City of Evans, Colorado

Riverside Neighborhood Master Plan

JULY 8, 2015

ACKNOWLEDGEMENTS

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1. INTRODUCTION

PURPOSE OF THE PLAN

The Evans Riverside neighborhood experienced devastating floods in September 2013 after a year's worth of rain fell in two days. The South Platte River breached its berm, cut a new channel and left mud, debris and devastation in its wake. 203 mobile homes were destroyed, 56 traditional frame constructed homes were severely damaged and several hundred people were displaced. The 70+ acre Riverside Park and its regional recreation facilities were inundated, over eight miles of roadway were severely damaged, and the waste water treatment plant was rendered temporarily inoperable.

Federal, state and local agencies immediately responded to the disaster. Public health and life safety were immediate priorities and fortunately there was no loss of life nor serious injuries. Road and berm repairs began and wastewater service was functioning in eight days. Damages have been assessed and a great deal of work restoring basic infrastructure and services has been accomplished.

The City of Evans is fortunate to have received some financial assistance to address flood impacts and continues to pursue grant and other funding strategies to achieve full recovery. Several plans to address flood recovery and river restoration are also underway. A new plan for the reconstruction of Riverside Park was adopted in January 2015. Recovery efforts are currently focused on several complex and long-term projects, including:

- Permanent street repairs;
- Strengthening the temporary berm along the South Platte River;
- Completing the next phase of repairs to the Evans Wastewater Treatment Plant to keep it in operation until the new combined wastewater treatment plant is constructed;
- Final design and funding plan for Riverside Park;
- Reconstruction of Riverside Park in accordance with the approved design;
- Resolution of the berm as part of the overall Riverside Park reconstruction;
- Acquisition of certain properties within the 100-year floodplain;
- Installation of generators at the Evans Municipal Operations Center and Evans Fire Station #2;
- Development of a new Emergency Operations Plan including new appendices for floods; and
- Developing the Middle South Platte River Alliance to advance restoration of the flood-impacted South Platte River

As a next step, the Evans Riverside Neighborhood Plan (the Plan) is intended to provide City officials, residents, business owners, project applicants and developers with a broad policy tool for guiding land use, infrastructure and economic development decisions concerning the Evans Riverside Neighborhood. The Plan is a supplement to the Evans Comprehensive Plan, and is a direct result of citizen involvement aimed at creating a planning document that embodies a community vision for the restoration and revitalization of the Evans Riverside Neighborhood.

THE PLANNING PROCESS

In February 2014, the Evans City Council appointed the Recovery and Redevelopment Task Force, a group of local citizens formed to guide recommendations for planning the future of the Evans Riverside neighborhood. The process of preparing the Plan began with an initial Task Force meeting held on June 26, 2014, followed by a walking tour of the neighborhood. Task force meetings were held on a regular basis throughout the project duration, each typically preceded by staff meetings to coordinate multiple consultant activities.

Data critical to the planning effort was collected and compiled. Existing land use, zoning, infrastructure and right-of- way conditions were mapped and analyzed to create an Opportunities and Constraints map detailing neighborhood prospects and challenges.

A survey to identify issues and general attitudes concerning the Evans Riverside neighborhood was distributed at public events and linked to the City's website. In order to achieve the greatest public participation, project outreach was coordinated for public events and combined with other city projects. The first two events to introduce the project and survey residents was at the **Neighborhood Night Out** picnic event held in City Park on August 5, 2014, and city-wide at the **Public Safety Fair** on August 9, 2014. Over 100 surveys were collected at these two events, with another 200+ surveys collected through a companion project, the Riverside Park Master Plan outreach. The survey results were supplemented with interviews held with several stakeholders representing the business community and local government. A booth was set up at the annual **EvansFest** event held in City Park on September 6, 2014 to display survey results and an analysis of the neighborhood's future development opportunities and constraints.

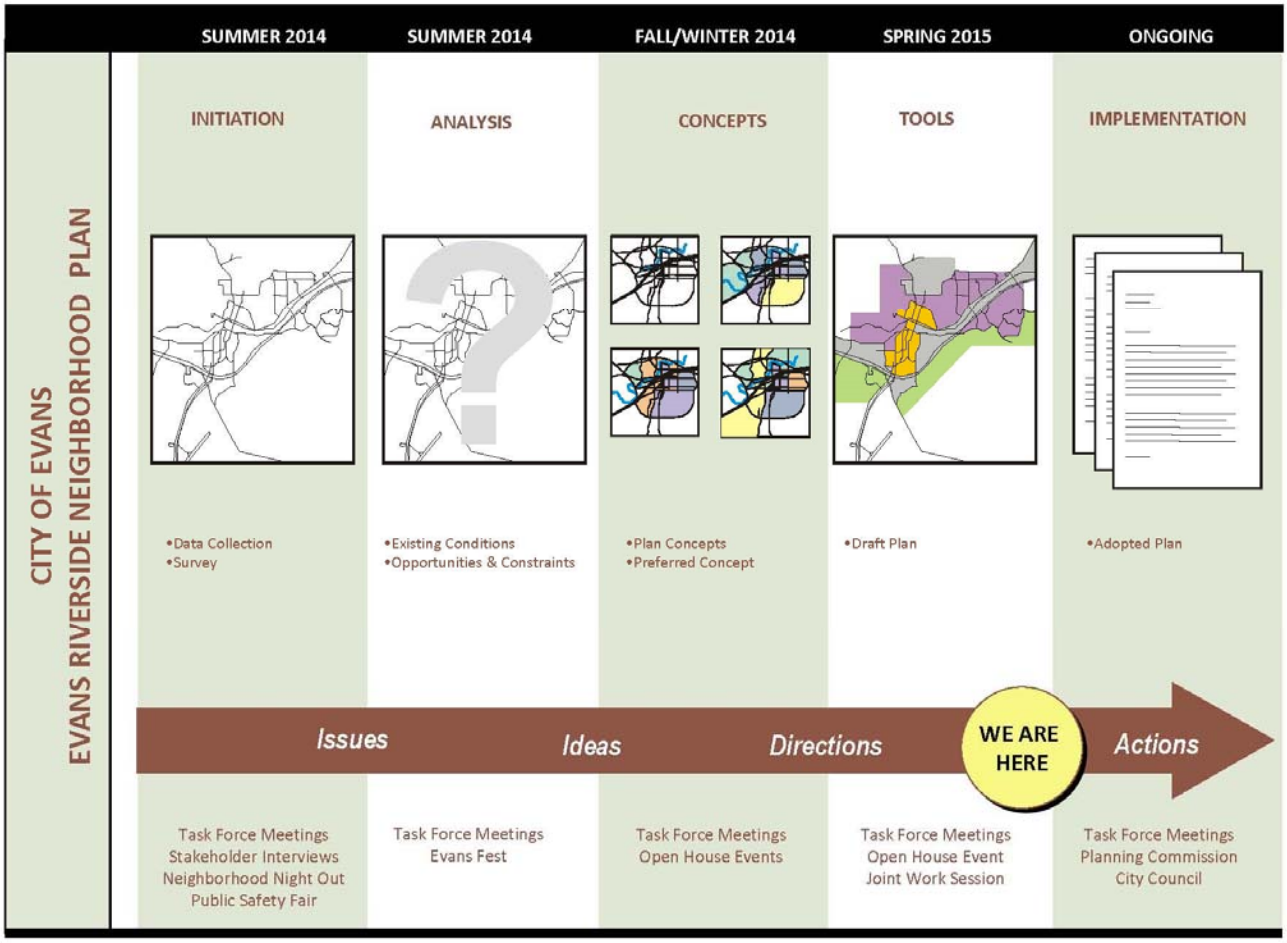
Using information received from Task Force meetings, technical analyses, background mapping, survey results and stakeholder interviews, three plan concepts were prepared. Each plan concept was presented in an **Open House Workshop** held in conjunction with the grand opening of the **Evans Riverside Library and Cultural Center** on October 18, 2014. During the workshop attendees reviewed each concept and completed comment cards expressing preferences.

A **second Open House Workshop** was held December 3, 2014 at Riverside Library and Cultural Center to review the preferred plan concept and receive public comment. The open house event was followed by a **Joint Planning Commission/City Council Work Session** held January 20, 2015 to further refine the preferred concept.

On March 14, 2015, the Task Force took a **field trip** to visit several local communities that have recently reinvested in their downtown district with the goal to spur economic development. Visualizing how the master plan can be implemented with infrastructure improvements and development policies was a valuable education experience for the Task Force.

Based on comments collected during a **third Open House Workshop** held May 20, 2015, the Plan was finalized and reviewed by staff and the Task Force in preparation of presentation to **City Council** on July 7, 2015.

The diagram below illustrates the major phases of the planning process, specific tasks and products completed during those phases and the timeframe.



PLAN ORGANIZATION

The Plan is structured to respond to four driving questions:

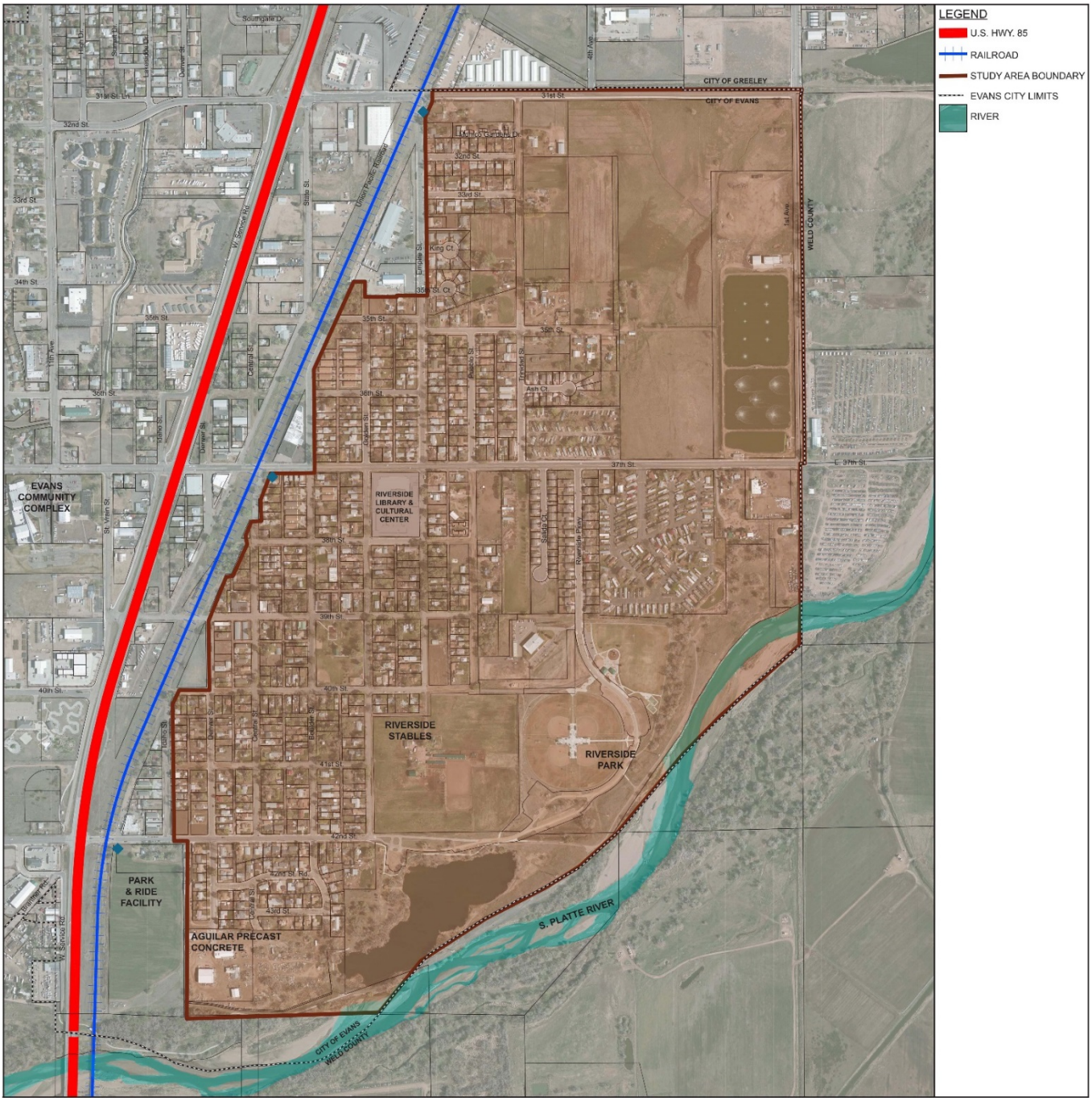
Where are we now?
Chapter 2: **Plan Setting:**
– the study area, existing conditions, opportunities and constraints

Where are we going?
Chapter 3: **Plan Vision:**
– alternatives explored and preferred plan

Where do we want to be?
Chapter 4: **Plan Objectives:**
- core issues, goals, strategies and action steps

How do we get there?
Chapter 5: **Plan Implementation**:
– implementation strategy: (***the what)***, responsibility (***the who***), tool box (***the how***) and implementation matrix (***action plan***)

MASTER PLAN STUDY AREA



2. PLAN SETTING

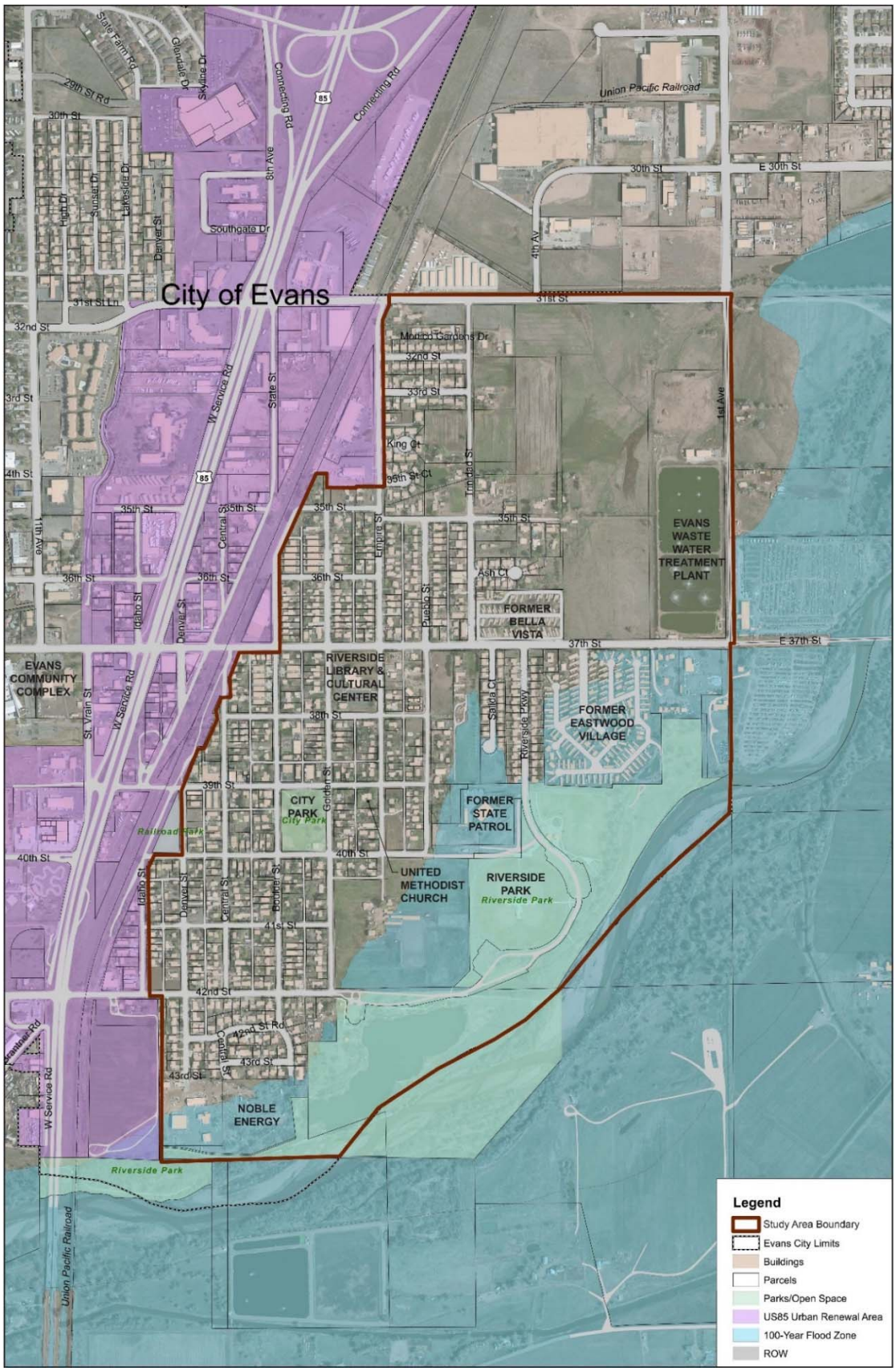
INTRODUCTION

The study area for this planning effort coincides with the area identified in the City of Evans Comprehensive Plan (2010) as Old Town Evans. This area was identified by City Council as requiring further study that focuses on how to provide the most effective investment of public improvements. More specifically, the Evans Riverside Neighborhood's planning area boundary is depicted on the Master Plan Study Area Map and is described as follows:

