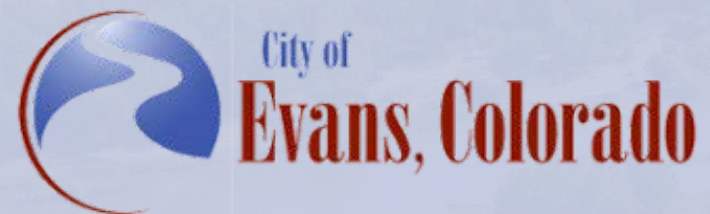


# EXPLORE EVANS

Where Rivers and Opportunities Meet

CITY OF EVANS, COLORADO  
**COMMUNITY MASTER PLAN**



PRODUCED BY  
**AVRES**

# ACKNOWLEDGMENTS

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Ayres Associates would like to acknowledge the following for their contributions to the completion of the Community Master Plan.

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## MASTER PLAN STEERING COMMITTEE

Lyle Achziger, Planning Commission  
Kalen Myers, Planning Commission  
Brian Rudy, Mayor  
Tammy Mortenson, City Council Ward 2  
Kent Henson, Assistant Superintendent of Support Services, Greeley-Evans Weld County School District 6  
Michael Thuener, Resident at-large

---

## EVANS CITY COUNCIL

Brian Rudy, Mayor  
Mark Clark, Mayor Pro-Tem  
Laura Speer, Ward 1  
Fred Neal, Ward 1  
Tammy Mortenson, Ward 2  
Alicia Johnson, Ward 2  
Amanda Castle, Ward 3

## PLANNING COMMISSION

Lyle Achziger, Chair  
Kalen Myers, Vice-Chair  
Billy Castillo  
Mark LeClere  
David Woolman  
Sheila Ann Farley

---

## CITY OF EVANS STAFF

Jim Becklenberg, City Manager  
Randy Ready, Deputy City Manager  
Anne Best Johnson, AICP, MBA, Community Development Director  
Allison Moeding, Economic Development Manager  
Katelyn Puga, City Planner  
Anna Jerub, GIS Administrator  
Heather Utrata, Community Development Technician and Photographer  
Jen Baiamonte, Recreation Events and Facilities Operations Manager  
Kristen Wolf, Recreation Programs Manager  
Scott Sandridge, Operations and Parks Manager

Mark Oberschmidt, City Engineer  
Robby Porsch, Wastewater Superintendent  
Justine Schoenbacher, Water Conservation Coordinator  
Chloe Bennett,  
Chris Bragg, IT Director  
Joe DeSalvo, Fire Marshall  
Rick Brandt, Chief of Police  
Jacque Troudt, Finance Director  
Drew Lyman, Assistant City Attorney  
Scott Krob, City Attorney  
Kurt Boudette, Risk Manager  
Chloe Bennett, Network and Systems Administrator

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# INTRODUCTION

## WHAT IS EXPLORE EVANS?

Explore Evans is an update to the City of Evans' previous Master Plan, which was adopted in 2010. This update addresses changes that have occurred over the past decade and sets a course to guide development and growth over the next 20 years.

A master plan is a long-range policy document intended to guide decision makers on issues related to economic development, housing, land use, transportation, public services, water conservation, education, culture, recreation, tourism, and natural and cultural resources. It is a statement of community values and goals concerning the existing and future environment and serves as a tool for managing community change to achieve a desired quality of life. The Plan is based on sound information and principles to establish agreed-upon strategies and priorities. It is this framework that will help us implement our community vision and shape the future of our City in a way that will strengthen our community identity. The Plan is an umbrella covering a broad spectrum of issues and achieves the following:

- Captures a common vision and articulates community values to help guide decision making related to future growth, development, policy, and capital improvements.

- Provides clarity for the community about priority programs.
- Defines and prioritizes strategies for key elements addressed in the plan.
- Supports the development of realistic and achievable work plans to capitalize on possibilities.
- Meets statutory prerequisite enabling the City to administer zoning codes and fulfills the Three-Mile Plan requirement.

## NEED FOR A MASTER PLAN

Master plans have been used for many decades to aid decision-makers in the complicated process of building and maintaining a city. A long-range plan is important because it enables the community's vision to carry on despite changes in personnel and elected officials over time. While specific projects and issues may change quickly, the broad principles and values that frame policies can carry on for decades or more. Because managing a municipality is unpredictable, the Master Plan works to provide clear direction on issues we can anticipate, while providing a decision-making framework to help officials as they consider unforeseen challenges. The Master Plan is a tool that enables a city to administer zoning codes; codes provide for a predictable framework that impacts the use of property along with property values.

Evans' Master Plan fulfills the requirements of and is intended to serve as the Three-Mile Plan authorized by CRS 31.12.101. The Three-Mile Plan is a tool for municipalities to consider where they want to annex and how they will provide public services to the newly annexed areas while maintaining adequate levels of service throughout the rest of the municipality. This Plan includes policies guiding annexation decisions and establishes a framework for fiscally responsible and well-managed growth. In addition, the Master Plan addresses a range of other issues which are not statutorily required, such as housing, critical threats and hazards, water conservation, and economic resilience.

Explore Evans is a blueprint for our City's future. The Plan is not static and is intended to be a dynamic document. For the Plan to remain valid and effective, it must be reviewed regularly to keep the vision relevant and fresh.

## HOW YOU BUILD EXPLORE EVANS

### THE EXPLORE EVANS PROCESS

Explore Evans was developed through an extensive public engagement process with the goal of translating the values of our community into a guidebook for future growth and land use decisions. The planning process created opportunities for residents and stakeholders to have conversations about the

challenges Evans faces, opportunities to capitalize on, and assets available within the community. Engagement over the course of a 12-month period emphasized several methods and tools including virtual and in-person public workshops, focus group meetings, interactive online engagement and surveys, and presentations. As a result of these activities, more than 2,000 participants had the opportunity to engage with the plan and provide feedback on their vision for the future through various surveys, workshops, virtual meetings, and other events.

### KEY EVENTS AND ACTIVITIES

#### Community Workshop #1

The first community workshop took place virtually on December 8, 2020, which structured community conversations around developing a cohesive vision. At this workshop residents described the unique qualities of Evans and their aspirations for the City's future. This meeting served as the backbone of Explore Evans and informed future phases of the project. Four community values resulted from the meeting that express community members' beliefs about the most important and desirable characteristics of Evans. These statements serve as the basis of the plan and helped arrange the recommendations, policies, physical projects, and capital investments.



### Master Plan in a Box

A mapping exercise was sent out to residents of the community to gather feedback on physical growth elements valued by the community. Boxes were designed specifically for students and youth and delivered to the schools. As a result of the feedback, the first iteration of the framework maps were created to illustrate alternative approaches to future land use patterns and where Evans should accommodate growth.

### Community Workshop #2

The second workshop held January 12th, 2021 had participants identify desired elements from the framework maps. A final framework map was created to illustrate how Evans should grow in the next 20 years. The online workshop was held virtually due to COVID-19 restrictions. The presentation was advertised on a variety of City social media platforms and was shared with local media outlets.

### OUTREACH METHODS

Several methods were used to inform residents about the planning process to increase participation. Promotion for the public workshops included Facebook posts, meeting announcements posted in downtown businesses, and project updates posted to the project website.

### Online Survey

Beyond in-person meetings, the consultant teams and the City deployed several online surveys to provide an additional way for residents to share their views and perceptions on issues related to growth and development. The surveys were posted online and resulted in 553 responses. The surveys provided important input and a deepened understanding of key themes that emerged from the responses, including

but not limited to economic health, housing, affordability, transportation, and community amenities.

### Konveio Site

This online website had several mapping and survey activities throughout the planning process, which resulted in 13 comments and three virtual tours.

### Explore Evans Project Team

Explore Evans was led by the City’s Community Development Department, with assistance from other City staff and a Steering Committee. These groups were fundamental to the Plan’s development and are described below.

### Project Technical Group

This committee was made up of the key City staff representatives who provided assistance in getting interested people and groups to participate in the engagement activities and events, and also reviewed and commented on draft deliverables for the project.

### Steering Committee

This 6-member group - made up of the Mayor, a Councilwoman, the Chair and Vice Chair of the Planning Commission, the School District’s Vice Superintendent, and a member of the public - was established to meet periodically throughout the planning process. The committee functioned as a “sounding board” for thoughts and ideas related to the creation of Explore Evans. Members of the committee discussed ideas and issues and helped guide the consultant team in synthesizing public input. This group also provided advice and recommendations at key points throughout the process.

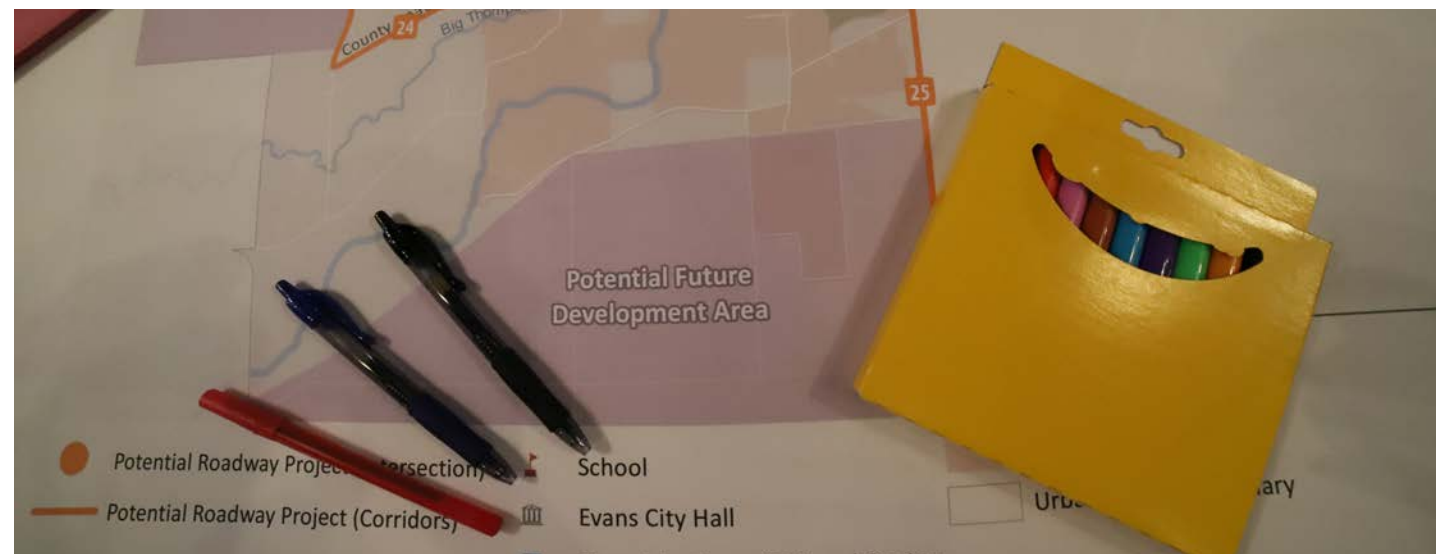


Figure A. Image: City of Evans

## HOW TO USE THIS PLAN

Each chapter will follow the outline described below to organize information to support plan flow and document wayfinding



### 1. SNAPSHOT

An introduction to each chapter and key highlights as to WHY the topic is important



### 2. KEY INDICATORS

An overview of key relevant trends and demographics that are influencing the chapter topic

### 3. VISION & VALUES SUMMARY



A description of how the Evans core values drive the vision and strategies presented in the plan + specific principles for each chapter topic



QUALITY OF LIFE,  
WITHIN REACH



REDEFINING  
WORK+LIFE BALANCE



YOUR DISTINCTLY  
WELCOMING HOMETOWN



CONNECTING YOU TO  
EVERYTHING THAT MATTERS

### 4. WHERE TO START



Additional information regarding next steps on signature action items (top 3-5 items)



### 5. RECOMMENDATIONS MATRIX

A quick and easy reference table bringing everything together.

**Principles** represent the broad goals of the community relative to specific topics. Each principle is linked to the **Vision & Values** that serve as the foundation of the plan. **Strategies** outline action steps and activities that will help to advance the related Principle - broadly categorized into 5 action areas

- 1 Policies: Directives to how the City makes decisions based on the Visions and Values
- 2 Codes: Rules and Regulations guiding development patterns
- 3 Programs: Initiatives launched by the City with staffing support
- 4 Capital Investment: Investment the City makes to advance the vision and values in areas such as facilities and infrastructure improvements
- 5 Plans: Activities which require additional information to drive progress



# DEMOGRAPHICS

## INTRODUCTION

The Plan sets forth a community profile based on the most recent available community data from the United States Census, the State Demographers Office, and other available sources.

Understanding where you are is important when building strategies for where you are headed. Evans has many unique aspects, which are discussed here and captured in the demographic profile.

## DEMOGRAPHIC PROFILE AND KEY INDICATORS

Evans population is 22,165 and a median age of 29.1.

Evans has a homeownership rate of 61.7 percent and scored an 80 out of 100 on Redfin's Housing Compete Score meaning houses are more likely to sell quickly and for over list prices.

The median household income is \$59,527 and the average household size is 3.48 people.

A complete picture of Evans is included on the following pages.

## DEMOGRAPHIC TRENDS SHAPING EVANS

Evans has many unique demographic characteristics, and the Plan takes a deeper dive with a few to show how the information has impacted the various strategies. Here are a few notable demographic trends for consideration:

- Evans has a young population
- Evans is growing
- Evans' workforce is largely wage-earning
- Evans' housing is more affordable
- Evans' population is more diverse

Almost one-third of Evans' population is under the age of 19 and fully 61.4 percent of the population is under 35 years of age. By comparison, in Weld County the percent under 35 years of age is 50.2 percent, Colorado is 46.8 percent and in the United State it is 38.8 percent.

Evans has grown by over 10,000 residents since 2000 and is projected to add another 6,000 residents in the next ten years. Most of the new residents are moving to Evans from other communities, but 5.3 percent have moved to Evans from outside Colorado.

Evans has a talented workforce that is largely wage-earning. While Evans' workforce is not as educated as Weld County as a whole, or the state of Colorado, there are opportunities

to promote expansion of manufacturing facilities and other industries in need of new employees.

This is coupled with Evans' affordable housing options, makes the City an attractive location for new businesses. The housing market has traditionally been a haven for families seeking good value but there is some reason for concern as prices are going up.

Finally, Evans has a diverse population with 46.5 percent of the population considered Hispanic or Latino according to the U.S. Census designations. This is more than double the state of Colorado at 21.8 percent and around 16.6 percent higher than Weld County.

On the following pages we explore these trends in more detail and discuss how they impact our strategies.



Figure B. Image: City of Evans

# DEMOGRAPHIC PROFILE & KEY INDICATORS

Data Gathered Fall 2021

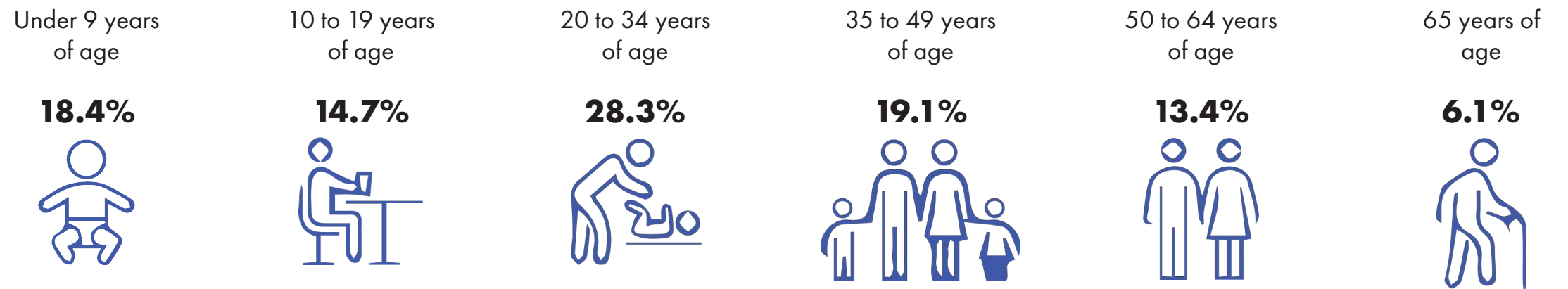
Evans, Colorado



Population	Households	Average Household Size	Median Household Income	Median Age	Homeownership Rate	Employment Rate	Walk Score	Hispanic and Latino
<b>22,165</b>	<b>6,725</b>	<b>3.48</b>	<b>\$59,527</b>	<b>29.1</b>	<b>61.7%</b>	<b>71.2%</b>	<b>29</b> out of 100 <b>Car Dependent</b>	<b>44.5%</b>

2019 American Community Survey 5-year Estimates & Data USA

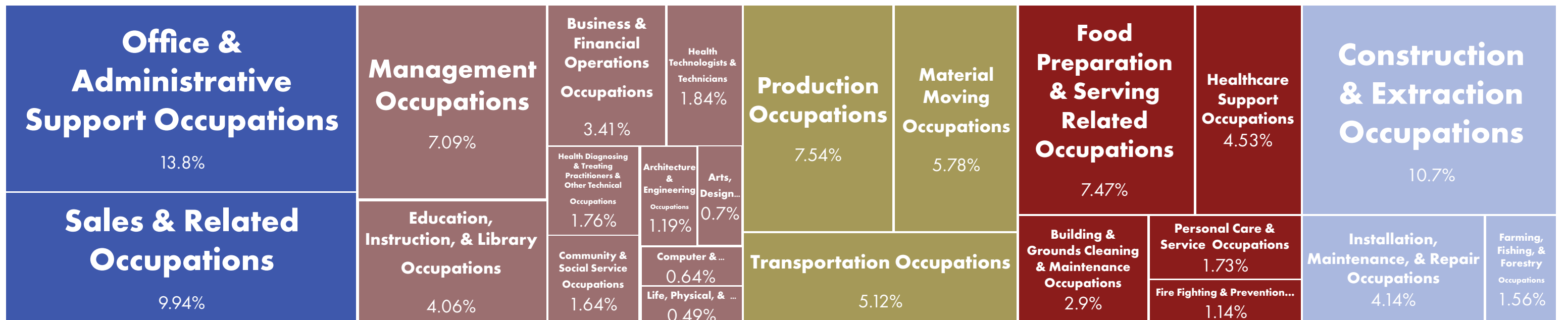
## POPULATION BY GENERATION



2019 American Community Survey 5-year Estimates

## OCCUPATIONS

Graphic adapted from Data USA



# THE FIVE DEMOGRAPHIC TRENDS SHAPING EVANS, COLORADO

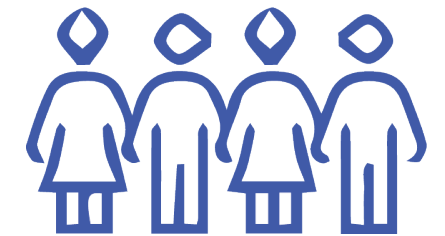
- 1** Evans has a young population
- 2** Evans is growing
- 3** Evans' workforce is largely wage-earning
- 4** Evans' housing is more affordable  
*Compared to Weld County and Colorado as a whole.*
- 5** Evans is more diverse



## 1 EVANS HAS A YOUNG POPULATION

Median Age In...		Percent of the Population under 35 years of age...	
<b>Evans, CO</b>	<b>29.1</b>	<b>Evans, CO</b>	<b>61.4%</b>
Weld County	34.8	Weld County	50.2%
Colorado	37.1	Colorado	46.8%
The United States	38.5	The United States	38.8%

 Which means...



A young population translates to more school-aged kids, or approximately 30.5 percent of the Evans' overall population under the age of 19. It is important for the City to work closely with the school district to plan for future growth in this age group. (see Education and Culture Chapter)

More families are choosing to purchase their first home in Evans. This is creating an essential need for a diverse housing stock that allows families to stay and grow in Evans. (See Housing Chapter)

There will be an ongoing demand for quality amenities including outdoor parks, libraries, and indoor facilities. (See Recreation and Tourism Chapter)

More residents are seeking retail opportunities such as restaurants, breweries, and places to shop in Evans. (See Economic Resiliency Chapter)





## 2 EVANS IS GROWING

### Population Growth...

2000	10,448
2021	18,505
<b>Today</b>	<b>22,165</b>

If Evans follows the projected growth rates for Weld County, the population will be:

2031	28,428
2041	36,747

### Moved to Evans from...

Within Weld County	11.3%
Within Colorado	6.9%
Outside Colorado	5.3%



Which means...

