

Background

On June 4, 2013, the Evans City Council approved new design standards for the Highway 85 Overlay District. The final details for the update came after the Community and Economic Development Department received input from the public, Planning Commission and City Council. The purpose of the update to the Overlay District standards is to create a vibrant and self-sustaining retail corridor within the City of Evans.

Code Updates & Considerations

The updates to the development standards focus on:

- Defining types of land uses allowed/prohibited
- Existing uses and structures
- Site planning and urban design
- Architectural design standards
- Update of old buildings
- Landscape standards
- Quality streetscapes
- Buffers and transition areas
- Fences and walls
- Improvements in the corridor
- Enhancement of vehicular and pedestrian access
- Lighting
- Signage

These changes plan to draw attention to and bring quality development to the Highway 85 corridor in Evans.



Monument signs



Vary building facades

How does this affect **current uses and structures?**

Must do within 120 days ending October 4, 2013

1. Comply with color standards
2. Comply with sign standards

Do not have to do within 120 days of approval

1. Meet setback standards
2. Change landscaping
3. Change parking lot
4. Change access drives
5. Change architectural design

IMPORTANT: Existing uses and structures shall be subject to all design standards provided within this Chapter 19.62, including color standards and sign standards, with the exception of any standard related to setbacks, landscaping, parking lot and access drives, and architectural design, within 120 days of adoption of the ordinance within this chapter.



Example Streetscape

How does this affect **future development?**

*** Development must comply with all standards in 19.62 including:**

1. Setbacks
2. Landscaping
3. Parking lot
4. Access drives
5. Architectural design
6. Color standards
7. Signage

* For details please see the Evans City Code - Chapter 19.62

Online at: <http://www.cityofevans.org/municipalcode/1962-us-85-overlay-district-design-standards>

Additional information may be obtained from Sheryl Trent, Community & Economic Development Director, strent@ci.evans.co.us, 1100 37th Street, Evans, Colorado between the hours of 8:00 am and 5:00 pm, Monday through Friday, or by phone: (970) 475-1112.

HIGHWAY



RETAIL CORRIDOR

Notice of Code Adoption for Highway 85 Overlay District Design Standards

Chapter 19.62





Required Color Palette



Retail Uses Desired



Improved Streetscape



Improved Entry Features



Landscape Design for Landscaping



31st ST

37th ST

42nd ST



New Architectural Standards



Design with a Vision

Highway 85 Corridor - Design Inspirations and Examples

Corridor Outline