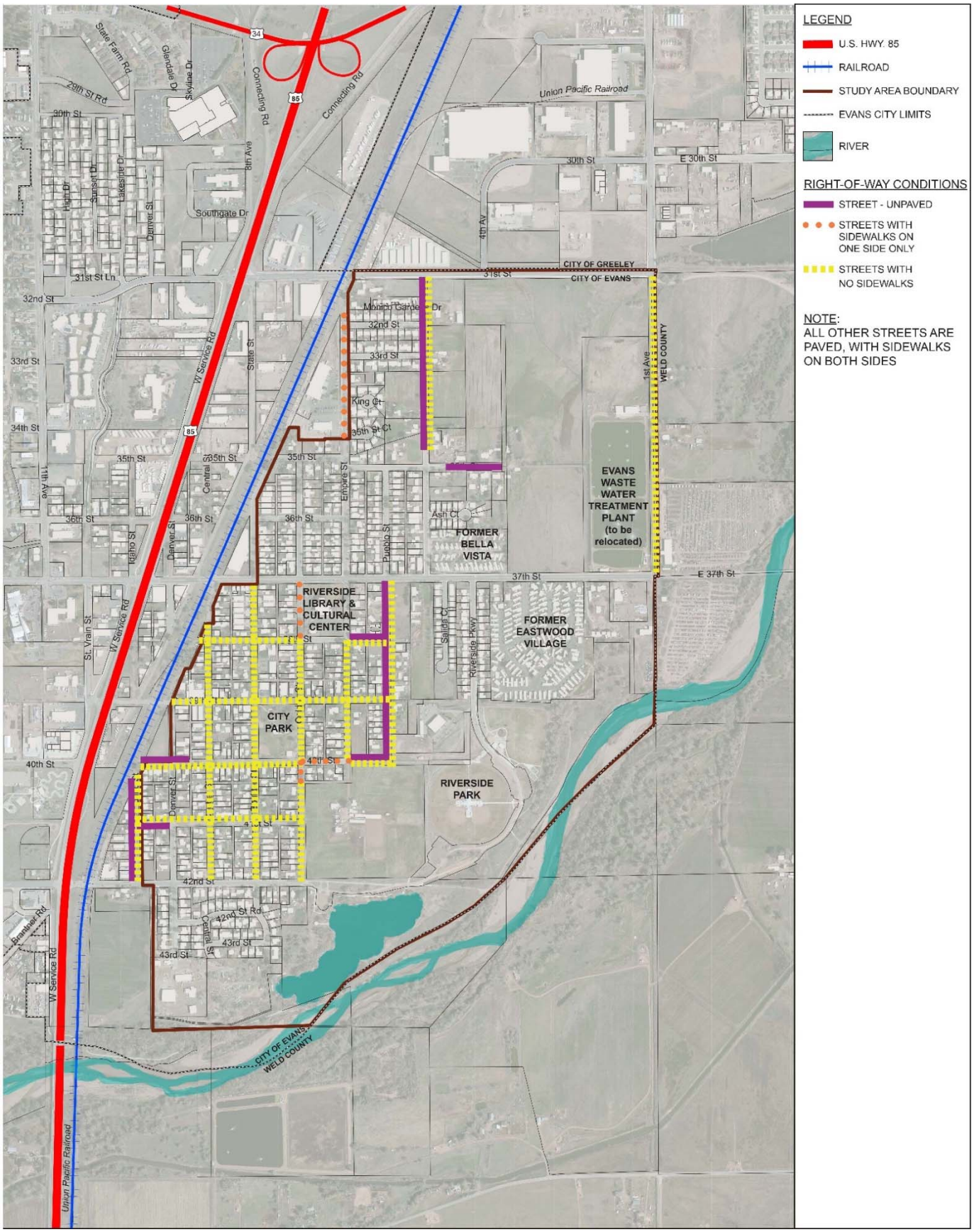
- **North**: City limits shared with the City of Greeley along 31st Street
- **East**: City limits shared with Weld County along 1st Avenue
- **South/Southeast**: City limits generally following the South Platte River and shared with Weld County
- **West**: Coincides with the east boundary of the U.S. Highway 85 Overlay District Master Plan (2014) all of which is within the City of Evans.

This study area contains approximately 478 acres. In September 2013, this area of Evans experienced the greatest impact from the major 500-year flood event which triggered the immediate need to identify a long term vision for the neighborhood. As redevelopment efforts were launched, the future safety of residents and protection of private property became a critical mission for the City.

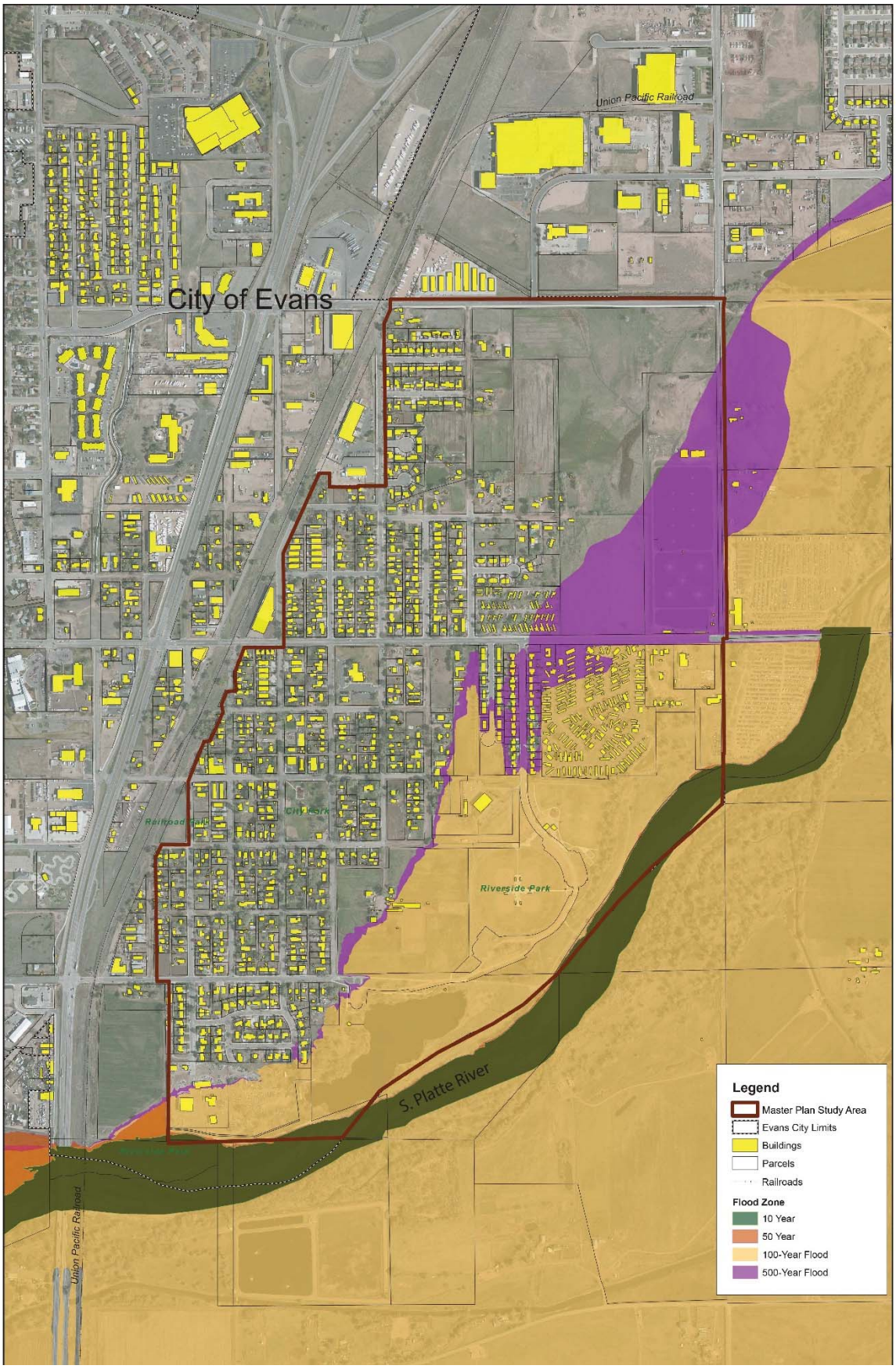
EXISTING CONDITIONS



EXISTING RIGHT-OF-WAY CONDITIONS



EXISTING FLOODPLAINS



EXISTING CONDITIONS

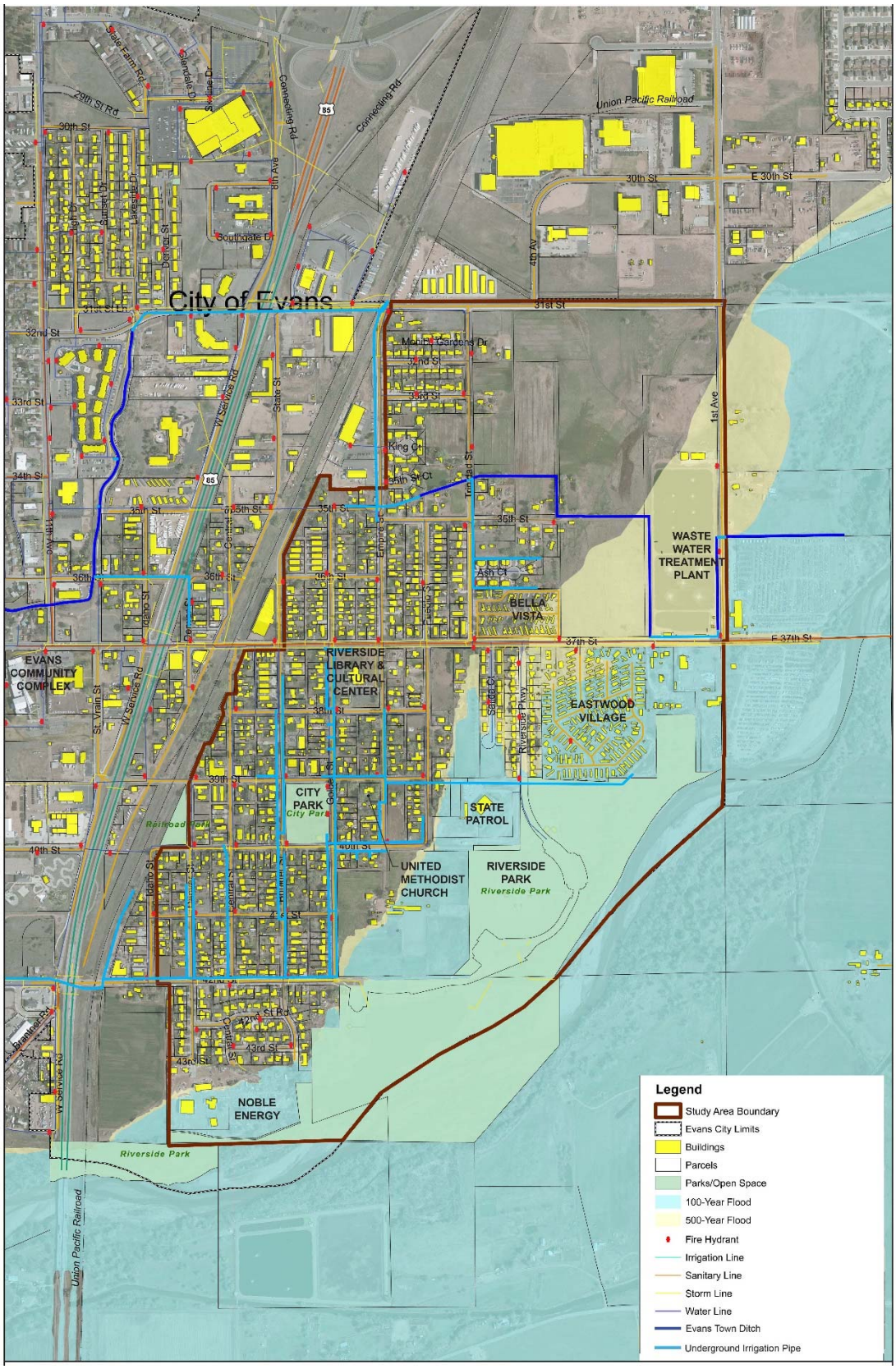
Also known as Old Town Evans or East Side, this neighborhood was the original location of the City of Evans and still retains a small town character with mostly single family detached residential. Older homes are mixed with newer homes. While there are many long-time residents who have owned their homes and small businesses, there has also been an influx of renters and properties with absentee landlords. Two mobile home communities destroyed in the flood have yet to be replaced. Redevelopment of existing small lots is hampered by large setback requirements and open space requirements. A few commercial uses still exist on the original main street (39th Street).

In spite of the neighborhood's rich history, very few historic structures remain. The main public amenities are City Park which provides a central gathering place for the neighborhood and Riverside Park which has become a regional attraction for sports and recreation. Ironically, the park's location along the South Platte River does not currently provide any clear or easy access to the river. The Riverside Library and Cultural Center opened in October 2014 and has been well received by the community.

Citizen survey results indicate a perception of neglect and lack of public infrastructure. The central portion of the neighborhood lacks a storm water drainage system. A high water table and lack of curb and gutter contribute to localized flooding issues. There are a few existing streets that are unpaved and most streets between 37th Street and 42nd Street lack sidewalks. Existing overhead utilities contrast with the newer neighborhoods in Evans with underground utilities. Survey responses favored calling the neighborhood Evans Riverside which reflects the location as well as the soon to be redeveloped Riverside Park and the new Riverside Library and Cultural Center.

The major physical constraints in the neighborhood are the 100-year and 500-year floodplains for the South Platte River which affect over 41% of the neighborhood's area and are depicted on the Existing Floodplains Map.

EXISTING INFRASTRUCTURE



EXISTING INFRASTRUCTURE

The Existing Infrastructure Exhibit indicates the road network and the classification of each type. Most roads are local streets with a typical Right-Of-Way of 60'. Minor arterial streets include 37th Street and 31st Street with a right-of-way width of 80'. This wider right-of-way on 37th Street has encouraged higher speeds and increased truck traffic due to the convenient connection between Highway 85 and Weld County to the east.

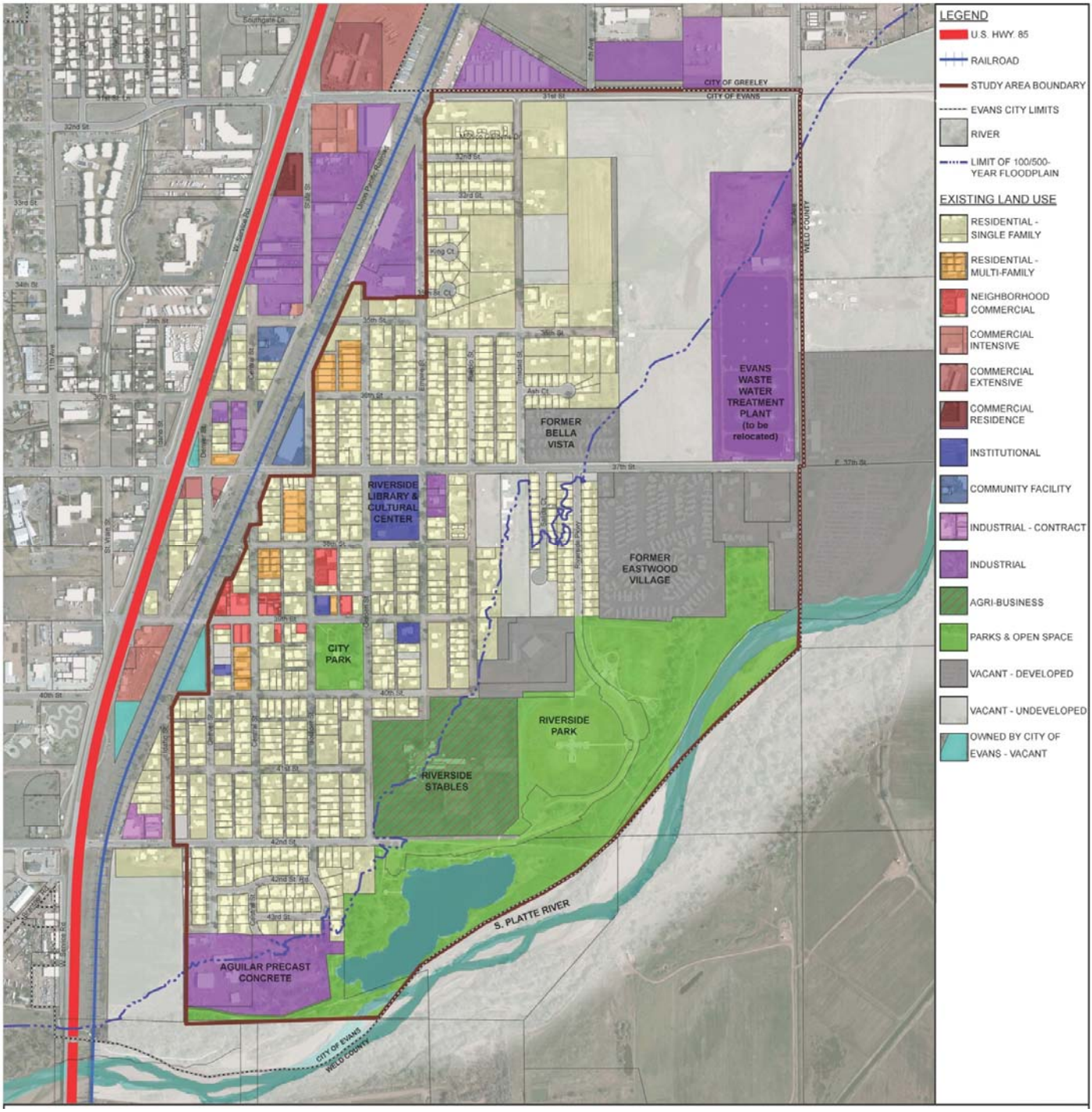
Most streets north of 37th Street are paved with curb, gutter, and sidewalk with the exception of Trinidad Street north of 35th Street and 35th Street east of Trinidad Street. The streets between 37th Street and 42nd Street and between Pueblo Street and the western planning boundary have paved travel lanes but no curbs, gutters, and sidewalks. There is approximately 5,500 linear feet of unpaved road in this area that includes Idaho Street, Pueblo Street, the east portions of 38th Street and 40th Street, and the west portion of 40th Street. There are no designated bike lanes in this neighborhood, in spite of the desire to connect this neighborhood to the rest of Evans which in effectively cut off from this area by Highway 85 for pedestrians and cyclists.