As the population grows, there will be increasing demands on existing facilities to extend infrastructure including water and sewer to serve the growing population. (see Utilities and Facilities, Regional Coordination and Water Conservation Chapters)

More housing will need to be built. (See Housing Chapter)

Demand for retail in Evans will continue to grow. (See Economic Resiliency Chapter)



## 3 EVANS' WORKFORCE IS LARGELY WAGE-EARNING

### Percentage with a bachelor's degree or higher in...

<b>Evans, CO</b>	<b>15.4%</b>
Weld County	29.9%
Colorado	42.7%
The United States	33.1%

### Most common jobs held by Evans' residents...

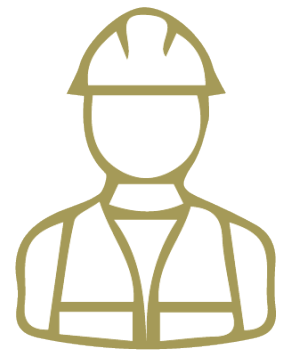
- Office & Administrative Support
- Construction/Extraction
- Sales & Related
- Production & Manufacturing
- Food Preparation/Service

Which means...

With a talented workforce, there will be opportunities to attract new businesses and grow existing businesses. (See Economic Resiliency Chapter)

Supporting lifelong learning through the local community college and outreach programs through the local library will be important. (see Education and Culture Chapter)

Availability of affordable housing will be critical. (See Housing Chapter)



# 4 EVANS' HOUSING IS MORE AFFORDABLE

Median sale price in the last year...

<b>Evans, CO</b>	<b>372,000</b>
Weld County	435,000
Colorado	500,000
The United States	385,650

Average home square footage in Evans is...  
**1,367 square feet**

Average number of bedrooms..  
**3.2**



Which means...



Additional housing stock will need to be built at all price points and for all populations to maintain affordability. (See Housing Chapter)

There will be an ongoing need to build and maintain parks and other recreational amenities to serve the community. (See Recreation and Tourism Chapter)

More rooftops will increase the demand for new retail amenities in Evans. (See Economic Resiliency Chapter)



# 5 EVANS IS MORE DIVERSE

Hispanic or Latino (of any race) population...

<b>Evans, CO</b>	<b>46.5%</b>
Weld County	29.9%
Colorado	21.8%
The United States	18.7%

Race and Ethnicity in Evans...

Hispanic or Latino	10,307
White	10,073
Asian	489
African American	362
Other	229

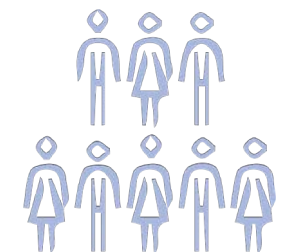


Which means...

The community will need to provide additional programming and opportunities to support the diverse populations. (See Recreation and Tourism Chapter)

It will be important to maintain a strong education base that serves non-English speaking residents. (See Education and Culture Chapter)

There are opportunities to expand unique retail offerings in Evans to serve diverse populations both locally and regionally. (See Economic Resiliency Chapter)





# VISION AND VALUES

## EXPLORE EVANS: WHERE RIVERS AND OPPORTUNITIES MEET

### VISION

Evans, Colorado is positioned at the intersection of everything that makes Northern Colorado one of the most desirable destinations in the nation. The City is at the confluence of the South Platte and the Big Thompson Rivers, with parks and natural amenities accentuating its outdoor lifestyle. It is close to everything, at the crossroads of US85 and Highway 34 providing quick connections to this dynamic and vibrant region. The City is proud to be a convergence of opportunity wrapped in the warmth of a welcoming small-town and multicultural environment. **Evans is the place where rivers and opportunities meet.**

The community vision emerged through several community conversations, research and analysis about the change needed for Evans to thrive into the future. The vision is a value-based narrative that describes the Evans we aspire to be in 2040. It reflects the collective desires expressed by the community and defines the destination that the Plan policies, actions and recommendations are designed to reach. The vision is meant to be ambitious, high-reaching, and enthusiastic; balancing the commitment to preserving the best of Evans and changing those things that need to be changed.

The vision of Evans in 2040 is of a community that is thriving, connected and prosperous; where people of

all ages, incomes and abilities can live, work, learn and play. It is home to a strong and diverse population where residents enjoy local amenities and a high quality of life. Economically mixed and diverse neighborhoods across the City have affordable and attainable-housing that aligns with every stage of life. Evans' neighborhoods are safe, well-maintained, stable, and attractive, offering the best of the Colorado lifestyle without the high-price tag.

Evans is welcoming, inclusive and diverse. The City values its diversity as a source of strength and opportunity and has effectively leveraged these attributes to create new growth and a thriving ethnic business scene. Cultural experiences are a way of life at the City. There is easy access to experiences that help advance civic dialogue and cultural understanding, resulting in greater community cohesion. The range of arts and cultural facilities at the City support local artists and are available and affordable to everyone. The City's ample public gathering spaces encourage positive interactions and play host to its thriving cultural scene, accommodating activities and events all year round.

In Evans, opportunities abound. The pro-business atmosphere makes it a hub of innovation, entrepreneurship, and creativity. With a strong employment base, the City is an economic driver for the region and state. The City retains and attracts large companies, small businesses, and offers a variety

of stable and well-paying jobs. The commercial nodes are bustling with activity, featuring an abundance of local retailers, restaurants and cafes that provide the citizenry the opportunity to spend money locally. These nodes continue to attract an array of retail and office development that reflects the community's unique character. New mixed-use development is rapidly taking shape, providing an urban living option where shopping and entertainment are within easy walking distance.

Evans' physical environment has been shaped to connect it with the things that matter most. The City's expanded system of trails, parks and open spaces are accessible to the entire community. These spaces are highly valued, add to the beauty of the community, and serve as a foundation for an exceptional quality of life. As Evans welcomes growth, the City will continue to prioritize a complete range of amenities to support the expanding workforce and increasing number of visitors.

Getting around Evans is convenient due to the linked network of streets, sidewalks, and bike lanes. The City's transportation system provides a range of safe travel choices to improve mobility and accessibility for its residents. These choices are supported by balancing road space for all users.

Evans' major roadways connect the City to the regional and

global economy and serve as the economic engine for the community. Quality landscaping and building design have helped transform these roadways into welcoming spaces that now serve a variety of businesses and draw in consumers from across the front range.

In 2040, Evans is recognized as a place that offers an exceptional quality of life that is accessible for families and continues to rank as a desirable place to live, work, learn and play.

### COMMUNITY VALUES & POLICIES

This vision is intimately tied to four themes which reflect what we value most and desire to nurture in the future. Each theme includes several Plan priorities that will serve as a framework for the policies and actions needed to achieve the community's vision. The following pages describe what Evans intends to achieve for each value along with supporting principles and policies.

The terms "principle" and "policy" are used in this Plan to mean:

**Principles** articulate the overarching aspirations of the community. These are broad statements that describe how Evans would like the community to grow.

**Policies** are statements providing a course of action to move the community towards attainment of the Principle. Policies guide the work of staff in formulating changes to the zoning code and other regulatory documents.

The principles and policies are meant to be flexible to adapt to changing contexts and to help guide decision making, work programs, long-range planning projects, budget preparation and the capital improvements program over the coming years.

*Evans offers access to the best of the Colorado lifestyle*

### Quality of Life, Within Reach

*without the high price tag.*

Plan Priorities:

- Housing Diversity and Affordability
- Access to Community Amenities
- Quality Designed Neighborhoods

Evans draws its inspiration from a deep sense of community. When posed with the question “What do you like most about Evans?”, over and over we heard **community**. Over the years, Evans has become an affordable haven in the ever growing and increasingly expensive north Front Range region of Colorado.

Families seeking a better life and a place to raise young kids have chosen to live in Evans. With its lower barrier to entry and easy access to job opportunities in Greeley and Fort Collins, Evans is a place for families. Evans boasts quality neighborhoods with good access to parks and other recreational opportunities. It is a strong value that must be preserved in the Master Plan.

Supporting this value, Evans will look to support families by providing a range of housing options and prices that are friendly to families with children, seniors, and individuals with disabilities. New housing will be developed in a manner that reinforces the community’s unique character and provides access to schools, parks, and other public facilities.

### Your Distinctly Welcoming Hometown

*Evans is a community where you can sink your roots to grow your family and business. It is a welcoming hometown with a heritage rooted in agriculture that embraces everyone.*

Plan Priorities:

- Diverse Business Opportunities
- Vibrant Cultural Events, Programs, and Facilities
- Support for Arts/ Cultural Activities
- Preservation

Another strong community value in Evans is diversity. The community is home to a large Latinx population and has been welcoming of all cultures and backgrounds. Residents are not only diverse ethnically, but also in their attitudes and interests. Arts and culture are essential to Evans’ unique and distinctive identity and should contribute to the community’s character, quality of life, and economy.

Supporting this value, Evans will continue to promote the expansion of its vibrant arts and culture scene into a major contributor to economic development. Strengthening this industry could make Evans a premier destination for cultural events, entertainment, and the arts in Northern Colorado. Opportunities for residents and visitors to participate in and experience the arts and culture scene will continue to be accessible and inclusive.

### Redefining Work + Life Balance

*Everything that makes Evans a great place to live also means it’s a great place for business. The City is growing its reputation of welcoming emerging businesses with its talented workforce in a pro-business atmosphere.*

Plan Priorities:

- Economic Development
- Business Diversification
- Small Business Support

Residents of Evans support a culture of economic opportunity, making sure there is room and support for a variety of business types and sizes. Looking into the future, the community would like to foster a forward-looking economy where residents have the education and opportunities to obtain well-paying jobs in Evans. The community will expand job training and professional development services for its workforce to increase job access and job generation. The City’s diverse and skilled workforce will also help enhance Evans’ attractiveness to new employers.

The community is also interested in building on existing assets and enhancing growth for the businesses already located in Evans. Of particular interest is the desire to expand opportunities and promote locally serving retail where money can circulate and stay in the community.

### Connecting You to Everything that Matters

*Evans offers nature close at hand, with vibrant cultural and economic opportunities within easy reach.*

Plan Priorities:

- Access to Amenities
- Transportation Connections and Options
- Compact Development Patterns
- Human-Scale Design

Residents of Evans desire to be connected. Shaping the physical environment to provide easy access to social opportunities, employment, shopping, learning, open space, recreation, and other amenities and services will contribute to the community’s overall sense of connectedness.

To advance this value, Evans will encourage human-scale design that will help foster strong physical and social connections. Public infrastructure will be designed to prioritize social gathering, active living, and recreation. Neighborhoods will have safe and convenient connections to parks, trails, open spaces, and streets will support pedestrian use. Close access to nature will continue to be a defining attribute of Evans. Natural spaces will be maintained and protected so they can be enjoyed by future generations.



Figure C. Image: City of Evans



The framework map was developed through a series of stakeholder meetings and community workshops in Spring of 2021. The framework map illustrates the six big ideas identified by the community to help shape the physical growth of Evans. These ideas are listed in order of importance by the community as follows:

1. **Embracing the River** – The South Platte River is an outstanding community asset. Embracing the river means unlocking the recreational opportunities to help improve quality of life, while preserving the floodplain.
2. **US85 and 37th Street as Commercial Corridors** – A focus on prioritizing commercial uses along these key corridors to focus economic vitality and create synergy. Centers should grow into community focal points to strengthen Evans’ sense of place, while promoting economic vigor.
3. **Welcoming Gateways** – Community identity is established by first impressions. Creating strong visual community gateways into Evans can help welcome people to the community. Gateways can include both commercial and natural transition points.
4. **Historic Evans** - Strengthening and supporting the Historic Evans neighborhood.
5. **Job Growth to the South** – With the availability of infrastructure and access to US85, land to the south of

the river is envisioned for employment uses, including industrial and agricultural opportunities. This area will serve as the future southern gateway into Evans.

6. **Residential Growth to the West** – The natural growth trajectory of Evans’ neighborhoods will continue to follow available infrastructure toward the west. Integrating neighborhoods with amenities like parks and new schools will help to encourage additional housing options.

Residents also identified new ideas that were considered during the development of this Plan. These include:

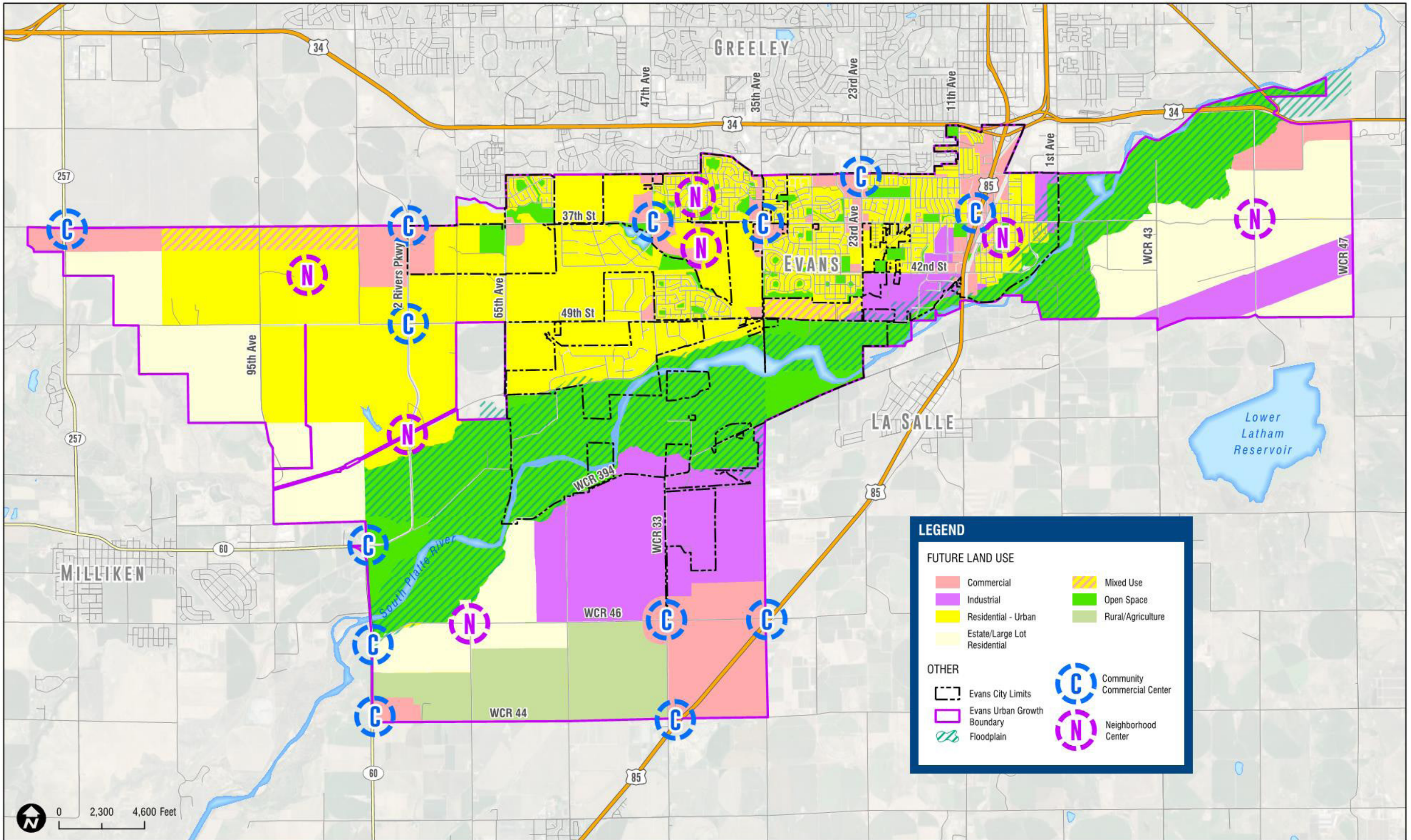
- Conservation of agricultural uses along the west of Evans
- Upper and middle priced homes located between 65th Avenue and 77th Avenue.
- Tiny homes to the east of 65th Avenue.
- Estate lots south of the river towards the west.
- Gateway nodes at the intersections of: 77th Avenue and Highway 54, Highway 85 and 32nd Street, and Highway 85 and Highway 54.
- Retail & Employment growth to the west of Evans
- Community and Multicultural Center west of Highway 85, south of 32nd Street and north of Highway 54.

The framework map activity empowered residents and stakeholders to help guide the development of the future land use plan. The big ideas identified by the community are

incorporated throughout the Plan as principles and strategies for achieving the community’s vision and values.



Figure D. Image: City of Evans



**LEGEND**

**FUTURE LAND USE**

- Commercial
- Industrial
- Residential - Urban
- Estate/Large Lot Residential
- Mixed Use
- Open Space
- Rural/Agriculture

**OTHER**

- Evans City Limits
- Evans Urban Growth Boundary
- Floodplain
- Community Commercial Center
- Neighborhood Center



# FUTURE LAND USE

The Future Land Use Plan establishes the long-range and physical growth strategy for how the City of Evans will grow and evolve in the future. It is designed to help the community achieve its vision for the future. Two tools listed below, will help guide the vision for the City and define how Evans grows:

## Future Land Use Map:

- Illustrates the preferred development pattern for the community using defined land use categories.
- Provides a starting point for development proposals to be evaluated on how they fit into the community’s Master Plan.
- Hard boundaries or delineations between future land use categories on a parcel-by-parcel basis are not provided on the map. This is intentional and provides property owners and the City with flexibility in implementing the community’s vision for future development.

## Future Land Use Categories:

- Defines the future land use designations shown on the map.
- Establishes general details such as preferred use types, density/land area, location, and design characteristics

These tools provide guidance to City staff, elected and

appointed officials, developers, and the community when development applications, zoning changes, or other land use-related choices arise. The tools, along with the goals and policies of the Master Plan, should be consulted when a new development application is presented to the City. These tools are used to help anticipate, evaluate, and make decisions regarding the types, design, and intensity of land uses throughout the City and its growth area. The official zoning map for the City of Evans is to be used for land already zoning in Evans. The Future Land Use map and categories are used to guide proposals. If a proposed project is generally consistent with the categories shown and with locations identified on the Future Land Use Map, then the proposed project is considered to be in conformance with this Plan.

## What is the difference between Future Land Use and Zoning?

- **Future Land Use:** serves as a community’s guide and framework for future planning and development decisions. The Plan illustrates general land use concepts and categories (e.g. residential, commercial, industrial, open space, etc.). Hard boundaries or delineations are not provided, as this allows some flexibility in implementing the community’s vision for future development.
- **Zoning:** specific, parcel-based regulations on land uses, density and intensity, types of development and

other urban design or architectural regulations. Local regulations establish zone districts which may include multiple uses as identified within the future land use plan. Zoning boundaries are precise and typically follow parcel boundaries. See the table below as an example, though not inclusive of all potential uses.

Future Land Use and Zoning Comparison		
Future Land Use Category	Zone District Category (existing Evans Zoning Code)	Zoning Code Land Use Breakdown (examples)
Commercial	Low-Intensity Commercial (C-1)	Day care center, Hospital; Office and financial uses; Personal service facilities; Retail uses, extensive; Theater, Vocational school; etc.
	Medium Intensity Commercial (C-2)	
	High Intensity Commercial (C-3)	
Residential	Single-Family Residential (R-1)	Accessory building/structure; Accessory use; Dwelling, single-family residential; Farming; Public service facility; School; etc.
	Two-Family Residential (R-2)	
	Multifamily Residential (R-3)	

## ACTIVITY CENTER

Activity Centers are focal points for activity in the community that give opportunities to shop, work, and recreate. Activity centers are linked by sidewalks, trails, streets and transit systems. They tend to be higher density and of a greater mix of land uses than surrounding areas. Two levels of Activity Centers:

- **Community** – Larger nodes with a wide range of general merchandise and convenience offerings. These areas may include large department stores, malls, major medical facilities and hospitals, recreation centers, and government buildings.
- **Neighborhood** – Smaller nodes that provide most day-to-day and vital needs of the nearby residences. They are usually anchored by a smaller grocer or drugstore and may include small office buildings, gathering places, schools, medical facilities, restaurants, and smaller shops or boutique offerings.

## AGRICULTURAL/RURAL

The Agriculture/Rural category identifies areas that are not anticipated to support urban development within the next ten to twenty years. The possibility for such development exists and is not precluded by this designation. Before extending infrastructure and approving zoning designations within these areas, the City should consult with property owners, developers, and residents to complete necessary studies and/or plans detailing how adequate public facilities will be provided and paid for, as well as the types of land uses that are desired by property owners and Evans's residents. Presently, the dominant uses in these areas are irrigated agriculture, confined animal feeding operations (CAFOs), and solar energy production facilities. Isolated rural homes also exist within these areas.

