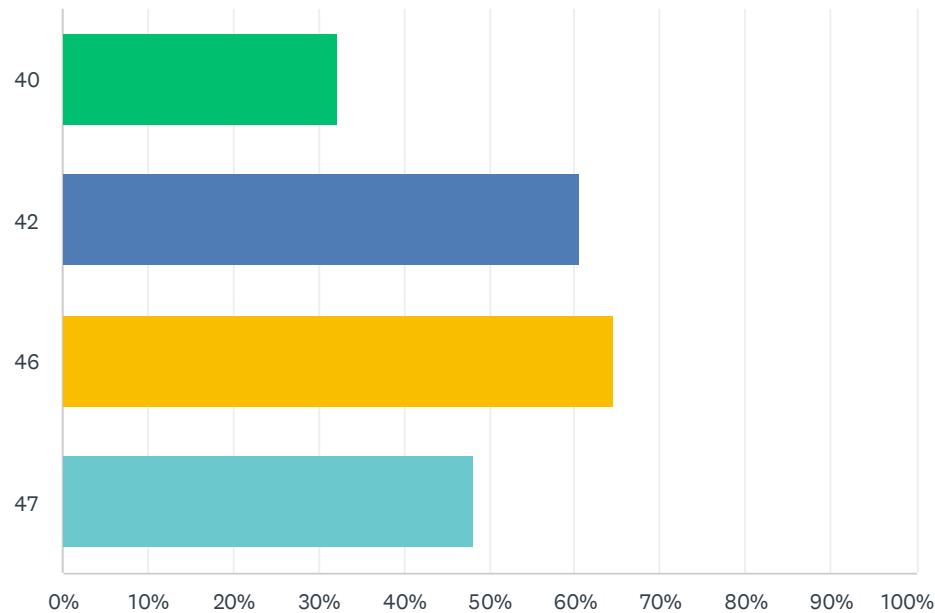
Answered: 229 Skipped: 16



ANSWER CHOICES	RESPONSES	
31	73.36%	168
32	46.72%	107
33	41.92%	96
34	65.50%	150
36	63.76%	146
39	51.53%	118
Total Respondents: 229		

Q5 Please select the picture if you would like to see those uses incorporated within The Farm? (select all that apply)

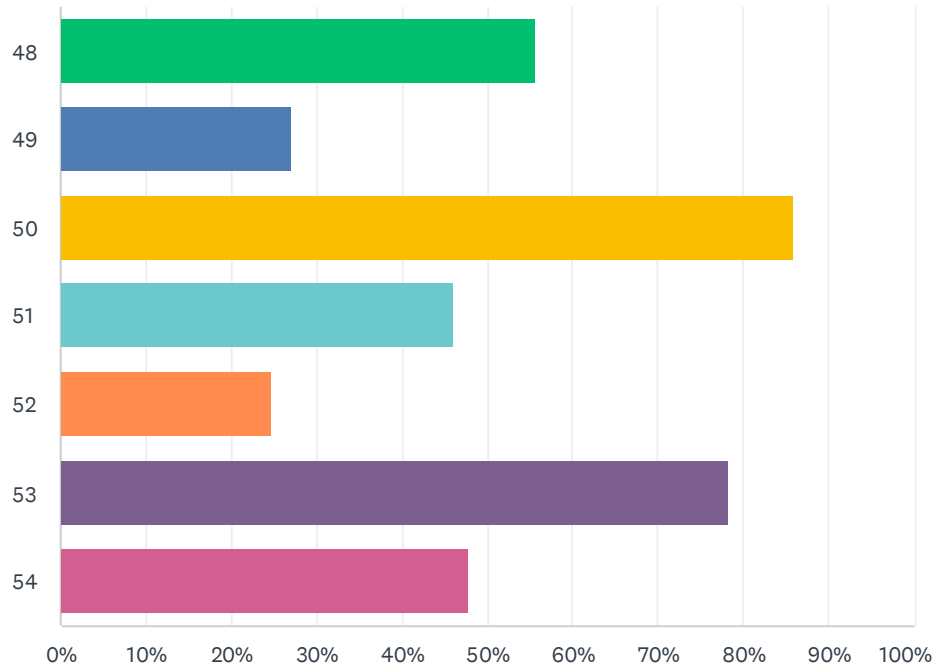
Answered: 218 Skipped: 27



ANSWER CHOICES	RESPONSES	
40	32.11%	70
42	60.55%	132
46	64.68%	141
47	48.17%	105
Total Respondents: 218		

Q6 Please select the pictures you would like to see incorporated within the Park Blocks? (select all that apply)

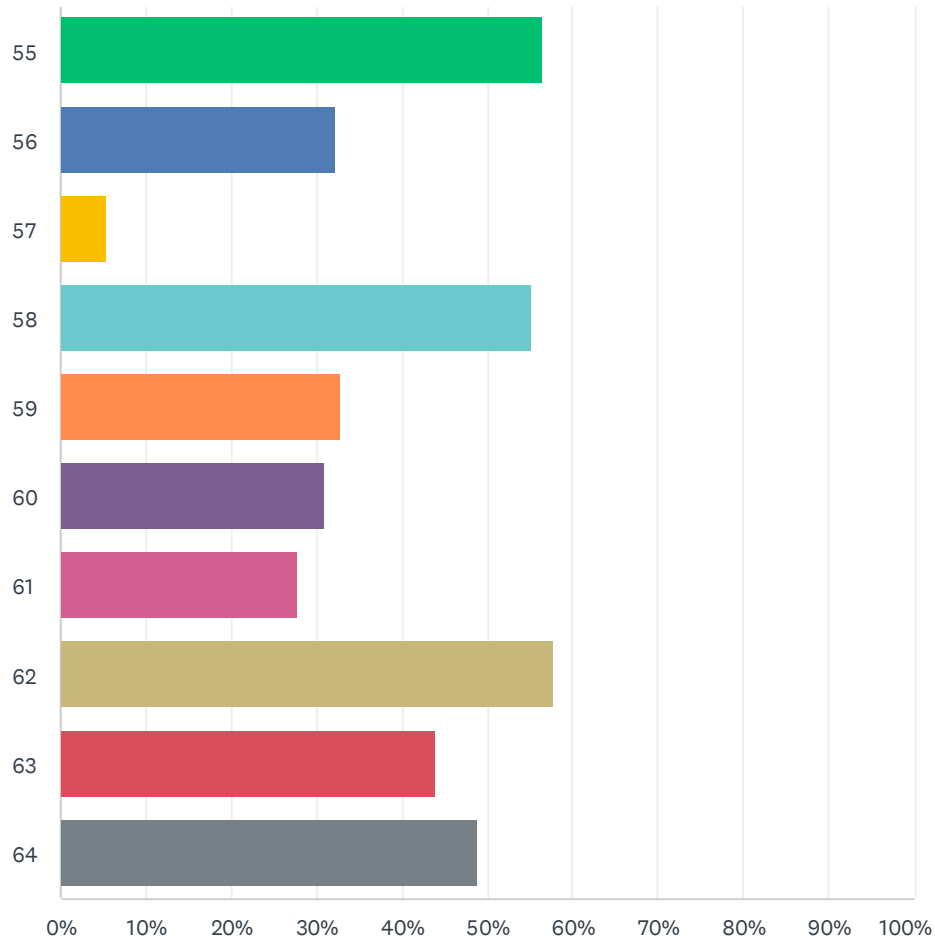
Answered: 226 Skipped: 19



ANSWER CHOICES	RESPONSES	
48	55.75%	126
49	26.99%	61
50	85.84%	194
51	46.02%	104
52	24.78%	56
53	78.32%	177
54	47.79%	108
Total Respondents: 226		

Q7 Please select the picture if you would like to see those enhancements incorporated within Parish Avenue? (select all that apply)

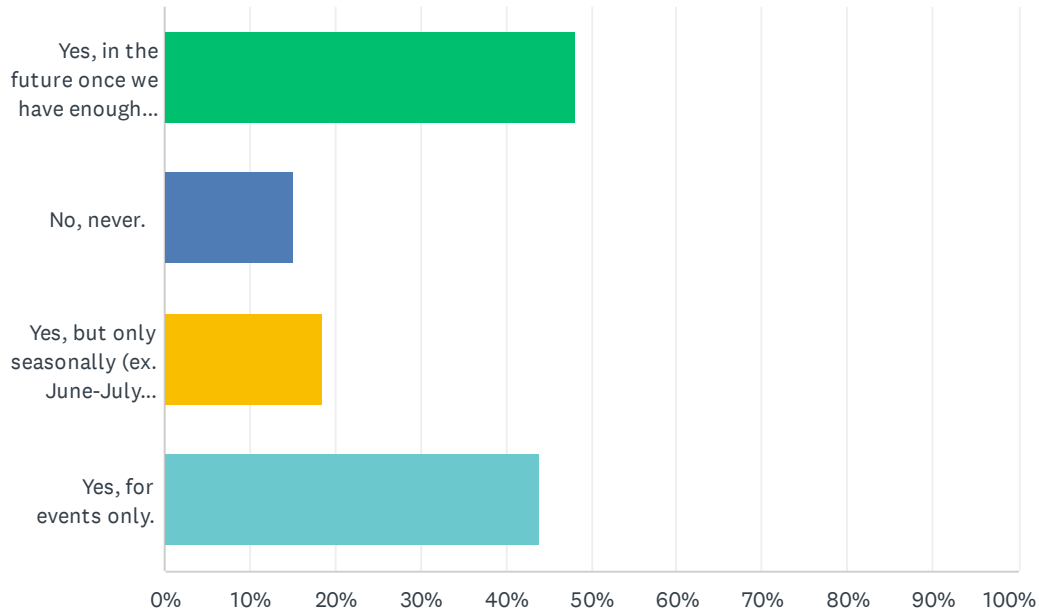
Answered: 223 Skipped: 22



ANSWER CHOICES	RESPONSES	
55	56.50%	126
56	32.29%	72
57	5.38%	12
58	55.16%	123
59	32.74%	73
60	30.94%	69
61	27.80%	62
62	57.85%	129
63	43.95%	98
64	48.88%	109
Total Respondents: 223		

Q8 Would you support shutting down Parish Avenue to pedestrian only access in any of the following circumstances? (select all that apply)

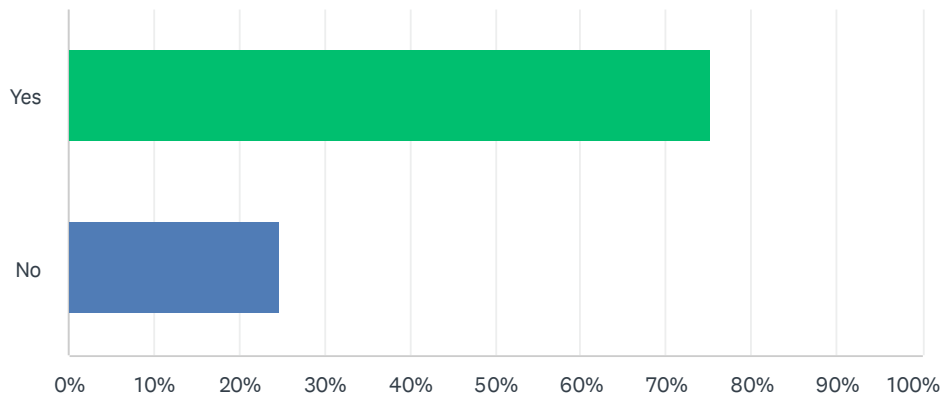
Answered: 237 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes, in the future once we have enough people to help support and sustain our existing businesses.	48.10%	114
No, never.	15.19%	36
Yes, but only seasonally (ex. June-July during summer programing).	18.57%	44
Yes, for events only.	43.88%	104
Total Respondents: 237		

Q9 Would you support a traffic bypass away from Parish Avenue/CR17 for through traffic heading north and/or southbound? The exhibit outlines in red the potential traffic bypass that would be built on the Held property (property is currently not developed and ROW would be provided by the future developer). Please keep in mind the bypass would not shut down Parish Avenue to vehicle traffic accessing downtown.

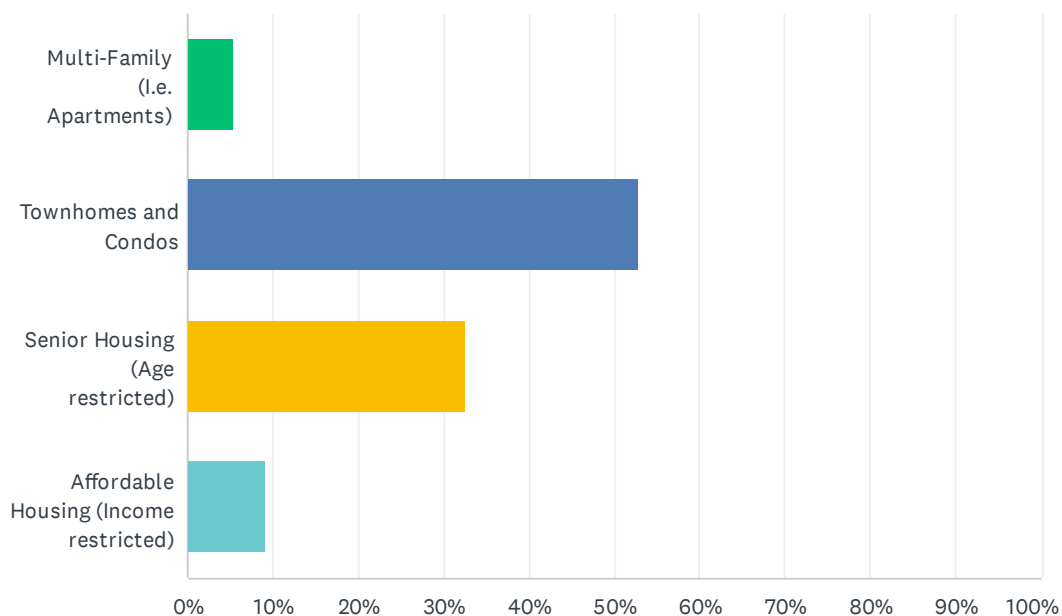
Answered: 227 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	75.33%	171
No	24.67%	56
TOTAL		227

Q10 Please select the housing types you feel comfortable supporting.