The map exhibit indicates the locations of the main sewer and water lines that serve the neighborhood. Storm water drainage is provided north of 37th Street. The area south of 37th Street does not have this system resulting in localized street flooding and drainage onto private property during heavy rain events.

The Evans Town Ditch runs through the northern portion of the neighborhood and links to an underground irrigation system that serves most of the neighborhood. There is a strong desire to maintain this system for resident's use.

Electric service is provided to the neighborhood by overhead lines. New development in the City of Evans has required these utilities to be placed underground. It is a goal of this Plan to underground utilities east of Highway 85.

EXISTING LAND USE



EXISTING LAND USE

Historically, the Evans Riverside area has had a larger mix of uses, but the dominant land use today is single family detached residential with some multi-family residential. Some residents operate small businesses from their homes.

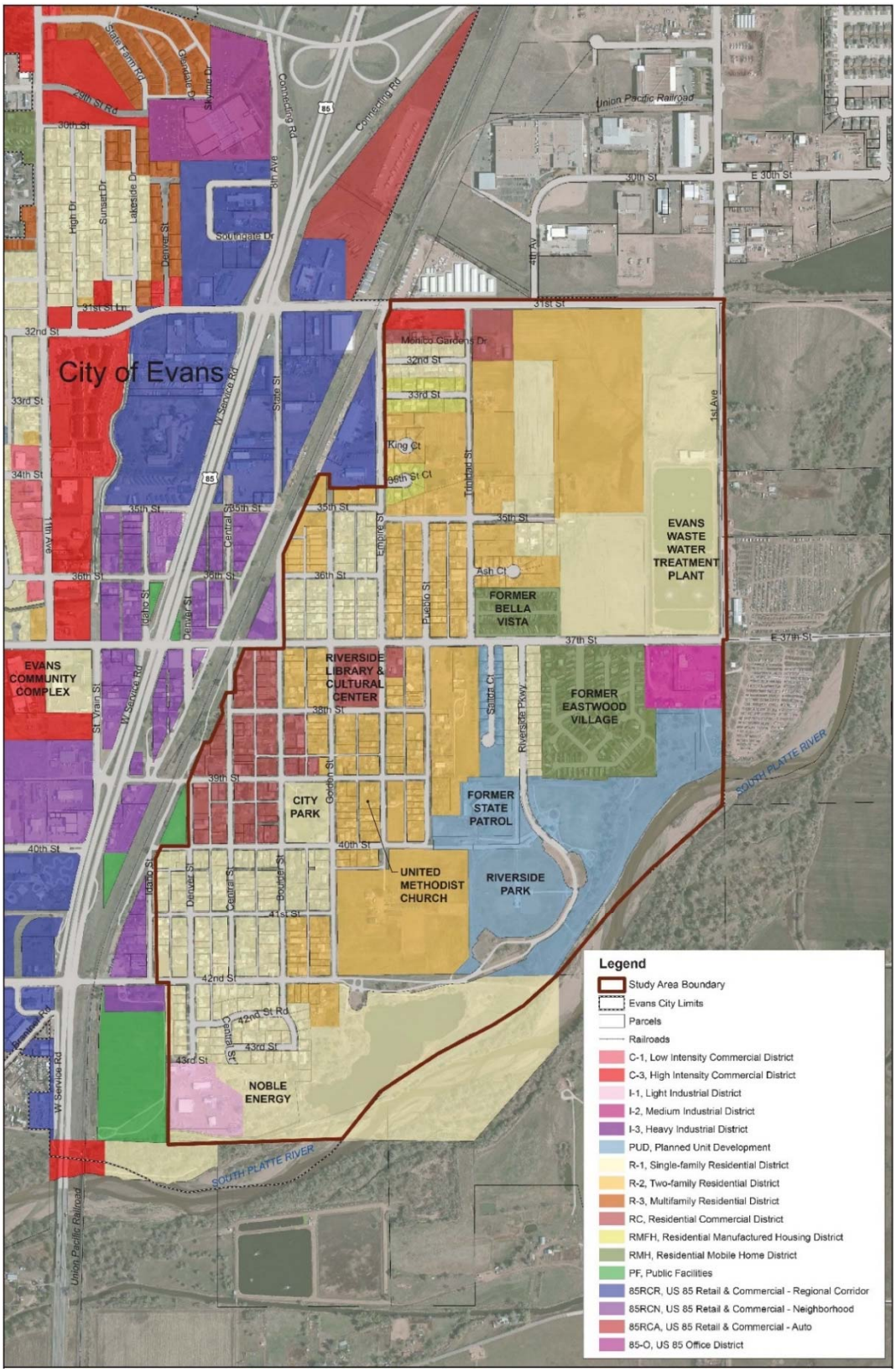
The few commercial retail businesses cater to local residents and there is a strong desire for additional neighborhood scale commercial to serve the residents of this neighborhood. Light industrial uses can be found close to the railroad line and Highway 85. The Aguilar Precast Concrete business has occupied its site at the south end of the neighborhood since 1970.

Multi-family residential buildings are sporadic and small scale. Mobile homes/manufactured housing, until the flood, were concentrated in two areas and provided most of the attainable housing within this neighborhood. Many properties are under-utilized in terms of the uses allowed by zoning and their potential for redevelopment and responding to market demands.

There is a significant amount of developable vacant land on large tracts and on infill lots. Approximately 68 acres of this area is not within a floodplain and represents an opportunity for future development. In addition, the future decommissioning and relocation of the water treatment plant will open up a total of 26.68 acres of public land for redevelopment opportunities although only 6.32 acres are currently not within the 100-year or 500-year floodplains. Most of these properties currently have residential zoning.

Both a 100-year and 500-year floodplain have been delineated across the planning area. Together these floodplains contain approximately 197 acres and cover approximately 41% of the neighborhood. One of the City's major missions is to rebuild Riverside Park in a way that mitigates impacts from future floods. Other public land uses include City Park and the Riverside Library and Cultural Center.

EXISTING ZONING



EXISTING ZONING

There are currently eight zone districts represented within this neighborhood:

- **C-3 High Intensity Commercial**
  This zone district is only represented by 2.12 acres along 31st Street and is currently undeveloped.
- **I-1 Light Industrial District**
  This zone district represents approximately 7.0 acres owned by the Aguilar Concrete Company. Most of the property is with the 100-year floodplain.
- **I-2 Medium Industrial District**
  This zone district is represented by two parcels containing approximately 10 acres, all of which is within the 100-year floodplain.
- **PUD Planned Unit Development**
  This zone district applies to the residential properties along Salida Court, Riverside Parkway and the former State Patrol parcel.
- **R-1 Single Family Residential District**
  This zone district represents the largest zoning area in the neighborhood
- **R-2 Two Family Residential District**
  This zone district represents the second largest zoning area of the neighborhood; however, few properties have built out to the allowed density.
- **RC Residential Commercial District**
  This zone district is mostly concentrated along the western boundary of the neighborhood and includes the library parcel. It represents an opportunity to redevelop at higher density and a diversity of uses.
- **RMH Residential Mobile Home District**
  This zone district is concentrated on two large properties that were formerly mobile home parks that were destroyed by the flood in 2013.

New development within any of these zone districts must comply with:

- **Chapters 18.31, 18.32 and 18.33 Architectural and Site Design Standards** which describes the requirements by land use and building type.
- **Chapter 19.15** which describes the permitted uses, uses by special review, prohibited uses, and dimensional standards
- **Chapter 16.04 Flood Damage Prevention** for designated Flood Hazard Areas.

Influencing this neighborhood on the west is the **US 85 Corridor** which was the subject of a separate planning effort in 2014 that resulted in proposed zone districts for Commercial- High Intensity use, Neighborhood Retail, Commercial and New Auto Sales, Medical Office, Public Facility and Open Space.

In the appendix of this document is a memo called Riverside Zoning & Design Standards Issues. This is a cursory review and analysis of design standards and the RC Zone District in particular. It identifies some issues that should be considered for potential modifications to better respond to the goals of this neighborhood plan.

AMENITIES

The Evans Riverside Neighborhood is known for Riverside Park which is a large regional park encompassing 70 acres. The park was severely flooded in September 2013 and has since been the subject of a new master planning process. The final plan was adopted in January 2015. Some of the facilities it will include:

- **Baseball field complex** with lighted fields, viewing stands, restroom, concession areas, and parking;
- **Trail network** throughout the site, containing both paved and unpaved trails;
- The **lake** will be restored along with picnic area; and,
- **Improved pedestrian access** to the South Platte River will be provided.

The original City Park is located in the center of the neighborhood and is popular due to the mature trees, flexible play areas, picnic shelter, and playground. Parking around the perimeter and restrooms facilities are available. Public events held here include EvansFest and Neighborhood Night Out.

The Riverside Library and Cultural Center is a new facility that has already become a valued addition to the neighborhood and will continue to expand its offerings to the community. The site includes areas for outdoor events.

Below is an illustrative master plan for Riverside Park indicating all the facilities and features planned for the ultimate build-out of the new and improved park.

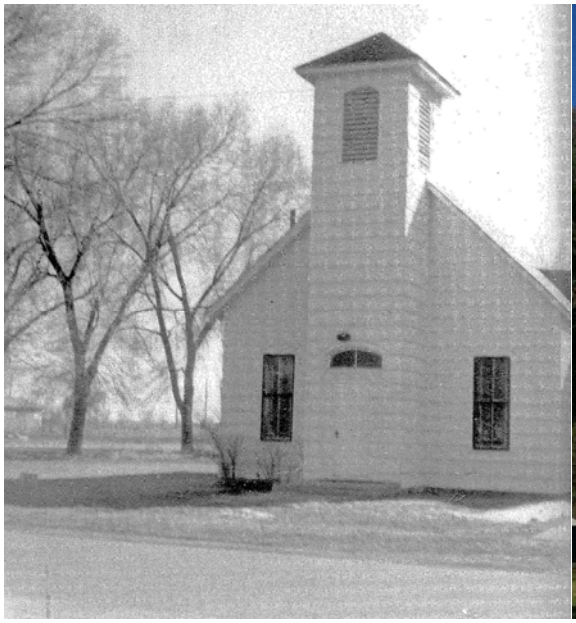
HISTORY

Evans was named after territorial Governor John Evans and platted in 1869. It has enjoyed being the oldest town in Weld County and even served as the county seat. An excellent resource describing and illustrating the comprehensive history of the City is from the Images of America series: ***Evans***, by Sarah Arnusch which was published in 2014.

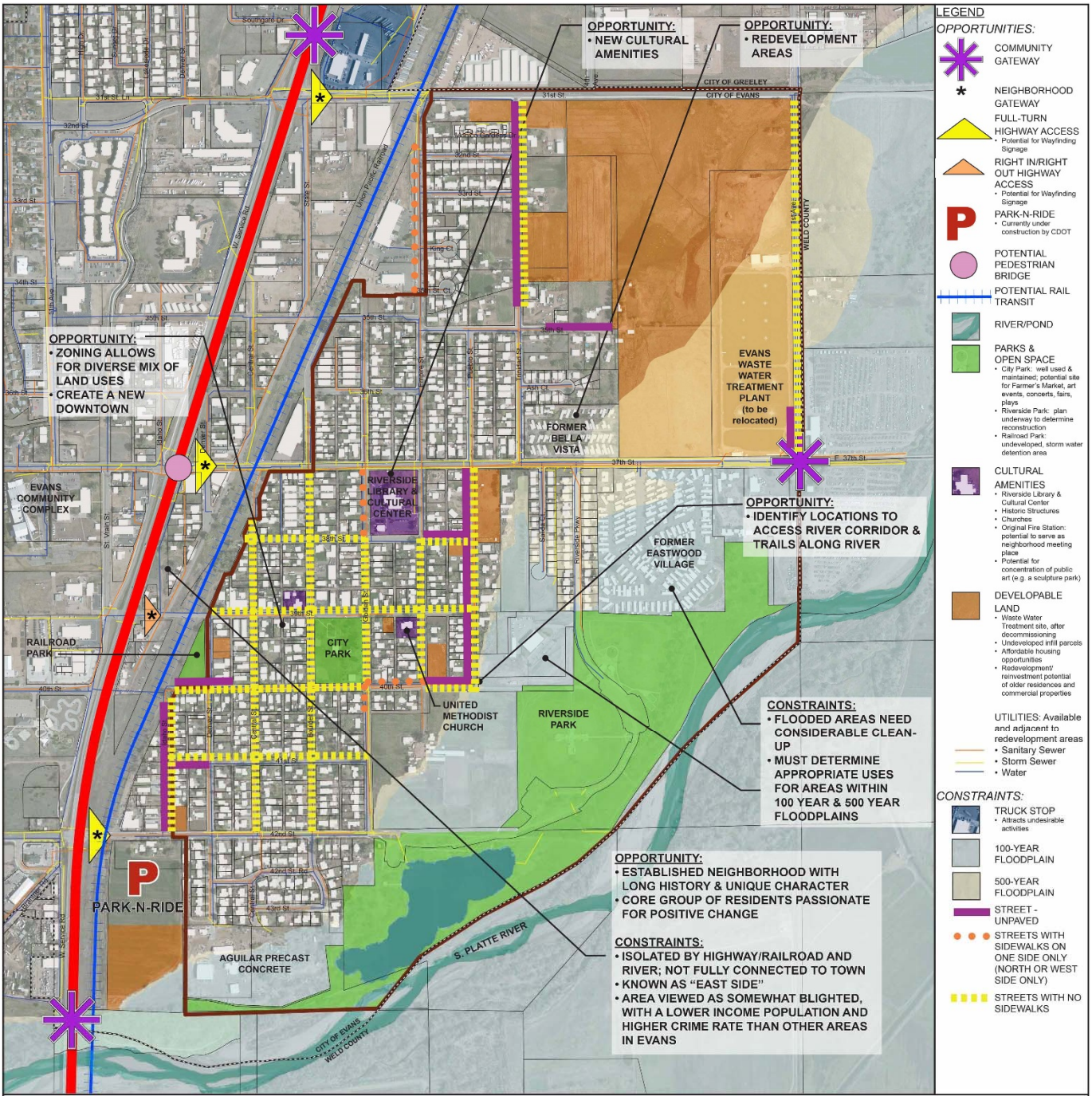
The City Hall once occupied the Chappelow School building which was located at 37th Street and Golden Street. The City services and administration moved into new facilities off of 37th Street west of Highway 85 in 1997. Since then the existing Chappelow School was demolished and the Riverside Library and Cultural Center opened in October 2014 on the site.

The Evans United Methodist Church on 39th Street was originally constructed in 1871 and has been added on to over the years. Many of the historic homes and businesses are now gone but the stories of the importance that Evans held during the early years as an important transportation hub and supply center as well as the seat of government for Weld County prove that Evans was a bustling community.

This Master Plan establishes as one of the primary goals to preserve and promote the history of the area.