<b>Uses</b>	<p><b>Primary:</b> Farming, ranching, and other agriculturally related uses, including farm animals, are appropriate.</p> <p><b>Secondary:</b> Agriculture-related businesses and ranch support services (e.g., equestrian activities, breeding and boarding, vet services, roadside stand, agricultural tourism activities, and others). Energy production facilities.</p>
<b>Location</b>	Predominantly located in the southern part of Evans' Growth Area, south of the river corridor.
<b>Density/Intensity</b>	N/A

### Desired Characteristics

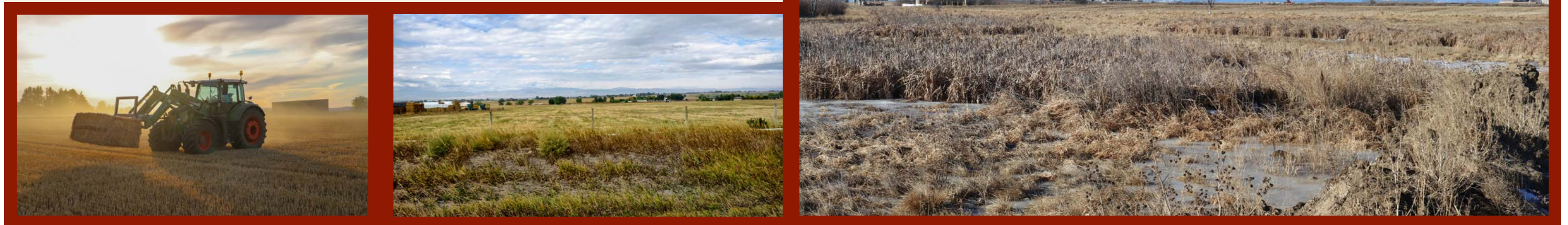
New operations should be designed to maintain the characteristics of an agricultural/rural area with larger parcels of land.

These areas could be used to preserve recreation opportunities and conserve floodways and other sensitive wildlife habitats.

These areas are served by traditional County Road systems.

The City's transportation plan should identify and plan for major roadway arterials and collectors to serve this area in the future.

- Rights-of-way for the future development to urban densities and necessary transitions to Highway 85 should be dedicated according to the City's transportation plan.
- It is anticipated that traffic will increase along the major roadway corridors, requiring turn lanes in the near term and additional lanes in the long term.





## RURAL RESIDENTIAL

Rural Residential provides a gradual transition between more intensive urban neighborhoods to agricultural lands, natural areas, and open spaces within Evans' Growth Area. These properties are intended to be served by public infrastructure but may have limited access to public sewer service. For that reason, areas that are unable to be served by public sewer will be required to have a minimum lot size of one acre for consideration of individual septic systems, only if the area is served by public water as well.

Developments are encouraged to be clustered to maximize the preservation of open space and natural areas throughout the community. Large lots or ranchettes are also supported at a density of no less than one acre to no more than 5 acres. Rural residential areas may support limited small-scale commercial or retail uses so long as these uses do not detract from the rural character of the area. There are also requirements within the Colorado Revised Statutes (CO-Rev Stat § 30-28-401) that pertain to cluster developments.

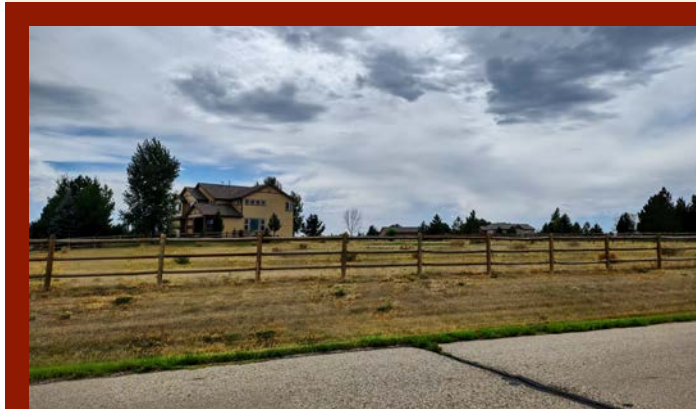
<b>Uses</b>	<p><b>Primary:</b> Low density single-family residences; clustered development is encouraged. Allow for accessory structures and uses with rural characteristics, such as horse barns and other outbuildings.</p> <p><b>Secondary:</b> Supporting and complementary uses including open space and recreation; equestrian uses; schools; places of worship; public/quasi-public uses. Accessory structures such as barns and outbuildings. Some commercial uses may be allowed to support overall City services. Energy production facilities.</p>
<b>Location</b>	<p>Located at the fringe of urban development and serve as a transition to natural areas, open spaces, and existing agricultural/rural areas.</p> <p>Generally located where the terrain offers hillside sites and areas with more terrain relief, such as near the rivers, open spaces, and natural areas.</p>
<b>Density/Intensity</b>	<p>Average density is one unit per acre</p> <p>Lot sizes range from less than one acre up to five acres.</p> <p>Provisions for cluster development could result in smaller lots less than one acre, if both public water and sewer are available.</p> <p>In the event a development area is unable to be serviced by public sewer, then the minimum lot size shall be one acre.</p>

### Desired Characteristics

Developed densities are typically lower than those found in the more urban residential areas.

Street and road configurations should generally match natural topographic features, maximize scenic views, and conserve natural areas.

- Roads are to be paved but are likely to follow a more rural street standard.
  - Pedestrian and bicycle pathways should be incorporated to connect rural neighborhoods to adjacent areas of the City, while also providing recreational opportunities.
- Clustered developments on smaller lots are encouraged to conserve open space, views, and other natural areas.
- Developments with lots one acre in size or greater may be allowed to utilize individual septic systems, as approved by the City and State. However, all developments are required to connect to City water.



## URBAN RESIDENTIAL

The Urban Residential category includes many existing neighborhoods and future neighborhood areas that will connect to City utilities. Urban residential areas primarily contain a mix of housing types, including single-family detached homes, duplexes, and townhomes. Multifamily residential developments, such as apartments and condominiums, may serve as a transition along major roadway corridors and next to activity centers. Non-residential land uses that are complementary to and supportive of the residential uses may be incorporated into the neighborhoods if they meet the goals and policies of this Plan.

All urban residential neighborhoods should have direct access to a full range of urban facilities and services including roads, sidewalks and bicycle paths, water and sanitary sewer, fire and police protection, parks, and schools. It is not the intent of this Plan to change existing stable neighborhoods with single-family residential development, except where redevelopment is desirable.

<b>Uses</b>	<p><b>Primary:</b> Single-family detached homes; duplexes; townhomes; multifamily residential.</p> <p><b>Secondary:</b> Supporting and complementary uses including open space and recreation; schools; community centers; places of worship; public/quasi-public or civic uses are encouraged. Neighborhood-scale commercial and employment uses may be appropriate if they support the residential neighborhoods and the goals and policies of this Plan. Energy production facilities.</p>
<b>Location</b>	<p>Includes existing and newly developing neighborhoods within Evans' Growth Area.</p> <p>These areas are typically situated close to major arterials and transit systems and bounded by major streets with a direct connection to employment, shopping, and leisure activities.</p> <p>Multi-family residential is appropriate in locations closer to activity centers or supporting business uses.</p>
<b>Density/Intensity</b>	<p>Existing residential densities vary.</p> <p>New residential densities are anticipated to accommodate a wide range of urban densities.</p>

### Desired Characteristics

Provide a wide variety of housing types, lot sizes, styles, and patterns in new developments.

Include well planned and connected amenities such as parks and open spaces.

- Provide common open space and amenities such as tot lots, playgrounds, and gardens/courtyards.

Integrate secondary uses that serve and operate harmoniously with the residential neighborhood.

Neighborhoods should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways.

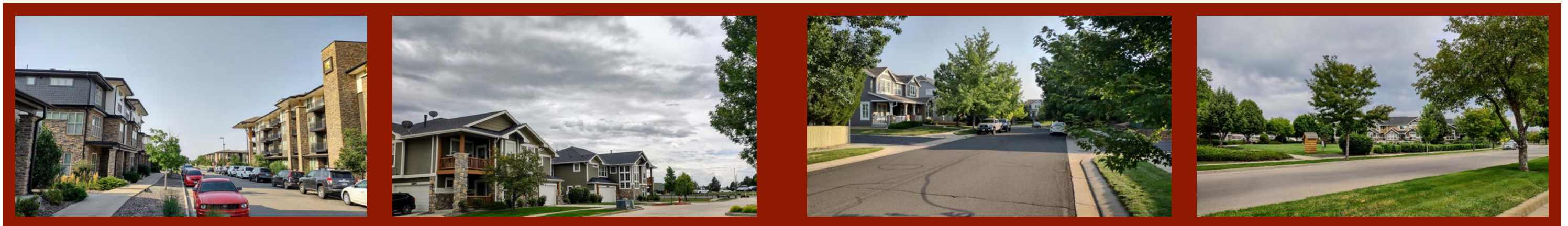
- Design streets and sidewalks to provide connections to, from, and within the neighborhoods to promote safe and convenient multi-modal opportunities.
- Provide paved streets with bike lanes, sidewalks, and trails, consistent with the City's overall transportation plan and street standards.

Establish transitions between different intensities or activities (i.e. lower density residential is more appropriately sited away from shopping and other activity centers, while higher density residential is more appropriate to be adjacent to these areas).

- Where higher density development is adjacent to lower density development, buildings should be designed with the pedestrian-scale in mind.
- Infill and redevelopment projects in these areas should seek to fit the size, scale, and design of adjacent homes to preserve and maintain the existing character of a neighborhood.
- A mix of densities and housing products within the same neighborhood is desired.

Connect to public water and sewer utilities.

Design guidelines, standards, and other development regulations should be used to reinforce the desired characteristics.



## MIXED USE

Mixed Use areas include existing and future neighborhoods within Evans. These areas are distinctly urban in character; however, the density and intensity of development varies based on location. A range of housing options are encouraged. Higher density and intensity developments are encouraged along existing and planned transit routes, particularly adjacent to transit stations, and around activity centers. Such areas contain a mix of uses that are either located adjacent to one another (*on one site or across multiple sites, also referred to as horizontal mixed-use*) or found within the same multi-story building (*also referred to as vertical mixed-use*).

Supported uses include residential, commercial, retail, office, and civic/institutional uses (such as schools, recreational facilities, parks, religious institutions, etc.). Buildings should be designed with entryways oriented towards the street and public spaces. Public spaces, street trees and street furniture are prominent features of the public realm which help establish vibrant and walkable places. Parking areas should be situated behind buildings or to the sides where they are less visible from the public right-of-way or can be adequately screened. Signage is appropriately sized to be visible to pedestrians, bicycles, and other slow-moving traffic rather than being large, elevated signs or billboards.

<b>Uses</b>	<p><b>Primary:</b> A range of residential housing types such as single-family detached, duplexes, patio homes, townhomes, apartments, and condominiums. Commercial, retail, office, and live work sites should be designed as “activity centers.”</p> <p><b>Secondary:</b> Open space; parks; plazas; and other public or quasi-public uses such as schools; places of worship; libraries; community centers. Limited industry uses that are related to the neighborhood business centers. Energy production facilities.</p>
<b>Location</b>	<p>Located near principal arterial, minor arterial and collector streets or transit facilities</p> <p>Often integrated with commercial nodes or activity centers.</p> <p>Higher intensity employment and residential developments are encouraged in the core of Mixed-Use areas.</p>
<b>Density/Intensity</b>	<p>Densities will vary depending on location within the City.</p> <p>Densities are typically greater within or adjacent to activity centers within Mixed-Use areas, with appropriate transitions to adjacent or nearby neighborhoods.</p>



### Desired Characteristics

Create an environment with employment and shopping opportunities, a range of housing types, and parks, open space, and civic uses, as appropriate.

Encourage vertical and/or horizontal mix of uses, including some multi-family residential.

Integrate a variety of housing types within neighborhoods rather than segregating developments.

Developments should occur in an integrated, pedestrian friendly manner as part of the greater community.

When located along multi-modal corridors, developments should be transit-oriented or transit-supportive.

Developments should not be dominated by any one use or housing type.

Infill and redevelopment areas should be encouraged to include a wider range of uses, particularly when these areas are located along existing transit lines and major corridors.

- Introducing residential uses in such areas should be a particular focus as part of a mixed-use building or site.
- Infill and redevelopment should be consistent with the character of the existing neighborhood and respect the scale and mass of surrounding buildings.

Integrate residential townhomes and apartments and other more urban development, generally in the core (highest-intensity area) of the mixed-use development in combination with some nonresidential uses.

Connect public spaces such as open space, parks, and/or plazas.

Design guidelines, design standards and other development regulations such as the City’s Development Standards, should be used as tools to ensure continuity of neighborhood character (while still allowing for the diversification of housing types and reinvestment efforts).

- Encourage or require building height transitions and step backs and step downs to be compatible with adjacent development.

Pedestrian and bicycle networks should be given priority. While automobiles are accommodated, they do not dominate the landscape (particularly on local streets).

- New street patterns should focus on maximizing connectivity and avoid the use of cul-de-sacs or dead-end roads.
- Off street pedestrian and bicycle connections should be provided where street connections are not possible or feasible to support greater connectivity within the neighborhood, and between the neighborhood and adjacent areas of the community.

# COMMERCIAL

Commercial is an appropriate designation for areas with retail, employment, commerce/service, research and development, and office uses that attract customers from across the City as well as the wider region. These areas may include many uses found in Neighborhood Commercial areas, such as a grocery store, but typically include larger retail or commercial uses such as department stores, movie theaters, and big box retail anchors. Industrial uses are not appropriate for these areas. These areas should allow for the most flexibility in uses and site design to spur innovation and economic development at key nodes.

These areas should offer high-quality design, attractive architecture, and landscaping with visual interest. They should be designed to support multimodal transportation options and offer useable gathering spaces (public and private) to enhance the working environment and add value to the community. Walkability should be encouraged by breaking up large parking lots and/or using structured or underground parking.

<b>Uses</b>	<p><b>Primary:</b> Commercial; retail and service uses (i.e. regional shopping areas, large retailer anchors, junior department stores, travel commercial uses such as gas stations and hotels, auto related uses, entertainment, personal services, offices and restaurants); research and development; employment uses.</p> <p><b>Secondary:</b> Supporting and complementary uses including open space and recreation; schools; community centers; places of worship; public/quasi-public civic uses. Energy production facilities.</p>
<b>Location</b>	<p>Commercial areas should be located at the intersection of one or more major arterial or collector streets.</p> <p>They may be located adjacent to urban residential or mixed-use neighborhoods.</p>
<b>Density/Intensity</b>	<p>Various, but typically 15 acres or more.</p> <p>Building area varies; larger centers may include total square footages of 100,000 square feet or greater.</p>

## Desired Characteristics

Commercial areas should be designed to accommodate easy vehicular access, allow safe and continuous pedestrian access, and provide buffering to adjacent neighborhoods.

- Connectivity to adjacent properties within the commercial center should be maximized to create a cohesive and well-connected place.

Plazas, town squares, parks, and other community gathering places which can accommodate a variety of uses and events should be central to these areas.

Buildings and all aspects of the public realm should be scaled for pedestrians.

Taller and higher density buildings should be encouraged to create a greater concentration and mix of people and uses.

Large, uninterrupted blocks should be avoided to facilitate pedestrian movement.

Transitions to adjacent neighborhoods and areas should ensure compatibility between the uses and densities.

Stepping down building heights, using trees and/or earthen berms as buffers, and other similar techniques should be considered.



## NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial areas provide opportunities for smaller scale commercial, retail, and service nodes. These areas are primarily designed to serve nearby residential neighborhoods within a five- or ten-minute drive or a fifteen-minute walk or bicycle ride. They support public spaces such as small plazas and parks that allow for outdoor dining or hosting of neighborhood events. There is no uniform size or design of neighborhood commercial nodes, as each varies depending on location and context within the community. Neighborhood Commercial areas should be designed to be compatible with surrounding neighborhoods as defined through building design, height and size of buildings, low lighting levels, pedestrian connections, and signage.

<b>Uses</b>	<p><b>Primary:</b> Retail stores (e.g., grocery stores, shops, restaurants, entertainment, and convenience stores); personal and business services; offices; community facilities and similar uses.</p> <p><b>Secondary:</b> Supporting and complementary uses including open space and recreation; schools; community centers; places of worship; public/quasi-public civic uses. Energy production facilities.</p>
<b>Location</b>	Neighborhood Commercial areas are often located at the intersection of major roadways.
<b>Density/Intensity</b>	<p>Varies, but typically less than 15 acres in size.</p> <p>Building area varies; typically, total building area is less than 50,000 square feet.</p>

### Desired Characteristics

Designed to encourage direct pedestrian and bicycle access and convenient vehicular access.

- Large, uninterrupted blocks should be avoided to facilitate pedestrian movement.

Include features that make them enjoyable gathering places, such as plazas, town squares, parks, and other community gathering places to accommodate a variety of uses and events.

Designed to connect to, rather than isolate from, the neighborhoods that they are intended to serve.

- Architectural design should be compatible with surrounding neighborhoods.
- Buildings and all aspects of the public realm should be scaled for pedestrians.
- Transitions to adjacent neighborhoods and areas should ensure compatibility between the uses and densities.
- Stepping down building heights, using trees as buffers, and other similar techniques should be considered.



## NEIGHBORHOOD COMMERCIAL

### WHAT IS A 15-MINUTE CITY?

**In a '15-minute city', everyone has access to essential services within a 15-minute walk or bicycle ride from their home, which is typically a half-mile radius. This is achieved by creating walkable neighborhood level activity centers throughout the city in strategic locations.**

Benefits may include widened sidewalks and expanded bike networks, outdoor dining and entertainment offerings, shorter or fewer commutes, more time for family, friends and the things we enjoy, and greener, more walkable neighborhoods for all citizens.

It establishes the concept of a 'complete neighborhood' with core services and amenities that residents can easily walk or bicycle to. These services and amenities include community-scale education and healthcare, essential retail like grocers and pharmacies, parks and open spaces, working spaces and more. Note: These areas should not be concentrated in central or wealthier areas but dispersed throughout all neighborhoods.

Equity and inclusivity are central to a 15-minute city. An emphasis must be placed on creating equal access to services, amenities and green spaces for all residents.

The concept builds on positive changes to boost local economies and deliver lasting health, wellbeing, equity and climate benefits.

### HOW DOES EVANS BECOME A 15-MINUTE CITY?

Evans is a socially and economically diverse and eclectic community with needs and wants that varies from neighborhood to neighborhood. Taking steps towards implementing aspects of or fully adopting the notion of a 15-minute city would help the city in fulfilling the Vision and Values identified in this Plan. The City could initiate the following general steps to move towards implementing concepts of a 15-minute city.

- Identify strategic locations throughout the city that could serve as a neighborhood activity center and ensure all neighborhoods can be served using a half mile radius.
- Develop engagement strategies to utilize early on and throughout the process to include a diverse mix of residents and stakeholders.
- Evaluate existing regulations and plans that could hinder development of these unique activity centers.
- Reimagine streets and public spaces to prioritize pedestrians, not driving
  - Neighborhood activity centers should help create more vibrant neighborhoods where walking, cycling and transit are front and center.
  - Encourage pedestrian or transit-oriented public gathering spaces to create a sense of activity, thereby spurring additional activity.
  - Large parking areas should be oriented internal to the site, or broken up into smaller parking areas, with buildings framing the site to create a more friendly pedestrian experience.
- Evaluate existing spaces and upgrade if needed
  - Walking and cycling infrastructure, and transit opportunities to better serve the daily, local trips of people of all ages, abilities, and backgrounds
  - Expanding green spaces in every neighborhood.
- Encourage new developments to meet these needs through area plans and regulations that establish the vision and goals for these neighborhood activity centers



# INDUSTRIAL

The Industrial category includes a range of employment focused uses such as light and heavy industrial, office, manufacturing, distribution and warehousing, research and development and some commercial uses. Commercial uses and other support services are also encouraged to serve the needs of workers and area commuters. In certain instances, residential uses are supported but only where the adjacent employment or industrial use is compatible and would not negatively impact residents' quality of life or safety. These types of uses vary in intensity and potential impacts on the surrounding community. High impact heavy industrial land uses that generate excessive noise, odors and fumes, visual impacts, and heavy traffic should be sited to minimize those impacts on immediately adjacent uses and surrounding neighborhoods.

Industrial areas are generally located close to regional and intermodal transportation networks, such as rail and freight. Employer's needs (in terms of the size, configuration, and location) are rapidly changing thanks to technological advances and new models of employment. As such, it will be important that the type of developments allowed within these areas offer a range of options that are adequate to the needs of the industries and employers targeted by the City's economic development strategy.

<b>Uses</b>	<p><b>Primary:</b> Light and heavy industrial users; offices; distribution and warehouses; research and development; outdoor storage; and manufacturing and fabrication.</p> <p><b>Secondary:</b> Supporting retail uses and services; open space and recreation; supporting residential; other public/quasi-public or civic uses. Energy production facilities.</p>
<b>Location</b>	Located with access to major transportation facilities, such as major roadways and railroads.
<b>Density/Intensity</b>	Varies - n/a.

## Desired Characteristics

Regulations appropriate for the use and area may apply to this category than other categories within the Plan.

Proximity to residential neighborhoods (existing or planned), transportation impacts (i.e. conflicts between heavy trucks and pedestrians), and potential visual impacts of proposed outdoor storage and heavy industry uses needs consideration as projects come forward.