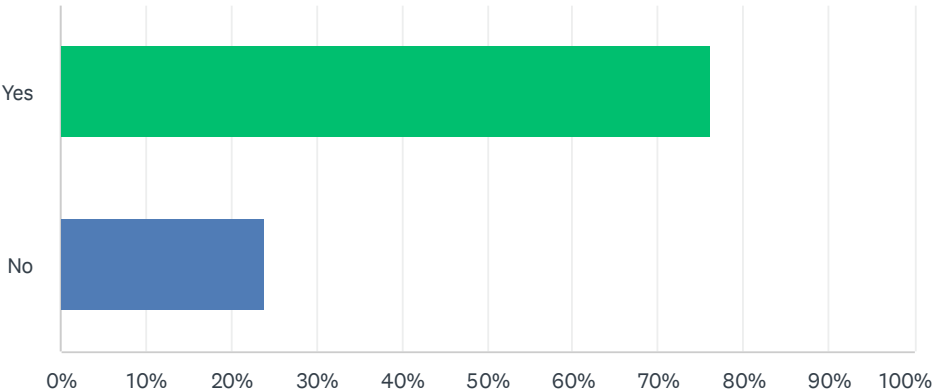
Answered: 206 Skipped: 39



ANSWER CHOICES	RESPONSES	
Multi-Family (i.e. Apartments)	5.34%	11
Townhomes and Condos	52.91%	109
Senior Housing (Age restricted)	32.52%	67
Affordable Housing (Income restricted)	9.22%	19
TOTAL		206

Q11 The Town has the potential to partner with JM Post to swap land and convert the existing parcel into a surface parking lot and at some point, in the future if needed a parking garage/structure. Do you support the location of the potential parking lot?

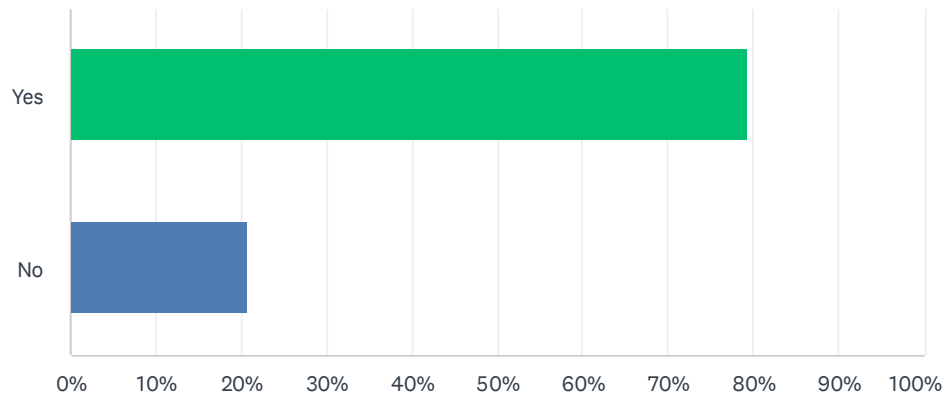
Answered: 234 Skipped: 11



ANSWER CHOICES		RESPONSES	
Yes		76.07%	178
No		23.93%	56
TOTAL			234

Q12 We are proposing a parking lot north of Parish Avenue that is within a 5-minute walking radius from Parish Avenue. The parking lot would create 650 new parking spaces and will be surrounded by small-scale retail including green infrastructure such as shading, EV charging stations, recycled paving material, etc. The parking lot would act as a traffic calmer in slowing down through traffic on Parish Avenue, provide direct parking to the newly proposed commercial and public space, while also alleviating some of the parking congestion currently experienced on Parish Avenue. The parking lot would be considered a public lot and not to be used by the proposed residential development as they would have their own separate assigned parking spaces/areas. Do you support the proposed parking lot?

Answered: 233 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	79.40%	185
No	20.60%	48
TOTAL		233

Q13 What areas of improvement do you feel are most important for Downtown Johnstown?

Answered: 154 Skipped: 91

Q14 What would you like to see in the future of Downtown Johnstown?

Answered: 152 Skipped: 93

Q15 Additional comments, feedback?

Answered: 77 Skipped: 168

Downtown Masterplan Survey Comments as of 07/29/2024 10:00 AM

Question 2:

The following 3 precedent cities are examples of communities that share similar historical characteristics while also providing updated public spaces, restored buildings and streetscapes. Please select which city best aligns with your vision of Downtown Johnstown.

Have a specific community in mind? Please describe

Community gathering, activities, bikes / trails, pedestrian access
Just make it like hallmark channel and call it good.
I would like my community to stay the way it is, stop trying to build new homes when the schools are overwhelmed!!!!!!
I like the old town feel of the older building look and more landscaping and walking area and outdoor seating.
Frankly ... I don't like the idea of adding more housing to our community. I wish there was an option to say none of the above. You could add more business districts which would keep us from driving to neighboring cities like Greeley or Loveland. We do not need more houses with people. We need more business and services! Another park would be nice, also.
Johnstown from 2005
None leave it alone
None of these. Better street trees would be nice (more canopy) and ordinances that allow for perpendicular signage so that the trees are not blocking the business' signage. Allow for sidewalk a-frame signage. These communities are all much bigger, and have way different weather than we do. How about a comparison with a Colorado community?
Not liking any of this. Why can't Johnstown just be Old Johnstown?
10
Woodstock Illinois Richmond Illinois Both beautiful small towns
Less homes? More parks.. you don't currently have an infrastructure to employ nor educate the populated you plan on entering. More environment. Parks, trails, literally anything but homes.
Trying to be too nostalgic can wipe out the current character of the town. One old town that comes to mind is Asheville, NC. It has a blend of older and authentic buildings and modern buildings. Also, Henley on Thames, England, and old town Alexandria, Virginia. A community vernacular can find its voice with curation, but over-matching makes it contrived.
Golden Colorado
Golden Colorado
More pedestrian and bicycle friendly roadways...not through traffic and curbside car parks.
More farm land, open space
Oneida Park in Park Hill neighborhood of Colorado has restaurants with a space central to them for children to play, like the foundry in Loveland. People would love that here to walk and play and eat in our own community
Breckenridge, CO
Honestly, not a fan of any of these. However, Cedarfalls at least shows some PARKS. Can we please focus on parks and green spaces?
Johnstown CO, maybe you can google pictures of it. Its a quiet small town that wants to be left alone.
Main town like breckenridge with small family owned shops.
Less houses, the better

Old Town Arvada has their historic old town area now with limited vehicle access which allows for a more welcoming pedestrian walkabout area along with an old town square with a water feature for kids and families. Closing off all or part of the old town area to vehicle traffic might be a good consideration.
Awesomeness
I don't have a specific community in mind. But what would be nice is a variety of shops, restaurants where you park and walk all around these areas. Have coffee bars where you could sit outside and enjoy a coffee and bun and watch the world go by. Then go for a walk along a trail. Some of the old architecture would be cool and fit in with the existing architecture of old town. Johnstown has potential but right now there is no reason to go to encourage people to go there. Have a bagel shop - or a real bakery!!
Why are we trying to be another community? Shouldn't we try to be the best us?
Johnstown is the only town we should be considering. We should be building this downtown for our needs, not to copy anyone, win awards, or market our town to outsiders disregarding the people who live here already.
Small town Johnstown. Preserve the history of the downtown area, it was never meant to be built up in the downtown area. You should have created restaurants and walking areas by the YMCA and i25. Not another North Johnstown or centera. make it seem like downtown spilled out to those area the small town charm not modern. I love Frederick's downtown area.
Lots of variety for many families- shopping, food, rooftop patios and open spaces! Walkability is important to any downtown.
Rome, Georgia
Fuck this liberal johnstown concept
Berlin! Obviously a very large city, BUT it was sooo quiet and local. It focused on local coffee and food and didn't have any big huge box stores that kill off small business.
Bel Mar - homes with small businesses in the bottom. Shops where people can shop for almost anything locally. People should not have to drive 10 minutes to get groceries or eat somewhere nice or hang out with neighbors at the park. Bring people together.
Laramie Wyoming
Belmont, North Carolina outside Charlotte. Very charming downtown with a park.
Love the small town feel downtown berthoud has. They still have plenty of shops, boutiques and restaurants that allow you to walk around downtown.
I don't even understand the comparison. Cedarburg is the only one close to our population. Franklin Tennessee has 86K people, how is that relevant or comparable to Johnstown? Cedar falls more than doubles our population? And what population is closer to 1-25 and 34? They do not even come to town and will not there are events and retail ect in towns closer.
Do not change anything. We are over these changes. Leave well enough alone.
Keep it small country
Small town feel without alot of urban people coming in to ruin the legit small town.
I've always enjoyed downtown Lafayette, and I think that would work on a smaller scale in this area.
Our town is great and doesn't need to be model after one of these cities. Scale back and make our current downtown improvements. We live on johnstown because we Luke the small town. If we wanted to be in a city, we would have moved to fort collins or greeley. Roads into and out of here can't support the increased traffic and our current schools are at capacity. Going bigger isn't the answer right now
Lots of open space, trees, nature bike paths, small businesses, family oriented places.
Johnstown, CO We have a great community already.
Lafayette, CO did a great job with their downtown. It's inviting, there are business opportunities, and it brings people downtown.

Keep downtown historical, keep Parish open to ensure downtown businesses can succeed, preserve farmland and smalltown feel.
ours, as it is now. These give us no options to keep things as they are, and all include multi family or low income housing. We DO NOT want this downtown.
Why do we have to copycat other towns or for that matter market Johnstown at all? You're literally selling the soul of this town.
None! Leave Johnstown alone! Where will all of these kids that will live in all these homes going to go to school? These schools are jam packed. Hwy 60 can't even handle the traffic and residents can't even get in and out because of the amount of traffic already! Go away with your CITY plans!!

Question 9:

Would you support a traffic bypass away from Parish Avenue/CR17 for through traffic heading north and/or southbound? The exhibit outlines in red the potential traffic bypass that would be built on the Held property (property is currently not developed and ROW would be provided by the future developer). Please keep in mind the bypass would not shut down Parish Avenue to vehicle traffic accessing downtown.

Additional Comments?

STOP WITH THE GREED!!!! WE DONT NEED ANY OF THIS!!
None of these plans look like they have taken into consideration the traffic of the concrete plant and its subsequent traffic. This is very concerning.
Leave it alone you will destroy these businesses
Here is the problem with all of this. IF YOU AREN'T FROM HERE, or have only lived here a short time, we cannot tell where these are. I am not familiar enough with the town to look at a bird's eye view and learn where these places are in relation to my home. Your consultant needs to do a better job of labeling the pictures and allowing the opportunity to zoom in.
I sure hope no "eminent domaine" is involved with any of this! Also, how do you put in retail around a park? Ugh
Will add more travel time to 402
It's out of the way
If the current infrastructure cannot handle the change then the change should not happen. Johnstown laid its foundations, you work within that. No more roads kills the beauty of nature makes it depressing.
Not enough information to weigh in on. Old town has been neglected and subjected to significant property tax increases and traffic routes are needed for commercial activity.
For the Farm area...image 47 as a greenhouse/cafe/pub combo with eatery and seating inside the greenhouse areas.
All of these ideas are terrible. Go back to California.
Leave it alone
Widen the existing parish Ave back to what it was for safe travel in a car. If traffic is diverted, no one will even drive through downtown to see what is available for shopping.
Get the infrastructure done first. Don't cripple our small business owners. All this housing looks horrible.
Other cities have their master plan to include future projects and in-progress projects on display for people within the community to see and a way to give feedback. Johnstown's city hall should have a display in the main area for the community to view. Either electronically or a model would be helpful.

I love the idea of shutting down Parish to traffic but I have one concern about it. Many people who have lived in Johnstown for decades like myself live just west of Parish. When entering town from 17, I use the diagonal road behind the old town hall. If you do make changes to Parish, please don't make us have to drive further to get Out of town. I really like the ideas that you have put forward, I'm not one of THOSE long-term residents
Most of the traffic is east/west. Solve the right problem.
I have no issue with a bypass, my concern is the railroad tracks and only a mention of a "study" to put in a stoplight or roundabout to enter onto highway 60. A respectful town manager would make sure it's citizens are safe BEFORE going ahead with a big plan like this not waiting to see how many people are injured or killed after THEN taking action. An agreement with the railroad needs to be made public instead of excuses as to why a light or crosswalk can't be put in as is the situation by Roosevelt HS. The safety of the citizens should be number one priority. You also need to address 2nd street and county road 50 which already are hectic during "rush hour" traffic. What is the PROACTIVE plan for those intersections? Please don't make the lives of the people who live downtown or on Redstone miserable because of your lack of planning or concern.
Traffic and speed limits are not followed on CR 17 and conditions are already scary to cross or turn. Lots of pedestrians aren't safe already
I'm hesitant because I don't want to see this route turn into easier access for semis, the narrow road of Parish naturally deters that excessive oversized traffic.
The road is already so narrow. This makes perfect sense.
I avoid traveling through town any ways these days. I've changed shopping to the south and out of the area because it's not worth the hassle to go anywhere north of 60. I go to hays and downtown but I don't shop anywhere else. I rarely go to North Johnstown unless I have to take my kids to the doctor there because it's like an awfully planned shopping district with the enterances.
No this would ruin the feel of old town Johnstown. I personally feel as though you are trying to make Johnstown a mini Boulder and that is sickening and sad. I've lived here my entire life and everyone used to know everyone, and now you barely know anyone. Maybe instead of trying to take farmland away and building homes, focus on keeping the agricultural aspect alive and not making it urban.
Seems inconvenient.
Liberal garbage
THISSSSSSSS!!! YESSSS!!! I'm so proud of this planning team. This will town will be the crown jewel of small town NOCO.
Make parish Ave a one way street with two lanes (north bound). Create a loop on the proposed bypass route. This will make parking easier, pedestrian travel safer, and still encourage visitors to explore.
You have a lot of spaces for parks, shopping, etc., but no parking. A very small part of the population lives with in walking distance of downtown.
Have there been any discussions with the railroad when considering crossings or abandoning lines to help with the flow and safety of pedestrian and vehicular traffic?
This will just create a traffic nightmare with many turns and lead to more delays in traffic in the area.
I think you under estimate the backups this would cause while people wait a lights on 48.5 and 60
Take down the awful Johnstown sign they put up at the North end of Johnstown on parish. It's hideous!
This is ridiculous. You are just going to make this worse, especially for business that need delivers from trucks.