OPPORTUNITIES AND CONSTRAINTS



OPPORTUNITIES AND CONSTRAINTS

Prior to generating any master plan concepts for the area, it is critical to analyze all the existing conditions data for the planning area to identify the specific elements that can be categorized as opportunities for redevelopment/economic development or those elements that are identified as constraints to redevelopment and long term sustainability. Many of these issues have been indicated on the **Opportunities & Constraint Exhibit** and discussed below in further detail.

OPPORTUNITIES

Neighborhood:

- This is the original settlement area of the City of Evans and dates back to 1869 when this area was originally platted. The area has a long and rich history in Weld County that is worth preserving and making accessible to future generations. While many of the original buildings are no longer standing, there are still unique older structures throughout the neighborhood that provide a unique character that other parts of the City do not have. This character is prized by the current local residents, many who have resided in this neighborhood for generations.

Access:

- Vehicular access to the Evans Riverside neighborhood is provided from U.S. Highway 85 at full turn signalized intersections at 31st Street (north), 37th Street (central) and 42nd Street (south). Access at 39th Street is unsignalized and the current right in/right out access provides direct access to the City's original "downtown" commercial street. It will be critical to maintain this access point even though it does not provide full turn access to Highway 85. The neighborhood is connected to Greeley and Weld County by 1st Avenue and 37th Street.
- The Union Pacific Railroad line essentially forms the western boundary of the neighborhood. While it is used primarily for freight trains, there is the opportunity for offering commuter rail service in the future.

River Access:

- The new master plan for Riverside Park will provide the opportunity for improved public access to the South Platte River.

Parks:

- City Park with its central location and proximity to the businesses on 39th Street is an ideal gathering place in the neighborhood. The park is well maintained and certain selected improvements will encourage its use for public events.
- Railroad Park (while technically not within the planning area) is currently a triangular shaped open space used for storm water detention but enjoys a highly visible location at the gateway to 39th Street and along the railroad tracks and is visible from Highway 85.
- The Riverside Park Master Plan outlines the plans for reconstruction of the park that has been a regional draw for sports events, picnics, and walking trails. Maintaining the reputation of this facility will continue to attract visitors to the neighborhood.

Cultural Amenities:

- The newly opened Riverside Library and Cultural Center has already become the hub of the neighborhood and will continue to expand its offerings and add value to the neighborhood.
- There are a number of historic structures still standing that could be preserved and reused as residences, businesses, or for public use.

- The United Methodist Church is the oldest church in Evans and continues to contribute to the community in many ways.
- The Fire Station on Denver Street with its high visibility offers the opportunity to continue its past use providing community fire protection or reuse as a potential visitors center and community center.

Developable Land:
- There are numerous lots and large parcels that are undeveloped that provide an opportunity to attract new development. Some properties, due to their condition, may be great candidates for redevelopment.
- The city's plan to consolidate waste water treatment at another location presents the opportunity to redevelop the existing public property after decommissioning for public benefit.

Utilities:
- Available and adjacent to redevelopment areas without requiring major extensions.

Amenities:
- Potential Community Gateway Opportunity/Visitor Center at old Fire Station on Denver Street
- Park & Ride being constructed by CDOT, near US Hwy. 85 and 42nd Street.

CONSTRAINTS

Neighborhood:
- As the City grew to the west of Highway 85, this neighborhood grew increasingly isolated by the highway/railroad and river leaving residents feeling that this neighborhood is not fully connected to town.

Neighborhood Perception:
- Known as East Side/Old Town, the neighborhood has acquired a poor reputation as being neglected, run down, poorly maintained, and having high rates of crime.

Floodplain:
- The 100-year and 500-year floodplains impact over 41% of the neighborhood. The flooding in September 2013 extended past the delineated boundaries. Enforcement of the Flood Damage Prevention Ordinance will focus attention on the importance of determining appropriate uses for flood hazard areas.

Land Use/Zoning:
- Many existing undeveloped small lots are not located to allow for consolidation into larger development parcels. Redevelopment could be hampered by the small area and low land values.
- Current non-conforming uses within the neighborhood could be corrected through expanding the Residential Commercial Zone District
- Zoning development standards need to be modified to allow for more of a form based system that allows for smaller setbacks, more allowable developed space and permit fee reductions.
- Existing Architectural and Site Design Standards may not adequately apply to the uniqueness of this neighborhood nor address issues of preserving historic structures.
- The adjacent Highway 85 Corridor redevelopment may have unintended impacts and create competition for businesses in the neighborhood.
- Sub grade building construction may be complicated by the high water table in the neighborhood.

Access:

- Right-In/Right-Out access at 39th Street is limiting for a commercial street but this highway access must be maintained to keep businesses viable along this street
- Pedestrian access through the central area of the neighborhood is dangerous and inconvenient due to lack of sidewalks, lighting, and trail connections.
- There are no designated bike lanes in the neighborhood.
- There does not exist a safe way for pedestrians to cross Highway 85.
- Truck traffic has increased through the neighborhood especially along 37th Street. The wide street design has contributed to higher speeds and decreased safety for pedestrians walking along or crossing this street.

Infrastructure:

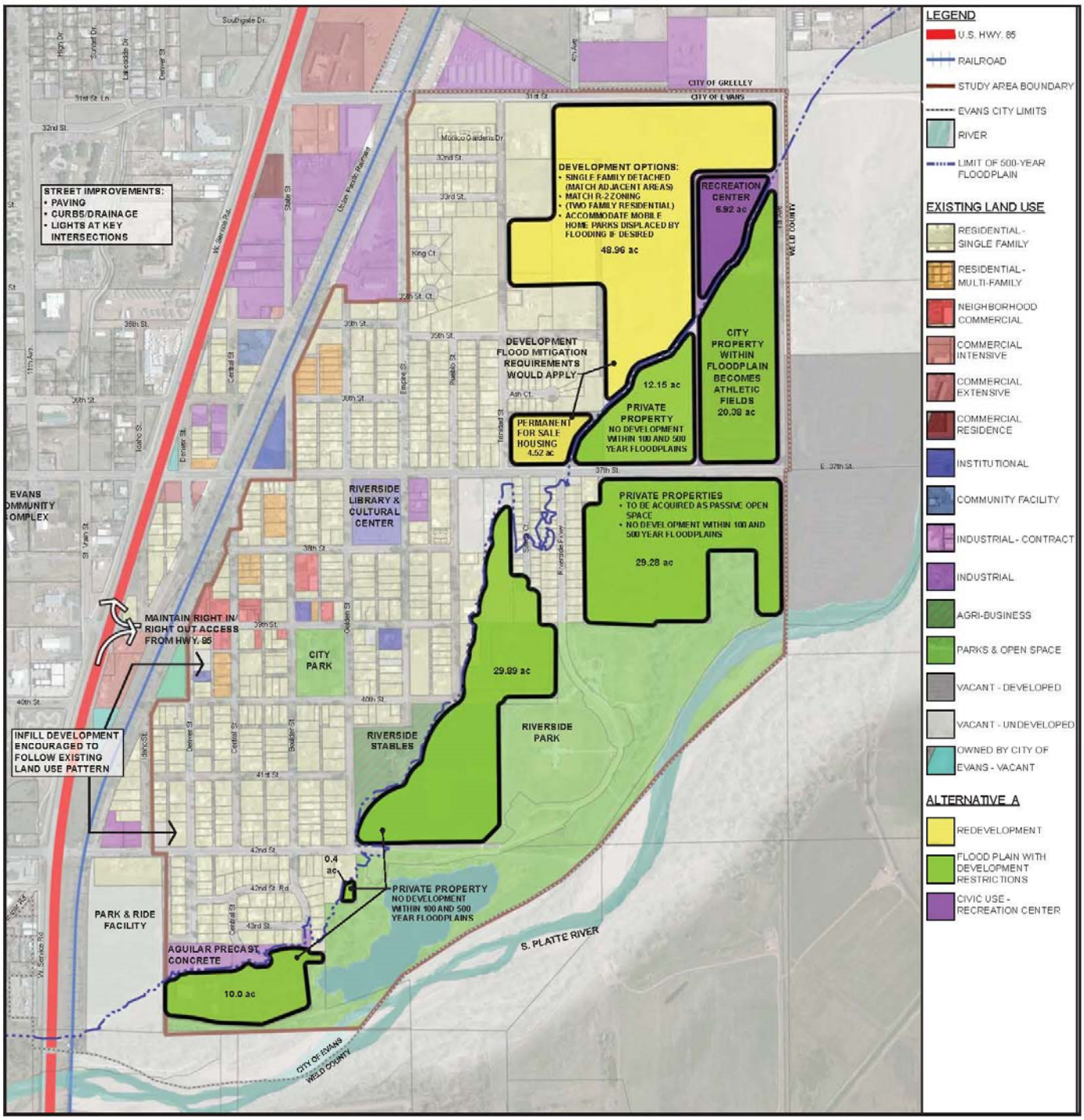
- The central portion of the Evans Riverside neighborhood does not have an underground stormwater drainage system which has resulted in local flooding and drainage pooling in streets and private properties during major rain events.
- Unpaved roads and overhead utilities contrast with newer areas in the City and may discourage future investment in the neighborhood.

3. PLAN ALTERNATIVES

INTRODUCTION

In order to craft the Vision for the neighborhood master plan, it was critical to carefully analyze the results of a public survey, comments received from the public at open house events, comments received through stakeholder interviews, the comments from the Task Force, and the goals of the city administration. Together, this information pointed toward more than one alternative plan for the neighborhood. The results of the public survey provided information on residents' preferences and priorities for the future uses and character of the neighborhood. Some of these differed from neighborhood residents and others who lived outside the neighborhood as well as the length of time a resident lived in the area. Three plan alternatives emerged and were illustrated and presented to the public for input with the resulting comments used to create the Preferred Vision plan.

PLAN ALTERNATIVE A: RECOVERY & PRESERVATION



PLAN ALTERNATIVE A: RECOVERY AND PRESERVATION

Overview

Alternative A is best described as "Pre-Flood Plus", the way the Evans Riverside neighborhood may have existed if not subjected to the devastation that occurred with the September 2013 flood event. For this to occur, two things would need to happen: 1) better flood control, and 2) better land use decisions.

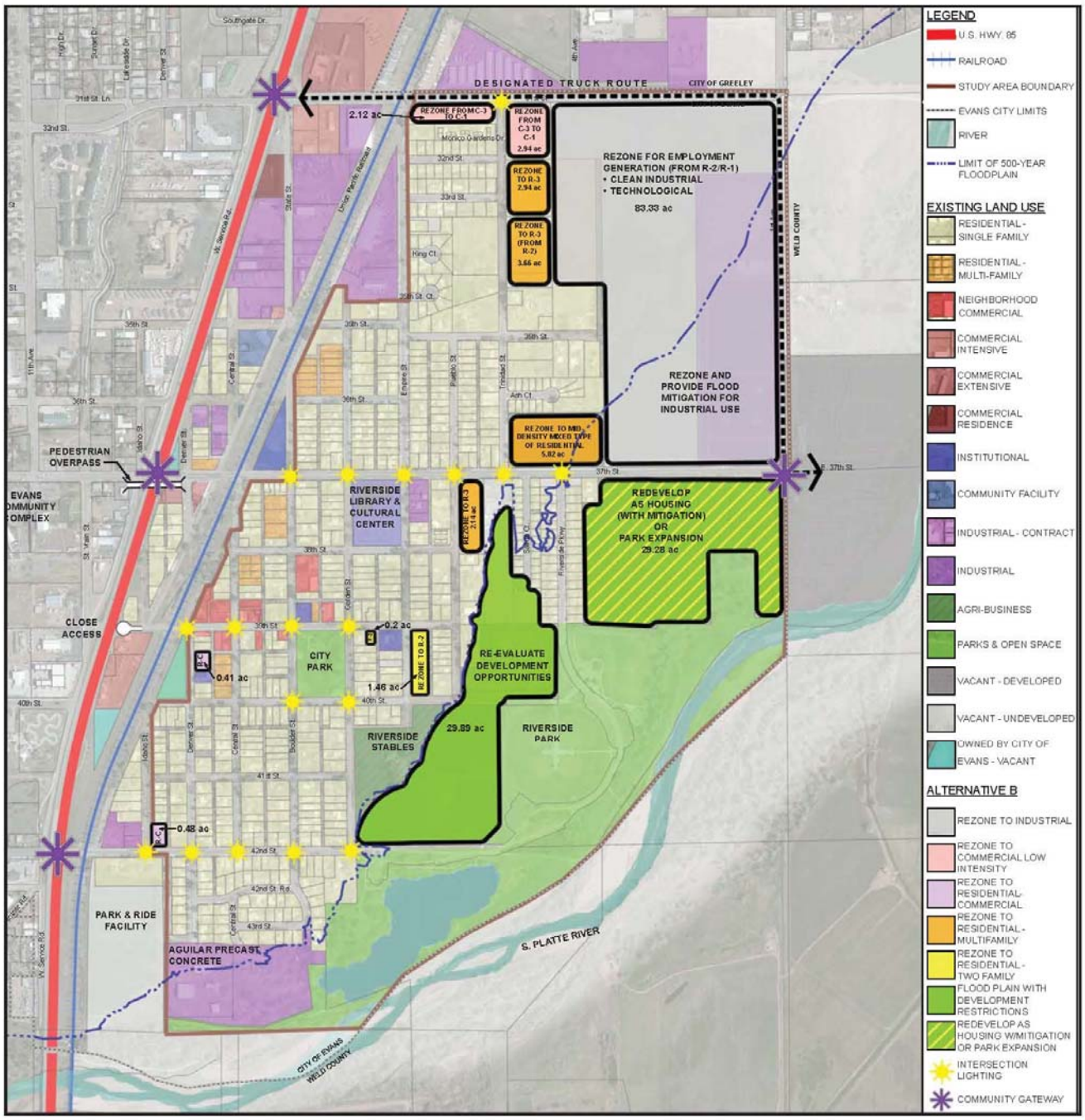
Alternative A is therefore focused on ensuring that all land within the 100-year and 500-year floodplains is subject to enhanced flood damage prevention. Better flood control would begin with replacing the current berm along the South Platte River with an improved flood control project. A new floodplain overlay zoning district would be created, such that no new habitable development would be permitted in any floodplain. Several private properties in the floodplain adjacent to Riverside Park, including the former Eastwood Village mobile home park, could be acquired for passive open space, soccer/lacrosse fields and trail system extension. The City's wastewater treatment plant at 37th Street and 1st Avenue would be closed by 2018 and its land used as part of the expanded park system.

Outside of the floodplain, new civic and housing development would occur. On the northern edge of the old waste-water treatment plant, a new recreational facility would anchor the expanded park system. Residents displaced by the flood would move to new permanent housing constructed on a portion of the large undeveloped land parcels northwest of the floodplain. The former Bella Vista mobile home park site would be redeveloped for permanent housing, with its eastern floodplain area set aside for drainage retention/detention. Other market-based housing options include single family or two-family home developments consistent with existing zoning.

Maintaining the distinct historic character of the neighborhood would be a primary focus of any redevelopment effort. Infill development on smaller lots would follow the existing land use pattern. The zoning regulations would be revised to accommodate non-conforming uses and encourage reinvestment in the RC Residential Commercial district. Reinvestment in the neighborhood would also be facilitated by City policies that actively encourage historic preservation. With property owner consent, targeted rezoning would occur on those parcels where the existing use is inconsistent with current zoning. For example, Riverside Stables could be rezoned from R-2 Two-family Residential to a district that accommodates its agricultural business use.

With the exception of rebuilding the trail system, the circulation system would also continue to reflect the existing character of the neighborhood. Streets south of 37th Street that are unpaved would remain unpaved; streets without sidewalks would remain without sidewalks. Street improvements would occur where needed to accommodate increased traffic flows, such as on Trinidad Street north of 35th Street. Improvements to the drainage system would focus on using re-grading/repaving roads, extending the existing ditch system to capture sheet flows, and adding detention and retention ponds at key locations. Access in and out of the neighborhood would also remain unchanged. Notably, the right-in/right-out access at US 85 and 39th Street would not be closed as currently proposed by CDOT.

PLAN ALTERNATIVE B: ENHANCED REDEVELOPMENT



PLAN ALTERNATIVE B: ENHANCED REDEVELOPMENT

Overview

Alternative B is less fiscally-constrained and more robust than Alternative A. This "enhanced redevelopment" option provides for numerous zoning changes and infrastructure improvements to drive redevelopment activity toward its highest and best use.

Several zoning changes would be initiated, either by the City or consenting landowners, to accommodate higher density residential housing development and targeted light industrial development. The former wastewater treatment site would be rezoned from its R-1 Single Family Residential zoning designation to the I-1 Light Industrial district, as would the large land parcel northwest of the wastewater plant. Local jobs would be created with the attraction of a large manufacturing facility to this area. Warehouse and related uses that generate heavy truck traffic volumes or that have minimal employment needs would be discouraged.