Highly visible locations will require greater attention to the overall site and building design.

Consider opportunities for transit services where there are high concentrations of employees.

Encourage connectivity to pedestrian and bicycle pathways and trails to allow employees a range of commuting options.

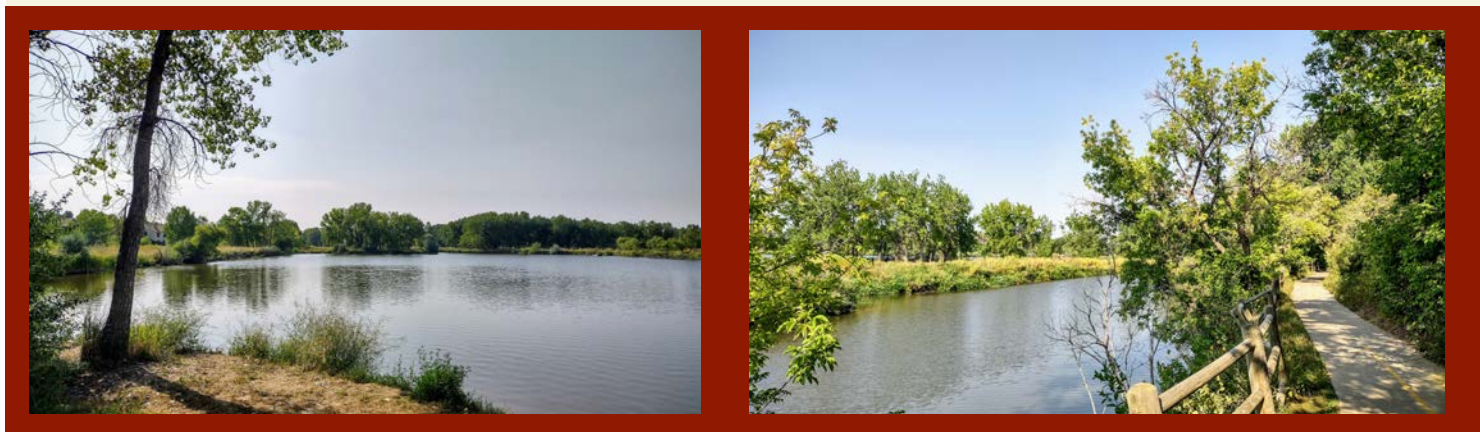


## OPEN SPACE

Open Spaces include areas with ecological value, public and private sites, and areas for active and passive recreation, conservation, and wildlife habitats and observation. In some instances, these areas contain features that serve as constraints for urban development, such as steep slopes and floodplains. Location, access, terrain, size, and design will vary for future open spaces, depending on the intended use.

The area along the South Platte river corridor provides substantial opportunities for riparian habitat protection and trails that integrate into the community through landscaped corridors with trails, sidewalks, bike lanes, and wildlife habitats. Park and recreation areas are the most intensively developed and used type of open space within the City. They may contain open turf areas for passive recreation, playing fields, hard courts, picnic areas, restroom facilities, playgrounds, trailheads and trail corridors, golf courses and other such improvements. Specific locations for future parks and open spaces are not identified on the Future Land Use Map since these areas need to be carefully designed and integrated into future neighborhoods and development patterns.

<b>Uses</b>	Public and private open space; public and private parks; country clubs and golf courses; conservation areas or other natural/cultural resource areas; some public utilities or facilities may also be appropriate. Energy production facilities.
<b>Location</b>	Varies throughout the community
<b>Density/Intensity</b>	N/A
<b>Desired Characteristics</b>	<p>Future parks and open spaces need to be carefully designed and integrated as the City develops and redevelops land.</p> <p>The characteristics and location will vary, depending on the type of use.</p> <p>Parks and trails should be designed in a manner that is compatible with the Parks, Trails and Recreation Master Plan and the Municipal Code.</p> <p>A variety of amenity types should be provided for the community.</p>



## NATURAL CORRIDOR

The Natural Corridor overlay incorporates areas along and within the Big Thompson and South Platte River corridors, including the floodway. These areas are prone to periodic flooding and require additional site analysis and mitigation strategies. This overlay supports the conservation of the river and ditch corridors. This area can be appropriately integrated into new and existing park and open space systems, if the City wishes to explore recreational opportunities along the river corridor.

### WHAT IS A TRANSFER OF DEVELOPMENT RIGHTS PROGRAM?

**Transfer of Development Rights (TDR) is a zoning technique used to permanently protect land with conservation value (such as farmland, community open space and parks, or other natural or cultural resources) by redirecting development that would otherwise occur on this land (known as the “sending area”) to an area planned to accommodate growth and development (known as the “receiving area”). The sending area would then have a conservation easement or restrictive covenant placed on the property limiting what the land can be used for.**

**TDR programs can financially compensate landowners for choosing not to develop some or all of their land. These landowners are given an option under municipal zoning to legally sever the development rights from their land and sell these rights to another entity for use at a different location. The development value of the receiving area is enhanced by allowing for new or special uses; greater density or intensity; or other regulatory flexibility that zoning without the TDR option would not have permitted. Here are three Colorado TDR program examples for comparison.**

#### Summit County, CO

Summit County’s TDR program allows development rights for land in sensitive natural areas in the Upper Blue Basin to be transferred to two defined areas that can accommodate development in Breckenridge or Blue River. Both Breckenridge and Blue River prohibit the “up-zoning” of land (i.e., increasing density) unless development rights are acquired from the Upper Blue Basin.

In Summit County, the development rights sell for around \$4,952 per acre. The price is adjusted annually based on the sales history of backcountry property. The County sells the development rights through a type of land bank, where “senders” can be matched with “receivers.” An administrative fee is also charged to offset the cost of maintain the program. This program, initiated in 2000, has seen the acquisition of development rights from approximately 2,000 acres.

#### Boulder County, CO

Boulder County allows for the sale of development rights to promote the preservation of agriculture, open space, scenic vistas, natural features, and environmental resources. Generally, Boulder County prefers that the development rights from a sending area be in the same general vicinity as the proposed development in a receiving area.

Land use regulations allow development rights to be used to double the density in large-lot estate residentially zoned areas from one unit per 35 acres to 1 unit per 17.5 acres. In other urban areas of the County, developers can build up a maximum of 200 units within an approved Planned Unit Development (“PUD”). The use of the TDR is subject to approval by the Boulder County Commissioners.

#### Larimer County, CO

Larimer County used a ¼ cent open lands tax to preserve sensitive natural areas in Larimer County and build recreational opportunities throughout the County. The revenue, which was approved by the voters in 1995 and extended overwhelmingly in 1999 and 2014, has been used to both acquire land for recreational purposes and purchase conservation easements.

The revenue from the Open Lands tax is split between the county and local communities. Since the program’s inception in 1995, Larimer County has acquired 25,000 acres of publicly accessible land and an additional 8,000 acres of conservation easements.



# ECONOMIC RESILIENCY

Supporting a healthy and vibrant economy is vital to the future of Evans. Like most Colorado communities, Evans relies on sales tax and property tax to provide key government services such as public safety, public works, parks and recreation, and all the work that goes into delivering the quality of life that residents expect.

The City of Evans Economic Development Department is focused on improving the business climate and achieving the City's vision of a robust and sustainable local economy. Staff has traditionally focused on retail recruitment, as well as business expansion and attraction.

The functions of the City's Economic Development Department are:

- Support existing businesses
- Recruit primary employers
- Recruit retail businesses
- Facilitate redevelopment activities
- Regional coordination

The City created the Evans Redevelopment Agency (ERA) in 2009 to focus on the economic conditions of the Highway 85 corridor. The focus of the Agency continues to be the promotion of the corridor as an economically thriving area attractive to private investment.

As part of the Master Plan effort, the City is committed to identifying opportunities for retail growth, to diversifying the economy and to provide a strong economic base to the community for years to come.

In this chapter, you will find an overview of the local economy, along with the principles and strategies to guide Evans over the next ten years.

## SNAPSHOT: ECONOMIC RESILIENCY

Employment data is captured at the County level and was provided by the State Demographer's Community Profile. The table to the right indicates employment by industry for Weld County (Table 1. Base Industries). According to the report, as of 2020, roughly 95 percent of Evans residents commute outside of City limits for jobs. The report projects a 1.8 percent annual growth rate for jobs over the next ten years.

As compared to neighboring communities, Evans has a higher proportion of its workforce in Blue Collar jobs as defined by Table 2 and 3. Additionally, the median household income in Evans is almost 20% lower than Weld County, at \$59,527 annually compared to Weld County's at \$74,150 annually.

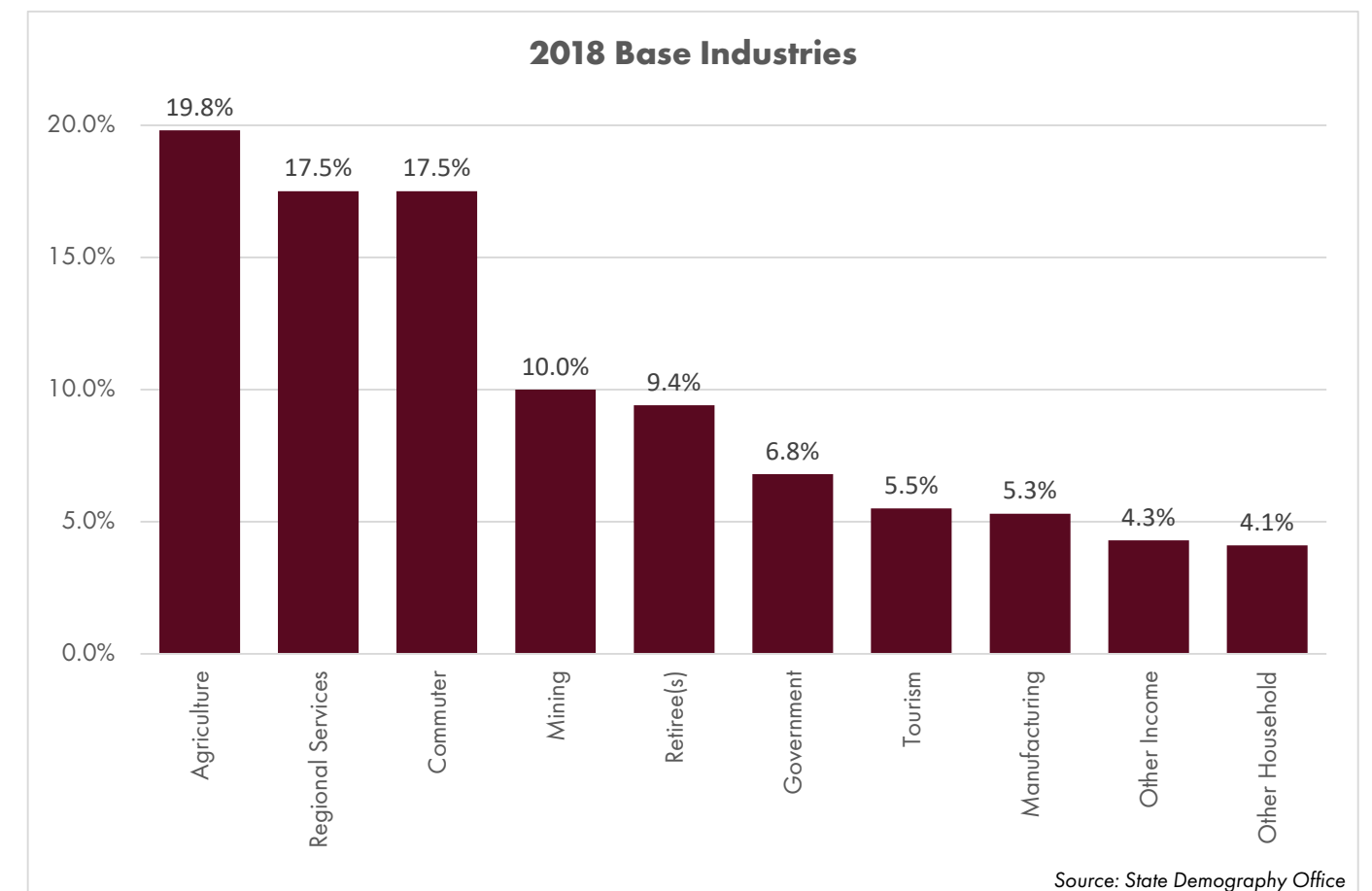


Table 1. Base Industries

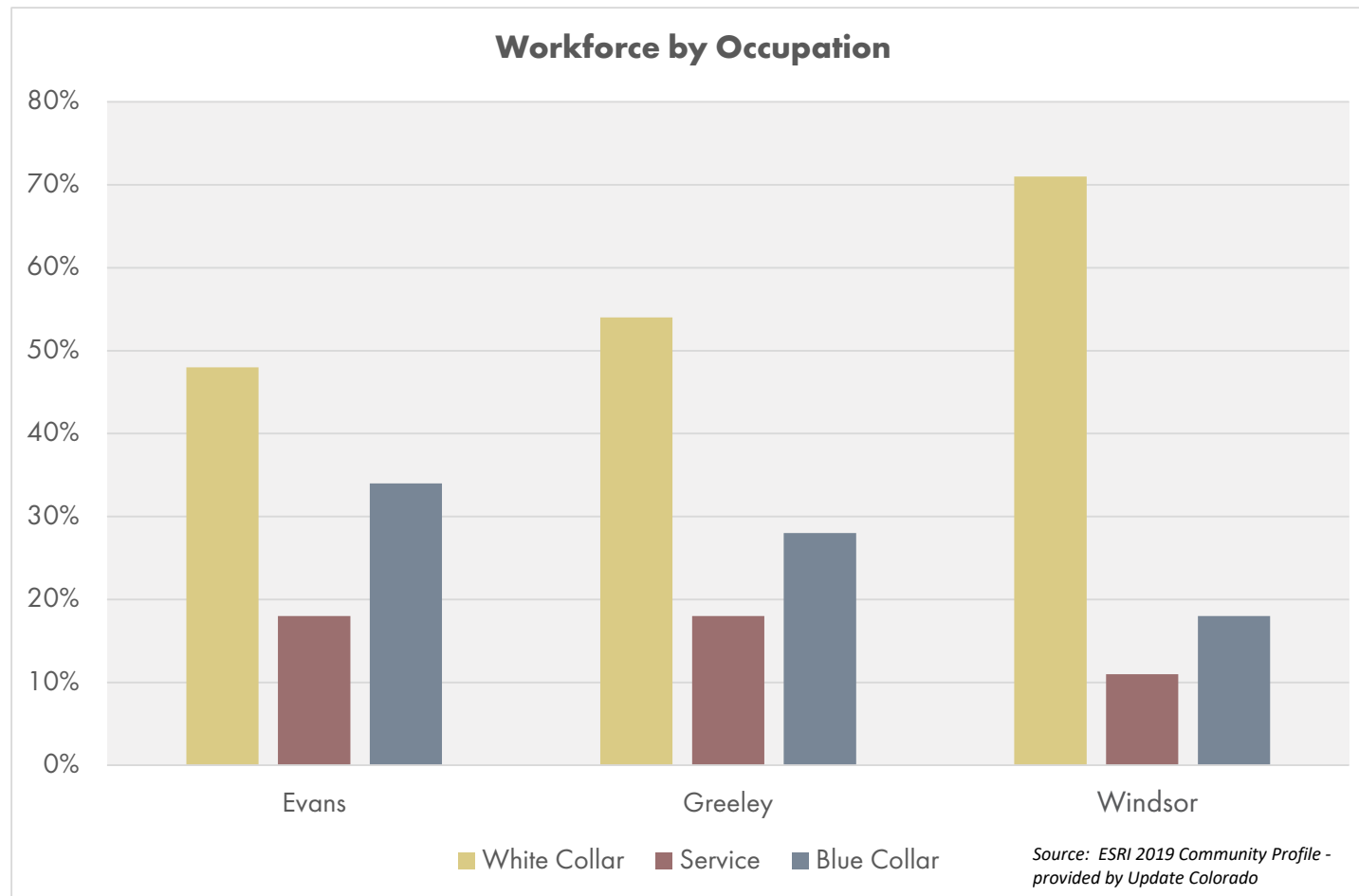


Table 2. Workforce by Occupation

Since 2014, City revenue from year to year has shown dramatic shifts owing largely to changes in the oil and gas industry. As sales of high dollar drilling equipment and drilling activity within Evans City limits has declined, so too has overall revenue to the City. At the same time, the population growth rate from 2015 to 2018 was 1.8 percent, which creates additional pressures on the municipal resources.

In 2020, the COVID pandemic contributed to economic challenges but the City's Finance Department is projecting the City will bounce back and return to pre-COVID levels of economic activity in 2021.

The regional economy is dominated by two industries - agriculture and oil and gas exploration. These industries represent nearly 30 percent of the local employment base and contribute substantial revenue to the City's General Fund largely through sales tax revenue.

Evans continues to witness positive and negative impacts from these industries. The City of Evans has three sites devoted to industrial development, as well as surrounding expansion

associated with those developments. The developments are Evans Industrial Park which has been developed; MountainTRAX which is under development; and Stonegate which has yet to develop. With easy access to US 85, the proximity of these three industrial developments is poised for continued interest. The US 85 corridor serves as a major artery for industry in the region.

**Approved Budget Goals for 2021**

1. Preserve basic services until severity of crisis is known.
2. Ensure that the five-year General Fund Long-Range Plan is balanced, with the use of limited fund balance that leaves the reserves, by policy, intact.
3. Sustain capital improvements paid for with dedicated revenues.

Source: 2021 City of Evans Annual Budget (p 6-7)

<b>White Collar</b>
<b>Management/Business/Financial</b>
MANAGEMENT OCCUPATIONS, INCLUDING FARMERS AND FARM MANAGERS
BUSINESS AND FINANCIAL OPERATIONS OCCUPATIONS
<b>Professional</b>
COMPUTER AND MATHEMATICAL OCCUPATIONS
ARCHITECTURE AND ENGINEERING OCCUPATIONS
LIFE, PHYSICAL, AND SOCIAL SCIENCE OCCUPATIONS
COMMUNITY AND SOCIAL SERVICES OCCUPATIONS
LEGAL OCCUPATIONS
EDUCATION, TRAINING, AND LIBRARY OCCUPATIONS
ARTS, DESIGN ENTERTAINMENT, SPORTS, AND MEDIA OCCUPATIONS
HEALTHCARE PRACTITIONERS AND TECHNICAL OCCUPATIONS
<b>Sales</b>
SALES AND RELATED OCCUPATIONS
<b>Administrative Support</b>
OFFICE AND ADMINISTRATIVE SUPPORT OCCUPATIONS
<b>Services</b>
HEALTHCARE SUPPORT OCCUPATIONS
PROTECTIVE SERVICE OCCUPATIONS
FOOD PREPARATION AND SERVING RELATED OCCUPATIONS
BUILDING AND GROUNDS CLEANING AND MAINTENANCE OCCUPATIONS
PERSONAL CARE AND SERVICE OCCUPATIONS
<b>Blue Collar</b>
<b>Farming/Forestry/Fishing</b>
FARMING, FISHING, AND FORESTRY OCCUPATIONS
<b>Construction/Extraction</b>
CONSTRUCTION AND EXTRACTION OCCUPATIONS
<b>Installation/Maintenance/Repair</b>
INSTALLATION, MAINTENANCE, AND REPAIR OCCUPATIONS
<b>Production</b>
PRODUCTION OCCUPATIONS
<b>Transportation/Material Moving</b>
TRANSPORTATION AND MATERIAL MOVING OCCUPATIONS

Table 3. Workforce by Occupation

*"US 85 through Evans can attract manufacturing companies and industrial users to help create more employment opportunities in Evans."*

Brian Rudy, Mayor, City of Evans - Stakeholder interview

According to Upstate Colorado, Sunrise Health and PDC Energy are the two largest private employers in the City of Evans employing 238 and 157 employees, respectively. PDC Energy is an oil and gas exploration and production company. Sunrise Health is a local health provider that provides affordable access to health care in the community.

**KEY INDICATORS**

In 2021, Evans has the lowest municipal property tax rate in Weld County at 3.536 mills. By comparison with neighboring communities, Greeley is at 11.274 mills, LaSalle is at 22.999 and Milliken is 28.977.