All the bypass traffic will take away from the small businesses that exists. The "bypass" path would also direct traffic over the railroad. This would be really dangerous and would ultimately loose the small town feel and feel more like Boulder or Fort Collins.
If it could support more traffic and not be flooded with a lot of lights or crosswalks . It should only make getting through town faster and safer so people aren't constantly trying to cross the street for businesses.
This might work if the streets were turned in to one way streets, but turning a major thoroughfare into a pedestrian access seems like a bad idea. There has to be a way to do this while controlling traffic and providing options for the development and leaving parish basically as is.
Walk ability would be huge for our moderate weather most of the time here. Plus safety for families with kids.
There needs to be serious research into how this will affect the traffic here. With more people comes way more traffic, especially with all the proposed multi unit housing. Trying to do too much in one small area will create a big problem.
This is a major thoroughfare for the county, not just the town. Businesses were designed with the frontage in the road. Again, look at Lafayette. There is no major north south through out other than 257, which is too far away to be convenient. I love the idea of the redevelopment, but it should include Parish/17. Maybe cobblestone it or otherwise set it off to slow traffic. Don't redirect traffic.
Shutting down Parish would route loads of traffic through neighborhoods, decimate businesses on Parish, and make it much harder for members of our community to access those areas. Fir example, there is a group of Old farmers that eat at Santiagos every morning - they are not going to be able to or even want to have to park and walk a long distance to get there. Metering direct traffic from Parish is the wrong approach for johnstown. We want people to have easy access to old town not restrict it.
we support only closing down parish as we do now for our historical and traditional events
You have zero plan on how to deal with bypass traffic dumping onto 60. No plan for traffic at 2nd street or country road 50. Clearly pedestrians are your only concern not the commuters (including those who will be buying all these damn multi family housing units). This is going to be a clusterfuck for traffic for the people WHO LIVE HERE. Why aren't you attracting high paying EMPLOYERS? You're only creating more commuters.
You are destroying small businesses! Why destroy what we have? Money in your pockets?
I think redirecting traffic in the plan outlined would cause a lot of problems. If it needs to be redirected there needs to be a straight flow (bypass) as the town and surrounding communities grow the traffic flow will increase.

Question 10:

The Town is proposing Residential development throughout the Reider and Held properties to support the attraction of additional retail and commercial users to the Downtown. These new neighborhoods include a variety of family housing types such as multi-family (apartments), townhomes, and condo's which will focus on creating vibrant and sustainable neighborhoods. All neighborhoods are purposely framed by green space, so everyone is a short walk from community gathering spaces or walking trail. Single Family homes are not being proposed as part of the downtown masterplan project and is not supported by the Town's adopted 2022 Comprehensive Plan.

Please select the housing types you feel comfortable supporting. Other, please describe

NO MORE HOMES
Single family homes
NONE!! Our town is getting crowded enough as it is. Most of us chose to live out here in the middle of nowhere to get away from people.
I do not support more housing period.
No more housing
None. We need schools. You are failing these kids futures
Single family homes
None
Single family homes
I would suggest including single family homes. These developers come in from where ever and try anything. We really don't want a big town which is why most of us live here. I moved from Lakewood 3 yrs ago for small town life and this is exactly why I moved from there. They weren't allowing single family homes anymore, just MDU's. Their planner lived in Boulder, sound familiar? Until you do traffic impact, schools, water studies I would hold off on this survey stuff!
affordable single family housing
I support all the options with prioritization. My first priority is more options for senior living in the form of progressive retirement communities with independent, assisted, skilled and memory care options and affordable housing for income restricted folks. A few more apartment options would be next in line.
People living in apartments will have less invested in maintaining the historical characteristics of the town. They will be more transit than people who own their home.
We don't have the traffic control to support all these people.
No additional housing until we have more schools built! And never apartments or low income!!!
If I can buy a new home in Johnstown great. But if I cannot afford a new build and I work in Johnstown. What the hell am I paying for. I don't pave the way for privilege. My taxes will not pay for development I myself will never be graced to afford.
If it were a live work area, that would be great. I am unsure what economic development is going to happen in this area to make apartments a tenable idea. I like all-of-the above, but they are highly dependent on traffic and parking planning.
I think we have enough housing. Would like to see more restaurant and breweries with outdoor spaces
Small single family homes. Owner occupied with covenants to avoid rentals and slums.
None. City is growing enough. We all don't need to be crammed in. Let's embrace downtown and open space without the neighborhoods
Suburbs if houses have to be built. Leave the ghettos where you came from.
Plenty of apartments and condos already!
NONE! But more importantly zero multi-family homes. If one absolutely has to be selected, take care of our elders and build more senior housing.

None of these options. We don't want this here and only brings taxes up while bringing property values down. If homes must be built - single family. Do not want a community made up of multi-unit housing or low income housing.
Less houses
No houses. Johnstown is small with small town feels and should stay that way
The thought of a "tiny home" community should be explored. We need to consider housing to retain our aging children who aren't able to afford the prices of traditional homes which forces them to move away. Younger adults and younger families need a program to help them remain in Johnstown and we need amenities to keep them here. Townhomes with attractive resources like parks, coffee houses, outdoor Amphitheater, waterparks, and alike. Downtown Denver has a lot of Townhomes with attractions in the middle of the housing units.
None - why increase the traffic in this area. There is already plenty of new construction all over the place. Ledge Rock has 14 apartment buildings planned! We don't need housing along that corridor.
Traffic is already an issue (you're trying to solve it but for the wrong direction), so why add density? Why not have a none or single family home option?
This is way way way too dense. I would like to see a neighborhood like Mallard Ridge on the plot by Roosevelt Middle School. Mostly single family homes by the school and ballfields with some condos and duplexes along the outside with some nice big shady parks. East of Parish could be a bit more dense if it's truly necessary. Redstone Estes has bordered a cornfield for it's entire existence. People bought half million dollar+ houses in this neighborhood because it was on the edge of town. Of course we know towns change but to build high rise multi family housing in their backyards is highly disrespectful and honestly disgusting. Your vision is big city, urban and trendy. People have moved to Johnstown to GET AWAY from that. We aren't Boulder and like it that way.
I support a mixture of apartments and condos/town homes
Or Senior Housing
No more housing. But having housing I could afford would be great as a single parent and not live with family so my kids can continue to stay in the schools with their friends.
For a thriving downtown you need a variety of families. Northern Colorado is so expensive - we need less expensive and non-rent options for young/younger families that are just starting out. They need to have a place to live and play which will bring foot traffic to downtown.
No affordable housing
None that space is used as farm land. There is always corn growing there. I feel as though this would ruin Johnstown.
No affordable housing in this area. I will bring a lower Income families. Families with lower income, 10, not to value their resources around them and frequently vandalize and destroy public property.
Eat a dick

I'm for all housing except large suburbs. Johnstown has PLENTY of single family neighborhoods. If want enough people walking around, spending money on local business, creating culture... we need more people close to those businesses.
All of the above
Single family homes only
Multi family and senior housing and townhomes/condos should be included
None of the above. We currently do not have the roadway infrastructure to support this many more people. The current approved subdivisions are already maxing out our roadways and traffic is already becoming a nightmare.
NONE we need business in Johnstown. Why cant we keep the multifamily living in the focus areas closer to the highway. You keep bringing in people to congest the area with no additional business or services. Not sure I understand this logic. Low income and multifamily are people saying they cant find it here and need it?
Need more senior housing
Also, affordable housing.
None, you need to work on the infrastructure before you add more people. Its a disaster now all you are going to do is make it worse.
Stop with the over growth already! No more housing divisions!
Honestly...I don't support this in general. I live in the heart of down town and would love to keep thr growth toward the interstate. It would really take away from the small town that is downtown itself making it no different or stand out from neighboring towns such as Loveland, Fort Collins, Mead, and so forth.
We don't need more housing in that area. It's already congested enough. I'd rather see more retail or parking
Townhomes and condos seem the most appropriate, but some senior housing seems appropriate as well.
None as you aren't considering the effect on schools and the current at capacity, this will just make them worse
Any and all.
There should be a LOT less housing proposed. Each concept shows way too dense of a populated area.
No high density housing should be added. I would very much like the town to explain why any of this needs to be done? What is wrong with remaining a small town? Why does Johnstown want to grow so much and do all of this? Please explain to residents who are largely opposed to almost all of this downtown plan why ANY of this is needed? It all seems like Johnstown is trying to grow and change and be this big town when every resident I've seen comment online doesn't want this.
I would be comfortable with any of these, but we should include senior housing somewhere.
Single family homes. No one wants our property values trashed so you can virtue signal how progressive you are.
none of them- we have too much housing as it is and our schools are already over full and under staffed and funded

This is WAY too many people crammed into one area and completely disrespects the neighborhoods and taxpayers currently surrounding downtown.
We don't have infrastructure for all this multi family when will we see impacts of all multi family already in the works. The jobs are not in this town. And people don't rent multi family and then commute. We can't support these multi family and condo developments at the rate we are now we will just have abandoned half Empty buildings
None! No more houses!! Our schools can't handle any more students! We already have an open district!
Unable to make multiple selections. Support also townhomes/condos

Question 13:

What areas of improvement do you feel are most important for Downtown Johnstown?

Green space and community gathering areas.
Open space and making it a lively community
The existing downtown needs renewal and revitalization. Lack of infrastructure is an issue. This master plan needs to address the whole of downtown, from 46 1/2 north to what's identified here. Simply creating a 21st century second shadow downtown north of the historic downtown will cause numerous issues for decades to come. This needs to be a full downtown planning project, not a suburban "downtown" development project only.
More businesses
You've got to get the traffic out of it, open fun shops eating places etc.
I think growth in Johnstown needs to slow way down. I'd like to see more open land being preserved. I want the time and money to be put into the existing infrastructure and not new building.
We need a new school, we need sidewalks, we need better water, we need you to stop growing this town!
Parking, traffic, building owners held responsible for their upkeep of property. Grants for property owners for upgrades and restoration of property
All the rundown buildings and housings are kind of an eye sore.
Widen the street.
Parking, support of current business, more businesses, NOT housing, walking access.
We need more retail space.
Johnstown has always struggled with good food. The McDonald's, subway, and Taco Bell are some of the worst in the nation. Some new food into the community would be amazing.
Take down the "new" ugly Johnstown sign. It's horrible and has made us the laughingstock of Northern Colorado
The side streets surrounding Parish ave
Definitely walkability and less traffic in the main portion of downtown.
Leave it alone
Leave it alone and it will be fine. Change it ruin everything
Get people there and out side.
Developing downtown retail
None love the feel of Johnstown
Stop trying to make it a big town. Buc-ees ruined it already. I can't even go to my favorite liquor store because of Buc-ees gridlock!

Stores that are quality, real substance and things we want/need. The current ones come and go and are not appealing
improvements to existing downtown landscaping, sidewalks, parking. Additional restaurants, especially breakfast/brunch and diversified retail, including activities for young people pre-teen and teenagers.
We need more public parks, maybe a splash pad for kids, public pool
There needs to be more diverse retail stores. Some businesses should be given a new location. i.e. Laundry
We need more restaurant facilities
Current neighborhood investment, ability to get around with increase in traffic, and options for families to play/eat
More good restaurants and ice cream places.
Traffic congestion
Attracting beneficial businesses and creating safe and welcoming public spaces- both commercial and free/ park- like.
Nothing it's fine the way it is.
A welcoming atmosphere. The current traffic, contrived aesthetic, and lack of diversity of businesses does not invite people. Windsor, for example, has the park with regular City hosted activities and multiple great restaurants nearby in walking distance. They have learned to cope with the traffic (it is still terrible), but now they have alternative parking options. Johnstown is behind.
Sustainability and green spaces
Increasing open spaces and parks with natural landscaping and wildlife.
More restaurants, bars, breweries, retail like Loveland and fort collins
Parking and traffic flow
Vibrant retail and gathering spaces. Pedestrian and bicycle predominant.
Maintaining the roads and sidewalks
Family friendly spaces with places for children that are shaded, can take foods from local businesses to sit down and have a peaceful evening while the kids play.
Bring more businesses and attractions for younger generations.
Restaurants, patio spaces, gathering spaces.
We feel like a lot work needs to be done where the mobile homes are next to Sinclair. Also where the downtown shops end heading North on Parish Ave. Update our downtown Johnstown sign to more modern or country style like Ledge Rock.
Don't change Johnstown into another terrible Californian city. Pedestrians don't matter in a farm town.
Keeping businesses open! Not sure if closing down the street would hurt them. A five minute walk for some would keep them away.
As a growing family with young kiddos, PLEASE include more parks, walking trails, splash pads and picnic areas. Safe crosswalks should be the top priority! I'd much rather spend money at a business when I can sit in the grass with my kids having a picnic, eating ice cream or playing with the new toy we just bought. We need more restaurants (local-family owned preferably) and safe places for us to enjoy the outdoors and come together as a community. The yearly festivals are our favorite part of Johnstown! We want that sense of community to continue to thrive all year round.
Worry about cleaning up the plumbing and current structural conditions of the buildings downtown. Leave the rest alone. Only big box chains can afford the rent in new buildings, we don't want that here.
Bringing more businesses downtown so it's a place that you actually want to go.
More restaurants, entertainment and shops