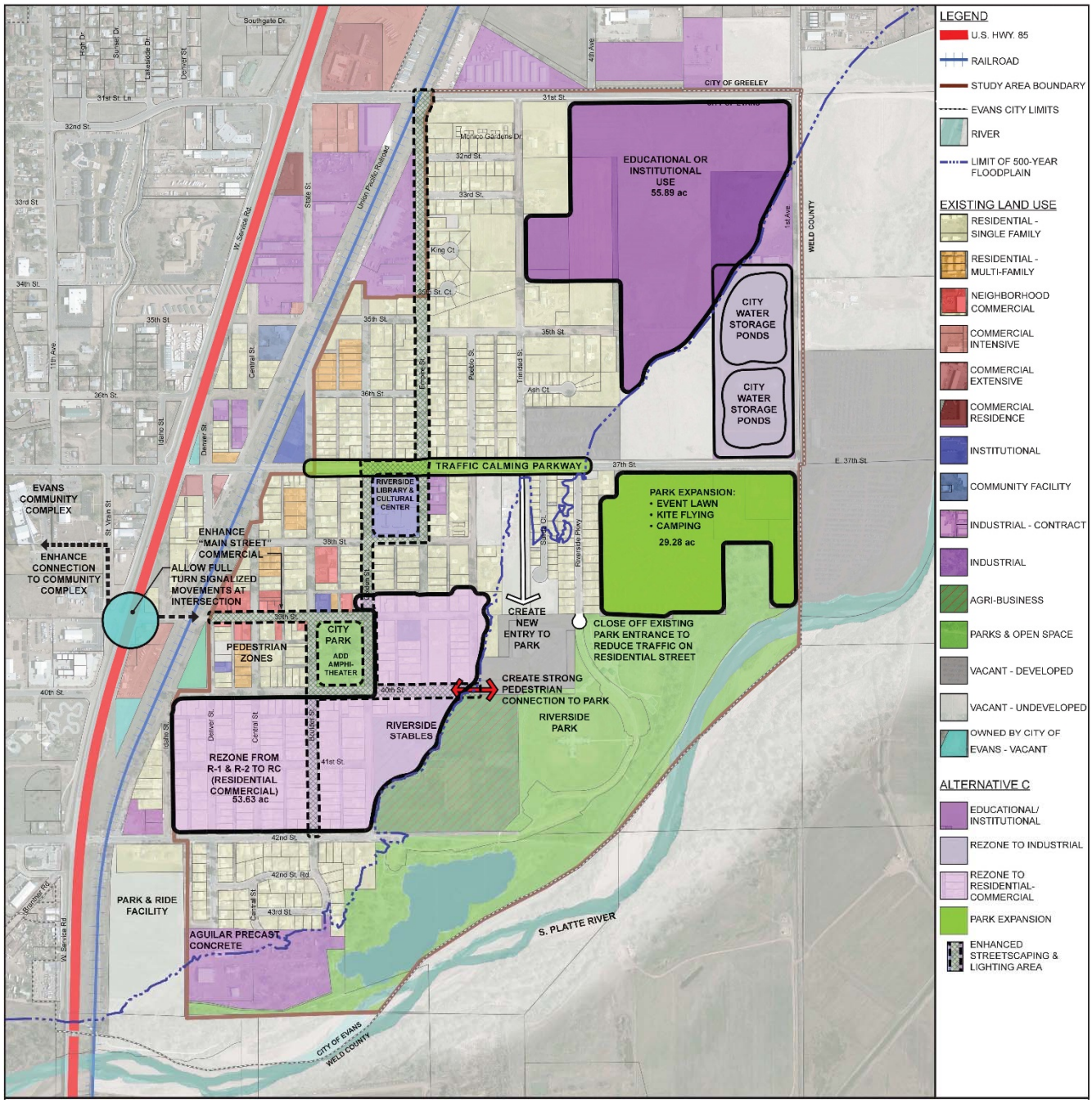
Several parcels along the east side of Trinidad Street would be up-zoned from R-2 Two-Family Residential to R-3 Multifamily Residential zoning to provide for affordable townhomes, apartments, and condominiums. Similarly, the Bella Vista site would be rezoned from RMH Residential Mobile Home to PUD Planned Unit Development to accommodate a variety of mixed residential housing types. Other infill sites, such as the undeveloped land at the intersection of 37th Street and Pueblo Street, would also be rezoned from R-2 to R-3 as a means of attracting more diverse housing to the neighborhood. These new housing sites would be planned with large setbacks and heavily landscaped areas to serve as buffers from adjacent industrial development.

New community commercial retail development would follow higher density housing into Evans Riverside. An initial strategy would include rezoning both corners south of the intersection of 31st and Trinidad Street to the C-1 Low Intensity Commercial district. The current C-3 High Intensity Commercial zoning designation on the southwest corner may allow development that is incompatible with the neighborhood. Conversely, the current RC Residential Commercial designation on the southeast corner would also allow residential development, which would not be the best use for that intersection.

Unlike Alternative A, a limited amount of redevelopment would be allowed in the floodplain east and north of Riverside Park: the new floodplain overlay zoning district would provide for habitable development with FEMA-approved flood mitigation measures. Depending on the final design for a reconstructed Riverside Park, properties such as the former State Patrol site may be available for redevelopment as administrative offices, RV campsites or private residences.

Circulation improvements would include: the closure of the right-in/right-out access at US 85 and 39th Street for increased safety and directing traffic to new development; a designated truck route with widening and repaving along 31st Street and 1st Avenue; improvements to street lighting at major intersections; paving of all streets; and completion of sidewalk connections throughout the neighborhood. Notably, a pedestrian bridge would be constructed over US 85 at 37th Street to provide safe access between the Evans Riverside neighborhood and the Evans Community Complex and neighborhoods west of Evans Riverside. Landscaped gateways with neighborhood identification signage would be installed at US 85 and 42nd Street, US 85 and 37th Street, US 85 and 31st Street, and 37th Street and 1st Avenue.

PLAN ALTERNATIVE C: CULTURAL DISTRICT



PLAN ALTERNATIVE C: CULTURAL DISTRICT

Overview

Alternative C focuses on the creation of an active cultural district. Building on the Riverside Library and Cultural Center, City Park and Riverside Park as civic anchors, the Evans Riverside neighborhood would become a hub for artisans, entrepreneurs and local citizens that desire greater access to cultural amenities.

The unique character of the Evans Riverside neighborhood would be preserved through further application and enhancement to the RC Residential Commercial zone district regulations. The RC zoning district would be extended south from 40th Street to 42nd Street and east from Boulder Street to Pueblo Street, replacing existing R-1 Single-family Residential and R-2 Two-family Residential zoning. As in Alternative A, the RC zoning regulations would be updated to accommodate existing non-conforming lots, structures and uses. Additional uses to support an entrepreneurial arts community would be permitted, such as live-work units, art studios, galleries, and small foundries.

While the Riverside Library and Cultural Center will provide an indoor venue for cultural activities, historic City Park would become a central outdoor gathering place. Seasonal events would include a Farmers/Artisans Market and neighborhood potlucks. A festival plaza would be constructed for hosting small-scale local events, such as acoustic music performances and movie nights. Riverside Park would complement its regional recreational role with activities such as kite flying contests and art festivals. Sculptures, murals and artistic enhancements would be encouraged in spaces throughout the neighborhood. The old Evans History museum could reuse the Fire Station on Denver Street.

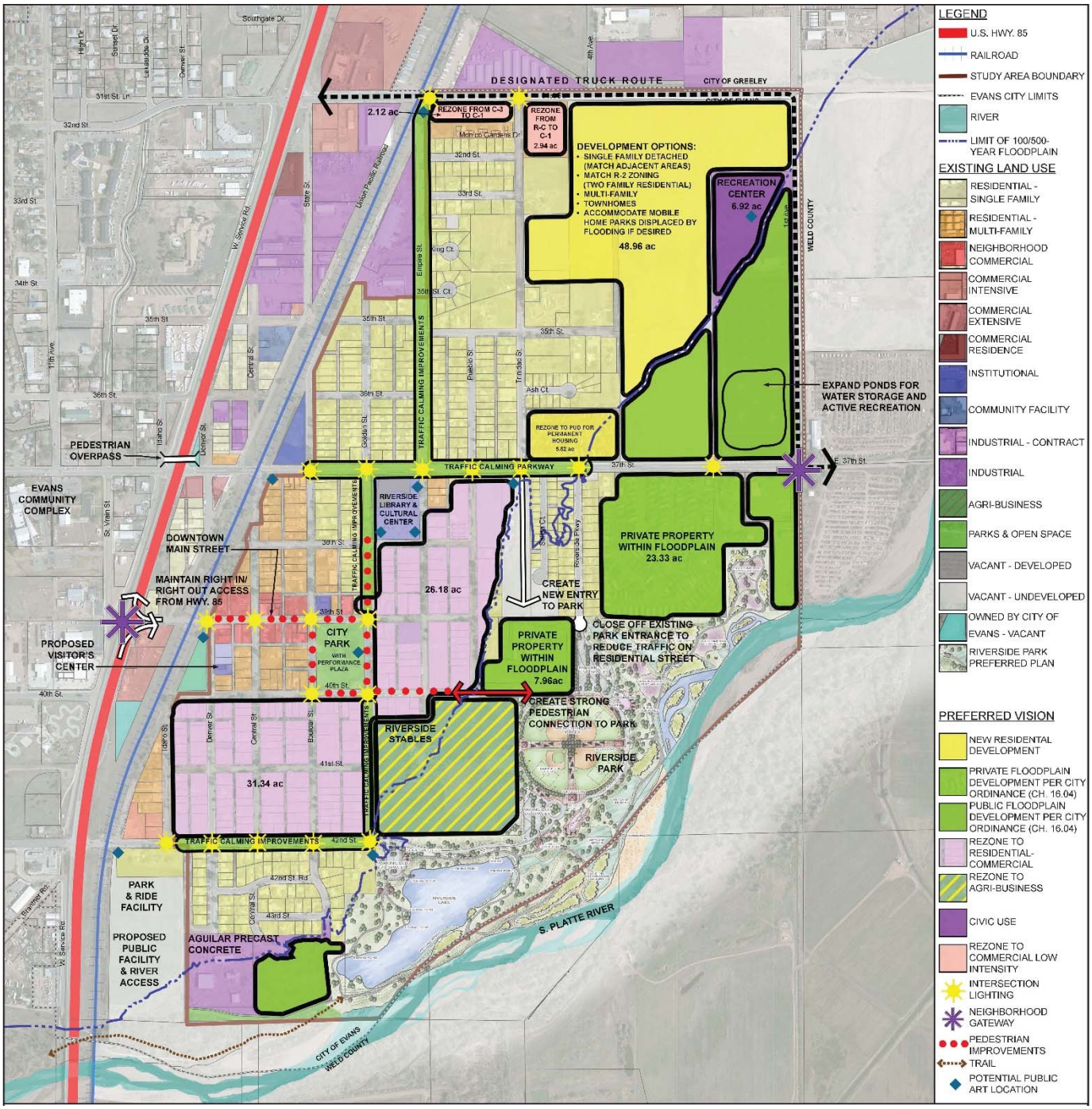
Historic-style, low voltage street lighting for encouraging pedestrian movement would be installed along the 39th Street commercial corridor and around City Park, and extended south along Boulder Avenue to 42nd Street, east along 40th Street to Riverside Park, and north along Golden Avenue to Riverside Library. Lighting improvements would also extend north of 37th Street to 31st Street along Empire Avenue. A dedicated right-of-way or easement off 40th Street east of Pueblo Street would provide direct pedestrian access into Riverside Park for neighborhood residents.

General traffic circulation through the Evans Riverside neighborhood would be significantly improved with a new dedicated access point into Riverside Park off 37th Street at Trinidad Street. This would allow for the termination of Riverside Parkway with a cul-de-sac, eliminating heavy traffic volumes on a residential street. A traffic calming parkway, with a landscaped median and reduced speed limit, would also be constructed along 37th Street between Riverside Parkway and Empire Street to slow cross traffic.

Vehicular access into the historic core of Evans Riverside would be enhanced with a full turn movement at the intersection of US 85 and 39th Street. This neighborhood gateway takes advantage of high traffic counts off US 85, improving the viability for redeveloping 39th Street between Denver Street and Boulder Street as a commercial corridor. To improve pedestrian safety, 39th Street would be narrowed from the railroad east to City Park and include streetscape enhancements and well-delineated on-street parking.

The relocated wastewater treatment plant site will be used for City water storage/augmentation ponds. An educational or institutional use would be constructed on the large undeveloped parcel of land northwest of the wastewater treatment site that could be a partner in health or education programs.

PREFERRED VISION



THE PREFERRED VISION

Overview

The Preferred Vision is a combination of ideas generated from three plan alternatives for the Evans Riverside neighborhood. In general, the Preferred Vision seeks to retain the unique character of the Evans Riverside neighborhood while capitalizing on revitalization opportunities.

The main priority for the Evans Riverside neighborhood is to become more resilient and avoid the devastation that occurred with the September 2013 flood event. For this to occur, two things will need to happen: 1) improved flood control, and 2) better land use decisions.

A central focus is to ensure that all land within the existing floodplain is subject to enhanced flood damage prevention. Better flood control begins with reconfiguring the berm along the South Platte River, per the recommended alternative for the Riverside Park Master Plan. A new Floodplain Overlay Zoning District should be considered that would severely limit any new habitable development in the 100-year floodplain and requiring flood mitigation for development in the 500-year floodplain. This new Floodplain Overlay Zoning District will also ensure that any new development in the floodplains is thoughtfully planned and subject to flood mitigation.

Several private properties in the floodplain north of Riverside Park have been proposed to be acquired for a variety of passive and active recreational uses. Some suggested uses include a dog park, a disc golf course, a bicycle moto-cross (BMX) track, soccer/lacrosse fields, and trail system extension. In the event that the private property owners choose to redevelop the flood damaged properties, the City's code for floodplain development will need to be adhered to in order to meet the safety and property protection goals of this master plan. In addition, the City's wastewater treatment plant at 37th Street and 1st Avenue is slated to be closed by 2018 and a new sewer force main pipeline installed in its place. The site would be reclaimed for water storage and additional recreation uses. Some potential uses may include a golf learning center with driving range and kid's mini-course.

A new recreational facility is proposed on the northern edge of the old wastewater treatment plant site. The new City facility could feature aquatic pools, a climbing wall and other indoor activities/programs not offered at nearby centers. It would serve as the anchor and trailhead for an expanded park and trail system.

Depending on the final design for a reconstructed Riverside Park, the former State Patrol site (owned by CDOT) adjacent to Riverside Park may be available for a variety of complimentary uses, for example a "great lawn" gathering place with non-programmed activities such as touch football, kite flying, and other activities that could benefit from a large open area.

In addition to enhanced recreation opportunities, the Preferred Plan Concept offers a range of housing that is consistent with the existing stock, prevailing market and established nature of the Evans Riverside Neighborhood. The former Bella Vista mobile home park would be rezoned from RMH Residential Mobile Home to PUD Planned Unit Development to accommodate a variety of permanent, mixed residential housing types. Potentially, residents displaced by the flood would have the opportunity to lease or purchase new homes constructed on a portion of the large undeveloped land parcels northwest of the floodplain. Other market-based housing options for these parcels include single family or two-family home developments consistent with existing zoning and other mixes of residential uses by rezoning to Planned Unit Development.

Community commercial retail development would follow the demand created by new residents into Evans Riverside. The goal would be to attract a small grocery store by offering an available site with good access. An initial tactic to ensure availability of an adequate site would involve rezoning properties on the south intersection of 31st and Trinidad Street to the C-1 Low Intensity Commercial district. The current C-3 High Intensity Commercial zoning designation on the southwest corner allows development other than community retail, as does the RC Residential-Commercial designation on the southeast corner.

Meeting market demands based on the Evans East Side Subarea Strategic Plan, can be accommodated in many ways. The Strategic Plan, an appendix to this document, presents in greater detail the ability of the Evans Riverside Neighborhood to absorb the demand in the larger trade area for a variety of uses. While not all uses fit the desired character of the neighborhood, the wide variety of uses that the neighborhood could absorb represents a positive future for redevelopment efforts in this area.

Retaining the unique and distinct historic character of the neighborhood is also a primary focus of the Preferred Plan Concept. Infill development on smaller lots would follow the existing land use pattern. The zoning regulations would be evaluated for potential revisions that would accommodate non-conforming lots, structures and uses, encouraging reinvestment in the RC Residential Commercial district. The City's Architectural Design Guidelines should be evaluated with one result being the creation of a separate set of guidelines established for this neighborhood or modifications made to existing guidelines to ensure the flexible and eclectic nature of the neighborhood today and for future development. Oil and gas development would be prohibited within the neighborhood.

Reinvestment in the neighborhood would also be facilitated by City policies that actively **encourage historic preservation**. With property owner consent, targeted rezoning would occur on those parcels where the existing use is inconsistent with current zoning. For example, Riverside Stables could be rezoned from R-2 Two-family Residential to a district that accommodates its agricultural business use.