## General Fund Revenue Sources 2021 Proposed Budget

Total Revenue = \$12.9 Million

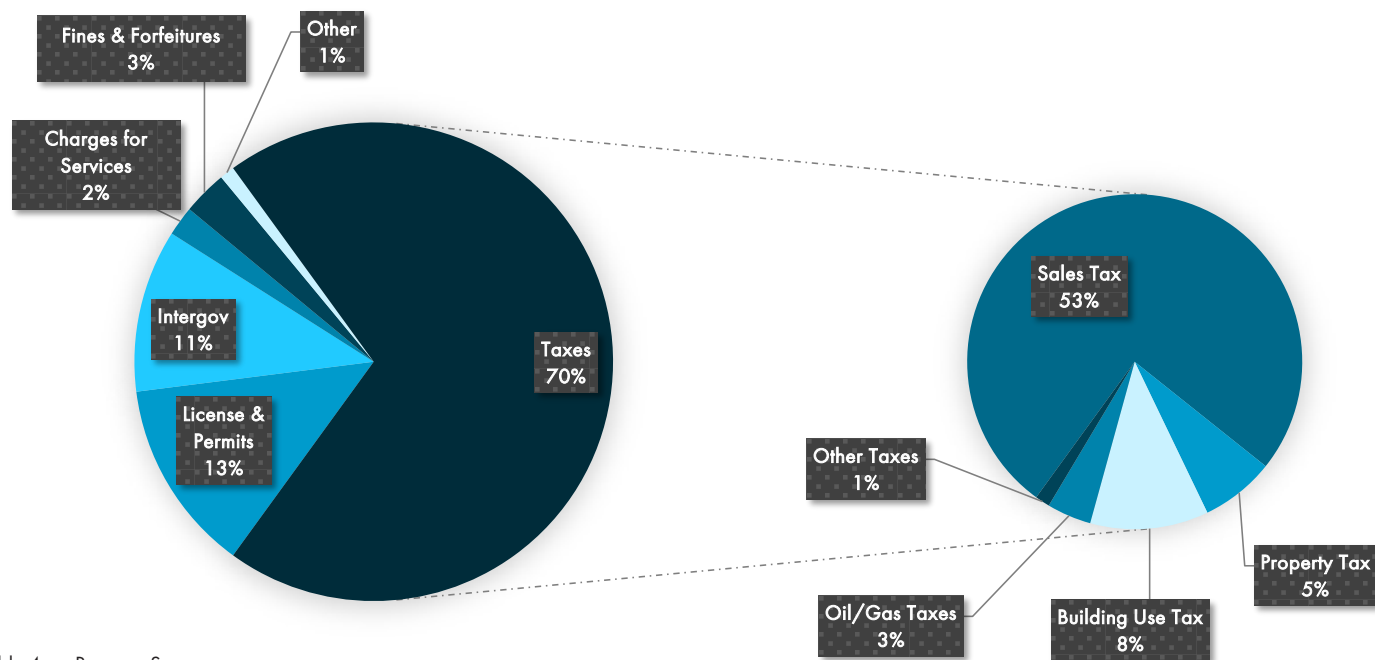


Table 4. Revenue Sources

Evans' voters approved a 1 percent sales and use tax for road maintenance and improvements that went into effect in July of 2020. Additionally, the City has an approved 0.5 percent food tax for home consumption that can be used for specific capital improvement projects.

During the values and visioning sessions conducted for the Master Plan process in late 2020, the community indicated a strong desire to see more restaurants, coffee shops and other retail in Evans.

While large retail development, including most grocery chains has occurred along the US 34 corridor to the north in Greeley, Evans does have existing retail corridors along 37<sup>th</sup> Street, 11<sup>th</sup> Avenue, 23<sup>rd</sup> Avenue, 35<sup>th</sup> Street and 31<sup>st</sup>/32<sup>nd</sup> Street. Retailers in these corridors tend to be neighborhood supported retail including some gas stations, restaurants along with some smaller niche grocers. The highest concentration of retail is around the Sam's Club at 23<sup>rd</sup> Avenue and at 37<sup>th</sup> Street and 35<sup>th</sup> Avenue.

*"Evans needs more diverse retail offerings, not just gas stations. We need more retail amenities that support the housing in the community."*

*Tammy Mortenson, Evans City Council Ward 2 - Stakeholder interview*

Expanding retail is an important consideration for the City of Evans, but challenges exist, and it is important to maintain reasonable expectations when looking to actively promote new retail. The retail industry is going through massive shifts that are impacting the entire nation. This is having an impact though there are some bright spots. For instance, roughly 21 percent of sales tax revenue in Evans comes from non-brick and mortar retail, which includes online sales as well as small local proprietors. This may be an area from which to grow new opportunities.

It is also important to note that, as seen in Table 4, a large share of retail sales tax has come from the sale of high-priced drilling equipment related to oil and gas exploration. While Evans has benefited greatly from this industry, it has led to major swings in sales tax revenue collections. It is unlikely that the community could easily replace this revenue source with more traditional retail. However, when looking at sales tax revenue trends, sales tax revenue has increased by 23 percent over the last five years when the impact of oil and gas industry is excluded (See Table 5). Revenue from the oil and gas sources has decreased by 83 percent over the same five-year period (See Table 6).

## SALES TAX REVENUE/NON-OIL AND GAS

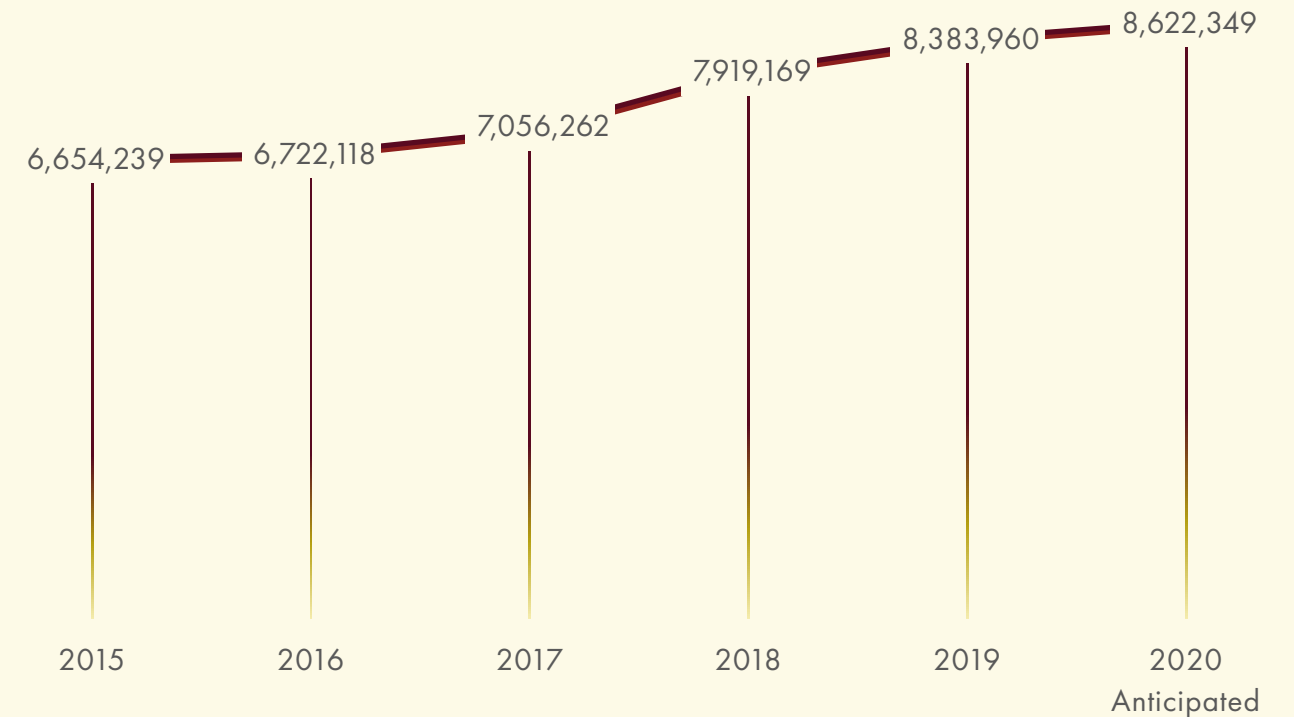


Table 5. Sales Tax Revenue Excluding Oil and Gas

## SALES TAX REVENUE FROM OIL AND GAS EXPLORATION

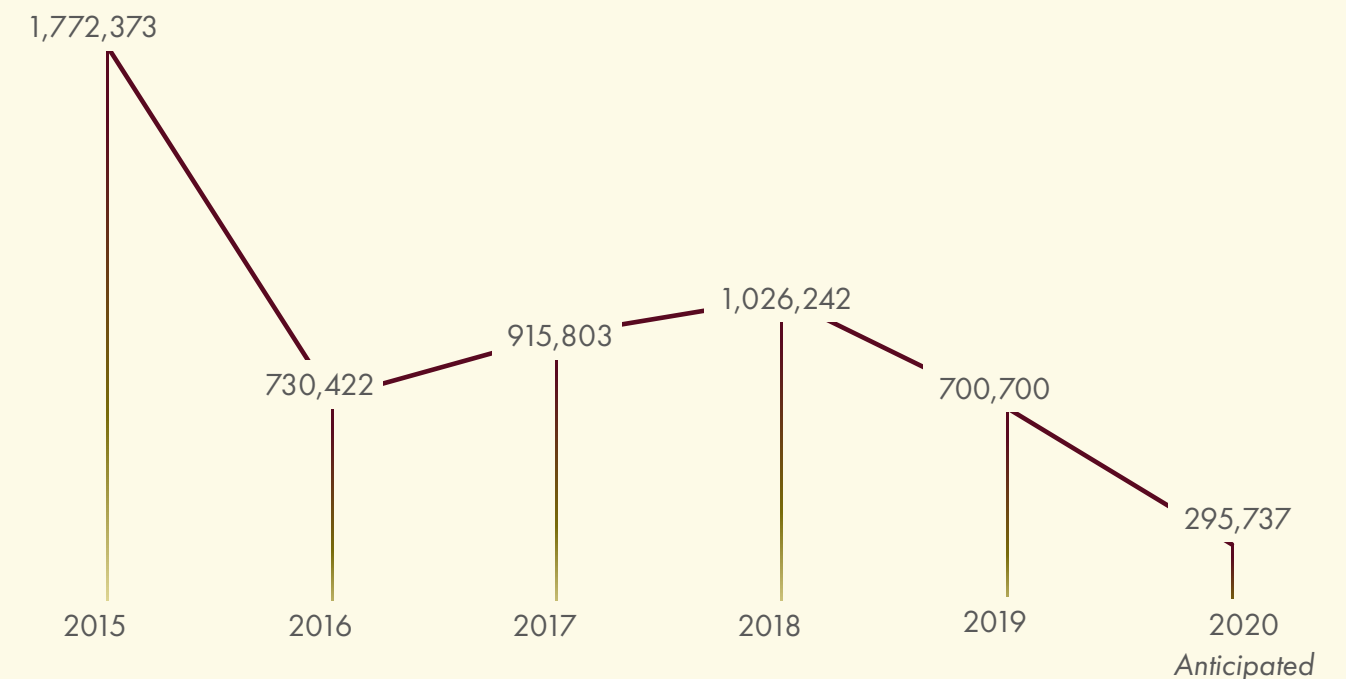


Table 6. Sales Tax Revenue from Oil and Gas

## VISION AND VALUES SUMMARY

The Principles and Strategies for Economic Resiliency are intended to reflect the approved Vision and Values. For each Principle listed, the relevant Vision and Value is cited as a reference to ensure that they reflect the great things about Evans that this Plan seeks to enhance and improve.

VISION AND VALUES



*Quality of Life Within Reach*



*Your Distinctly Welcoming Hometown*



*Redefining Work+Life Balance*



*Connecting to Everything that Matters*

### PRINCIPLES

Through discussions with the community, five principles were identified under Economic Resiliency, they are:

#### ER1: Evans will diversify its local economy:

Maintaining and building on Evans' strength as a great place to live in the region is essential to this Plan. This principle is intended to focus economic development efforts to be more strategic and effective in responding to changes in the economy. Due in part to the condition of the oil and gas industry, with its ongoing boom and bust cycles, diversifying the economy will help stabilize and build municipal revenues to maintain the community's high quality of life. Achieving greater diversity in the economy will require a focused long-term commitment.

#### ER2: US85 will be renewed and bolstered as an economic driver of Evans:

Investment follows vision. Economically, US85 connects Evans to the world with Denver International Airport to the south and the University of Northern Colorado to the North, this is Evans' prime employment center. This is also the southern and northern gateway to the community and establishes the perception of the community.

#### ER3: Evans will Create New Opportunities for Retail Growth:

Retail tax base represents a large proportion of the City's revenues. While Evans boasts nearly the lowest property tax rate in Weld County and Colorado as a whole, the lower property tax rate puts pressure on revenue from retail sales tax to help maintain the level of hometown services residents have come to enjoy. Identifying and securing prime retail locations will ensure that the best locations are available when the market is ready to invest. 37th Street is the only arterial with direct connection from I-25 to US-85. It is a primary traffic route proximate to most of the residential neighborhoods that will support retail development. In addition, Evans has Multi-Cultural Latinx retail offerings that are unique to Northern Colorado. For Evans to maintain a strong local character and identity, it is important to recognize that most of the small businesses are locally owned and we need to identify ways to keep the spaces affordable for these types of businesses.

#### ER4: Evans will foster a Sense of Place and enrich its Community Identity:

Establishing Evans' identity promotes a sense of loyalty and pride in the community. It also helps promote Evans as a place to stay and invest. Having a clear sense of identity also helps promote new housing opportunities as developers are more likely to have confidence in the market. Building from our Multi-Cultural heritage, we identify, promote and build a sense of place that will position Evans as a distinct community in the region.

#### ER5: Evans will Leverage Local Assets and build on its community strengths:

Evans is a diverse community with a strong workforce. The community is inviting and affordable. The Evans story needs to be told, and those businesses already here need opportunities to grow. Evans will focus on growing and expanding existing local businesses as the best opportunity for long-term success

### KEY STRATEGIES

We have called out a few of the *key strategies* for additional consideration because we think they are important to the future of Evans and deserve additional attention. It was clear that Economic Development was a priority to both the community, stakeholder group and City Council. While all the strategies are important, we believe these should be prioritized for immediate action:

*Complete an Economic Development Strategic Plan that creates focus on key economic development issues outlined in this chapter.*



Figure E. Image: City of Evans

*Revisit the US85 corridor vision plan to address land uses, zoning and infrastructure challenges while identifying solutions to create an inviting gateway.*

*Establish 37th Street as the Primary Retail Corridor via Land Use and Transportation Plans.*

*Establish a town center concept to provide a gathering space and promote community pride focused on arts and entertainment.*

## WHERE TO START

### ECONOMIC DEVELOPMENT STRATEGIC PLAN

***ER1.1: Complete an Economic Development Strategic Plan that creates focus on key economic development issues outlined in this chapter.***

Evans is a community with a bright economic future and plenty of opportunities for new investment. Capturing the most from that opportunity will require a clear focus and alignment of the future economic vision for the community.

Within the economic resiliency chapter, there are several strategies that will help to provide direction and guidance as the community shapes its future economic vision. These include a focus on 37th Street and the main retail corridor, using US85 as the future economic engine for growth, as well as identifying new opportunities in advanced manufacturing and agricultural industries.

Over the next year following Plan approval, the City should consider engaging in a robust strategic planning effort to develop a clear path forward. The City already has many of the components in place and has been active in supporting economic growth. This includes an approved incentive policy, the formation of an Urban Renewal Authority and a business façade improvement program.

The Economic Development Strategic Plan should build on community success and substantiate critical priorities identified in this Plan. The effort should also seek to identify tools that can be used to achieve those priorities, and to build consensus around the approach.

Investment follows vision. The Master Plan provides a broad framework for success, and we believe an Economic Development Strategic Plan will provide that vision.

### **REVISIT CORRIDOR VISION PLAN**

**ER2.1: Revisit corridor vision plan for US85 and address infrastructure challenges, identify solutions and create an inviting gateway.**

US85 has the potential to become a stronger economic driver for the City of Evans.

With the tremendous growth in Colorado's Front Range putting pressure on the main highway thoroughfare, I-25, more and more economic activity is shifting east to US85. The highway connects Evans to Denver International Airport to the south and offers easy access into southern Wyoming. It is also located at the crossroads of Highway 34 a major east/west transportation corridor in the region.

Currently, most of the employment activity resides along or adjacent to this corridor. There is also a parallel rail line that runs to the east.

Evans should consider how it can use this corridor to maximize economic activity. This includes creating a clear gateway so that people know they have entered Evans. The community should also build from the successes of the Urban Renewal Plan area to better understand the infrastructure needs and to consider using the financial tools available through the Authority to finance some of those improvements.

### **ESTABLISH A PRIMARY RETAIL CORRIDOR**

**ER3.1: Establish 37th Street the primary retail corridor via Land use and Transportation Plans.**

37th Street provides direct connection from US85 to the east and I25 to the west. With residential development on both the north and south sides of the street and additional residential growth projected to the west and south, this corridor is primed to become Evans' retail main street over the next decade.

This strategy calls for the Future Land Use map to reflect the desire to have 37th Street serve this important community need. The Plan goes a step further with additional strategies that call for commercial nodes at key intersections along 37th including at US85, and 23rd Avenue with secondary commercial nodes at 11th Avenue and 35th Avenue.

Having strong retail offerings is a critical lifestyle amenity in Evans and 37th Street offers the best possibility to grow those opportunities.

### **ESTABLISH A TOWN CENTER**

**ER4.1: Establish a town center concept focused on arts and entertainment.**




Throughout the discussion with the community, one theme repeatedly emerged; that Evans needs to create a more distinctive identity. Evans' residents appreciate the strong quality of life and sense of community while at the same time expressing a desire to distinguish itself from neighboring cities.




The Plan calls for exploring future development opportunities and options to support a "town center". Creating a town center requires careful planning to assess specific infrastructure needs, community desires, and economic impact among other issues. Completing further investigation will allow Evans to both market future development opportunities and take advantage of new opportunities as they arise.

The need for a strong local identity and local pride is essential for a healthy community. Additional strategies in support of this outcome include, exploring opportunities for public art, community wayfinding, and using the natural amenities along the river as a defining feature of Evans.