Turning Parish into a pedestrian only mall adding smaller retail shops in the middle with trees and possible kiosks and local vegetable/fruits and such.
*Remove the ugly sign at the North end of Parish *stop using the logo like the top of the survey. It's ugly and no way represents Johnstown pening up Parish Ave for wider lanes and safer travel driving through. Even if that means no parking once a new parking lot is built.
Restaurants shopping we don't need more houses
Less houses and people to keep good people around and small town values
Need new roads to support the growth for traffic flow.
More retail and restaurants. We have the people, we need places for them to shop and eat! It's a delicate balance of growth but keeping the small town feel.
Restaurants and night life
More businesses for
Restoration and maintaining history
More parks, trails, sidewalks, greenbelts
Maybe some continuity with respects to colors and materials. Money to help retail stores look uniform and clean. Lighting and new material for sidewalks and curbing.
Ease of parking and being able to drive thru town.
Less lawn/grass, or none at all, in favor of sustainable native plants to reduce water usage, attract pollinators and birds, eliminate noisy and polluting lawn maintenance equipment. Native trees to reduce the heat on concrete and asphalt.
Need to have a Hwy 60 or Cr 17 bypass around downtown.
A variety of ethnic restaurants. And not the chain style like Applebee's, Chili's, IHop, Taco Bell etc. We need real restaurants. The choices in Johnstown are abysmal - lousy pizza or unfit Chinese food. We need to attract craft brew pubs/restaurants - some variety that would encourage people to actually spend time in old town Johnstown. Right now there is no reason to go unless you want a burrito or nails from Ace Hardware.
Take us out of the 1950s and in to the 2020s please. The entire downtown area needs a face-lift
I understand growth is inevitable. But I do not support the growth first mindset that this team, city manager, and council are taking. You're trying to turn our small town into Greeley.
Parking, pedestrian access (on foot and on bike).
Our community closes so early and the kids are left with nothing to do at night. I think more parks and businesses that stay open later would be highly beneficial for everyone.
This project needs to reflect JOHNSTOWN, not any other town. Beautiful architecture, respect to the current neighborhoods, competently designed traffic with no excuses for safety issues (get your ducks straight with the railroad NOW, not later). A plan for crime and the homeless that always come along with urban expansion.
Keeping the small town feel and history of our town are most important. Incorporating those things into any improvements is very important
Parking
More retail storefronts with outdoor dining space along with more and better maintained green spaces and parks.
Additional stop lights at hwy 60 and Johnstown center drive. Change the exit out of McDonald's plaza on to CORD 17 as there are too many times of congestion of vehicles exiting from Hayes etc. improve sidewalks downtown.
Dog parks, outdoor shopping without traffic similar to the exchange in FoCo closer to Carlson farms, bike trails connecting subdivisions to downtown (I don't want to drive downtown), better internet
Lower speed limits. More pedestrian right of ways to cross safely

Restoring and providing upkeep for the few historic buildings Johnstown has. Tin buildings need to be phased out. Downtown is really hurting for a few trendy, locally owned restaurants/shops instead of the few misfit businesses that are currently occupying store fronts.
More space for shops/retail, more restaurants
Biking, walking trails and small retail businesses.
Park by the skate park needs serious improvement. Please consider investing in new playground equipment and surfacing to be more family friendly.
Parks, amenities, better physical appearance.
More small businesses closer to downtown.
Parking
Family friendly businesses and atmosphere to promote safety and a great place to go for all ages
Entertainment such as restaurants, breweries, bars with live music
Easier access to businesses, it's tough to Find parking and cross the busy street
Remove the sign and go back to original Johnstown. This town was never meant to be boulder, Fort Collins or longmont or anything of that sorts. It was meant to stay a small town.
Make it more of a gathering place. Family friendly with farmers market type events
Extending the classic Main Street feel.
None
We need more variety to keep people coming to downtown and keep our family businesses open. There needs to be change in the options- we need parks, food trucks, open spaces, trails and parks and places to just "be" while being in a community.
Remove the dives like Cassidy's and useless businesses like vape shops and have ample parking available for new businesses and restaurants that people would actually go to instead of running to Fort Collins, Longmont, or Windsor.
Traffic congestion.
Not urbanizing it but keeping the old town feel as well as the agricultural aspect.
Less residential and more small businesses.
Stop the gentrification
Clean it up
More restaurants and shopping
None
Creating walkable spaces with outdoor dining. It's gotta be mandatory if we want to bring people together. Sidewalks would be huge. I've been walking the same gravel covered asphalt from Country acres to Hays since 1996
Pedestrian areas, family friendly, retail such as a brewery, and parks/dog park
Making the community all-inclusive. People should have everything they need close. I.e restaurants, groceries, exercise, activities.
Outdoor dining for sure! Places to hang out such as a brewery. A sidewalk on the south side of 1st street would be awesome.
Restaurants and bars with outdoor seating.
Walkable stores
We need more relevant retail to keep people shopping/eating in Johnstown
Retaining local businesses while encouraging more diversity (4 pizza restaurants, two being from the same chain is asinine). Farmer's market, connected sidewalks/ bike path
More (distant) places to park and walk the downtown - right now you have to park at ace or on the street and there's no incentive to walk the strip.

Dirt roads and pot holes leading to downtown.
When Cars are parked on the street- it is extremely narrow
Encourage small businesses, not chain or big box stores to come to downtown
We need more restaurants to go on date nights or hanging out with friends. Maybe a bar we can have dancing. More shops and boutiques. An art studio would be amazing were we can do sip and paint.
The colony
Safer places to gather outdoors and create a community feel
Parking. Attract Chan business to help insure the businesses don't turn over as often as they do now.
More dining options, especially patio dining
Addressing the railroad and safety associated with it as the area grows from commercial/industrial to residential and retail. Also, walk-ability and ride-ability so more community members can access the area better and more safely to provide support to the area.
Roads are the most important right now. That needs to be fixed before we should look at any further expansion
Keeping the historical feel of Johnstown but also providing more opportunity for retail and restaurants.
you are proposing little to no new commercial space so tell me why you need 650 parking spaces? Are we now going to provide parking for residential? Are you going to allow a multifamily complex to build and not provide parking?
I think parking is always a good thing to improve. I dont think that's the type of area for bars/night clubs. I think it would be a good area for breakfast restaurant(s) with outdoor seating, similar to Snooze eatery. Areas that attract good farmers markets and such.
Retail and public space expansion.
The overall size and lack of updating
Multiple level parking structure, much more street front smaller businesses, and a community square for events and everyday shops
Taking down the hideous new sign
BUILDING UPKEEP; REMOVING OLD SIGNS, HAVING BUILDINGS UP TO CODE
An actual Truck route for business needing delivers from Semi-trucks
sidewalks and parking
Start by fixing and maintaining the existing roads that are already in downtown Johnstown.
I do think we need a little bit of additional parking so maybe 300 spaces north of town wouldn't be the end. But allowing more and more growth creates more issues taking away from the small town.
Retail, dining
Better retail space to support small business as well as better parking and traffic flow
Beyond aesthetic appeal and a good mix of light commercial and residential, much better parking and the increased presence of restaurants in the area.
Business Opportunities - create affordable space for new businesses (restaurants, shops, other small businesses) and they will come.
More retail and parking spaces AWAY from Parish Ave
More retail and less housing.
Schools, current roads, finishing paths to connect from different neighborhoods

Nice shops and cafes that are walkable on parish
Supporting small businesses, keeping open space and park space. A nature trail and bike trail that would connect to downtown Johnstown.
More restaurants, playground improvements at Parish, a splash pad(like in Centerra) and a general outdoor vibe.
Focus on refreshing the current downtown and providing better parking for existing businesses. Things should be more cohesive.
Regional parking combined with walkability. We drive to downtown and need parking but can walk the area easily once there.
Traffic management. More shops and restaraunts, live music
Just upkeep what we have and maybe some minor improvements. This entire plan is too much too soon. Why does Johnstown want to turn itself into someone else? This is all so unnecessary and not wanted.
No stupid signs, old school, old time feel, vibrant area, support of businesses that are existing.
Parking, more locally owned businesses including restaurants, unique shops, destination places, free outdoor music
More parking spaces.
You HAVE to do something with the industrial area. If you develop the rest of that, and don't work with them to move to a better spot, you've missed the boat. Please don't spend all this time and effort to do this wonderful thing for the town, and not spend the effort to complete the job and move the industrial area. I don't want to sit on a patio for dinner and see, hear, and smell the fertilizer plant. That's an important business, but it's time for them to move on in order to develop the downtown.
The city council that is coming up with this bullshit replaced. This is a small close knit farming community. No one wants your greed, growth, and our farm land turned into blacktop.
Parking options for community events that also balances the small town feel instead of
Nothing- leave it as it is
Not congesting it with 2000 people in multi family housing. This isn't a big urban city.
More retail/dining less housing
Leave it alone or you'll put several businesses out!
Green space, areas for gathering and public events/festivals. Keeping the small town feel

Question 14:

What would you like to see in the future of Downtown Johnstown?

Keep the small town feel while increasing small businesses. Perhaps a small housing development along Parish, with condos it townhouses.
Shopping, events, restraunts
Date-night restaurant choices, a brewery, community space for such as Windsor's summer concert series, places for teens to hang out other than the Y. Other nearby communities such as Berthoud, Windsor, Erie, and Firestone/Frederick are getting things right in ways we aren't.
Place to gather like a skating rink in winter and splash park in summer. Like Centurra
A place we all can enjoy.
For it to stop growing and for a new town manager!!
Thriving businesses, more for families, dining and entertainment. Winter activities

I would love to see more events. Especially during holiday time. More places to hang out on patio.
Keep 17 open to thru traffic.
More restaurants with outdoor seating
Walking access, parking, more businesses.
Places for live music, more restaurants and outdoor patios, breweries, artwork
I love current Johnstown! It is very quaint. I do not want to see it change into a big city look.
Food, shopping, parking
Take down the Johnstown sign.
A fountain/splash pad for the kids to play in in the summer. Good food to enjoy. Music. Community.
More outdoor eating and gathering spaces, farmers markets, and events
Accessible. Be able to park then walk the area. A food court.
Leave it alone
For the JM post left alone for our Veterans to continue to enjoy!!! They deserve that. No more homes until more schools are brought in
More food options.
More restaurants, shops and attractions to Main Street.
Better food choices
If you want to bring in a few more LOCAL restaurants we could use some. No chain restaurants. We like our little quaint Johnstown and most of us don't want Johnstown to be a city. We are a thousand people from making it a city.
more green/open space, more diversified retail options such as clothing, gift shops, breakfast/brunch restaurants, artsy places (gallery and hands-on pottery/painting, etc.)
More family friendly places to go
The survey does very little to incorporate the history of the town.
I really just want it cleaned up and left alone.
More restaurants, shopping
Natural area, good restaurants, family activities
Stift Burger. DQ
Family friendly areas to hang out. I love the idea of the giant outdoor chess and other similar activities that would draw people to the area thus spending money at the local businesses.
A place where people want to come and stay
No change at all, keep it natural
I've been through so many of these over the decades, and they always feel short of expectations. I'll admit my skepticism. Old town people's opinions don't matter and may tend to lean too much on the nostalgic. Nevertheless, a thriving central commerce community area is essential to any long-term city.
To be active for community members including thing such as farmers markets and local/ small business support. Also including more activities for children such as splash pads and community driven events outside
Maintaining all historical aspects of our down town and keeping the design and architecture the same.
More restaurants, bars, breweries, retail like Loveland and fort
More restaurants
Local, unique Restaurants and retail. Farmers markets, coffee houses, sculpture and art. Green spaces and waterwise fountains. Solar covered parking lots.
More open space, parks, trees

What is mentioned in the previous comment. A space similar to Oneida Park where you feel the community coming together, the kids playing and the parents can eat a pizza and drink a beer on the patio of a restaurant.
More nightlife
Restaurants and parks along with beautiful trails. Outdoor seating with string lights. Water splash pads for kids. Water fountains.
A return to family focus and farmland.
More restaurants
I would like to see it stay a small town the way it is.
Parks, picnic areas, splash pad, ice cream truck, farmers markets and live music. Get the people outside, enjoying the COMMUNITY. Let's have movies in the park, food truck rallies and farmers markets. We do not want a concrete jungle. The entire community does not want a concrete jungle. We moved to Johnstown to get away from all the retail and multi-family bustle. Keep Johnstown quaint and historic like it already is.
A safe and close community...oh wait, we have that
More restaurants and bars. Outdoor seating.
See above.
Actual safe driving through town, more businesses to the north so 'downtown' is more than one block. As grow to the north, make sure the road is wide enough before buildings are built and we are stuck with a small road.
less houses
Less houses and people to keep good people around and small town values
Christmas tree lighting square.
Farmer's markets and artisan festivals. Making Johnstown feel like a safe, small town with things to do and places to go. Using technology not to make Johnstown feel more modern, but using it to enhance it's natural country charm.
Like the band stand idea as well as maybe an area for ice skating.
Growth of new businesses coming in. Keeping the history while restoring the building to look nicer
Good infrastructure first, growth second
No heavy residential building projects. Limit residential building within downtown Johnstown.
an amphitheater with regular outdoor concerts or events and a family friendly water attraction to attract families.
Healthy growth with schools and senior living for the future.
Include EV chargers for NACS and SAE J 1772 in parking lots, and enforce use to discourage puffers from squatting in the spaces.
Why do we need a bundle more of townhomes, apartments and condos? They are building 14 apartment buildings up at Ledge Rock. There are a ton of new subdivisions going up all around Johnstown with duplexes, townhomes, etc. Ledge Rock doesn't even have any decent shopping coming up when they finish. I am all for parks for kids and walking trails or farmers markets. If you build new apartments etc the traffic will be a nightmare on 17. Are they going to mingle with the big dump trucks going to the cement plant when that starts up??
Good restaurants
I definitely hate your new signage. I'd like you to stop.
Thoughtful growth and development, while keeping the history alive and the small town feel present.
More parks/seating areas! Maybe even a pickleball court!!
Slower growth. Such a HUGE part of this town is being built all at once. What is that going to look like in 20 years? Dated.