The unique character of the Evans Riverside neighborhood would be preserved through further application and **enhancement to the RC Residential Commercial zone district** regulations. The RC zoning district would be extended south from 40th Street to 42nd Street, and east from Boulder Street to Pueblo Street, replacing existing R-1 Single-family Residential and R-2 Two-family Residential zoning. Tree preservation, maintenance and replacement policies would follow a tree survey within the expanded RC Residential Commercial zoning district, with new trees installed in public rights-of-way where needed.

Ideally the Riverside neighborhood should **build upon the current civic amenities** such as the Riverside Library and Cultural Center, City Park and Riverside Park to encourage the neighborhood to become a hub for artisans, entrepreneurs and local citizens that desire a vibrant, eclectic and walkable neighborhood. Community gardens, sculptures, murals and artistic enhancements would be encouraged in select spaces and buildings throughout the neighborhood. Additional uses to support an entrepreneurial arts community would be permitted, such as live-work units, art studios, galleries, and small foundries.

While the Riverside Library and Cultural Center will provide an indoor venue for cultural activities, historic City Park would become a central outdoor gathering place. Seasonal events would include a Farmers/Artisans Market and neighborhood potlucks. A small festival plaza would be constructed for hosting neighborhood events and performances such as acoustic music concerts and movie nights.

The redevelopment of the historic 39th Street commercial area as a **restoration of the "downtown" for Evans** should be the prime focus area for encouraging economic development. A new Evans Visitor Center should be established near 39th Street to welcome and orient visitors to the neighborhood. The existing Fire Station building, if not remaining as a working fire station, may serve as a good location to introduce both visitors and residents to the history of Evans, current Evans Riverside events, and the diverse commercial district along 39th

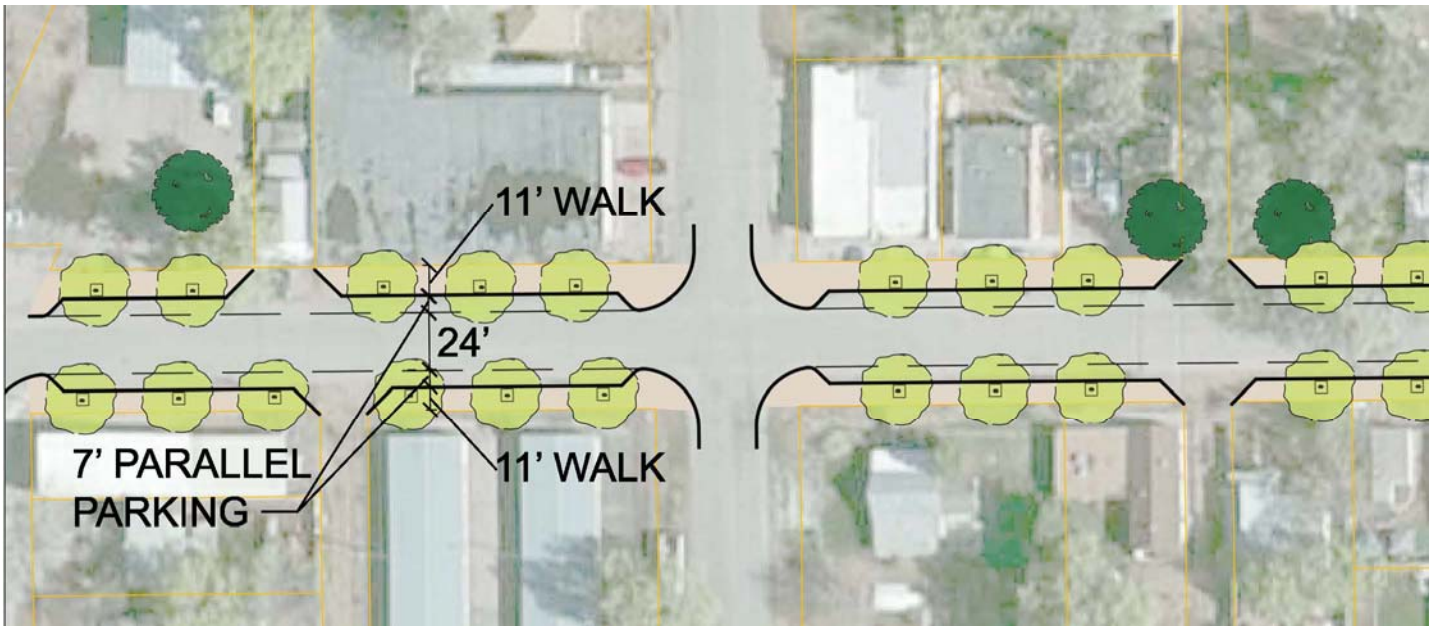
Street. The vacant lots adjacent to the Fire Station could be acquired for additional off-street public parking or redevelopment.

Historic-style, low voltage and downcast street lighting that encourages pedestrian use would be installed along the 39th Street commercial corridor and around City Park, and extended south along Golden Street to 42nd Street, east along 40th Street to Riverside Park, and north along Golden Street to Riverside Library. Lighting improvements would also extend north of 37th Street to 31st Street along Empire Street, and at all major intersections. A dedicated right-of- way or easement off 40th Street east of Pueblo Street would allow for a dedicated trail providing direct pedestrian access into Riverside Park for neighborhood residents.

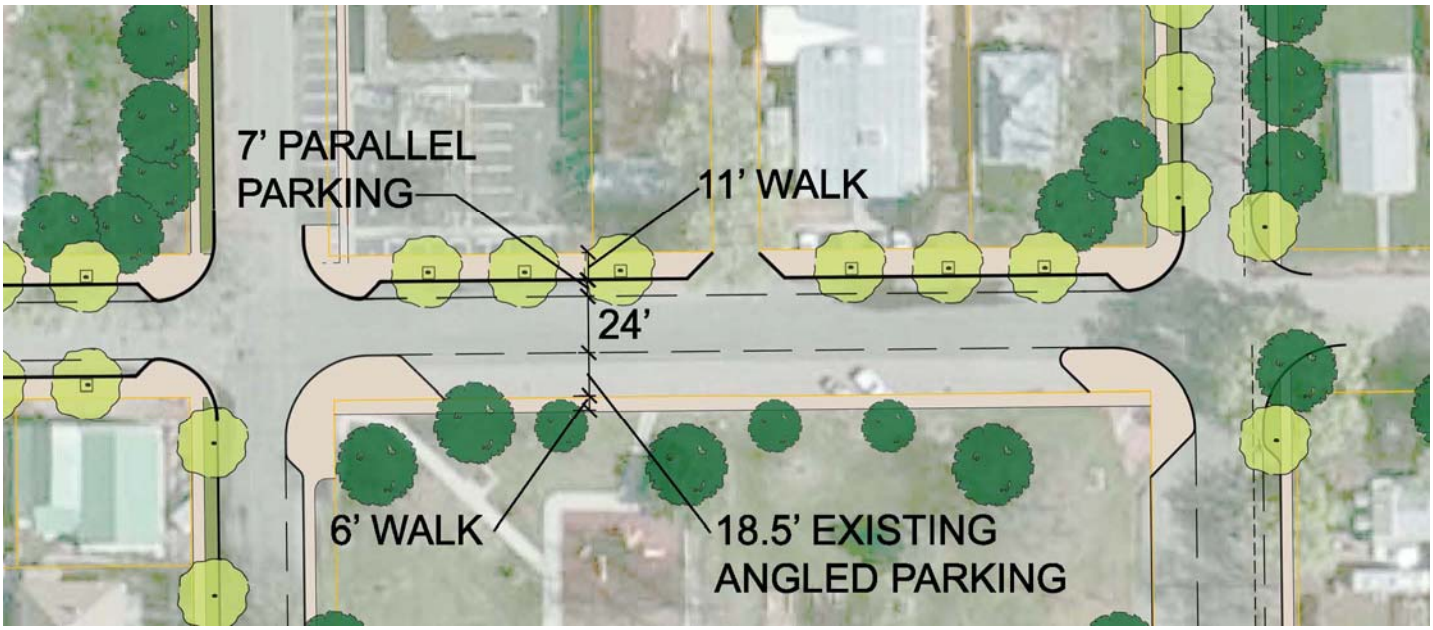
Pedestrian safety is also an important component of the Preferred Plan. Sidewalk connections would be completed where needed, primarily between 42nd Street and 37th Street. Many people have suggested that a pedestrian bridge be constructed over US 85 at 37th Street to provide safe access to the Evans Community Complex and neighborhoods west of Evans Riverside. This will require significantly more study and coordination with the Colorado Department of Transportation (CDOT). Walkability would also be improved along the 39th Street commercial corridor with streetscape enhancements that include narrowed travel lanes, wider sidewalks, tree lawns, bulb-outs at intersections for shorter crosswalks and well delineated on-street parking. Nearly nine different street cross sections were originally identified based on the uniqueness of various streets in the neighborhood, however, three typical conditions have been illustrated as street cross sections that show how the existing public right-of-way can accommodate two travels lanes, parallel parking lanes, sidewalks and tree lawns. The phasing map indicates the recommended priority for improvements; however, drainage and utility improvements will need to be coordinated and may affect the order in which streets are improved. Phase 1 sidewalk improvement will connect 39th Street with City Park and the library. Future phases can be evaluated at the time of construction for the desire for sidewalks on certain streets. Sidewalks do not necessarily need to be of the same material or design but need to be maintained and provide an all-weather surface for walking.

Several **traffic calming** measures should also be put in place to reduce speeding and the use of the Evans Riverside neighborhood as a short-cut for truck traffic. A truck route should be designated along 31st Street and 1st Avenue. A traffic calming parkway, with a landscaped median and signalized crosswalks, should be the goal for a renovated 37th Street. Traffic calming techniques should also be instituted along 42nd Street, Golden Street between 42nd and 37th Street, and Empire Street between 37th Street and 31st Street. All streets with traffic calming enhancements would also serve as designated bike routes with delineated bike lanes. General traffic circulation through the Evans Riverside neighborhood would be significantly improved with a new dedicated access point into Riverside Park off 37th Street at Trinidad Street. This would allow for the termination of Riverside Parkway with a cul-de-sac, eliminating heavy traffic volumes on the existing residential street.

Access in and out of the neighborhood would remain unchanged. Notably, the right-in/right-out access at US 85 and 39th Street would need to be maintain and not closed by CDOT. Working with CDOT to retain access at US 85 and 39th will be critical to revitalizing the 39th Street commercial corridor. Landscaped gateways with neighborhood identification and directional signage would be installed at US 85 and 39th Street, and 37th Street and 1st Avenue. Street improvements would occur where needed to accommodate increased traffic flows, such as on Trinidad Street north of 37th Street. The new truck route would require the widening and repaving of 31st Street and 1st Avenue. All unpaved street should be paved, and all overhead power lines should be buried to provide the City with a consistent ability to maintain infrastructure and project a consistent quality Targeted street improvements (re- grading, paving and installation of curb and gutter) should also occur where needed to improve drainage. Storm water detention and retention ponds should be installed at key locations as indicated through future drainage master planning



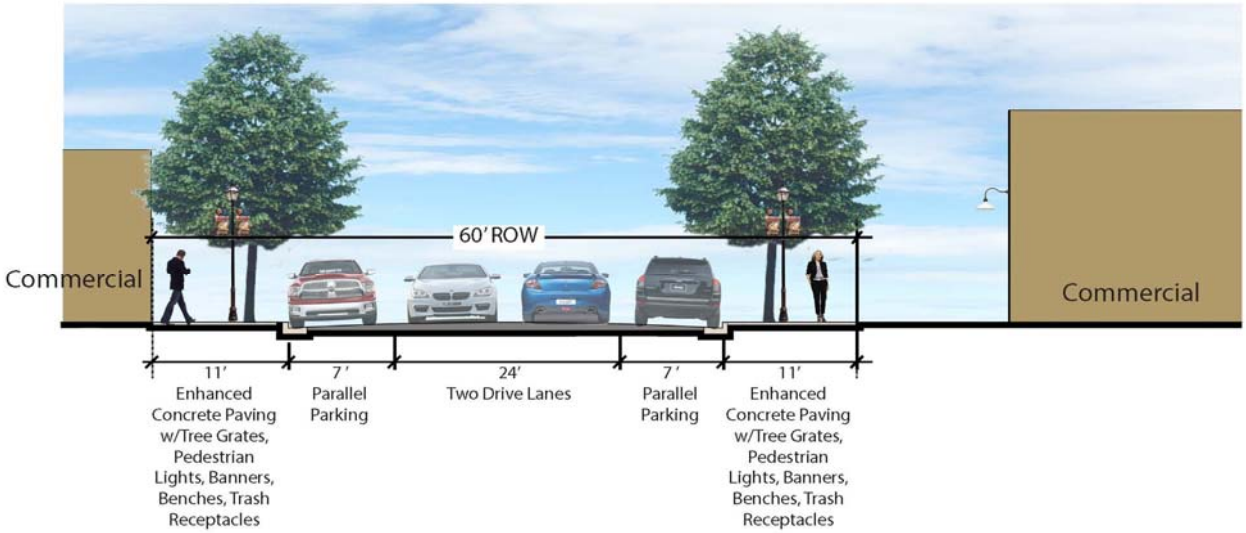
This conceptual plan for 39th Street improvements illustrates a scheme that creates a streetscape that indicates new sidewalks, parking and tree lawns. Existing large mature trees (dark green) should be preserved and new trees (light green) added to create a shaded canopy for pedestrians.



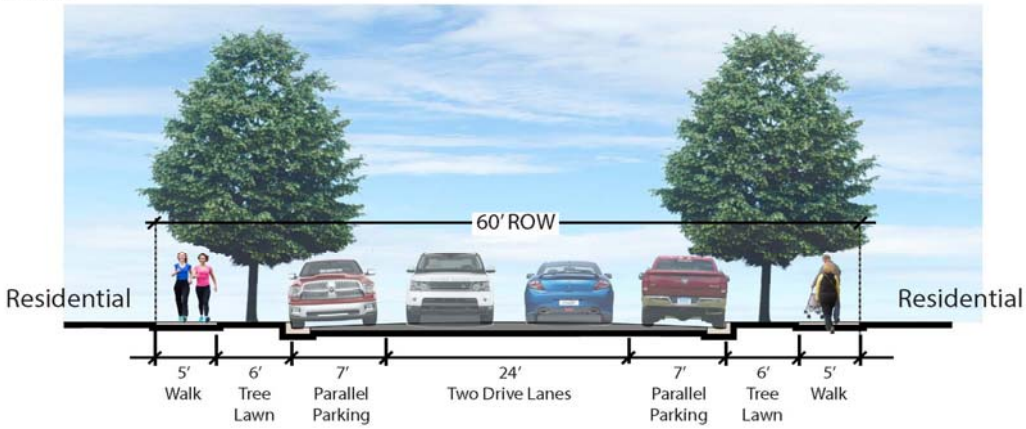
39th Street Improvements – East

The images below are from two other Colorado communities that have invested in their original main street and represent a similar scale as 39th Street in Evans. Desirable elements such as specialty paving or boardwalks, lighting, awnings, signage, parking and landscaping are represented in the improvements made at these locations and proposed for the Evans Riverside Neighborhood.

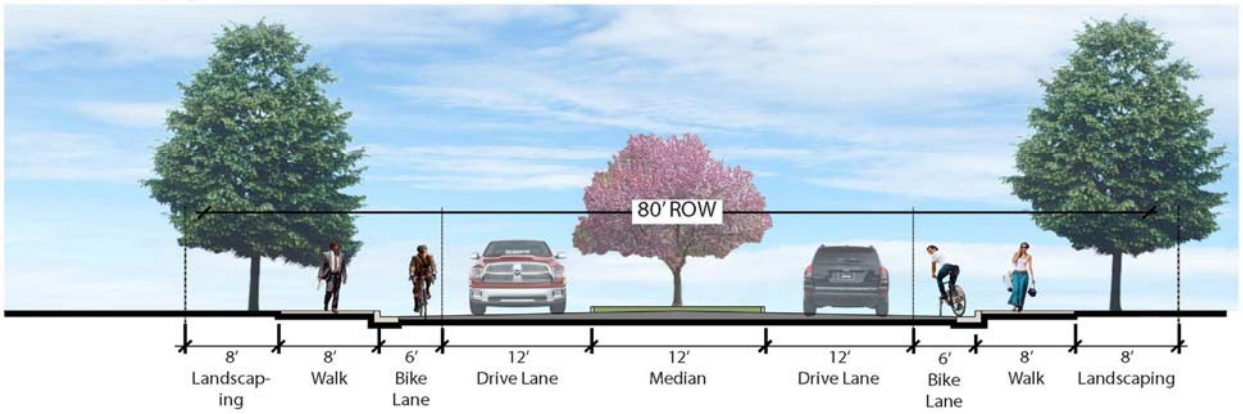
SECTION A
Commercial/Commercial



SECTION B
Residential/Residential



SECTION C
37th Street Parkway



The above illustrative street cross sections propose improvements within existing public right-of-way. They represent three typical conditions: Commercial Uses, Residential Uses and 37th Street.