Figure F. Image: City of Evans

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p><b>QUALITY OF LIFE WITHIN REACH</b></p> <p><b>REDEFINING WORK+LIFE BALANCE</b></p>	<p><b>ER1: EVANS WILL DIVERSIFY ITS LOCAL ECONOMY</b></p> <p>Maintaining and building on Evans’ strength as a great place to live in the region is essential to this Plan. This principle is intended to focus economic development efforts to be more strategic and effective in responding to changes in the economy. Due in part to the condition of the oil and gas industry, with it’s ongoing boom and bust cycles, diversifying the economy will help stabilize and build municipal revenues to maintain the high quality of life. Achieving greater diversity in the economy with long-term and focused commitment.</p>	<p><b>ER1.1:</b> Complete an Economic Development Strategic Plan that creates focus on key economic development issues outlined in this chapter.</p> <p><b>ER1.1a:</b> Collaborate with regional partners including Upstate Colorado, the East Colorado Small Business Development Center, Aims Community College, University of Northern Colorado and others on a coordinated regional approach to economic and workforce development.</p> <p><b>ER1.1b:</b> Define and manage incentives and businesses services and seek to retain and expand Evans’ businesses.</p> <p><b>ER1.2:</b> Explore locations for a community Maker Space that can help create and nourish an entrepreneurial infrastructure.</p> <p><b>ER1.3:</b> Explore opportunities for agricultural, value-added expansion leveraging existing resources in the regional economy.</p> <p><b>ER1.4:</b> Use the Economic Development Strategic Plan to explore industry clusters, gaps and supply chains to connect symbiotic businesses that fit Evans’ strategic advantages.</p> <p><b>ER1.5:</b> Support varied industrial development including advanced manufacturing to increase primary employment in Evans.</p> <p><b>ER1.6:</b> Engage with all business owners and seek opportunities to market and promote their unique offerings.</p> <p><b>ER1.7:</b> Monitor and enhance access to the local broadband internet infrastructure to understand if there are opportunities for improvements that can be used to benefit home based workers and home-based businesses.</p> <p><b>ER1.8:</b> Form partnership with local businesses, City government, and educational institutions to identify workforce development opportunities.</p> <p><b>ER1.9:</b> Celebrate business achievements especially those tied to previous City support or incentives. This could take the form of an annual report or other business appreciation/networking event.</p>	<p></p> <p></p> <p></p>
<p><b>CONNECTED TO EVERYTHING</b></p> <p><b>REDEFINING WORK+LIFE BALANCE</b></p>	<p><b>ER2: US85 WILL BE RENEWED AND BOLSTERED AS AN ECONOMIC DRIVER OF EVANS</b></p> <p>Investment follows vision. Economically, US85 connects Evans to the world with a major international airport to the south and the University to the North, this is Evans’ prime employment center. This is also the southern and northern gateway to the community and sets the perception of the community.</p>	<p><b>ER2.1:</b> Revisit corridor vision plan for US85 and address infrastructure challenges, identify solutions and create an inviting gateway.</p> <p><b>ER2.2:</b> Using the vision plan, review applicability and original intent of the US85 Corridor Overlay District and revise code as necessary.</p> <p><b>ER2.3:</b> Identify quick win gateway/identity project to build and construct shortly following adoption of vision plan.</p> <p><b>ER2.4:</b> Identify cost of improvements and seek opportunities to financing specific public infrastructure improvements through ERA, including possible debt financing using tax increment revenue.</p> <p><b>ER2.5:</b> Establish investment policy and types of assistance ERA can provide to private development, including a sample development agreements.</p> <p><b>ER2.6:</b> Work with Upstate Colorado to create marketing plan and collateral to promote the area to site selectors and manufacturers.</p> <p><b>ER2.7:</b> Complete an inventory of properties and identifying the prime development opportunities and build relationships with property and business owners.</p> <p><b>ER2.8:</b> Identify catalyst parcels for the City/ERA to acquire and to market for investment.</p> <p><b>ER2.9:</b> Continue aggressive marketing of ERA property located at US85/31st Street</p> <p><b>ER2.10:</b> Promote industrial/commercial flex-space that can promote employment density.</p> <p><b>ER2.11:</b> Explore potential railroad spur line to facilitate industrial development.</p> <p><b>ER2.12:</b> Explore pursuing USEPA Brownfield Grant to aid in funding assessment and redevelopment visioning.</p>	<p></p> <p></p>

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p><b>QUALITY OF LIFE WITHIN REACH</b></p> <p><b>DISTINCTLY WELCOMING</b></p>	<p><b>ER3: EVANS WILL CREATE NEW OPPORTUNITIES FOR RETAIL GROWTH</b></p> <p>Retail tax base represents a large proportion of the City’s revenues. While Evans’ boasts nearly the lowest property tax rate in Weld County and Colorado as a whole, the lower property tax rate puts pressure on revenue from retail sales tax to help maintain the level of hometown services residents have come to enjoy. Identifying and securing the prime retail location will ensure that the best locations are available when the market is ready to invest. 37th Street is the only arterial with direct connection from I-25 to US-85. It is a primary traffic route proximate to most of the residential that will support retail development. In addition, Evans has Multi-Cultural Latinx retail offerings that are unique to Northern Colorado.</p>	<p><b>ER3.1:</b> Establish 37th Street as Primary Retail Corridor via Land Use and Transportation Plans.</p> <p><b>ER3.2:</b> Establish primary commercial nodes on 37th at 23rd Ave and US85, and secondary nodes at 11th Ave and 35th Ave.</p> <p><b>ER3.3:</b> Update zoning code to support appropriate levels of retail development at designated intersections, exploring mixed-use options and neighborhood integration.</p> <p><b>ER3.4:</b> Create a unique corridor design aesthetic, supported by placemaking principles and good urban design.</p> <p><b>ER3.5:</b> Create a program describing the benefits of supporting small/local businesses.</p> <p><b>ER3.6:</b> Ensure that City Codes encourage redevelopment and infill to minimize barriers to opening business and promotes flexible mixed-use opportunities.</p> <p><b>ER3.7:</b> Create multi-lingual roadmaps describing processes for opening business, including food establishments.</p> <p><b>ER3.8:</b> Increase funding for and promote expanded participation in the Storefront Improvement Program including Spanish language information packet to assist growing local businesses, including expansion of the program to include signage.</p> <p><b>ER3.9:</b> Retail will be recognized as an important lifestyle amenity for a well-rounded community.</p> <p><b>ER3.10:</b> Monitor and address retail development within the framework of the Economic Development Strategic Plan.</p>	<p></p> <p></p>
<p><b>QUALITY OF LIFE WITHIN REACH</b></p> <p><b>REDEFINING WORK+LIFE BALANCE</b></p>	<p><b>ER4: EVANS WILL FOSTER A SENSE OF PLACE AND ENRICH ITS COMMUNITY IDENTITY</b></p> <p>Establishing Evans’ identity promotes as sense of loyalty and pride in the community. It also helps promote Evans as a place to stay and invest. Having a clear sense of identify also helps promote new housing opportunities as developers are more likely to have confidence in the market. Building from our Multi-Cultural heritage, we identify, promote and build a sense of place that will position Evans as a distinct community in the region.</p>	<p><b>ER4.1:</b> Establish a town center concept focused on arts and entertainment “Town Center”.</p> <p><b>ER4.2:</b> Complete a strategic plan for the Town Center to explore details related to specific development options, infrastructure needs, character and economic impact.</p> <p><b>ER4.3:</b> Explore establishing arts as an economic development driver by completing feasibility study to understand strategies to support a vibrant arts district celebrating local culture and heritage.</p> <p><b>ER4.4:</b> Create an Evans Urban Design Plan identifying an aesthetic character for streetscapes and gateways that helps to reinforce the character of the community.</p> <p><b>ER4.5:</b> Complete an inventory of wayfinding signs and explore opportunities to expand the program.</p> <p><b>ER4.6:</b> Recognize the importance of how a sense of place and community identity impacts new housing opportunities and economic development.</p> <p><b>ER4.7:</b> Work with the Greeley/Evans School District to ensure the k-12 education remains a positive community identifier and source of local pride.</p> <p><b>ER4.8:</b> Prioritize placemaking and urban design strategies with all future road construction to enhance Evans’ sense of place and cohesive identity.</p> <p><b>ER4.9:</b> Create and fund an “Arts in Public Places Program” that reflects Evans’ community character.</p> <p><b>ER4.10:</b> Embrace the Platte River and a natural asset and create an entertainment venue/amphitheater at Riverside Park with a design that relates to the natural environment and connects to the trail network.</p> <p><b>ER4.11:</b> Develop clear branding strategy that communicates Evans’ values and effective community promotion.</p>	<p></p>

**VISION & VALUES**

**PRINCIPLES**

**STRATEGIES**

**RAPID RESULTS**

REDEFINING WORK+LIFE BALANCE

DISTINCTLY WELCOMING

**ER5: EVANS WILL LEVERAGE LOCAL ASSETS AND BUILD ON ITS COMMUNITY STRENGTHS**

Evans is a diverse community with a strong workforce. The community is inviting and affordable. The Evans story needs to be told, and those businesses already here need opportunities to grow. Evans will focus on growing and expanding existing local businesses as the best opportunity for long-term success.

**ER5.1:** Develop and maintain a comprehensive inventory of local businesses.

**ER5.2:** Seek opportunities to promote Evans’ recreational opportunities as a potential economic driver.

**ER5.3:** Work with Aims Community College on workforce training opportunities for Evans’ residents (Triad between Local Government, Universities, Private Industry).

**ER5.4:** Partner with Evans’ Chamber in Business Networking efforts.

**ER5.5:** Set up a small business events and engage with key LatinX business owners.

**ER5.6:** Work with the Small Business Development Center to identify and support local business startups.

**ER5.7:** Explore strategies for expanding upon and utilizing tools available under the Urban Renewal Authority.

**ER5.8:** Develop a marketing/public relations/communications and branding campaign to market Evans as a place to launch your dream.





# HOUSING



The City recognized the need to complete a housing study to establish baseline housing data to inform policy and strategy recommendations. As part of the Master Plan process “*The City of Evans Master Plan: Housing Study*” was commissioned and is included as an appendix to this report. The Housing Study provides a snapshot of the current housing market in Evans and helps to inform the strategies contained in this Chapter. It reviews the current supply of housing, market demand, and the housing needs of specific at-risk populations including the elderly and disabled.

Evans has long been viewed as an affordable community with a strong quality of life. Of the 6,700 households in the City, 41 percent are families with children and the average household size is three people. At the May 27, 2021, community engagement meeting, housing was a major topic of discussion for participants at the event (see figure G).

Over the last eight years, significant demand for

affordable single-family housing in Evans pushed home prices higher. Since 2012, home prices in Evans have increased by 15.1 percent, which outpaced both Greeley and Windsor. This has led to a narrower gap in overall housing affordability between Evans and surrounding communities. (Housing Study p. 21)

The focus of this Housing Chapter is to ensure that strategies are put in place that allow the community to provide a range of housing types that serve all residents. A key concept

discussed in the Housing Study is the need for a “balanced housing stock.” This translates into the availability of housing options for residents at all stages of career, family, and life. As families grow, it is important to have larger homes available to accommodate their needs. On the other side, as residents age and move into retirement,

it is important to provide adequate housing options, such as smaller homes that are more manageable and allow residents to age in place, as well as dedicated senior housing. These concepts are explored in this Chapter along with strategies to increase amenities to support existing neighborhoods and to encourage greater density through creative low-cost incentive programs.

## SNAPSHOT: HOUSING

This Chapter relies heavily on the data gathered through the Housing Study completed by Root Policy Research as part of the overall Master Plan update process. The study looked at a range of data sources including the U.S. Census Bureau, the Department of Housing and Urban Development’s State of the Cities database, the Weld County Assessor, State level information, Zillow and Redfin, as well as direct interviews with City staff.

In Evans, 62 percent of households are owners and 38 percent are renters. Homeowners tend to be older, more likely to be married and have a higher household income

**Average Square Feet: 1,367**  
Bedrooms: 3.2  
Bathrooms: 2.3  
Lot Size: 6,750

Table 7. Housing Averages

than renters, though there was little difference in educational attainment between owners and renters. 60 percent of Hispanic households own their homes. Among other, non-Hispanic minority residents only 42 percent own their homes.

The average home in Evans is roughly 1,367 square feet with three bedrooms and two bathrooms on a 6,750 square foot lot. (see Table 7) Compared to Greeley and Windsor, Evans has the smallest proportion of homes with four or more bedrooms. This issue was raised repeatedly by the stakeholder group and through community engagements. Residents indicated that they were looking for larger homes to accommodate bigger families and older children.

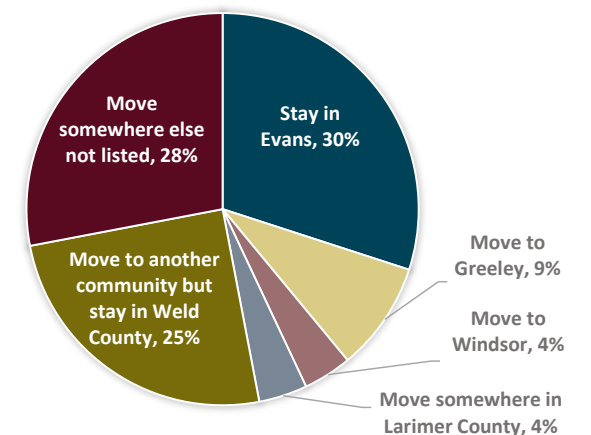


Table 8. Housing Survey

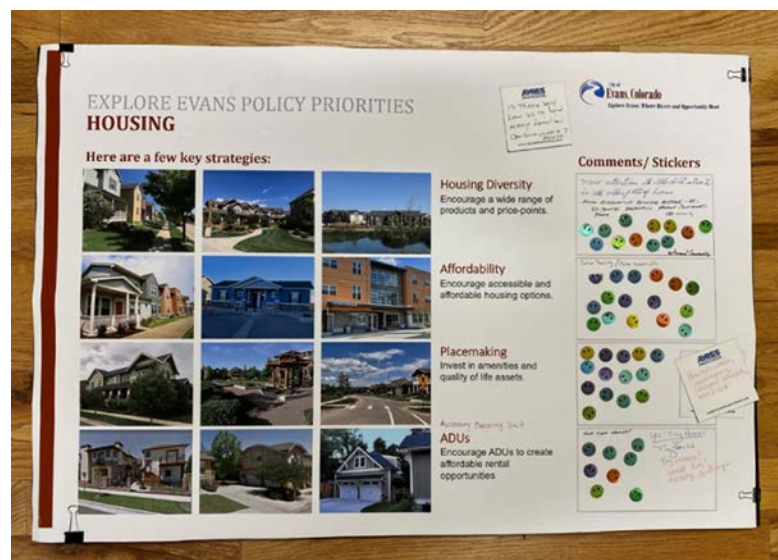


Figure G. Image: City of Evans

Much of the input from the community engagement and the stakeholders indicated that families tend to buy their first home in Evans and their 2nd home somewhere else. This was further confirmed by the housing survey. (See Table 8) Given the significant growth pressures, and the regional housing demand, Evans should consider increasing the housing supply at all levels. This includes using a variety of regulatory tools and financial resources available to support the policy goals outlined in this chapter.

This includes:

- Allowing for a variety of housing product types including accessory dwelling units, patio homes and attached housing products.
- Encouraging efficient use of land through smaller lot sizes and shared open space.
- Providing certain fee waivers to builders in exchange for more affordable homes to promote first time homebuyers.
- Establishing an assistance program for first time home buyers to help with closing costs or down payments.
- Creating new opportunities for low-income households.
- Focusing on place-making and community amenities to support larger home development for bigger families.
- Promoting creative urban design to integrate neighborhood serving retail.
- Using the transfer of development rights from sensitive river corridor land in exchange for density allowances.

## KEY INDICATORS

While Evans has been known for affordable housing within the region, home prices rose by 103 percent from 2010 to 2018. During the same period, the median household income only rose by 27 percent, pushing home ownership out of reach for some families. As income fails to keep pace with rising home prices, purchasing power declines even with historically low interest rates. An analysis of industry wages in Evans shows that the ability to buy a home for workers in most industries is contingent on having multiple earners or accepting some level of cost burden to purchase a home.

Houses in Evans are relatively newer than neighboring communities with 60 percent of the housing stock having been completed in the last 20 years. This may become a challenge for the City as large chunks of public infrastructure reach their lifespan and need to be replaced.

In recent years, there has been a decrease in new home construction in Evans. The number of permits issued for new single-family homes has remained largely flat since the end of the recession in 2008/09 with the City averaging under 100 per year. Both Windsor and Greely, outpaced Evans regarding single and multi-family housing permits in recent years with Windsor exceeding 600 total in the past two years.

Rental lease rates have also steadily increased by 30 percent between 2015 and 2019 with vacancy rates consistently below four percent. In 2018, the median rent in Evans was \$1,103 per month, which is comparable to Weld County overall. Unlike the for-sale housing market, the median household income for renters outpaced the increase in rental lease rates but affordability issues remain.

According to the Housing Study, 44 percent of renters experienced some cost burden meaning households are paying more than 30 percent of their monthly household income on rent. In addition, the study found that 18 percent of renters pay more than 50 percent of their income on housing cost (this includes both rent and utilities). In fact, the report identifies a lack of supply for renters with household incomes below \$25,000. This income level has significant impacts on the senior and disabled populations related to housing availability.

## VISION AND VALUES SUMMARY

The Principles and Strategies for Housing are intended to reflect the approved Vision and Values. For each Principle listed, the relevant Vision and Value is cited as a reference to ensure they reflect the great things about Evans this Plan seeks to enhance and improve.



Figure H. Image: City of Evans

### PRINCIPLES

Through discussions with the community, these four Housing Chapter principles were identified:

#### H1: Evans will focus on new housing opportunities at all price points.

Affordable opportunities for home ownership is an asset to the Evans market and an expressed value of residents. The City also needs larger middle-market homes to accommodate growing families and economic mobility. The City should encourage the development of middle market homes while preserving existing first-time home buyer affordability.

#### H2: Evans will create new opportunities for quality rental housing that address affordability and special needs populations.

Though Evans does offer relative housing affordability (compared to surrounding areas), there remains a shortage of quality rental units affordable to very low-income households with a household income of less than \$24,000 annually. In addition, special needs populations face unique challenges in the housing market, including residents with accessibility/mobility needs, residents with limited English proficiency, and people experiencing homelessness. The City should develop a rental housing compliance program to ensure property owners maintain high quality standards (inside and out). (See H2-6)

#### H3: Evans will focus on new amenities and quality of

#### life to promote life cycle housing opportunities.

Housing choice goes far beyond the structure of housing itself—it reflects preferences about schools, parks, open space, lifestyle, safety, walkability, neighborhoods, and other community assets. Supply and demand for housing are impacted by direct development costs, as well as community identity and sense of place. As such, investments in amenities and quality of life assets are also an investment in housing opportunity.

#### H4: Evans will ensure a flexible zoning code to allow for creative housing solutions.

Housing options should reflect the diversity of current residents and the expressed desire of residents to accommodate a broad set of household types and a wide array of market preferences. Flexible zoning regulations can encourage the integration of a variety of housing options—including mixed use development—that supports market flexibility to respond to evolving needs and preferences.

### KEY STRATEGIES

We have called out a few of the **key strategies** for additional consideration because we think they are important to the future of Evans and deserve additional attention. Housing availability and affordability were mentioned frequently by the community and the stakeholder group. While all strategies are important, we believe these three should be prioritized for immediate action:

*Continue to improve the development environment and market Evans as a development-friendly community.*

*Encourage development of housing that serves very low-income households, with a focus on rentals affordable to households earning less than \$25,000 per year (about 30% of AMI).*

*Invest in place-making and community amenities to create market demand for higher-priced, larger homes. This could include economic development and business diversification (i.e., restaurants and retail) as well as parks/trails, or other community benefits.*

## BIG IDEAS

### IMPROVE DEVELOPMENT ENVIRONMENT

#### H1.1: Continue to improve the development environment and market Evans as a development-friendly community.

Evans is known as a municipality that is development friendly. With demand for housing expected to grow in



Figure I. Image: City of Evans

the next ten years, Evans is poised to achieve significant new development and investment, particularly on the west and south side of the Growth Management Area. In addition to new development, the City has the opportunity to promote infill development on vacant parcels within the current municipal boundaries. It will become important for Evans to take advantage of these development opportunities to promote the broad spectrum of housing needs to serve the community.

**ENCOURAGE LOW-INCOME HOUSING**

*H2.1: Encourage development of housing that serves very low-income households, with a focus on rentals affordable to households earning less than \$25,000 per year (about 30% of AMI).*

The housing study identified the biggest housing gap as renters with household incomes under \$25,000. This includes low-income seniors and the disabled population. Continuing to work with existing regional housing providers to expand opportunities and to strategically use City incentives will be necessary to address this issue.

The use of fee waivers, identifying surplus land and working with developers to provide greater density in exchange for other investments can help address this issue.

**INVEST IN PLACE-MAKING**

*H3.1: Invest in place-making and community amenities to create market demand for higher-priced, larger homes. This could include economic development and*

*business diversification (i.e., restaurants and retail) as well as parks/trails, or other community benefits.*

Housing is somewhat dependent on the surrounding market, meaning access to employment, recreation, retail, and other amenities. Throughout the community engagement, key themes emerged regarding Evans’ sense of place. Residents want to shop and recreate in Evans, this includes new restaurants, grocery stores, and other retail options.

In discussions with potential housing developers, a limiting factor regarding the construction of larger homes for growing families was the lack of amenities. Different strategies have been put forth including making 37th Avenue into the main retail corridor and using the river corridor as a unique recreational opportunity.

**CONSIDER A TDR PROGRAM**

*H4.4: Consider a Transfer of Development Rights (TDR) program to promote effective growth management and land conservation.*

As Evans works to build a balanced housing stock, an opportunity presents itself to promote the growth of the river corridor as a recreational amenity. Using widely available Transfer of Developer Rights programs, the City could exchange donations of conservation easements along the river corridor for greater housing density options. This strategy can help to acquire environmentally sensitive property at little or no cost while allowing for the construction of more housing units in strategically identified locations as part of a TDR program.