More restaurants (not chains), a good brunch spot, place to grab a drink and relax (wine bar/brewery), and maybe an activity place like axe throwing, bowling, arcade, etc
More retail/ restaurants
A safe and vibrant area for families to come and enjoy.
More fine dining options. Shops and activities to encourage people to be downtown in evenings out. Outdoor patio restaurants.
More entertaining (family friendly) events
Businesses that are more fitting to Johnstown, I know it can be out of the towns control but the recent smoke shop, failed gothic music hall, and odd vape business (took over Ace hardwares pet food shop) are all eye sores for the downtown feel. It's specifically those three locations in my opinion that take so much away from a downtown aesthetic and are fairly off-putting. We are a young family that lives on Charlotte Street, within walking distance of downtown, regularly spending afternoons or evenings downtown is something we long for.
Expansion of retail space
Biking trails
More shopping options
Amenities. Such as Windsor (parks, lakes, dog parks, fields, farmers markets, farms)
Having a more robust downtown area would be ideal. Where we can have more community events, more small businesses, and a place for a farmers market.
More retail options
Promotion of local businesses
I would love for it to be pedestrian walking only with stores, farmers markets, live music, beer gardens, festivals, places to go
Open air spaces to eat/enjoy coffee.
Berthoud Bike Park. We need actual recreational amenities. Not more housing or big flashy things. The berthoud bike park is a great outdoor space. It just needs a nice walking trail and more benches for parents but thats what Johnstown needs. Not flashy retail stuff and to try to make Johnstown something that it was never meant to be. Traffic is awful there is no way to back track or correct rhe issues that have already happened. Growth needs to stop.
A bypass around parish and make parish a historic downtown walking only with food trucks
Cozy feel, trees added, flowers, benches, tables, reading areas, small play areas, outdoor eating areas
To keep the small town feel, the great community focused atmosphere but to find our own place in a competitive northern Colorado scene. The highway has its own vibe, Fort Collins has the college feel and Johnstown needs to cement itself as the small town thriving downtown community before we become obsolete.
Keep it small and family friendly!
Progress and better options for food, shopping, and entertainment. Plus parking to handle what hopefully will be people coming in to support the businesses. Good traffic control and flow also.
Bike/ped paths
Listening to the people who have lived in Johnstown for their whole lives, and not listening to all these new comers that could always move to denver, loveland, fortcollins
I'd like to see no more growth And loss of farmland for mass housing.
No more building
At light in front of hays
Stop trying to make it a big town
More shopping and restaurants.
Leave it alone

This plan. Re-routing 17 traffic, pushing parking to the edges of town and focusing on a high mixed use, retail focused downtown. Also I would LOVE to help in any way.
A brewery and pedestrian only areas.
More paved biking routes.
More places to hang out, more of a vibe (maybe lights hanging above the road), more places to eat.
Pedestrian/Bike safety, outdoor spaces to enjoy food, coffee and breweries
A brewery, bars and restaurants. Boutiques to shop small. Food truck events. Places that you can drink, play cornhole and listen to music.
More shade areas. More kid friendly areas such as splash pads.
More locally owned restaurants and pedestrian friendly access.
Community gatherings.
Keep small town feel downtown, everything is getting developed all around and want to see ma and pop shops thrive and not get bought out by franchises
I would like it to be a place where they whole family can hang out on the weekend. Would love to say "hey kids let's hang out downtown." The only time we ever go down town is for BBQ days and cinco de mayo.
Steakhouse or Italian restaurants
Family friendly/kid spaces (not necessarily playgrounds) but space to enjoy food/drinks outside, walk around, participate in community activities
MORE restaurants. Santiago's is the only full service restaurant in down town that I would take my family in to.
More things to sustain as an independent community rather than a bedroom community where you have to drive 30 minutes to do anything
Green space, trees, diversity, and ease of mobility other than cars.
More retail, I would love to shop locally.
I would like to see the growth and change slow way down. If this is a 50 year project maybe, but in current status this is crazy. We need business and places to eat that serve after 8. Not 600 more people with no services, places to eat. You will drive all these people to go spend their money on services and business outside of johnstown. Why?
I think nice water features would accent the area well. Outdoor seating, places to bring the family and enjoy the outdoor feelings with friends.
I would like to see more restaurants and green spaces.
Somewhere very classy and more upscale
A community square in a European style, surrounded by shops and a walkable downtown with no surface level parking
Keep it small and keep it's country and community feel
More small owned businesses
OUTDOOR DINING; BOUTIQUES, BREWERY;
Better infrastructure
No tall buildings. Keep it as small town feel as possible. That's why we live here.
Support the existing businesses there already. If people want a fancy schmancy place they can go to north Johnstown.
I would like to see historical buildings and businesses remain and not be run out by these horrendous changes someone thought up. I would like to see the availability be kept for the older community (farmers) to still have direct access and front row parking to such places like Ace Hardware, Santiagos, the Barber shop.
A walkable downtown with a mix of dinning options...similar to Erie or Loveland downtown. Adult focused entertainment.

Fun walking paths with more restaurants or food areas for families to gather
Restaurants, diners, etc
An extension of downtown into the vacant lands south of YMCA to the east of Parish
I like these ideas a lot and think they provide a lot of potential for the area, but I think "closing" Parish kills it. We can do this while keeping Parish open.
More retail, food/dining (and outdoor dining) options and a parking garage
Need more diverse eateries with outdoor or rooftop seating next to open spaces.
A brewery in downtown Johnstown would be amazing
Yoga studio, a nice restaurant, a pho/Vietnamese restaurant, an art space.
More amenities and housing to help keep young adults around. More jobs for teens/collage age. Things that would make people want to stay in town instead of driving to Loveland/Foco. Playground upgrades, food truck yards, a brewery.
No multi unit housing and densely populated areas. Nice cohesive building facades and better options for outside dining and more seating throughout to support town events.
It needs to support small and growing families in its housing options and amenities. I instinctively think of downtown Johnstown as currently catering mostly to older people but feel the demographic is going to shift a lot in the next 10 to 20 years.
Trails and pathways, interconnected
Small improvements to maintain what is currently there. The town needs to explain to residents why any of this proposal is needed? What is the purpose and what issues does this solve that Johnstown is currently experiencing?
A calm relaxing place that is not busy like 25/34. A different feel than up there or ledge rock.
Cute areas to gather as found in Fort Collins
More parking spaces.
Multi use space. A restaurant, next to a shop, with some residential units within walking distance. Johnstown has a lot of potential in this area if we do it right. Provide affordable space for the local business, and they will locate here.
Please please keep a small town atmosphere. That is why a lot of us purchased homes here.
The same as it is, small, comfortable, clean.
Honor the small town feel and farming heritage instead of catering to newcomers from urban areas trying to make Johnstown like where they came from
It being kept the same as it is now - None of those concepts appeal to our family with small children- Especially the low income housing, multi family housing, and
Still have cute small town feel
No more ugly signs! What a waste
Return to angled parking. Keeping the small town feel. Ensuring CR17 can support the increase in traffic in a reasonable way

Question 15:

Additional comments, feedback?

I like the idea of senior housing somewhere in Johnstown. If someone is interested in senior housing now, they would have to leave Johnstown.
Going to threaten more families with eminent domain to fulfill this?
I have high hopes for downtown Johnstown but you seem to have mis-scoped the project into new development, not a plan that embraces new development and renewal. What you'll do here is make a mess by building a fake new

"downtown" next to an incrementally further run-down historic downtown. I don't support this project as you've scoped it.
STOP building new neighborhoods and townhomes. You're ruining our community
I don't support apartments, townhomes, and condos. Our schools aren't big enough for that many more people.
Please get rid of the town manager, he is a horrible Jon with this town.
Please remember that we are TOWN NOT a city and multi family homes, let alone town homes and condos along here will FEEL like a city. Not a fan. Give us sidewalks behind Hays, through Hwy 60, take care of what we have before growing.
Take down the new Johnstown sigh
Go away, stop trying to turn a small farm community into ft. Collins
You will destroy the businesses in town. Jobs, the people own those business will be out too! Makes me sick.
This is NOT easy to follow. C'mon, Kimley Horn. Do a better job. We are paying for this. Where can we see these closer up?
Need to slow the growth we are a town not a city
With all the new housing developments, how about schools and restaurants? How about upgrading the existing infrastructure? Power grid? More traffic signals and crosswalks?
Let's get a few town residents involved in a committee for this revamping of downtown.
I really don't think that downtown Johnstown will draw anyone. The current new housing is far from it and people will not drive to it with the large shopping centers going up. I very much want the water and traffic situations to be considered in the whole of Johnstown for future growth.
I would like to see a focus on more diversified retail and restaurants and housing for seniors and lower income families.
Without question, the town will never be the same. I believe most of the decisions have already been made. We are not Loveland, Fort Collins, etc.
Why are we spending money on this instead of fixing our current roads and paving dirt roads to and from the school and to the new golf course? Makes no sense to bring in more people when we still have kids driving on dirt roads to go to school. Further contesting the hwy 60 and 17 traffic. Pave the roads!
I absolutely do not like the idea of adding so many multifamily housing. I think that would overwhelm our already full schools and would create way too much traffic right now. Until the roads are able to support additional traffic while keeping pedestrians/kids safe, and until more school are planned and being built, I do not support anymore housing units. 7-10 years from now, maybe....first figure out schools and roads!!!
I'm really looking forward to seeing where Johnstown goes in the next several years.
Just stop. Bring development elsewhere. I do not want to pay for this. There is nothing wrong with johnstown of several years ago. Leave it alone! Stop trying to rip everything up and plaster it with concrete and asphalt. Parking lots burden! Make sidewalks if need be and promote walking. Not everything needs to be a hub. Why don't you understand that most people really just do not want this and you are just ignoring it. Nothing about this is a good feeling its depressing. I don't want to see parking lots, I want to see thriving nature. I don't

want to see townhomes that costs my whole paycheck. I want to see parks with lots of trees. I don't want to see more businesses, the ones we got are fine.
We love this town and love being involved in the future planning. We hoping that as new developments continue, a lot of green space is kept and managed. More walking space, ponds, sustainable management and involvement
I would prefer if this development was single family homes that ensures people who move here stay here and grow with our community.
Please do NOT fill our downtown with high density housing that creates a city environment!!! Not enough parking for shoppers, diners, current Johnstown residents. Please consider space for large seasonal town events. Do NOT pack in apartments and 100s of condos that are renter occupied.
Having more open parks, trees, places to walk are more important to families than building more housing and traffic.
You traitors should never have been elected.
The more houses and shops you bring the more crime & traffic will come with it. We moved here to enjoy country life and live in a small town. If I wanted to live in Boulder I'd move there.
The three concepts presented at the very beginning of the survey is a slap in the face to the Johnstown citizens. Neither of those options are what we have been asking for. We do not want multi-family homes. We have repeatedly expressed this to all that will listen. Why are we still being ignored? A grassy area next to a road does not make it a green space. Where are the parks? We need crosswalks to keep our children safe, parks for family outings and a community that feels listened to. If you want retail, got to Scheels or drive to Fort Collins. Keep it out of historic Johnstown.
You've been told, overwhelmingly, to leave our town as is, please listen to the majority of the people. Build up north by scheels if you want, but leave the town alone
Remove the sign on Parish immediately.
Less houses and people to keep good people around and small town values
I'm not sure I like any of the 3 plans listed above though having to choose one I choose option 3 for increased retail. Less apartments or townhomes and more retail/destination experiences. Folks are driving all the way up here for Buc'ees anyway, let's give them additional unique things to do while they are here and encourage them to stay and visit.
We moved to Johnstown to embrace the small town/community atmosphere. We really hope the endgame here isn't to turn our small town into the next Ft. Collins!
Why is the town not cleaning up the graffiti? In other cities graffiti is cleaned up within a short period of time by city workers and if it's on private property the owner is required to remove the graffiti within a short time period and if it is not removed the city cleans it and send the bill to the property owner. We are a small town and there should be no reason to see graffiti in our town. Clean it up.
This is exciting! I'm encouraged by the proactive and futuristic outlook the Plan has for our town. P.s. Sarah was professional and respectful during presentations and is an asset for our town.
I think your project is way too big and doomed to failure. We don't need all that extra housing along there to clog up the road. There is so much new housing going in elsewhere at the moment. I think parks and greenspace and walking

trails are a great idea. More variety of shops and restaurants would definitely be a plus. Have no clue what you mean by "mixed use".
Council has already started to change (at the ballot box) because residents are tired of the growth mindset. The infrastructure needs to catch up. Hwy 60 was built for a town of <5k and now we're going to be pushing 20k when the Ledge Rock disaster is done. I'd say you're destroying the identity of our little town, but that identity is probably already dead.
If we are to have a parking garage, I would hope it would be free of charge. Everything is so expensive these days, nobody wants to pay for parking - especially since it's free for our community now!
I'd like to see more studies posted about crime, the sustainability of all this retail when we see every day businesses closing. PROVE to us this wont end up a lot of vacant buildings. Show us the studies that say we NEED so much multi family housing. Pretty pictures are fine but give us facts that we NEED this and why.
Get rid of the stupid Jurassic park looking johnstown sign on the north end of town.
Attempts at modernizing might had been the wrong approach to the feel of Johnstown, and is felt by most in the community, although the effort to breathe life into the town is noticed and appreciated. Surveys like these are a step in the right direction. Looks like work/ground prep is being done at the Letford park, but haven't seen any information about it. I'd like to learn more.
EV stations are not needed in Weld county.
Take down the Downtown Johnstown sign
Get in contact with the school system before these big plans are in the works.
The current building owners aren't willing to sell to make new businesses so hopefully we get new buildings Downtown. It's exciting! Thanks!
I really don't have a problem with how things are currently.
I think it's great you can see the long term bigger picture of where all the people moving to northern Colorado have a need. People will keep coming and we keep asking for that community feel with places to live and play. We love BBQ Days because it gives us that community feel of activity, food, retail and community "areas." These options allow us to plan for a downtown that mimic BBQ Days but as a community block.
No more housing! We can't support our population as it is!
Please don't ruin this town that I've grown up in!
Suck my dick
Adequate stop lights for the traffic
Just stop
JUST WOW! Whoever is thinking and planning this development is on fire. Please push through any negative feedback you get, because you have hit small town gold. I swear some folks are going to say you are ruining this town, but this will be the most amazing thing you could do for Johnstown and the following generations who grow up here
I am really excited about this project! Johnstown needs to be cooler!
Thanks for taking the time and putting all this together!
I am very supportive of affordable housing opportunities in our community.
Build downtown for people not cars.
This is a ridiculous plan more people is not the answer.