4. PLAN OBJECTIVES

INTRODUCTION

Where do we want to be?

Plan Objectives are organized by three major plan themes: **Neighborhood Redevelopment, Neighborhood Character, and Neighborhood Infrastructure.** Each plan theme is defined by a core issue, followed by the specific goals, strategies, and action steps required to address the core issue. Action steps include specific projects, tasks and initiatives.

NEIGHBORHOOD REDEVELOPMENT

Core Issue: Promote the redevelopment of Evans Riverside as a stable, safe and attractive neighborhood in which to live, work and play.

Live:

1.0 Goal: A flood resilient Evans Riverside neighborhood.

Strategy: Ensure that all land within the 100-year floodplain is subject to enhanced flood damage prevention.

1.1 Action: Reconstruct the flood protection areas in Riverside Park along the South Platte River, per the adopted Riverside Park Master Plan.

1.2 Action: Create a new Floodplain Overlay Zoning District that establishes river setback standards, encourages riparian corridor conservation and requires flood mitigation for any new development in the 100-year and 500-year floodplains of the South Platte River.

2.0 Goal: A diverse housing stock.

Strategy: Seize opportunities to replace the housing lost in the September 2013 flood.

2.1 Action: Encourage the rezoning of the former Bella Vista mobile home park site from RMH Residential Mobile Home to PUD Planned Unit Development to accommodate a variety of permanent, mixed residential housing types.

2.2 Action: Leverage financial resources, including Weld County Housing Authority, Division of Housing and Evans Urban Renewal Authority relocation payment funds to build a variety of new housing.

2.3 Action: Work with owners of vacant parcels to list property with OppSites or other online real estate marketplace.

Work:

3.0 Goal: Reinvestment in the Evans Riverside neighborhood.

Strategy: Attract grocery and other retail and personal service stores at a scale compatible with the Evans Riverside neighborhood.

3.1 Action: Rezone properties located southwest and southeast of the intersection of 31st Street and Trinidad Street to the C-1 Low Intensity Commercial district.

Strategy: Support the retention of existing businesses, including home-based and cottage industry, in the Evans Riverside neighborhood.

3.2 Action: Rezone parcels where the existing use is inconsistent with current zoning.

3.3 Action: Revise the RC Residential Commercial zoning district regulations to accommodate non-conforming lots, structures, uses and setbacks, and permit live-work units, art studios, galleries, and small foundries. See appendix for zoning and design standards issues identification.

3.4 Action: Expand the RC Residential Commercial zoning district south from 40th Street to 42nd Street, and east from Boulder Street to Pueblo Street, replacing the existing R-1 Single-family Residential and R-2 Two-family Residential zoning.

Strategy: Redevelop the historic 39th Street commercial area as a new "downtown" Evans.

3.5 Action: Establish a new Evans Visitor Center near the west end of 39th Street. (Consider the Fire Station building on Denver Street if available.)

3.6 Action: Acquire the vacant lots adjacent to the Fire Station for off-street public parking or development.

Play:

4.0 Goal: The recreational heart of Evans.

Strategy: Maintain and promote the regional attraction of Riverside Park and newly created recreational opportunities associated with the South Platte River.

4.1 Action: Acquire properties located in the 100-year floodplain for passive and active recreational uses.

4.2 Action: Expand Riverside Park onto newly acquired floodplain properties with potential uses such as:

- a dog park
- a disc golf course
- a bicycle moto-cross track
- soccer/lacrosse fields
- a "great lawn" gathering place
- trail system extension.

Strategy: Repurpose the wastewater treatment facility property for passive and active recreational uses.

4.3 Action: Expand Riverside Park on the repurposed wastewater treatment facility site. Suggested uses may include:

- a golf learning center with driving range and kid's mini-course
- trail system extension
- passive uses for the existing pond such as remote controlled model boating
- other civic and recreational uses appropriate for floodplain property

4.4 Action: Design and construct a new recreational facility offering indoor activities and programs not offered at nearby centers and that could serve new residential development.

Strategy: Encourage seasonal events in City Park at an appropriate scale, such as a farmer's market, neighborhood potlucks, movie nights, and acoustic performances.

4.5 Action: Design and construct a small festival plaza in City Park along with rules and regulations to mitigate noise, lighting, traffic and trash issues.

NEIGHBORHOOD CHARACTER

Core Issue: Improve the design and appearance of the public and private realm.

Public Realm: Public right-of-way, Streetscape including parking, signage and lighting

5.0 Goal: Retain and enhance the unique character of the Evans Riverside neighborhood.

Strategy: Establish strong gateways to the Evans Riverside Neighborhood.

5.1 Action: Work with CDOT to retain the right-in/right-out access at US 85 and 39th Street in order to directly access the 39th Street commercial corridor.

5.2 Action: Design and install landscaped gateways with neighborhood identification and directional signage at US 85 and 39th Street, and 37th Street and 1st Avenue.

5.3 Action: Design and construct streetscape enhancements along the 39th Street commercial corridor that include narrowed travel lanes, wider sidewalks, tree lawns, improved lighting and signage, bulb-outs at intersections, and well delineated on-street parking.

6.0 Goal: Attractive Streets.

Strategy: Enhance the visual appearance of neighborhood streets and alleys.

6.1 Action: Conduct a tree survey and install new trees in public right-of-way "tree lawns" where needed to replace dead or diseased trees.

6.2 Action: Bury all overhead power lines located within the public right-of-way.

Private Realm: Architecture and Preservation

7.0 Goal: Establish an architectural vernacular and standards for the Evans Riverside Neighborhood

Strategy: Preserve aspects of historic architecture and set standards for compatibility of architecture for new development.

Strategy: Set standards and expectations for the appearance of redevelopment and new development.

Strategy: Encourage community gardens, sculptures, murals and artistic enhancements throughout the neighborhood.

7.1 Action: Conduct an historical assessment of existing structures in the neighborhood in order to document history and inventory architecture for compatibility with design guidelines.

7.2 Action: Modify existing design standards or adopt new design standards to be applied to all redevelopment and new development that meets the desired vision for the neighborhood.

NEIGHBORHOOD INFRASTRUCTURE

Core Issue: Invest in infrastructure that honors the past and creates future opportunities.

Streets, Sidewalks, and Lighting

8.0 Goal: Safe streets.

Strategy: Establish minimum safety standards for street design to protect lives, property values and future investment in the community.

8.1 Action: Establish a designated truck route along 31st Street and 1st Avenue.

8.2 Action: Design and construct a traffic calming parkway, with a landscaped median and signalized crosswalks, along 37th Street.

8.3 Action: Delineate bike lanes on select streets with traffic calming enhancements that connect to regional bike routes.

8.4 Action: Install curb, gutters and paving on all streets between 37th Street and 42nd Street and install sidewalks on select streets.

8.5 Action: Acquire easement, design and construct a pedestrian walkway off 40th Street east of Pueblo Street into Riverside Park.

8.6 Action: Design and construct a pedestrian bridge over US 85 at 37th Street.
(Prerequisite: Feasibility Study)

8.7 Action: Install street lighting at key intersections along Empire Street from 37th Street to 31st Street, including a signed or signalized pedestrian cross walk at 35th Street to address safety issues.

8.8 Action: Install pedestrian scale street lighting along the 39th Street commercial corridor and around City Park, and extended south along Golden Street to 42nd Street, east along 40th Street to Riverside Park, and north along Golden Street to Riverside Library.

9.0 Goal: Improved connections and circulation.

Strategy: Target street improvements that will result in better traffic movement.

9.1 Action: Design and construct street widening, paving and signage improvements on 31st Street and 1st Avenue to accommodate the designated truck route. Include an enforcement policy.

9.2 Action: Design and construct street paving improvements so that all streets are paved in the neighborhood.

9.3 Action: Acquire right-of-way, design and construct an extension of Trinidad Street south of 37th Street into Riverside Park, including signalizing the intersection at 37th Street.

9.4 Action: Upon completion of the new Trinidad Street access into Riverside Park, design and construct a landscaped cul-de-sac at the south end of Riverside Parkway.

Drainage and Irrigation

10.0 Goal: Improved drainage and storm water detention.

Strategy: Preserve and maintain the ditch irrigation system.

Strategy: Identify and prioritize storm drainage improvements.

10.1 Action: Complete a comprehensive storm water drainage master plan.

10.2 Action: Design and install street improvements (re-grading, paving and installation of curb and gutter) where needed to improve drainage.

10.3 Action: Design and install storm water sewers, detention and retention ponds where needed.

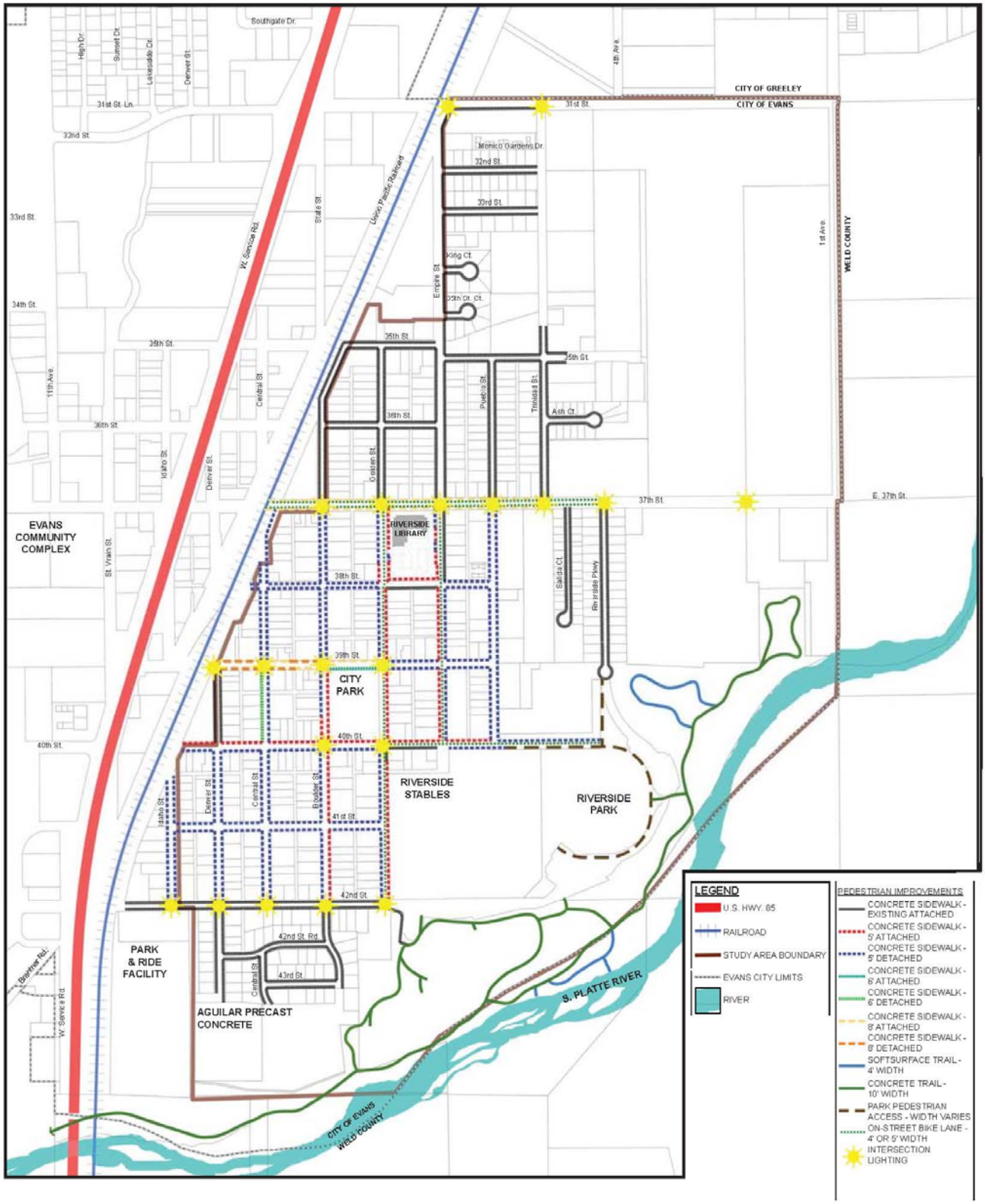
The following exhibits are provided to suggest proposed street improvements and prioritization. All of which is subject to stormwater master planning, utility improvements, funding strategy and citizen input.

PEDESTRIAN AMENITIES:
This exhibit offers a scenario for a pedestrian system that indicates proposed sidewalk and trail locations along with their general width and surface material and where they would connect with existing sidewalks. Also included are bike lanes and intersection lighting for safety.

PROPOSED INFRASTRUCTURE:
This exhibit illustrates the existing irrigation and ditch system along with proposed paving, truck route and traffic signalization.

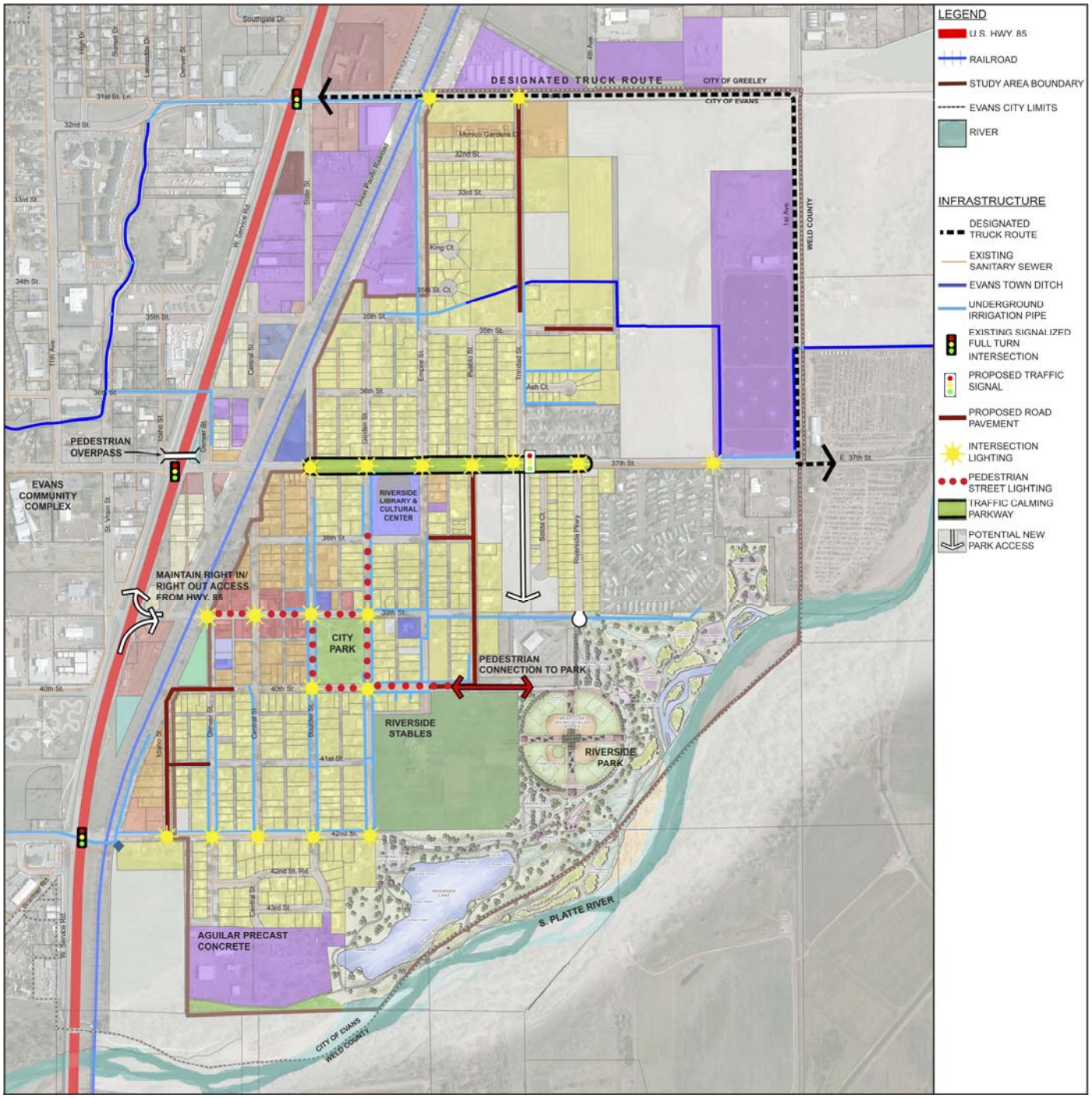
PHASING PLAN-CENTRAL AREA:
This exhibit illustrates one scenario for prioritizing the street improvements in order to achieve the most advantageous impact on public investment, intensity of use, and to address safety issues.