Figure J. Image: Ayres Associates

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>H1: EVANS WILL FOCUS ON NEW HOUSING OPPORTUNITIES AT ALL PRICE POINTS</b></p> <p>Affordable ownership opportunities are an asset to the Evans market and an expressed value of residents, but the City also needs larger middle-market homes to accommodate growing families and economic mobility. The City should encourage the development of middle market homes while preserving existing first-time buyer affordability.</p>	<p><b>H1.1:</b> Continue improve the development environment and market Evans as a development-friendly community.</p> <p><b>H1.2:</b> Allow a variety of product types (single-family attached and detached) and lots sizes to encourage a wide range of products and price-points.</p> <p><b>H1.3:</b> Encourage efficiency in land use by allowing small lot sizes and housing developments that include shared open space in lieu of large yards.</p> <p><b>H1.4:</b> Consider fee waivers and/or other incentives as necessary to encourage affordable development for low income residents/workers and first-time buyers.</p> <p><b>H1.5:</b> Increase access to water supply (including alternatives to CBT) and opportunities for non-potable irrigation and/or incentives for xeriscaping.</p> <p><b>H1.6:</b> Continue to refer prospective homebuyers to down-payment assistance resources, first-time homebuyer education opportunities, and low-interest mortgage opportunities through local and statewide programs.</p>	
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>DISTINCTLY WELCOMING</p>	<p><b>H2: EVANS WILL CREATE NEW OPPORTUNITIES FOR QUALITY RENTAL HOUSING THAT ADDRESS AFFORDABILITY AND SPECIAL NEEDS POPULATIONS</b></p> <p>Though Evans does offer relative affordability (compared to surrounding areas), there remains a shortage of quality rental units affordable to very low income households. In addition, special needs populations face unique challenges in the housing market, including residents with accessibility/mobility needs, residents with limited English proficiency, and people experiencing homelessness.</p>	<p><b>H2.1:</b> Encourage development of housing that serves very low income households, with a focus on rentals affordable to households earning less than \$25,000 per year (about 30% of AMI):</p> <p><b>H2.1.a:</b> Continue to develop relationships with affordable housing providers and developers;</p> <p><b>H2.1.b:</b> Consider standardized incentives for affordable development (e.g., fast-track review, fee waivers, density bonuses, parking reductions or other variances, etc.)</p> <p><b>H2.1.c:</b> Evaluate public land availability/suitability for residential development and consider discounted sale (or land donation) to affordable development.</p> <p><b>H2.2:</b> Support and develop programs that offset the cost of accessibility modifications for people with disabilities and seniors who desire to age-in-place.</p> <p><b>H2.3:</b> Support the development of housing near transportation to increase mobility options.</p> <p><b>H2.4:</b> Work with local non-profits and service providers to improve housing resources for renters with limited English proficiency and the landlords/property managers housing them. This could include renter and landlord roles/responsibility education (in English and Spanish) as well as standardized lease templates in both English and Spanish.</p> <p><b>H2.5:</b> Continue to partner with United Way, Weld Way Home, and other local service providers to address the needs of people experiencing homelessness.</p> <p><b>H2.6:</b> Explore the option of a rental registration/licensing program paired with housing quality standards.</p> <p><b>H2.7:</b> Support and develop programs that assist residents with emergency home repair, energy efficiency upgrades, and utility costs.</p>	

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p>	<p><b>H3: EVANS WILL FOCUS ON NEW AMENITIES AND QUALITY OF LIFE TO PROMOTE LIFE CYCLE HOUSING OPPORTUNITIES</b></p> <p>Housing choice goes far beyond the structure of housing itself--it reflects preferences about schools, parks, open space, lifestyle, safety, walkability, neighborhoods, and other community assets. Supply and demand for housing are impacted by direct development cost but also by community identity and sense of place. As such, investments in amenities and quality of life assets is also an investment in housing opportunity.</p>	<p><b>H3.1:</b> Invest in place-making and community amenities to create market demand for higher-priced, larger homes. This could include economic development and business diversification (i.e., restaurants and retail) as well as parks/trails, or other community benefits.</p> <p><b>H3.2:</b> Promote creative design including the incorporation of neighborhood-serving retail/commercial space in housing developments.</p> <p><b>H3.3:</b> Promote walkable neighborhoods and look for opportunities to integrate residential access points within the recreation/trail network.</p> <p><b>H3.4:</b> Consider historic designation and neighborhood preservation of Evans' older neighborhoods (e.g., east of US 85).</p>	
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>DISTINCTLY WELCOMING</p>	<p><b>H4: EVANS WILL ENSURE A FLEXIBLE ZONING CODES TO ALLOW FOR CREATIVE HOUSING SOLUTIONS</b></p> <p>Housing options should reflect the diversity of current residents and the expressed desire of residents to accommodate a broad set of household types and a wide array of market preferences. Flexible zoning can encourage the integration of a variety of housing options—including mixed use development—that support market flexibility to respond to evolving needs and preferences.</p>	<p><b>H4.1:</b> Allow patio homes, senior housing, and small attached products (e.g., du-tri-four-plexes and townhomes) in a wide range of residential neighborhoods.</p> <p><b>H4.2:</b> Encourage the opportunity for accessory dwellings in all new neighborhoods, subject to some design standards.</p> <p><b>H4.3:</b> Apply flexible zoning standards (and parking regulations) that allow mixed use developments (e.g., housing and retail/commercial) in designated areas.</p> <p><b>H4.4:</b> Consider a Transfer of Development Rights (TDR) program to promote effective growth management and land conservation.</p>	



# WATER CONSERVATION

Water is a precious resource that needs to be protected and Evans has been taking steps to ensure that its residents have access to a safe and clean water supply for years to come.

The policies and strategies in the Water Conservation Chapter were informed and directed by the report entitled, "City of Evans, Policy Assessment and opportunities for the 2020 Master Plan update." The report is included as an appendix, and we gratefully acknowledge the support of the Sonoran Institute and the Del Corazon Consulting group with drafting this Chapter.

This Chapter identifies key strategies to promote water conservation both through regulatory measures within the City's Municipal Code and incentives to promote water efficiency. As the population continues to grow, demands on the municipal water systems will increase and the City will need to be prepared.

Water Conservation is not only about consumption. This Chapter explores the need to protect local watersheds and invest in stormwater infrastructure. It includes strategies that promote the restoration of riparian areas, and protection of sensitive environmental areas. Regarding stormwater, the Plan looks at the need to update existing plans and to implement best practices for stormwater discharge.

The State of Colorado Water Plan projects that by 2030 there will be a 20% gap between Colorado's water supply and the demand. While the City of Evans does not project a water supply and demand imbalance in the next decade, the City is working to ensure it can provide a reliable water supply that will not threaten the economic vitality of the community, is fiscally sustainable for the City's budget, does not overburden taxpayers and homeowners, and does not place pressure on already rising housing prices. The cost of obtaining new water has increased notably over the past twenty years, as shown in Table 9. The City recognizes water conservation as an affordable activity to minimize the need for water acquisition.

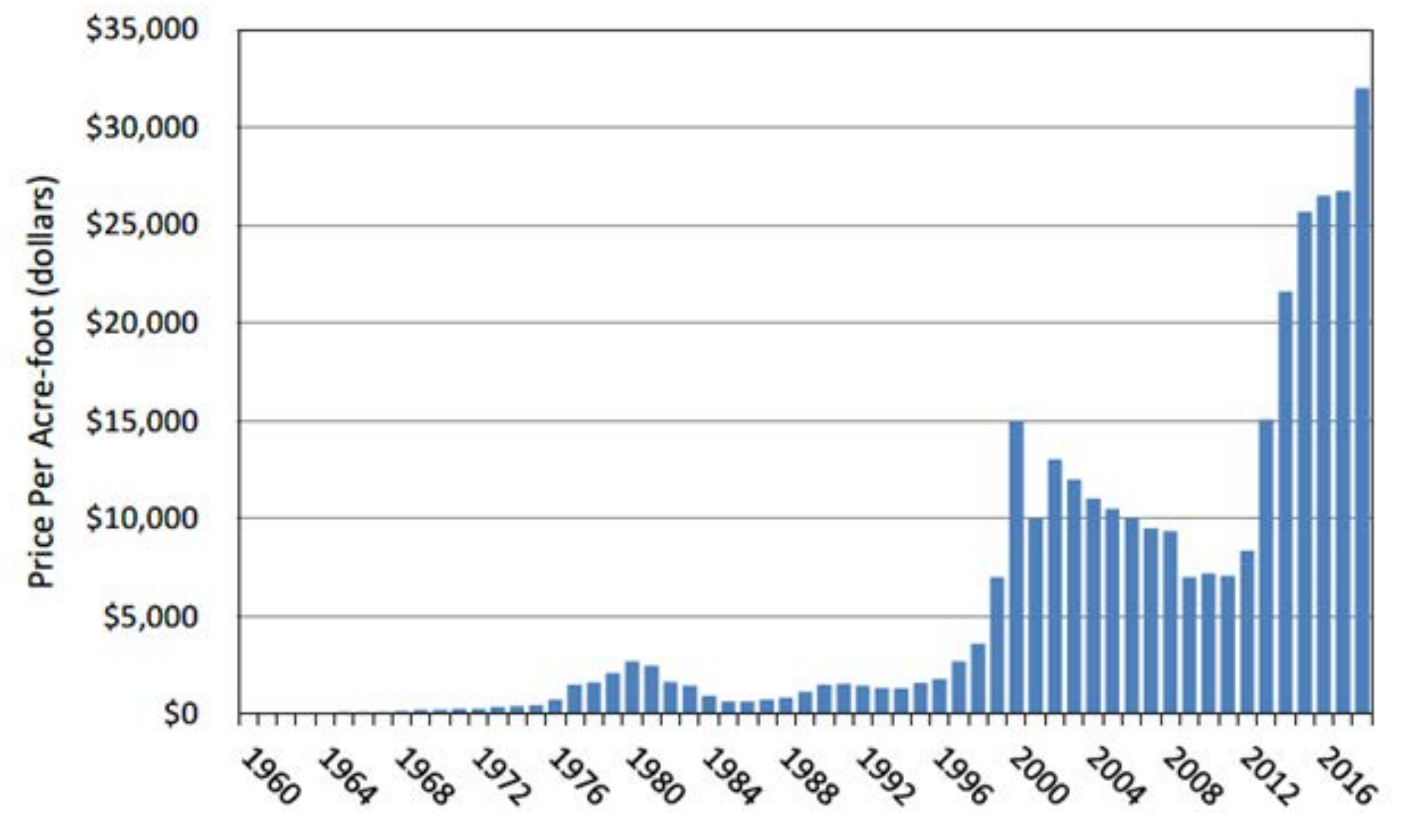


Table 9. Historical Market Price of C-BT Project Water (1960-2018)

Water Vocabulary					
Acre Foot	The amount of water required to cover one acre at a depth of one foot. The City of Evans estimates that each residence consumes 6/10 of an acre foot per year.				
Firm Yield	The amount of water that can be expected to be supplied during typical dry years where normal water supplies are reduced due to drought. This does vary from year to year based on the amount of water available.				
Average Annual Water Yield	The amount of water available from water rights during an average normal year.				
Potable Water	Potable water, also known as drinking water, comes from surface and ground sources and is treated to levels that that meet state and federal standards.				
Non-potable Water	Water from sources such as creeks, lakes, and reservoirs suitable for irrigation but not for drinking water.				
City of Evans Potable Water Supply Water Demand Projections					
Year	Treated Water Demand (in Acre Feet)	Average Annual Yield (in Acre Feet)	Firm Yield (in drought year)	Remainder Average Yield	Remainder Firm Yield
2019	2,717	6,361	3,530	3,644	813
2028	3,247			3,114	283

Table 10. Water Vocabulary and Demand Projections

Table 10 defines key terms for understanding how we define different types and amounts of water. Additionally, the table displays the annual treated water demand compared to annual available water in average and drought scenarios. Water Conservation can help ensure stability of water supplies in future firm yield years, limiting the need for costly water acquisition as shown in Table 9.

## SNAPSHOT: WATER CONSERVATION

As of 2019, the City’s annual water demand was 2,523 acre-feet, which is well within the annual available water supply yield of 6,361 acre-feet. Water is distributed to Evans residents by the City of Greeley under an agreement that expires in 2023.

According to the report, future water demand is expected to increase to 3,247 acre-feet by the year 2028. While this is within the existing available average yield, it would put pressure on the City’s water system in an extreme drought condition. With the growth in population and the increase in water usage, demand will eventually exceed supply unless steps are taken to conserve water.

The City recognizes the need to promote conservation and has been forward thinking in its commitment. It has set a goal to reduce overall treated water demand by 10 percent by the year 2030. Aiding this effort, per capita demand for water in Evans decreased by roughly 6.4 percent from 2009 to 2019. Additionally, the City has received the Growing Water Smart

Metrics Grant provided by the Sonoran Institute for 2022 to help identify and evaluate meaningful metrics that can be used to measure the progress of water conservation efforts.

The decrease in per capita demand for water has been driven by forward thinking policies within the Water Conservation Ordinance and the Landscape Code. The ordinance prohibits irrigation during the afternoon hours and restricts watering to three days a week. The Landscape Code has been used to promote efficient land use patterns and efficient stormwater infrastructure.

New growth will bring additional challenges. The report identified specific areas of concern and issues that should be addressed (Report p. 28) as part of the Master Plan including

- Increasing costs of water as new sources of water on the Front Range become scarcer.
- Increasing demand for water as Evans’ economic development and population growth create new demand.
- Peaks in demand due to seasonal irrigation increases.
- Financial costs of regularly exceeding the threshold for treated water supply in the agreement with Greeley.
- Degradation of watershed and ecosystem functions.
- Decrease in water supply yields due to prolonged drought and climate change.

## KEY INDICATORS

The peak months for water usage are from May through October owing largely to outdoor irrigation demand. The month of August tops the list for the highest monthly water use averaging just under 250 acre-feet of water as compared to winter months when monthly water use is just around 100 acre-feet.

This is an indication that more work can be done with the landscape code and to promote more water efficient irrigation systems. This can take many forms. With new technology, there is an opportunity to promote automatic irrigation systems with rain sensors and smart controllers. According to the report, many Colorado communities are using “water budgets” to limit the use of water for irrigation above a set amount. It can also mean rainwater harvesting that promotes water retention through natural means.

## VISION AND VALUES SUMMARY

The Principles and Strategies for Water Conservation are intended to reflect the approved Vision and Values. For each Principle listed, the relevant Vision and Value is cited as a reference to ensure that they reflect the great things about Evans that this Plan seeks to enhance and improve.

**VISION AND VALUES**



Quality of Life Within Reach



Your Distinctly Welcoming Hometown



Redefining Work+Life Balance



Connecting to Everything that Matters

### PRINCIPLES

Through discussions with the community, five principles were identified under the Water Conservation chapter, they are:

**WC1: Evans will promote the wise use of water in the residential and commercial sector.**

The Water Efficiency Plan identified strategies that Evans could implement to save up to nearly 27 million gallons per year by promoting water efficiency retrofits and conservation practices for existing residential and commercial development. To achieve these savings requires that Evans build public awareness of the benefits of saving water, of water conservation methods, and of water efficient technology.

**WC2: Evans City codes, zoning, policies, and development will align with direction provided in the Water Efficiency Plan and other municipal plans.**

Nearly 70% of the City’s treated water is used for residential purposes. Of total treated water use, nearly 40% is used for outdoor watering during the time period May through October. Evans can reduce pressure on its water supplies and treatment system by ensuring new development is designed to be water efficient from the start.

**WC3: The City of Evans will sustainably manage its water resource to enhance community resilience.**

Without access to a sustainable supply of clean water, the City of Evans cannot thrive. The State of Colorado Water Plan projects that by 2030, there will be a 20% gap between Colorado’s water supply and the demand for water due to population growth and changes to the hydrologic cycle. While the City does not currently project an imbalance, it needs to prepare for extended droughts and increased competition for limited supplies. The City is already planning for increased water storage and requires development to connect to the City’s non-potable water system for irrigation to reduce impacts on limited treated water supplies.

**WC4: Evans will protect the watershed and promote watershed health for the South Platte, Big Thompson, and Ditch environments.**

The 2013 floods along the South Platte and Big Thompson Rivers were devastating for the City of Evans. The City since adopted new floodplain regulations, updated the Stormwater Master Plan (2016), and developed the South Platte River Restoration Plan (2015). Natural floodplains help filter stormwater runoff, provide recreational opportunities and habitat, and when left undeveloped help safely convey flood water.

**WC5: Evans will use easements, acquisitions, and other creative strategies to protect watersheds and promote new housing opportunities in town.**

Evans needs to find creative ways to acquire and protect the river watershed. Allowing developers density bonuses for in-town development in exchange for the purchase of easements in environmentally sensitive areas is one of the ways this Plan can help address critical housing issues while simultaneously protecting the local environment. Working with the development community and other non-profits provides a great opportunity to protect the watershed while being fiscally prudent.

**KEY STRATEGIES**

We have called out a few of the *key strategies* for additional consideration because we think they are important to the future of Evans and deserve additional attention. Water Conservation is a critically important issue in the state of Colorado and taking steps to address issues today will pay dividends for years to come. While all the strategies are important, we believe these should be prioritized for immediate action:

*Develop and support a water conservation program in the City that includes awareness about the need to save water and supports project implementation.*

*Adopt zoning code and development standards revisions that result in more water efficient development.*

*Develop water quality protection standards for waterbodies and wetlands.*

*Explore a transfer of development rights program to incentivize private landowners leaving land in the floodplain undeveloped in exchange for selling development rights to intensify development in redevelopment / receiving areas.*

**BIG IDEAS**

**DEVELOP AND SUPPORT A WATER CONSERVATION PROGRAM**

***WC1.1 Develop and support a water conservation program in the City that includes awareness about the need to save water and supports project implementation.***

This strategy includes several corollary strategies to share the water conservation message with Evans’ residents. Success is largely dependent on community buy-in and support. Having

a clear message to the public will help ensure that changes are not viewed as punitive but rather in the best interests of the entire community.

**ADOPT ZONING CODE AND DEVELOPMENT STANDARDS REVISIONS**

***WC2.1 Adopt zoning code and development standards revisions that result in more water efficient development.***

Promoting new development standards that limit the need for irrigation will help reduce the demand for water. This includes clustered development with shared green spaces and protection of natural areas. This also addresses the need to update the City’s code for new car washes, which can be big water users.

**DEVELOP WATER QUALITY PROTECTION STANDARDS**

***WC4.1 Develop water quality protection standards for waterbodies and wetlands.***

Throughout the Master Plan process, the community has indicated a strong desire to protect the river watershed as a recreational amenity that adds to the quality of life. This strategy explores the need to prioritize wetland protection and to promote setbacks from sensitive wetlands to limit discharge into the river.

**EXPLORE A TRANSFER OF DEVELOPMENT RIGHTS PROGRAM**

***WC5.1 Explore a transfer of development rights program to incentivize private landowners leaving land in the floodplain undeveloped in exchange for selling development rights to intensify development in redevelopment / receiving areas.***

This strategy crosses numerous elements of the Master Plan including the Housing Chapter and the Recreation and Tourism Chapter. Allowing for the transfer of development rights for denser development serves multiple purposes, it provides for more efficient land use and a reduction in water consumption, it provides for an increase in housing supply, and it provides land for expanded recreational opportunities. This also improves water quality by limiting stormwater discharge into the watershed.



Figure K. Image: Ayres Associates



**VISION & VALUES**

**PRINCIPLES**

**STRATEGIES**

**RAPID RESULTS**

QUALITY OF LIFE WITHIN REACH

REDEFINING WORK+LIFE BALANCE

**WC1: EVANS WILL PROMOTE THE WISE USE OF WATER IN THE RESIDENTIAL AND COMMERCIAL SECTOR.**

The Water Efficiency Plan identified strategies that Evans could save up to nearly 27 million gallons per year by promoting water efficiency retrofits and conservation practices for existing residential and commercial development. To achieve these savings requires that Evans build the public’s awareness of the benefits of saving water, of water conservation methods, and adoption of water efficient technology.

**WC1.1:** Develop and support a water conservation program in the City that includes awareness about the need to save water and supports project implementation.

**WC 1.1.a:** Implement priorities identified in the 2019 Water Efficiency Plan to hire a water conservation staff person to manage water conservation program development and implementation.

**WC 1.1.b:** Create City “lead by example” demonstration projects to illustrate to the community how indoor and outdoor water can be more water efficient.

**WC 1.1.c:** Use municipal plans and the Water Efficiency Plan to create an action plan to implement the WEP’s 34 Strategies/Projects.

**WC 1.1.d:** Collect, interpret, and analyze data; and communicate findings to the community regarding conservation and savings achieved through implementation.

**WC1.1.e:** Develop a public education campaign regarding water efficiency planning with emphasis on what individuals in Evans can do to achieve goals.

**WC 1.1.f:** Increase collaboration between different City departments involved in water resource management to seek funding for plan implementation.

**WC 1.2:** Continue to strengthen partnership with Northern Colorado Water Conservancy District to enhance the City’s capacity for water resource management.

**WC 1.2.a:** Collaborate with Northern Colorado Water Conservancy District to apply their water efficiency programs and resources within the City of Evans.