Whoever is in charge of this "plan" needs to stop and focus on the projects already going on in Johnstown. Then work on repairing and maintaining the parks and roads that are already in existence. Most folks didn't move here to have a Boulder pearl street follow them. We love our SMALL town and want to keep it that way!!!!!!
As someone who was born on a house on Charlotte, marrying a 4th generation of a family in this town, this is really discouraging to keep the kiddos I raise in a town that does not control the growth, allowing the small town we have always been to urbanized. I live right on Charlotte and love the quite little town that downtown has been. Yes there has been growth toward the interstate. If I had control over this.....I would not want any of the growth to rape the farm land that is here and leave it as is. Because with growth comes crime, higher prices, more traffic than we already have because of the growth we have had thus far. Please keep this from happening. Sincerely, A Johnstown born and raised on Charlotte.
Please consider redeveloping the industrial park as well. If we make this beautiful area, but require people to sit on the patio and smell the fertilizer plant or hear the railroad, it will have missed. Make sure you redevelop that part as well. And don't let the few who moved here and want to close the door behind them sway you. This is a good idea and most people support it.
Not in favor of the selected outdoor pool location at all. The lot selected (by the YMCA) should all be open park space, w/ lots of trees and walking paths. Not an ugly 30ft waterslide that gets used 15weeks a year. You're trying to beautify an area of town that is ugly, and make an already beautiful area, ugly. Makes no sense.
Keep the small town feel...no huge signs saying downtown Johnstown...we don't need a sign to announce where we are.
I think there a BUNCH of new residents our age(mid 30s, so millennials) who absolutely support growth and moved here for the promise of it, but as a group we don't use social media much so a lot of feedback may be missed. We are ready to see Johnstown embrace it's new found popularity and keep people here.
Where are the accessibility options? The parking lots seem too far away for disabled people and we need to see a plan to accommodate that. Families don't want to walk a half mile to get to businesses.
I grew up in longmont and love how that main street feels very cohisive, and there are alleys that easily connect the back lot parking to the main road.
I sound like a broken record, please tell us what issues this is intended to address? Why is this needed? No residents want this but it is being pushed on us with no reasons why.
Again, no stupid signs. Don't waste our tax dollars on unnecessary stuff that the public doesn't want just because someone else does. Engage the community more and allow everyone to be part of the decision making if possible.
You're going to hear a lot of negative. This is important for our town, and a huge are in the right direction. Please don't let the very vocal minority sway opinion. Keep working on ideas like this to better the town. It is appreciated.
With regard to closing Parish to cars and putting in parking 5 minutes away, don't forget you have a significant senior citizen population where walking may be difficult. And they are the ones who need to shop close to home the most.
Get out of our town with your progressive ideas. WE DON'T WANT THEM.

Your idea to partner with the JM Post raises concerns of where they would relocate. The Post is not in a position to purchase a new building and the current senior center would take some expensive renovation to make it acceptable for the Veterans Post.
Keeping old town historic and nit trying to create a pearl street feel is incredibly important to long time residents.
This whole plan is absurd. Why is this even a thing?
This whole plan doesn't seem to come from the community but from some economic marketing firm trying to copycat every other over populated town who is losing its roots. Really feels like you're trying to turn our small town into a big city and it sucks.
You are ruining JohnsTOWN. We don't want a city.
Too many multi family units will take away the small town feel of Johnstown and goes against what most of us moved here for



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

MEMORANDUM

TO: Town Council

FROM: Sarah Crosthwaite, Economic Development Manager

CC: Matt LeCerf, Town Manager

DATE: August 12, 2024

SUBJECT: Downtown Masterplan Project, Week 1 Outreach Community Feedback

Outreach Week 1: Community Feedback 06/10/24-----

X= Time’s repeated, Ex. Live Music X means repeated, suggested 2 times

ENTERTAINMENT

Dairy Queen X	Rooftop patios	Live music X
Outdoor patios XXXX	Gardens	More parks XX
Amphitheater X	Brick art	Brewery
Pickleball	Outdoor music space XX	Local businesses XXX
Food truck accessibility	Ice rink	Christmas lights
Movie theatre	Bars X	Bike paths XX
Concert space	Brewery X	Skatepark
Better theater	More parks	Farmers market
Art fairs	Local art	Food trucks
Sidewalks and bike trails XXXX	More kid spaces	Off leash dog park XXXX
Splash pad	Coffee shop	Ice skate rink X
Creative programs	Historical center XXX	Family fun space X
Entertainment XXXXX	Pet friendly	Community gardens XX
Smaller playgrounds	Community programs XXXXXXX	Public quiet spaces

AESTHETIC

Make downtown more convenient	Fruit trees	Two story
Cottages X	Brick	Open Streets
No light pollution	Murals	Neutral colors
Stone	Small town charm XXXXXXXX	Enhance outdoor spaces X
Make downtown more convenient	Keep Johnstown unique	Historical facades XXXXXXXX
Small farm feel X		

FUNCTION

Mixed use XX	AG and farmland XX	Walkability XXX
Greenbelt X	Connectivity XXX	More Parking XXXX
Not dense	Senior citizen living X	Mixed use X
More small businesses XX	Old but feels dense	Connections to Greely and Milliken X
Connectivity XX	Public transit (scooters) X	Single family XX
45 min park walk around	Bypass parish XXX	Pedestrian friendly XXXXXXXX
Diversity in restaurants XXXXXXXXXXXXXX	Outdoor focus XXX	Diversity in business variety XX
Train lines		

SAFETY

Move parking off Parish XXXXXX	No parking structures	Calm traffic
No pedestrian only	Pedestrian safety X	One way roads X
Remove parking on parish	Code enforcement	ADA Accessibility X
Traffic safety XX	Better infrastructure	

Additional Comments:

- Look at Windsor for precedents XX
- Cedar falls! XXXX
- Downtown Loveland X

Outreach Week 1: Community Feedback 06/11/24-----

X= Time's repeated, Ex. Live Music X means repeated, suggested 2 times

ENTERTAINMENT

The farm X	Held Market X	Bike accessibility connecting to downtown XXXX
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Water features X	Diverse restaurants XXXXXX	Farmers market XXX
Interactive playgrounds	Splash pad XX	Pickleball XXXX
Winery	Food truck	Movies in the park
Outdoor seating	Retail X	Outdoor dining
Tennis	Horseshoes	Unique boho shops
Kid and teenager programming XX	More businesses	More restaurants
Micro-brewery	Swinging benches	Public pool
Longer faster slides	Chicken and pickle	Restaurants with playgrounds

AESTHETICS

More space for trees to survive	Stars hollow from Gilmore girls	Boutiques
Historic XXX	Welcoming landscape XX	Maintain small town feel
Mature landscape buffer on CR 48 1/2	Mix between historic and modern XX	Stop developing, keep Johnstown small
Downward lights to avoid light pollution XX	Clean up historical buildings X	

FUNCTION

Crossing lanes on parish	Reservoir	Shade in Parks
Public bathrooms	Add parking XXXXX	Parish one way
No elms	Overall connectivity	Concept #3
Concept #1	Noise control	CR 48 ½ height restrictions
Farm to table concept	Co-op between farm and restaurant	Family Friendly XX
Less apartments	More open spaces XXX	Functional public spaces
Trail systems	Free Wi-Fi space	Easier connection to downtown from other areas in Johnstown

SAFETY

Slow down traffic	More cops	Add a stop sign at parish and 2 nd
ADA accessibility	Flood mitigation	Calm traffic
Parking on parish isn't safe	Reduce traffic on parish-pedestrian only	

Additional Comments:

- Look at Windsor for precedents
- Raindance resort pool precedent
- Cedar falls! XXXX
- Downtown Loveland X
- Jessup Farms in Ft. Collins

Outreach Week 1: Community Feedback 06/12/24 (Senior Center, focus was Q&A)-----

- How to enforce ordinances to protect C-Town setbacks
- Low-income housing

Outreach Week 1: Community Feedback 06/13/24-----

X= Time's repeated, Ex. Live Music X means repeated, suggested 2 times

ENTERTAINMENT

dog park X	Like Reider square X	Like Held Market
Like Parish Ave	Safe bike trails X	Think about kids
More playgrounds	Water/ sports park	NO Farm fresh produce
Senior living	Permanent parklets	

AESTHETIC

Red barn farm	include native plants instead of lawns where possible	no more big ugly neon signs
Limit height of buildings (2-3 stories) X	Baessler homes are too cookie cutter and unpleasant to look at	More natural areas less buildings
Keep building plan historic		

FUNCTION

Remain true to the agricultural roots and history of Johnstown	Conservation easement around town limits	Ensure adequate parking
Ensure adequate water	Bad traffic	Reduce congestion
Accessibility is important for all venues, particularly parks	Expand park north to CR 48 1/2	More retail
Growth needed to keep residents in downtown	Requirements for license, vaccines and self-clean up in dog park	EV chargers for non Tesla's
More mixed use	More community activities	Outdoor dining
Car parts store	Revamp current downtown before adding new buildings XX	Do not close down parish for pedestrian traffic XX

Only allow single family	I don't agree with any growth of downtown	Get rid of JM post for more parking X
More signage downtown	Don't move JM post XX	Elevators in 3 story max apartments
Turn senior center into parking garage	Don't let north of parish replace historic downtown	Non-compete for existing businesses
Monument signs to show businesses		

SAFETY

Safer areas for outdoor gathering



TOWN COUNCIL WORK SESSION COMMUNICATION

AGENDA DATE: August 12, 2024

SUBJECT: Storm Drain Issues Along Parish Avenue and Maestas Street

ATTACHMENTS: 1. Maestes Street Drainage Technical Memo

PRESENTED BY: Jason Elkins, Public Works Director

WORK SESSION ITEM DESCRIPTION:

The Town of Johnstown has identified significant drainage issues in the Johnstown Colony and Paradise Village neighborhoods, leading to frequent flooding of streets and surrounding properties during storm events. Matrix Design Group, Inc. (Matrix), an engineering firm specializing in water resources and drainage solutions, and is who is updating the Town's Stormwater Master Plan, was contracted to investigate and propose potential solutions.

Over the past several years, these neighborhoods have experienced recurrent flooding issues along Parish Avenue and Maestas Street during heavy rain events. These areas are known to have flat topography, which contributes to inadequate natural runoff and persistent water accumulation. The local residents and property owners have reported flooding to their properties, raising concerns about property damage, public safety, and overall quality of life. To address these concerns, Public Works Staff has contracted Matrix to conduct a comprehensive drainage analysis and to identify the underlying causes of the flooding, and to develop both interim and long-term solutions to mitigate the impact of stormwater runoff.

Matrix conducted a detailed analysis using a rain-on-mesh (RoM) model to understand natural runoff routing in the area. The study area includes Parish Avenue with two existing stormwater manholes and Maestas Street with an inlet at the north end, flowing east to an existing 6-inch Dia. PVC pipe. The area is generally flat with insufficient storm sewer facilities, contributing to flooding issues. Attached to this communication is a copy of the draft technical memo with the results from the analysis and improvement recommendations. Below is a summary of the key findings and proposed solutions.

Interim Solution:

Interim Alternative 1 - Muscle Wall Installation

- A 2-foot-high muscle wall along South Parish Avenue, extending past Herrera Street to the North, and along Herrera Street itself.
- This solution will prevent stormwater runoff from entering properties along these streets.
- Prevents residents from vehicular access to their properties along Parish Avenue, and is recommended as a rapid deployment system for emergency purposes.
- Estimated cost: \$207,000.

Long-Term Solutions:

Alternative 1 - Proposed Inlets Along South Parish Avenue

- Additional inlets at the intersection of Johnstown Center Drive and South Parish Avenue to capture and divert flows before reaching Herrera Street.
- Outfall options include the detention pond at Eddie Aragon Park or new reinforced concrete pipe (RCP) installation through South Parish Avenue to connect to existing storm sewer pipe.
- Estimated cost: \$251,957.00.

Alternative 2 - Regrade of Maestas Street

- Scraping up the existing roadway, leveling, and regrading the surface.
- Installing new inlets along Maestas Street and upsizing the existing 6-inch Dia. PVC pipe at the intersection of Herrera Street and Maestas Street with two 10-inch Dia. PVC pipes.
- Estimated cost: \$390,249.00.

Alternative 3 - Proposed Inlets along Herrera Street

- Re-grading the surface of Herrera Street, installing new curb and gutter, and installation of several new inlets.
- Connect new storm sewer pipe to the proposed 10-inch Dia. PVC pipes at the intersection of Herrera and Maestas Street that will convey runoff to a trickle channel within the Mountain View West subdivision.
- Estimated cost: \$187,230.00.

Based on the analysis, Staff believes the best course of action would be to pursue the ultimate long-term solutions. The interim improvements are not only costly, but also do not offer a permanent solution. Furthermore, Maestas Street is a one-way road, and the interim improvements restrict access for vehicles on Herrera Street from Parish Avenue, creating a safety concern. Therefore, focusing on comprehensive, long-term solutions will not only address the

flooding issue more effectively, but also ensure the safety and accessibility of the affected neighborhoods throughout the project.

Matrix is currently working on a scope and fee for the design of the long-term solutions, which should be available later this week. For tonight's presentation, a good ballpark estimate would be approximately 10-15% of the construction costs, roughly \$100,000. The total construction estimate provided is ~\$828,000 based on the information attached and shared above. We also are hopeful that this project may receive good consideration for a grant through the Weld County Community Development Block Grant (CDBG) program. The CDBG grant program application period runs from October to December, and may require us to complete an income survey for the specifically benefitted area. Grant amounts typically range from \$150,000 to \$250,000.

If the Council is receptive to this general direction, Staff would prepare a design contract for the Town Manager to sign administratively, allowing us to begin the design phase of this critical project. This approach will ensure we address the flooding issues effectively and improve the quality of life for residents in the Johnstown Colony and Paradise Village neighborhoods.

Reviewed and Approved for Presentation,



Town Manager



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Memorandum

To: Town of Johnstown – Public Works Department
From: Matrix Design Group
Date: 08/07/2024

Subject: Town of Johnstown – Storm Drain Issues along Parish Avenue and Maestas Street

The Town of Johnstown has requested that Matrix Design Group, Inc. (Matrix) investigate potential solutions for the drainage issues along Parish Avenue and Maestas Street. Currently, Parish Avenue has two stormwater manholes in the Study Area, and Maestas Street has an inlet at the north end which flows east to an existing 6-inch diameter (Dia.) PVC pipe. There are no other storm sewers in the area. The street and surrounding areas are generally flat and prone to flooding during storm events. Residences along the two streets and in surrounding areas have been facing drainage issues consistently and have requested that the Town of Johnstown Public Works Department identify potential solutions to the issue. In general, the adjacent homes and structures are located at lower elevations than the curb and gutter; thus, driveway curb cuts provide a direct pathway for flow to enter properties at these locations. The project location, along with the existing stormwater infrastructure in the area, is shown on Figure 1.

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Figure 1. Study Area – Existing Stormwater Infrastructure

Matrix is currently developing a Comprehensive Stormwater Master Plan for the Town of Johnstown, and as part of the project, we are not only investigating the capacity and level of service of existing stormwater infrastructure but will also be proposing recommendations for capacity improvements. As part of the master plan development, we will propose permanent and long-term stormwater

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management solutions for existing drainage issues in the Town of Johnstown as well as the identified growth management areas. This memorandum discusses several interim and long-term solutions to address frequently observed drainage issues along Parish Avenue and Maestas Street.