PEDESTRIAN AMENITIES



This exhibit offers a scenario for a pedestrian system that indicates proposed sidewalk and trail locations along with their general width and surface material and where they would connect with existing sidewalks. Also included are bike lanes and intersection lighting for safety.

PROPOSED INFRASTRUCTURE



This exhibit illustrates the existing irrigation and ditch system along with proposed paving, truck route and traffic signalization.

PHASING PLAN - CENTRAL AREA

This exhibit illustrates one scenario for prioritizing the street improvements in order to achieve the most advantageous impact on public investment, intensity of use, and to address safety issues.

5. PLAN IMPLEMENTATION

INTRODUCTION

This Plan provides a vision for future land use development and redevelopment of the Evans Riverside neighborhood.

How do we get there?

That is, how do we achieve the vision and of the Preferred Plan and attain a more resilient Evans Riverside neighborhood? Adoption of this Plan is only the first step to move the Master Plan Vision forward; a wide range of implementation actions will need to be accomplished to implement the Plan. The size and complexity of these action steps range from short-term tasks to long-term development objectives.

THE WHAT

Overarching implementation considerations include:

- The most important consideration for achieving and sustaining resiliency is the preservation of the South Platte River floodplain and its enhancement for flood control. Targeted land acquisition, berm reconfiguration, and conservation of the stream corridor through land use regulation are required.
- The South Platte River is also the major amenity for the Evans Riverside neighborhood, and it should be enhanced. Improved pedestrian access into the South Platte River corridor should be coupled with a continued commitment for systematic funding and improvement of active and passive recreational uses.
- The historic, eclectic character of the Evans Riverside neighborhood is also an amenity. Maintaining the "messy vitality" of the neighborhood will be important. Encouraging live/work arrangements, ensuring that housing is available to all income groups, leveraging City Park as a gathering place, and promoting neighborhood identity and spirit will foster resiliency.
- Several vacant infill parcels outside the floodplain are available for development. Through partnering with the private sector, rezoning, and the use of the Capital Improvement Program and other financing techniques, these parcels should be well- positioned for providing additional housing, retail goods and personal services for the neighborhood.
- The 39th Street Commercial Corridor is the heart of redevelopment in the Evans Riverside neighborhood.
- While there are difficulties that will need to be overcome to make a new downtown Evans a reality, it offers tremendous opportunities for the development community. These opportunities need to be brought to the attention of property owners and developers. Involvement of national organizations such as Urban Land Institute and state organizations such as Downtown Colorado Inc., would provide such exposure.
- Development that is in conformance with the Preferred Master Plan should be encouraged.
- Premature development and development that is not in conformance with the Plan should be discouraged.

THE WHO

The major responsibility for leadership in implementing the plan falls to the City. As a prime partner, the City's authority includes refining development regulations, passing legislative acts (i.e. expanding the RC Residential Commercial zoning district), funding assistance, and providing staff leadership and resources.

The City can facilitate implementation of the Plan by removing any obstacles to development, or by creating and packaging incentives. Development obstacles may include a long approval process, multiple permits or an unclear agenda. It may be beneficial and appropriate for the City to create a priority review process for any new development or redevelopment activity in the Evans Riverside neighborhood that adheres to Plan goals. In addition, the City could discount development permits and/or defer payments for permits until a project is completed.

Nevertheless, the City is not alone in carrying the workload of implementing the plan. The City should actively seek partners for the development process. Public / private partnerships work when there is a strong mutual interest in seeing a project move forward. These partnerships could involve landowners, developers, financial institutions, political leaders, and other such individuals and organizations. The role of the private sector, and particularly the development community, is to participate in the planning, designing, financing, ownership and marketing of the project.

THE HOW

Evans has the authority to use special districts, impact fees and issuance of bonds to underwrite the implementation steps that are the responsibility of the City of Evans. Different steps will require different financing techniques. Therefore, a general toolbox of financing techniques is provided below.

City Capital Improvements Funding: The City of Evans's capital improvement funding should be considered for a major improvement project, such as the widening of First Street or traffic calming on 39th Street.

Metro Districts: Metropolitan Districts are special taxing districts that by law must provide two or more municipal-type services such as recreation, transportation, water or sewer. As such they are not usually created within the boundaries of a full-service municipality such as Evans. Nevertheless they provide a financing vehicle for a large project whose owners need to provide services or infrastructure outside of the host municipality's normal budget procedures.

Special Improvement Districts: Special Improvement Districts are a means of financing infrastructure that provide a unique and specific benefit to a given property. This is often used for smaller projects such as alley paving or street improvements that benefit the adjacent properties. The assessment is generally made on a square foot basis rather than a property tax.

General Improvement Districts: General Improvement Districts impose an ad valorem (property) tax over a set of properties to provide a specific improvement (such as the 39th Street Commercial Corridor). The mill levy is set to meet the debt service on bonds and the GID expires once the bonds are paid off.

Urban Renewal Districts: Urban Renewal Districts have the advantage of allowing eminent domain to aid in the assembly of property, and are often coupled with the Tax Increment Financing mechanism. This tool is currently in place in the Evans Riverside neighborhood.

Tax-Increment Financing: TIF financing can be used in the Evan's Urban Renewal Area to facilitate redevelopment within the Evan Riverside neighborhood.

Impact Fees: Impact fees may be a possible source of funding for public improvements in the neighborhood as long as the fees are reasonably related to the cost and location of the improvements. However if impact fees are not uniformly applied to development throughout Evans, other techniques mentioned here may be more appropriate and defensible.

Grants: Several grant programs are available that could facilitate plan implementation. Of particular relevance may be grant programs from the following agencies:

- Colorado Water Conservation Board: Watershed Restoration Grant; Flood Recovery Grant;
- Colorado Department of Public Health and Environment: Natural Disaster Grant Fund; Flood Assistance Grant; Colorado Department of Local Affairs: Community Development Block Grant-Disaster Recovery; and Energy Impact Assistance;
- Federal Emergency Management Agency: Hazard Mitigation Grant Program;
- Great Outdoors Colorado: Park/Trail Recovery Grant; Planning Grant; Legacy Grant; and Mini Grant; and,
- Natural Resource Conservation Service: Emergency Watershed Protection; and Floodplain Easements.

Private Sector Development: The private sector can be thought of as a source of funds for a number of development initiatives. Funding for new development comes primarily from the private sector. The annual city budget process will be another key step in the monitoring process as the master plan implementation and its priorities will be reviewed against other city goals. Sources of private funding could include developers, existing property owners and existing/ new commercial tenants.

Development Incentives: Public incentives are often required to attract private sector development.

Local Institutions: Local institutions, such as banks and other local stakeholders, can also be a source of funding. Banks often participate in local building rehabilitation programs by offering reduced loan rates and other incentives.

Fundraising: Special project fundraising can help community residents form a connection in certain areas - such as for a community garden or public art. When compared to the total program funding needs, money from fundraisers will be small. However, these funds could be used in a variety of ways and could fulfill needs not met by other funding sources.

PLAN MONITORING

Plan monitoring involves:

1. Tracking progress and setbacks in accomplishing plan objectives
2. Determining an appropriate response and effective course of action toward achieving progress.

The principle plan monitoring technique for the Evans Riverside Plan is the Implementation Matrix. The Implementation Matrix identifies action steps by neighborhood goals, with each action step assigned a key priority and timeframe for completion, an estimated cost range, and an "action champion" and their partners as responsible parties.

It is important to note that the Evans Riverside Plan is an overall policy document that is linked to numerous other planning tools, including intergovernmental agreements, land use regulations, facility plans, and capital improvement programs. The success of the Evans Riverside Plan is therefore dependent upon the implementation of a variety of other legislative, regulatory, technical, and financing mechanisms, requiring coordination and cooperation between public, private, and non-profit sectors.

IMPLEMENTATION MATRIX

THEME: NEIGHBORHOOD REDEVELOPMENT					
Action Steps	**Priority**	**Timeframe**	**Cost**	**Champion**	**Partners**
1.0 Goal: A flood resilient Evans Riverside neighborhood.					
1.1 Reconstruct the flood protection areas in Riverside Park along the South Platte River, per the adopted Riverside Park Master Plan	1	3 – 5 Years	$$$	City of Evans	MSPRA, CWCB, FEMA, Army Corps
1.2 Create a new Floodplain Overlay Zoning District that establishes river setback standards, encourages riparian corridor conservation and requires flood mitigation for any new development in the 100-year and 500-year floodplains of the South Platte River.	1	1 – 2 Years	$	City of Evans	MSPRA, NRCS
2.0 Goal: A diverse housing stock.					
2.1 Encourage the rezoning of the former Bella Vista mobile home park site from RMH Residential Mobile Home to PUD Planned Unit Development to accommodate a variety of permanent, mixed residential housing types.	2	1-3 Years	$	City of Evans	Bella Vista Owner
2.2 Leverage financial resources, including Weld County Housing Authority, Division of Housing and Evans URA relocation payment funds to build a variety of new housing.	2	3-7 Years	$$$	Greeley Weld Housing Authority	City of Evans, ERA, CHAFA, DOLA
2.3 Work with owners of vacant parcels to list property with OppSites or other online real estate marketplaces.	2	1 Year	$	City of Evans	OppSites, Landowners, Realtors
3.0 Goal: Reinvestment in the Evans Riverside neighborhood.					
3.1 Rezone properties located southwest and southeast of the intersection of 31st and Trinidad Street to the C-1 Low Intensity Commercial district.	1	1 Year	$	City of Evans	Landowners
3.2 Rezone parcels where the existing use is inconsistent with current zoning.	2	1 Year	$	City of Evans)	Landowners
3.3 Revise the RC Residential Commercial zoning district regulations to accommodate non-conforming lots, structures, uses and setbacks, and permit live-work units, art studios, galleries, and small foundries.	2	1 Year	$	City of Evans	Landowners
3.4 Expand the RC Residential Commercial zoning district south from 40th Street to 42nd Street, and east from Boulder Street to Pueblo Street, replacing existing R-1 Single-family Residential and R-2 Two-family Residential zoning.	2	1 Year	$	City of Evans	Landowners
3.5 Establish a new Evans Visitor Center near the west end of 39th Street. (Consider the Fire Station on Denver Street if available)	3	Long-term	$$	City of Evans	Evans Chamber of Commerce

3.6 Acquire the vacant lots adjacent to the Fire Station for off-street public parking or development.	3	5-7 Years	$$	ERA	Evans Chamber of Commerce
4.0 Goal: The recreational heart of Evans.					
4.1 Acquire properties located in the 100 year floodplain for passive and active recreational uses.	1	3 – 5 Years	$$$	City of Evans	MSPRA
4.2 Expand Riverside Park onto newly acquired floodplain properties with potential uses such as: a dog park, a disc golf course, a bicycle moto-cross track, soccer/lacrosse fields, a "great lawn" gathering place and trail system extension.	2	7-10 years	$$	City of Evans	GOCO
4.3 Expand Riverside Park on the repurposed wastewater treatment facility site. Suggested uses may include: a golf learning center with driving range and kid's mini-course, trail system extension, passive uses for the existing pond such as remote controlled model boating, and other civic and recreational uses appropriate for floodplain property.	2	Long-term	$$	City of Evans	City Public Works Dept.
4.5 Design and construct a small festival plaza in City Park along with rules and regulations to mitigate noise, lighting, traffic and trash issues.	2	1-3 Years	$$	City of Evans	GOCO
4.4 Design and construct a new recreation facility offering indoor activities and programs not offered at nearby centers and that could serve new residential development.	3	10-15 Years	$$$	City of Evans	DOLA
THEME: NEIGHBORHOOD CHARACTER					
Action Steps	**Priority**	**Timeframe**	**Cost**	**Champion**	**Partners**
5.0 Goal: Retain and enhance the unique character of the Evans Riverside neighborhood.					
5.1 Work with CDOT to retain the right-in/right-out access at US 85 and 39th Street in order to directly access the 39th Street commercial corridor.	1	Short-term		City of Evans	CDOT
5.2 Design and install landscaped gateways with neighborhood identification and directional signage at US 85 and 39th St., and 37th St. and 1st Ave.	2	3-7 Years	$$$	City of Evans	Evans Chamber of Commerce
5.3 Design and construct streetscape enhancements along the 39th Street commercial corridor that include narrowed travel lanes, wider sidewalks, tree lawns, improved lighting and signage, bulb-outs at intersections, and well delineated on-street parking.	2	5-10 Years	$$$	City of Evans	DCI

6.0 Goal: Attractive Streets					
6.1 Conduct a tree survey and install new trees in public right-of-way "tree lawns" where needed to replace dead or diseased trees.	3	1-3 years	$	City of Evans	City Public Works Dept.
6.2 Bury all overhead power lines located within the public R.O.W.	3	Phased, with develop-ment and funding	$$$	City of Evans	Utility Companies
7.0 Goal: Establish an architectural vernacular for the Evans Riverside Neighborhood.					
7.1 Conduct an historical assessment of existing structures in the neighborhood in order to document history and inventory architecture for compatibility with design guidelines.	1	1 – 3 years	$$	City of Evans	State of Colorado Historical Society
7.2 Modify existing design guidelines or adopt new design guidelines to be applied to all redevelopment and new development that meets the desired vision for the neighborhood	1	1-3 years	$$	City of Evans	Landowners
THEME: NEIGHBORHOOD INFRASTRUCTURE					
8.0 Goal: Safe streets					
8.1 Establish a designated truck route along 31st Street and 1st Avenue.	1	1 Year	$	City of Evans	CDOT, Weld County
8.2 Design and construct a traffic calming parkway, with a landscaped median and signalized crosswalks, along 37th Street.	2	3-7 Years	$$$	City of Evans	DOLA
8.3 Delineate bike lanes on select streets with traffic calming enhancements that connect to regional bike routes	2	As projects occur	$	City of Evans	DOLA
8.4 Install curb, gutters and paving on all streets between 37th Street and 42nd Street and install sidewalks on select streets.	2	3-7 Years	$$	City of Evans	DOLA
8.5 Acquire easement, design and construct a pedestrian walkway off 40th Street east of Pueblo Street into Riverside Park.	2	2-5 Years	$	City of Evans	GOCO
8.6 Design and construct a pedestrian bridge over US 85 at 37th Street.	2	10-15 Years	$$$	City of Evans.	CDOT
8.7 Install street lighting at key intersections along Empire Street from 37th Street to 31st Street, including a signed or signalized pedestrian cross walk at 35th Street to address safety issues.	2	3-7 years, phased with improve-ments	$$	City of Evans	DOLA
8.8 Install pedestrian scale street lighting along the 39th Street commercial corridor and around City Park, and extended south along Golden Street to 42nd Street, east along 40th Street to Riverside Park, and north along Golden Street to Riverside Library.	3	3-7 years, phased with improve-ments	$$	City of Evans	DOLA

9.0 Goal: Improved connections and circulation.					
9.1 Design and construct street widening, paving and signage improvements on 31st Street and 1st Avenue to accommodate the designated truck route. Include an	1	3-7 Years	$$	City of Evans	DOLA
9.2 Design and construct street paving improvements so that all streets are paved in the neighborhood.	2	Phased with improve-ments	$$	City of Evans	DOLA
9.3 Acquire R.O.W., design and construct an extension of Trinidad Street south of 37th Street into Riverside Park, including signalizing the intersection at 37th Street	3	5-10 Years	$$$	City of Evans	GOCO
9.4 Upon completion of the new Trinidad Street access into Riverside Park, design and construct a landscaped cul-de-sac at the south end of Riverside Parkway.	3	7-10 Years	$$	City of Evans	GOCO
10.0 Goal: Improved drainage and storm water detention.					
10.1 Complete a comprehensive storm water drainage master plan.	1	1-3 Years	$$	City of Evans	City Public Works Dept.
10.2 Design and install street improvements (re-grading, paving and installation of curb and gutter) where needed to improve drainage.	1	Phased with improve-ments	$$	City of Evans	DOLA
10.3 Design and install storm water sewers, detention and retention ponds where needed.	1	Phased with improve-ments	$$	City of Evans.	DOLA

Key:

Priority:
1: Critical
2: Vital
3: Desirable

Cost
$: $0-$100K
$$: $100-$500K
$$$: $500K+

Acronym

CDOT	**Colorado Department of Transportation**
CHAFA	**Colorado Housing and Finance Authority**
CWCB	**Colorado Water Conservation Board**
DCI	**Downtown Colorado, Inc.**
DOLA	**Colorado Department of Local Affairs**
ERA	**Evans Renewal Authority**
FEMA	**Federal Emergency Management Agency**
GOCO	**Great Outdoors Colorado**
MSPRA	**Middle South Platte River Alliance**
NRCS	**Natural Resource Conservation Service**

6. APPENDICES

RIVERSIDE ZONING AND DESIGN STANDARDS ISSUES

PUBLIC SURVEY RESULTS

TASK FORCE FIELD TRIP INFORMATION PACKET

EVANS SUBAREA STRATEGIC PLAN MARKET ANALYSIS

City of
Evans, Colorado