Approach

A rain-on-mesh (RoM) model was prepared to better understand natural runoff routing in the area. The RoM model applies rainfall to a surface and evaluates two-dimensional (2D) flooding depths and velocities. The model identifies overland flow paths and potential flooding areas. The RoM model was created in HEC-RAS 6.4. The input datasets used in the model are listed below in Table 1. Table 2 shows precipitation depths for a 1-hour duration storm for 1-, 5-, and 100-year events.

The problem flooding areas along Maestas Street and in surrounding areas that were identified based on the RoM results for 1-, 5-, and 100-year storm events are shown in Figures 2 through 4, respectively. The analysis is based on 2014 LiDAR data and does not represent existing topographic conditions for areas with post-2014 developments, especially those north and south of Molinar Street. However, based on our site visit and discussion with the Public Works Department, we believe that there are no new developments or any significant stormwater infrastructure-related projects that have taken place within the Study Area post-2014 that would have an impact on this RoM model or analysis. Therefore, the 2014 LiDAR data is a relatively accurate topographic surface for developing a RoM model for the project area. The RoM model developed for this task is not calibrated and is primarily used for a relative comparison of inundation depths in the Study Area.



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Figure 2. Study Area – Rain-on-Mesh (RoM) Results – 1-Year Storm Event

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Figure 3. Study Area – Rain-on-Mesh (RoM) Results – 5-Year Storm Event

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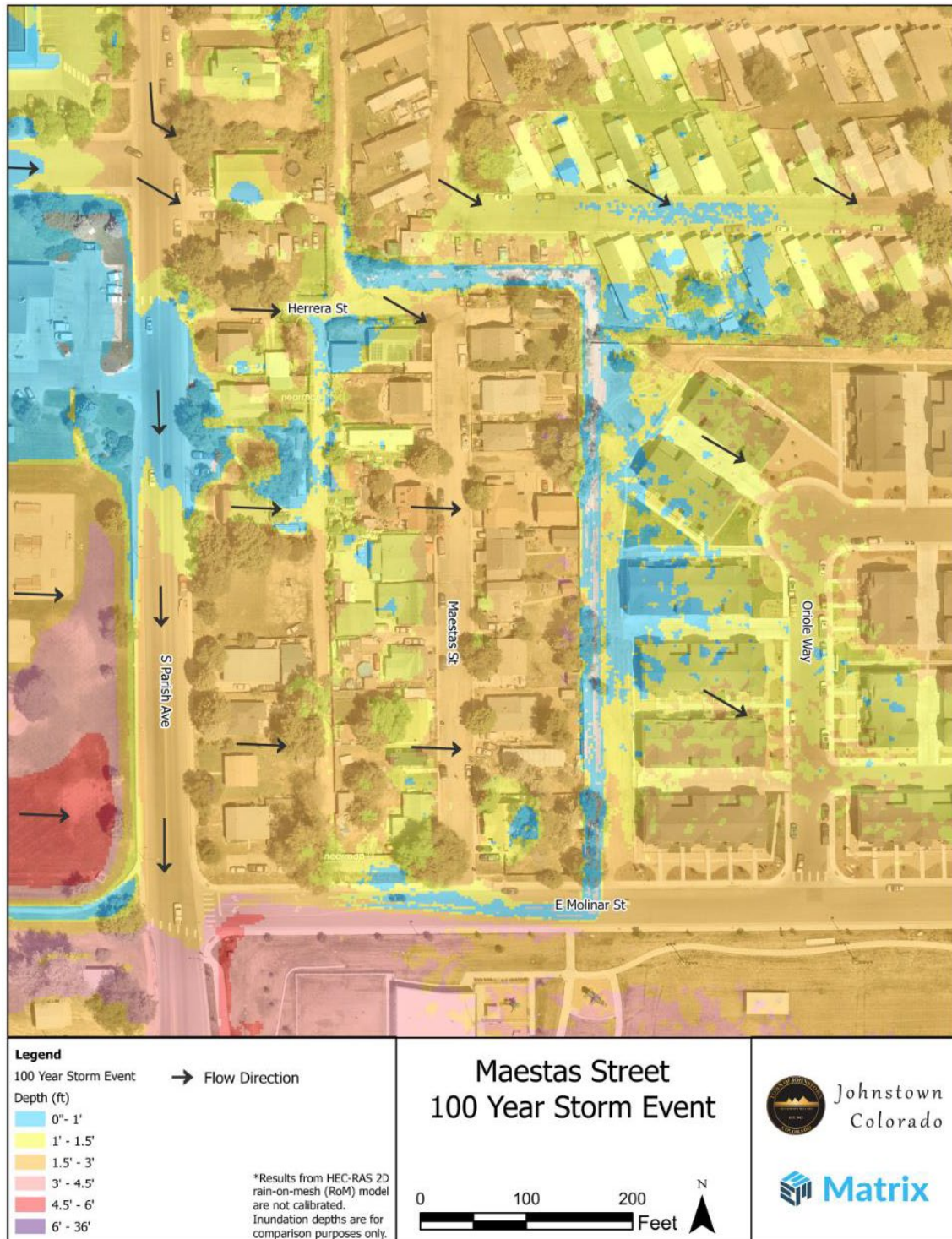


Figure 4. Study Area – Rain-on-Mesh (RoM) Results – 100-Year Storm Event

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Table 1: RoM Model Input Datasets

Dataset	Source
Topography – 2014 LiDAR	Town of Johnstown
Land use	National Land Cover Data (NLCD)
Soils	Soil Survey Geographic Database (SSURGO)
Precipitation	NOAA Atlas 14

Table 2: Precipitation Frequency Estimates for a 1-hour Duration

Reoccurrence Interval	Precipitation Depth (inches)
1-year	0.71
5-year	1.11
100-year	2.79

HEC-RAS 2D Rain-on-Mesh Results

The RoM results clearly show the entire Study Area is prone to flooding issues and help in understanding drainage and overland flow patterns in the region. The stormwater runoff travels from the northwest, moves southeasterly, and enters the Study Area through Parish Avenue and Herrera Street. This explains why the residences along the two streets and in the surrounding areas have been consistently facing drainage issues during storm events.

Flooding extents and associated depths, as shown on Figures 2 through 4, are observed to increase with the increase in precipitation depths for a 1-hour storm with different recurrence intervals. The precipitation depths used in the RoM model runs are shown in Table 2.

For a 1-year storm event, the entire Study Area, except for a few patches in the northwest portion as shown on Figure 2, is observed to be inundated and affected by shallow flooding with depths ranging from 0.2 inches to 3 feet. During a 5-year storm event, some of the dry patches identified for a 1-year storm event are observed to be inundated with shallow flooding with depths up to 1 foot as shown on Figure 3. For a 100-year storm event, which has a 1% chance of occurring in any given year, the entire Study Area as shown on Figure 4 is observed to be inundated with flooding depths up to 4.5 feet.

The RoM model is not calibrated and is mainly used to understand relative drainage and flooding patterns in the Study Area during different storm events.

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Potential Interim Solutions

We researched available temporary solutions for localized flooding issues and identified several stormwater and flood control management solutions such as sandbags, gel/water-filled sandbags, muscle walls, and dry floodproofing options such as flood logs and flood planks. Based on the ease of installation, cost-effectiveness, and ability to reuse, we recommend muscle wall as the best interim solution to address drainage issues along Parish Avenue and Maestas Street. Muscle wall was designed as a rapid deployment system for emergency purposes but can be left deployed for long-term use.

However, installing these walls in residential areas can be challenging as it may cause accessibility issues. Installation of a muscle wall along Parish Avenue will prevent residents from having vehicular access to their properties along Parish Avenue. Also, it will close off access to Herrera Street from Parish Avenue. Because of the above drawbacks, the installation of a muscle wall is recommended as a temporary and rapid deployment system for emergency purposes only.

Note: In addition to muscle wall installation, dry floodproofing options designed to protect openings such as windows and doors could be used by owners on their individual properties.

Interim Alternative 1 – Muscle Wall

Stormwater runoff causing flooding issues along Maestas Street and on the properties along South Parish Avenue mainly travels from the northwest and moves southeasterly, entering through Herrera Street. Based on the existing grading in the area, the Herrera Street entrance along South Parish Avenue is observed to be depressed and therefore acts as a natural entrance for runoff traveling southeasterly.

For the interim solution, we recommend installing a 2-foot-high muscle wall along South Parish Avenue and extending it past Herrera Street to the north. Muscle wall, once installed, will contain stormwater runoff on South Parish Avenue and prevent it from entering properties along the street or diverting to Herrera Street. In addition, to avoid runoff from the areas directly to the north of Herrera Street, a 2-foot-high muscle wall should be installed along Herrera Street. We recommend installing the muscle walls on the right-of-way along the two streets; their alignments are shown in Appendix A. Muscle walls are easy to store and can be deployed quickly with minimum labor needs. It is a cost-effective, one-time investment and can be redeployed as needed without any significant replacement and installation costs. For preliminary cost analysis purposes, a total muscle wall length of approximately 1,380 feet at a unit cost of \$125/LF (floodproofing.com) was used.

The layouts of the interim and long-term solutions and their cost estimates are included in Appendix A and Appendix B, respectively. For preliminary cost analysis for this task, we have used the Mile High Flood District (MHFD) 2023 Bid Pricing Database and the Colorado Department of Transportation (CDOT) Cost Data Book.

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Potential Long-Term Solutions

The below-discussed long-term stormwater management solutions are included in the memo for brainstorming purposes and could be evaluated as part of the ongoing Town of Johnstown Comprehensive Stormwater Master Plan.

Alternative 1: Proposed Inlets along South Parish Avenue

Based on the RoM results, the flooding along Maestas Street predominantly originates from the northwest of the site. Stormwater runoff appears to travel from Johnstown Center Drive across South Parish Avenue and through Herrera Street before entering Maestas Street. This flow path indicates one possible option for providing relief to the problem area: Reduce the quantity of water reaching Maestas Street through Herrera Street.

We recommend placing additional inlets at the intersection of Johnstown Center Drive and South Parish Avenue to capture and divert flows prior to entering at Herrera Street. Depending on storage capacity, these inlets could outfall directly into the detention pond at the North end of Eddie Aragon Park. Alternatively, new reinforced concrete pipe (RCP) would need to be installed through South Parish Avenue to connect directly to the existing 24-inch Dia. RCP south of Eddie Aragon Park for efficient conveyance of runoff.

Alternative 2: Proposed Regrade of Maestas Street

Multiple asphalt overlays over the years for repair purposes have raised the elevation of Maestas Street, and it is observed to be higher than surrounding residences and driveways. This has been one of the main reasons for regular flooding along the street during storm events. We recommend milling the existing roadway (a full pavement section replacement may be necessary), leveling and regrading the surface, installing new inlets along the roadway, and connecting it to the existing 18-inch Dia. RCP along Molinar Street for efficient collection and conveyance of runoff away from the residences. As part of this alternative, it is also recommended to replace the existing 6-inch Dia. PVC pipe at the intersection of Herrera Street and Maestas Street with two 10-inch Dia. PVC pipes.

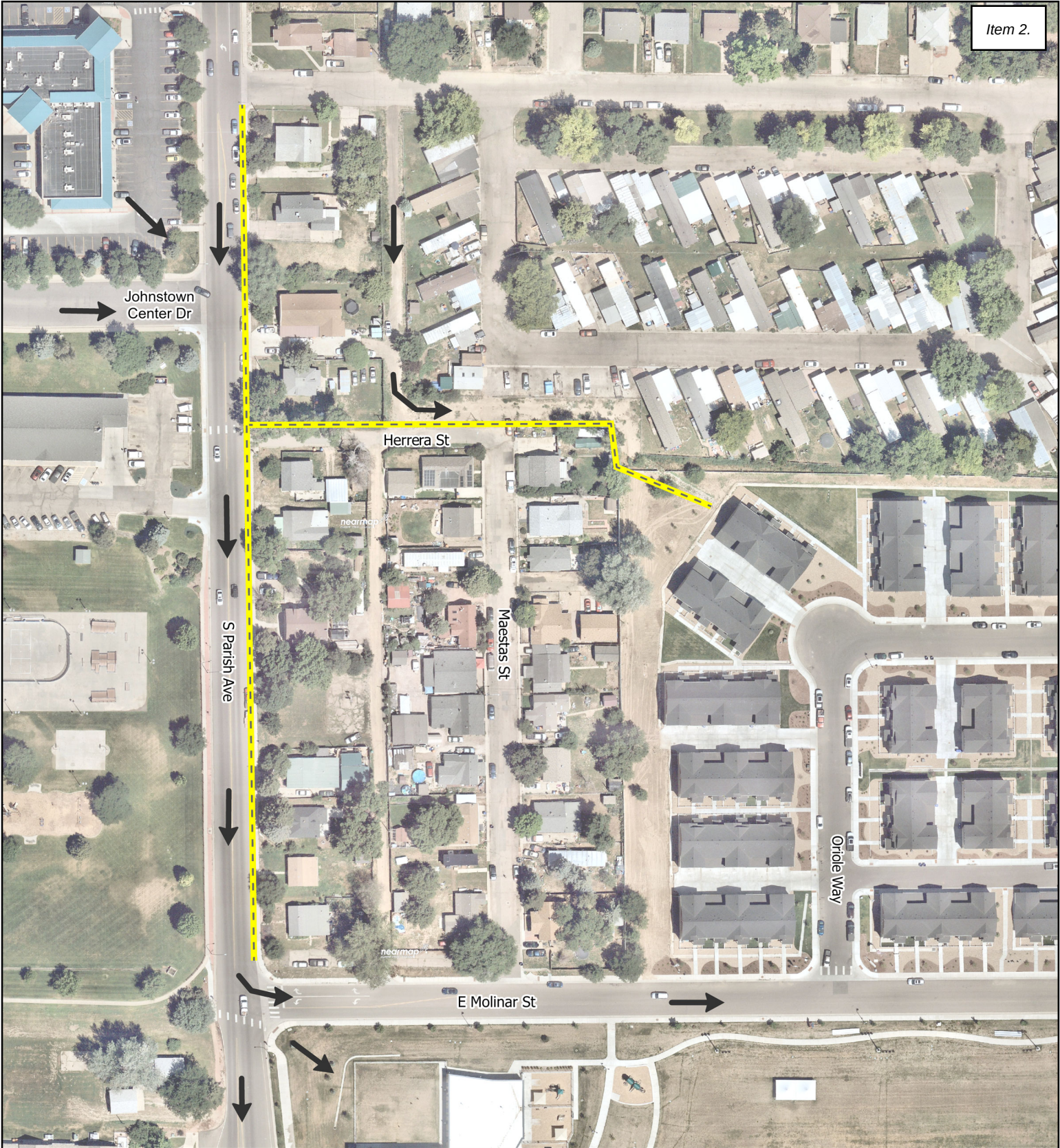
Alternative 3: Proposed Inlets along Herrera Street

Another option for reducing flow from Herrera Street prior to entering Maestas Street would be to regrade the surface of Herrera Street, install a new curb and gutter to effectively direct flow, install several new inlets along the roadway, and connect to the two proposed 10-inch Dia. PVC pipe (Alternative 2) at the intersection of Herrera Street and Maestas Street. The two proposed 10-inch Dia. PVC pipes will convey runoff to a trickle channel within the Mountain View West subdivision, from there runoff flows into the Little Thompson River to the southwest. Any off-site runoff from South Parish Avenue could be blocked from entering the neighborhood by raising the sidewalk along South Parish Avenue and constructing new curb and gutter along Herrera Street.

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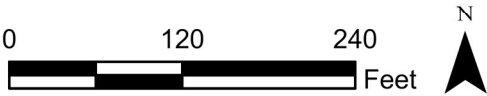
APPENDIX A



Legend

-  2' Muscle Wall
-  Flow Direction

**Maestas Street
Interim Solution
Alternative 1**



Johnstown
Colorado





Legend

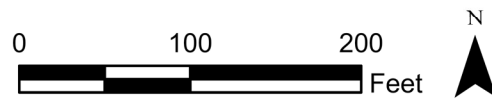
Existing Stormwater Infrastructure

- Stormwater Manhole
- Stormwater Inlet
- Stormwater Line

Proposed Stormwater Infrastructure

- Stormwater Inlet
- Stormwater Line
- Stormwater Manhole

Maestas Street Alternative 1



Johnstown
Colorado



Legend

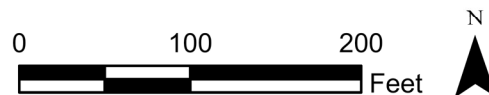
Existing Stormwater Infrastructure

- Stormwater Manhole
- Stormwater Inlet
- Stormwater Line
- Cross Pan
- Flow Line

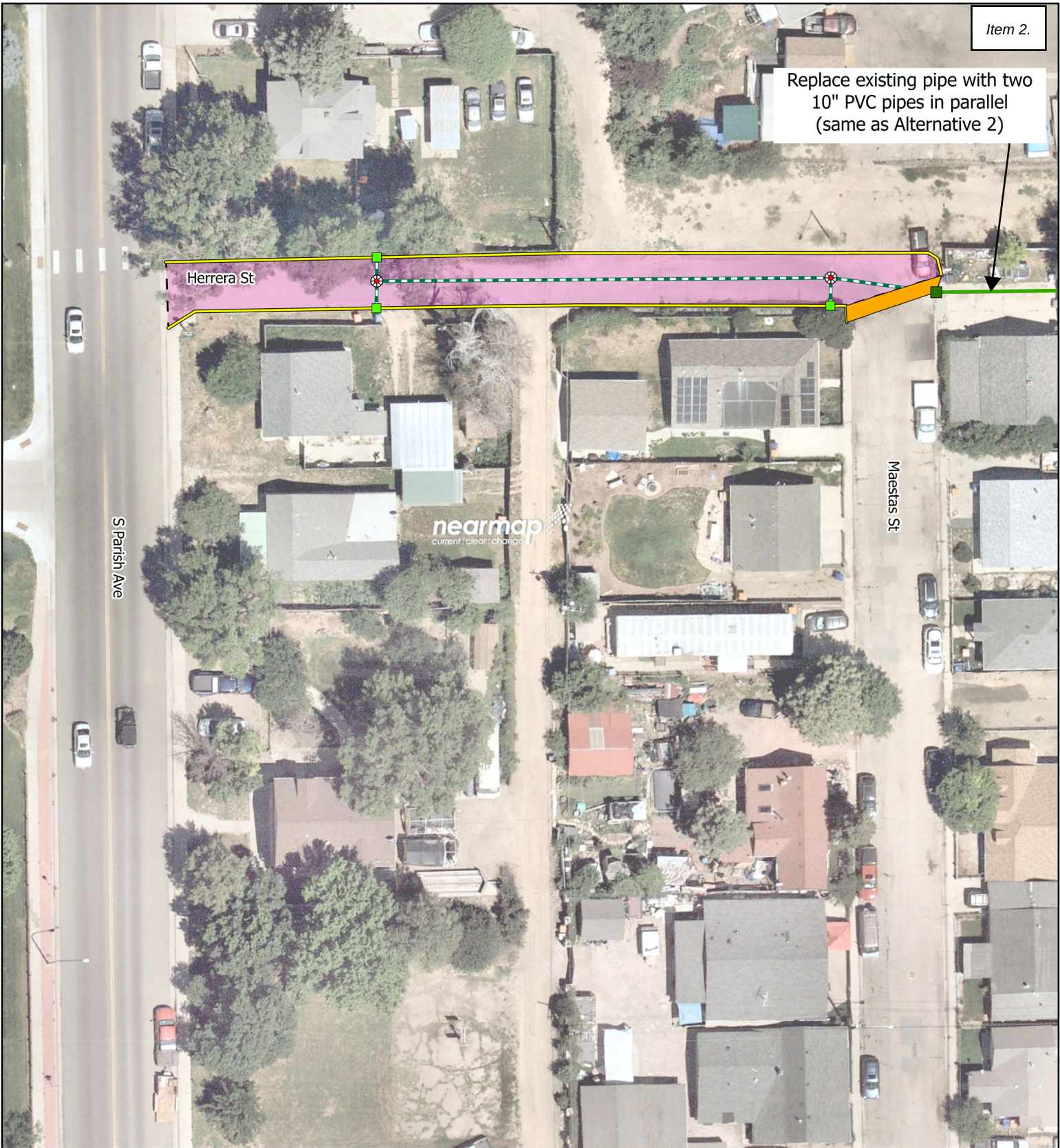
Proposed Stormwater Infrastructure

- Stormwater Line
- Stormwater Manhole
- Stormwater Inlet
- Roadway
- Stormwater Curb And Gutter

Maestas Street Alternative 2



Johnstown
Colorado



- Legend**
- Existing Stormwater Infrastructure
- Stormwater Inlet
 - Stormwater Line
 - Cross Pan
- Proposed Stormwater Infrastructure
- Stormwater Line
 - Roadway
 - Stormwater Manhole
 - Stormwater Inlet
 - Curb And Gutter

Maestas Street
Alternative 3



Johnstown
Colorado



Legend

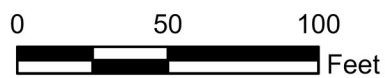
Existing Stormwater Infrastructure

-  Stormwater Manhole
-  Stormwater Inlet
-  Stormwater Line

Proposed Stormwater Infrastructure

-  Stormwater Inlet
-  Stormwater Line
-  Curb And Gutter

Kuner Street Proposed Improvements



Johnstown
Colorado



APPENDIX B

Project Johnstown - Maestas Street Interim Solution Alternative 1. AACE Class 5 Cost Estimate.					
MATRIX PROJECT NO. 24.1468.002					
Item No.	Line Item	Unit	Qty.	Unit Price	Total Cost per Item
Improvements					
1	Muscle Wall - 2' Height	LF	1380	\$ 125.00	\$ 172,500.00
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
15					\$ -
16					\$ -
17					\$ -
18					\$ -
19					\$ -
20					\$ -
21					\$ -
22					\$ -
23					\$ -
24					\$ -
25					\$ -
				Subtotal:	\$ 172,500.00
General Conditions					
	Mobilization (Assumed 10% Subtotal)	EA	1	\$ 17,250.00	\$ 17,250.00
	Traffic Control (Assumed 10% Subtotal)	EA	1	\$ 17,250.00	\$ 17,250.00
				Subtotal:	\$ 34,500.00
Total					
					\$ 207,000.00
Class 5 Cost Estimation Accuracy Range				\$ 103,500.00	\$ 414,000.00
NOTE: Does not include soft quantities such as insurance, bonds, etc. NOTE: Typical accuracy ranges for a Class 5 estimates are -20% to -50% on the low side, and +30% to +100% on the high side (AACE International) NOTE: Unit cost acquired from contacting Floodproofing.com					

Matrix Design Group

Date

Project Johnstown - Maestas Street Alternative 1. AACE Class 5 Cost Estimate.					
MATRIX PROJECT NO. 24.1468.002					
Item No.	Line Item	Unit	Qty.	Unit Price	Total Cost per Item
Improvements					
1	5' Type R Inlet	EA	4	\$ 6,000.00	\$ 24,000.00
2	18 - Inch RCP	LF	124	\$ 97.00	\$ 12,028.00
3	24 - Inch RCP	LF	891	\$ 145.00	\$ 129,195.00
4	4' Diameter Manhole (5-10' depth)	EA	3	\$ 4,200.00	\$ 12,600.00
5	Asphalt Removal and replacement (Assumed 6' wide and 7" thick)	SY	677	\$ 47.50	\$ 32,141.67
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
15					\$ -
16					\$ -
17					\$ -
18					\$ -
19					\$ -
20					\$ -
21					\$ -
22					\$ -
23					\$ -
24					\$ -
25					\$ -
26					\$ -
Subtotal:					\$ 209,964.67
General Conditions					
	Mobilization (Assumed 10% Subtotal)	EA	1	\$ 20,996.47	\$ 20,996.47
	Traffic Control (Assumed 10% Subtotal)	EA	1	\$ 20,996.47	\$ 20,996.47
Subtotal:					\$ 41,992.93
Total:					\$ 251,957.60
Class 5 Cost Estimation Accuracy Range				\$ 125,978.80	\$ 503,915.20
NOTE: Does not include soft quantities such as insurance, bonds, etc.					
NOTE: Typical accuracy ranges for a Class 5 estimates are -20% to -50% on the low side, and +30% to +100% on the high side (AACE International)					
NOTE: Unit costs are estimated using MHFD November 2023 Cost Book and CDOT 2023 Cost Book.					

Matrix Design Group

Date

Project Johnstown - Maestas Street Alternative 2. AACE Class 5 Cost Estimate.					
MATRIX PROJECT NO. 24.1468.002					
Item No.	Line Item	Unit	Qty.	Unit Price	Total Cost per Item
Improvements					
1	5' Type R Inlet	EA	8	\$ 6,000.00	\$ 48,000.00
2	18 - Inch RCP	LF	851	\$ 97.00	\$ 82,547.00
3	4' Diameter Manhole (5-10' depth)	EA	5	\$ 4,200.00	\$ 21,000.00
4	Maestas Street Asphalt Removal and replacement (Assumed 6' wide and 7" thick)	SY	1784	\$ 47.50	\$ 84,740.00
5	East Molinar Street Asphalt Removal and replacement (Assumed 6' wide and 7" thick)	SY	173	\$ 48.50	\$ 8,390.50
6	Curb and Gutter (CDOT 6" Type 2 - Section IB)	LF	1096	\$ 55.00	\$ 60,280.00
7	10" PVC	LF	270.0	\$ 75.00	\$ 20,250.00
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
15					\$ -
16					\$ -
17					\$ -
18					\$ -
19					\$ -
20					\$ -
21					\$ -
22					\$ -
23					\$ -
24					\$ -
Subtotal:					\$ 325,207.50
General Conditions					
	Mobilization (Assumed 10% Subtotal)	EA	1	\$ 32,520.75	\$ 32,520.75
	Traffic Control (Assumed 10% Subtotal)	EA	1	\$ 32,520.75	\$ 32,520.75
Subtotal:					\$ 65,041.50
Total:					\$ 390,249.00
Class 5 Cost Estimation Accuracy Range				\$ 195,124.50	\$ 780,498.00
NOTE: Does not include soft quantities such as insurance, bonds, etc. NOTE: Typical accuracy ranges for a Class 5 estimates are -20% to -50% on the low side, and +30% to +100% on the high side (AACE International) NOTE: Unit costs are estimated using MHFD November 2023 Cost Book and CDOT 2023 Cost Book.					

Matrix Design Group

Date

Project Johnstown - Maestas Street Alternative 3. AACE Class 5 Cost Estimate.					
MATRIX PROJECT NO. 24.1468.002					
Item No.	Line Item	Unit	Qty.	Unit Price	Total Cost per Item
Improvements					
1	5' Type R Inlet	EA	3	\$ 6,000.00	\$ 18,000.00
2	18 - Inch RCP	LF	780	\$ 97.00	\$ 75,660.00
3	4' Diameter Manhole (5-10' depth)	EA	2	\$ 4,200.00	\$ 8,400.00
4	Asphalt Removal and replacement (Assumed 6' wide and 7" thick)	SY	534	\$ 47.50	\$ 25,365.00
5	Curb and Gutter (CDOT 6" Type 2 - Section IB)	LF	520	\$ 55.00	\$ 28,600.00
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
15					\$ -
16					\$ -
17					\$ -
18					\$ -
19					\$ -
20					\$ -
21					\$ -
22					\$ -
23					\$ -
24					\$ -
25					\$ -
				Subtotal:	\$ 156,025.00
General Conditions					
	Mobilization (Assumed 10% Subtotal)	EA	1	\$ 15,602.50	\$ 15,602.50
	Traffic Control (Assumed 10% Subtotal)	EA	1	\$ 15,602.50	\$ 15,602.50
				Subtotal:	\$ 31,205.00
Total:					
					\$ 187,230.00
Class 5 Cost Estimation Accuracy Range				\$ 93,615.00	\$ 374,460.00
NOTE: Does not include soft quantities such as insurance, bonds, etc. NOTE: Typical accuracy ranges for a Class 5 estimates are -20% to -50% on the low side, and +30% to +100% on the high side (AACE International) NOTE: Unit costs are estimated using MHFD November 2023 Cost Book and CDOT 2023 Cost Book.					

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Date