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>MULTI-CULTURAL HOMETOWN</p>	<p><b>WC2: EVANS CITY CODES, ZONING, POLICIES AND DEVELOPMENT WILL ALIGN WITH DIRECTION PROVIDED IN THE WATER EFFICIENCY PLAN AND OTHER MUNICIPAL PLANS.</b></p> <p>Nearly 70% of the City’s treated water is used for residential purposes. Of total treated water use, nearly 40% is used for outdoor watering during the time period May through October. Evans can reduce pressure on its water supplies and treatment system by ensuring new development is designed to be water efficient from the start.</p>	<p><b>WC2.1:</b> Adopt zoning code and development standards revisions that result in more water efficient development.</p> <p><b>WC2.1.a:</b> Promote a more water efficient commercial sector. Inclusive of adopting new car wash standards requiring water recycling.</p> <p><b>WC2.1.b:</b> Identify areas of the City to promote clustering, redevelopment, and smaller, more compact lots that support a more water efficient land use pattern.</p> <p><b>WC2.1.b.i:</b> Diversify zoning districts to allow for a greater diversity of smaller lot sizes in new development and redevelopment.</p> <p><b>WC2.1.b.ii:</b> Create a conservation or cluster subdivision ordinance that allow for creative site design and protection of prioritized natural resources, natural hazard areas, or agricultural lands.</p> <p><b>WC2.1.b.iii:</b> Explore a transfer of development rights program to incentivize private landowners to protect prioritized natural resources, natural hazard areas, or agricultural lands in exchange for selling development rights to intensify development in redevelopment or receiving areas.</p> <p><b>WC2.2:</b> Create incentives and update the development code to achieve water efficient landscapes.</p> <p><b>WC2.2.a:</b> Update the water conservation ordinance to revise the time of day watering standards.</p> <p><b>WC2.2.b:</b> Create a new waste water ordinance.</p> <p><b>WC2.2.c:</b> Update the existing landscape code to incorporate best practices recommended in the Water Efficiently Plan that are more water efficient.</p> <p><b>WC2.2.d:</b> Create water efficient public streetscapes and parking lots. Include water efficient standards for private streetscapes and parking lots into the land development code.</p> <p><b>WC2.2.e:</b> Develop water efficient irrigation design standards for public and private parks including incorporation of native or xeriscape as percent of park total, smart controllers, and rain/wind sensors.</p> <p><b>WC2.2.f:</b> Develop a financial incentive, such as a system development fee reduction or conservation rate structure, for incorporation of more water efficient landscapes for residential and commercial subdivisions.</p> <p><b>WC2.2.g:</b> Adopt a Restrictive Covenant Ordinance to prevent prohibition on water efficient landscapes in subdivision covenants.</p> <p><b>WC2.3:</b> Create incentives and update the land development code to promote indoor water efficiency.</p> <p><b>WC2.3.a:</b> Adopt a water conservation ordinance to accompany the Building Code to require plumbing fixtures in new and redevelopment projects to be consistent with the State of Colorado WaterSense rule.</p> <p><b>WC2.4:</b> Ensure adequate and sustainable water supplies are available for new development during applicant review process.</p> <p><b>WC2.4.a:</b> Develop water supply standards for areas serviced by more than one water provider to clarify policy for water connections in unincorporated Weld County and within the City.</p> <p><b>WC2.4.b:</b> Review water rights dedication policies and quantities for new development, including lot-based water dedication requirements.</p>	

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p>	<p><b>WC3: THE CITY OF EVANS WILL SUSTAINABLY MANAGE ITS WATER RESOURCE TO ENHANCE COMMUNITY RESILIENCE.</b></p> <p>Without access to a sustainable supply of clean water, the City of Evans cannot thrive. The State of Colorado Water Plan projects that by 2030, there will be a 20% gap between Colorado’s water supply and the demand for water due to population growth and changes to the hydrologic cycle. While the City does not currently project an imbalance, it needs to prepare for extended droughts and increased competition for limited supplies. The City is already planning for increased water storage and requires development to connect to the City’s non-potable water system for irrigation to reduce impacts on limited treated water supplies.</p>	<p><b>WC3.1:</b> Further develop a City-wide non-potable water supply system.</p> <p><b>WC3.2:</b> Update the City’s water resource management plans to address future water supply needs and achieve sustainability goals.</p> <p><b>WC3.2.a:</b> Update the City’s Water Management Plan to address the needs for a financial management plan that will support funding future water supplies and infrastructure projects such as NISP.</p> <p><b>WC3.2.b:</b> Develop a strategy for acquiring reliable and sustainable new water supplies.</p> <p><b>WC3.3:</b> Develop a mechanism to strengthen regional collaboration between the communities of Evans and Greeley on the management of water resources.</p> <p><b>WC3.4:</b> Apply to granting agencies to support the development of a Drought Management Plan.</p> <p><b>WC3.5:</b> Perform a water rate and tap fee study to incentivize water conservation and efficiency.</p>	
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>MULTI-CULTURAL HOMETOWN</p>	<p><b>WC4: EVANS WILL PROTECT THE WATERSHED AND PROMOTE WATERSHED HEALTH FOR THE SOUTH PLATTE, BIG THOMPSON AND DITCH ENVIRONMENTS.</b></p> <p>The 2013 floods along the South Platte and Big Thompson Rivers were devastating for the City of Evans. The City since adopted new floodplain regulations, updated the Stormwater Master Plan (2016), and developed the South Platte River Restoration Plan (2015). Natural floodplains help filter stormwater runoff, provide recreational opportunities and habitat, and when left undeveloped help safely convey flood water.</p>	<p><b>WC4.1:</b> Develop water quality protection standards for waterbodies and wetlands.</p> <p><b>WC4.1.a:</b> Use recent assessments of natural areas to identify priority wetlands, recharge zones, and riparian areas to inform site planning.</p> <p><b>WC4.1.b:</b> Adopt a minimum 50-100’ setback to minimize disturbance along riverbanks and riparian corridors.</p> <p><b>WC4.1.c:</b> Adopt wetland setbacks that include inner and outer buffers.</p> <p><b>WC4.1.d:</b> Develop riparian corridor and wetlands standards that minimize the disturbance and removal of riparian plant communities.</p> <p><b>WC4.1.e:</b> Develop a plan for managing stormwater discharge along the South Platte and tributaries.</p> <p><b>WC4.2:</b> Implement the South Platte River Restoration Plan strategies to reconnect the floodplain to the river.</p> <p><b>WC4.3:</b> Incorporate water efficient and native landscapes into City and neighborhood public lands management.</p> <p><b>WC4.3.a:</b> Update streetscape design standards to reduce the need for irrigation by integration of rain gardens, native plants and xeric landscapes into streetscapes, medians, and parking lots in the development code and design manuals.</p> <p><b>WC4.3.b:</b> Coordinate with the water conservation program staff to use public lands as “lead by example” demonstration projects for education on xeriscaping and native landscapes.</p> <p><b>WC4.3.c:</b> Manage the City’s public lands to restore and enhance native plant communities, particularly in the areas around the rivers, ponds, ditches, and other waterbodies.</p> <p><b>WC4.4:</b> Implement the Stormwater Management Plan recommendations to integrate on-site stormwater management best practices in new development.</p> <p><b>WC4.4.a:</b> Develop design requirements for new development to incorporate on-site stormwater management to reduce flow and increase filtration and infiltration.</p>	

**VISION & VALUES**

**PRINCIPLES**

**STRATEGIES**

**RAPID RESULTS**

**WC5: EVANS WILL USE EASEMENTS, ACQUISITIONS, AND OTHER CREATIVE STRATEGIES TO PROTECT WATERSHEDS AND PROMOTE NEW HOUSING OPPORTUNITIES IN TOWN.**

QUALITY OF LIFE WITHIN REACH

REDEFINING WORK+LIFE BALANCE

CONNECTED TO EVERYTHING

Evans needs to find creative ways to acquire and protect the river watershed. Allowing developers density bonuses for in-town development in exchange for the purchase of easements in environmentally sensitive areas is one of the ways this Plan can help address critical housing issues while simultaneously protecting the local environment. Working with the development community and other non-profits provides a great opportunity to protect the watershed while being fiscally prudent.

**WC5.1:** Explore a transfer of development rights program to incentivize private landowners leaving land in the floodplain undeveloped in exchange for selling development rights to intensify development in redevelopment / receiving areas.

**WC5.2:** Create a Master Plan for the River Corridor that identify potential locations for access, trails and prioritizes land acquisition of critical areas that include: Lands that are constrained due to environmental sensitivity or geologic hazard, 100-year floodplains designated by the Federal Emergency Management Agency (FEMA), Lands with important scenic values or that contribute to the visual quality of Evans, Lands that contain rare vegetation, wetlands, severe slopes, wildlife habitat, movement corridors, nesting areas or other natural value, Lands that have important recreational values including potential trailheads, and recreation paths or other access points.

**WC5.3:** Use development agreements to allow for the donation or sale of land to the City or accredited land trust for the protection of key natural areas.



# EDUCATION & CULTURE

Education and Culture is a topic that is essential to building and maintaining a strong quality of life. Evans is fortunate to have a quality K-12 school system as a partner to promote a positive quality of life and serve as an amenity for residential

growth. Evans also has a major state university at its doorstep and a local community college that add to the educational fabric and cultural opportunities within the City. This chapter puts forth strategies to capitalize on the arts and

culture in Evans. This includes promoting art in public places as well as using it as an economic development tool. With opportunities through the Colorado Creative Industries to support the key strategies with grant funds, Evans is poised to capitalize on its local heritage and workforce skills over the coming decade.

- Chappelow K-8 Arts Magnet School
- Centennial Elementary School
- Union Colony Elementary School (charter)
- Prairie Heights Middle School

Those between the ages of 20 and 39 represent upwards of 36 percent of Evans population. These residents represent the young workforce in their first homes. They are the new parents seeking opportunities to educate and entertain their children. And these are also the residents seeking opportunities for lifelong learning.

In addition to being a strong quality of life amenity, cultural facilities build upon community identity that differentiates itself as a distinctive community in Colorado's north Front Range. Through the High Plains Library District, Riverside Library provides community space and cultural programming for all ages as well as space for community art exhibits.

Arts and culture can be used to build economic development opportunities. An area that is worth exploration involves Evans depth of talent in welding and metal fabrication. Sculpture artists, particularly those in the Denver metro area indicated a severe shortage of welders to build art installations. This need presents an opportunity for Evans to help build on its unique identity while promoting both the arts and economic development.

Evans also seeks to capitalize on available opportunities to promote lifelong learning, including the programming at the Riverside Library as well as programs offered at Aims Community College. Leveraging these assets to the benefit of residents are a focus of the strategies in this chapter.

## SNAPSHOT: EDUCATION AND CULTURE

Even though the City of Evans doesn't directly manage education in the community, there are many opportunities to collaborate with education providers and build strong partnerships that benefit the community. This is particularly important when considering that roughly 18 percent of Evans residents are under the age of nine as of the most recent Census data. Overall, nearly one third of the population in Evans is school age.

- Here are the K-12 schools currently in Evans:
- Ann K. Heiman, Elementary School
  - Dos Rios Elementary School

Evans is fortunate to be represented by the Greeley-Evans School District (Weld County District 6), which also participated extensively in the Master Plan process both with staff time and through an innovative community engagement effort called a "Master Plan in a Box". The engagement asked 5th graders at Centennial Elementary School to provide their vision for the future of Evans through images and through a mapping exercise.

## KEY INDICATORS

On average, Evans’ residents are 5.5 years younger than Weld County overall and 7 years younger than the state at-large. Based on the State Demographers report, this trend is expecting to continue for the coming years.

Weld County is projected to see increases in all age ranges in the coming years with sharp increases in age groups under forty. This will likely be a factor in the location of new schools and the growing need for a new high school. This can present challenges because according to the comments from the school district, a new high school requires roughly 40 acres of land to include the building, parking, and athletic facilities.

Evans lags the county regarding educational attainment. When compared to Weld County as a whole, Evans has a lower proportion of residents with a bachelors or graduate professional degree and a higher proportion of high school graduates. For those with an associates degree or some college, Evans is roughly equal with the County overall.

## VISION AND VALUES SUMMARY

The Principles and Strategies for Education and Culture are intended to reflect the approved Vision and Values. For each Principle listed, the relevant Vision and Value is cited as a reference to ensure that they reflect the great things about Evans that this Plan seeks to enhance and improve.

VISION AND VALUES



Quality of Life Within Reach



Your Distinctly Welcoming Hometown



Redefining Work+Life Balance



Connecting to Everything that Matters

### PRINCIPLES

Through discussions with the community, three principles were identified under the Education and Culture chapter, they are:

**EC1: Evans will identify opportunities to collaborate with and support K-12 education as a way to build a sense of community identity.**

Families are looking for communities with strong educational opportunities for their children. Evans needs to continue to work with the Greeley-Evans School District to support their expansion needs.

**EC2: Evans will prioritize arts and culture to promote a unique local identity, create an entrepreneurial ecosystem, and inspire economic development.**

Arts and culture can provide a unique local identity and a method of building community pride. There are opportunities for Evans to build from its strengths to promote cultural opportunities to differentiate itself from neighboring communities. This can be achieved by capitalizing on skills such as welding and other industrial processes for both economic and cultural purposes.

**EC3: Evans will leverage and partner with educational institutions to enhance life-long learning.**

Evans is fortunate to have Aims Community College, the University of Northern Colorado, and the Library at its’ doorstep. Evans should continue to grow relationships with these institutions to increase the overall quality of life and build opportunities for it’s residents.

### KEY STRATEGIES

We have called out a few of the **key strategies** for additional consideration that we believe are important to the future of Evans and deserve additional attention. While all the strategies are important, we believe these should be prioritized for immediate action:

*Continue to work with the school district as the community grows regarding infrastructure needs around existing schools and any future facilities.*

*Capitalize on Evans’ strengths in industrial processes such as welding to both offer new employment opportunities, expansion of existing service offerings and resulting in new economic development opportunities.*

## BIG IDEAS

### WORK WITH THE SCHOOL DISTRICT

**EC1.2: Continue to work with the school district as the community grows regarding infrastructure needs**



Figure L. Image: Ayres Associates

**around existing schools and any future facilities.**

Evans is young and getting younger, resulting in more K-12 students. K-12 education is a cornerstone of a community’s quality of life. Over the coming decade, the City will need to continue to work with the Greeley-Evans School District to identify areas of growth and assist in identifying areas for new schools.

### CAPITALIZE ON INDUSTRIAL STRENGTHS

**EC2.2: Capitalize on Evans’ strengths in industrial processes, such as welding, to offer new employment opportunities, expansion of existing service offerings and resulting in new economic development opportunities.**

This is a unique opportunity for Evans to expand cultural opportunities while at the same time promoting economic development. With the demand for welding and metal fabrication growing in the regional art community, matching the local workforce with these opportunities presents a

worthwhile challenge. A suggestion was offered to reach out to local industries for surplus materials that could be used for a welding and fabrication arts demonstration. Events like these can help highlight the opportunity and bring attention to other artists in need of these services.

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>EC1: EVANS WILL IDENTIFY OPPORTUNITIES TO COLLABORATE WITH AND SUPPORT K-12 EDUCATION AS A WAY TO BUILD A SENSE OF COMMUNITY IDENTITY.</b></p> <p>Families are looking for communities with strong educational opportunities for their children. Evans needs to continue to work with the Greeley-Evans School District to support their expansion needs.</p>	<p><b>EC1.1:</b> Collaborate with the Greeley-Evans School District to promote the school district as a community defining asset that supports new residential investment.</p> <p><b>EC1.2:</b> Continue to work with the school district as the community grows regarding infrastructure needs around existing schools and any future facilities.</p> <p><b>EC1.3:</b> Collaborate with the school district to identify opportunities to include students in cultural programming throughout the City.</p>	
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>EC2: EVANS WILL PRIORITIZE ARTS AND CULTURE TO PROMOTE A UNIQUE LOCAL IDENTITY, CREATE AN ENTREPRENEURIAL ECOSYSTEM, AND INSPIRE ECONOMIC DEVELOPMENT.</b></p> <p>Arts and culture can provide a unique local identify and a method of building community pride. Evans has an opportunity to identify its unique assets to build programming differentiate itself from neighboring communities. This can be achieved by capitalizing on skills such as welding and other industrial processes for both economic and cultural purposes.</p>	<p><b>EC2.1:</b> Establish an art in public places program to create a unique sense of place.</p> <p><b>EC2.2:</b> Capitalize on Evans’ strengths in industrial processes, such as welding, to offer new employment opportunities, expansion of existing service offerings and resulting in new economic development opportunities. (See ER)</p> <p><b>EC2.3:</b> Partner with Aims Community College in promoting new opportunities to grow the arts as an economic driver.</p> <p><b>EC2.4:</b> Identify locations for a community Maker Space to build opportunities for creativity and entrepreneurship. (See Economic Resiliency)</p> <p><b>EC2.5:</b> Explore opportunities to expand existing and develop new public events and leverage city owned public spaces for events highlighting Evans’ heritage and future.</p> <p><b>EC2.6:</b> Seek opportunities to apply for grants from the Colorado Creative Industries and other philanthropic sources to achieve the goals and outcomes defined in this chapter.</p>	

**VISION & VALUES**

**PRINCIPLES**

**STRATEGIES**

**RAPID RESULTS**

QUALITY OF LIFE WITHIN REACH

REDEFINING WORK+LIFE BALANCE

CONNECTED TO EVERYTHING

DISTINCTLY WELCOMING

**EC3: EVANS WILL LEVERAGE AND PARTNER WITH EDUCATIONAL INSTITUTIONS TO ENHANCE LIFE-LONG LEARNING.**

Evans is fortunate to have Aims Community College, the University of Northern Colorado, and the Library at its doorstep. To increase quality of life and build opportunities for residents, Evans will grow its relationship with these institutions.

**EC3.1:** Collaborate with Aims to identify areas to collaborate and promote workforce development in Evans.

**EC3.2:** Work with local businesses and the Workforce Services of Weld County to identify any unmet workforce needs existing and forecast in the community.

**EC3.3:** Work with the High Plains Library District to identify any programming, classes or activities to promote local enrichment and lifelong learning.

**EC4.4:** Identify opportunities to use the City’s public spaces at the Riverside Library for expanded recreational and educational opportunities.

**EC4.5:** Promote the meeting and event space at the library for other events, celebrations and classes that can help enrich the community.

**EC4.6:** Promote the meeting and event space at the library for other events, celebrations and classes that can help enrich the community.





# RECREATION & TOURISM

## SNAPSHOT: RECREATION & TOURISM

The City of Evans prides itself on the recreation amenities available across the community. The Master Plan process based one of the Core Values – Close to Everything that Matters – largely on residents’ ability to live an active lifestyle. Enhancing existing and expanding new opportunities helps to elevate the reputation of Evans as a community that prioritizes quality of life. This point is essential not only for creating an environment for happy residents, but it also helps to broaden the overall economy of Evans as more residents choose to live here. Building on the already successful recreation programming, while exploring new opportunities is a desire of Evans’ residents.

Acknowledging the economic benefits of our recreation amenities, the State of Colorado requires that plans consider the opportunity for tourism. For Evans, tourism most likely means local and day-trip visitors from surrounding communities that might check out our river which provides nature-based opportunities.

Accentuating connections to the Big Thompson and South Platte Rivers is a key strategy for community success. During the Master Plan process, the people of Evans reinforced a desire to create stronger connections with the rivers through several discussions centered on “embracing our rivers.” This

approach is also helpful in building a system of amenities that can help to bolster Evans’ reputation as a quality community in which to live. While establishing a network of assets is essential, Evans should leverage the placemaking qualities of these spaces to strengthen the community’s identity.

Additionally, Evans has a strong heritage rooted in farming along with a diversity of cultural opportunities that can be highlighted and celebrated, welcoming visitors to enjoy a glimpse into the history that built Evans. More recently, Evans has also welcomed the emergence of new cultures in the community. Together, these diverse offerings make Evans a unique place to visit and call home.

## KEY INDICATORS

The City has experienced rapid population growth over the past 20 years due to its regional location and proximity to larger cities such as Greeley, Loveland and Fort Collins. Compared to nearby communities, Evans is relatively more affordable to live and shop. It is anticipated that Evans’ population will continue to grow as new development areas are activated within the urban growth boundary. This growth not only impacts public roads and utilities, but also impacts the recreational services offered to the community.

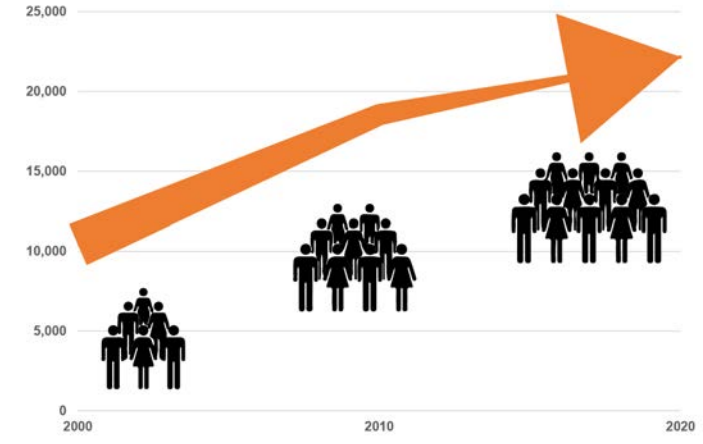


Table 11. Population Growth

Compared to other communities in the region, Evans is a relatively young community with a median age of 29.1 years, whereas other communities on average range from 33 to 38 years. Much like other places in Northern Colorado, Evans has become more diverse as the population increases with approximately 49% of the population identifying as White, 45% as Hispanic or Latino, 4% as Asian, and 2% mixed among other cultural categories. Recreation and local tourism offerings should reflect this diversity through available programming and unique cultural perspectives. Inclusive outreach and engagement strategies should be incorporated as the City implements new parks and recreation programming and as the City works to update its Parks and Recreation Master Plan, as noted in this chapter.



Figure M. Image: Ayres Associates

Name	Acres	Amenities	Other Amenities
City Park	3.4	R, PG, BK, BB, P	Horseshoe pit, sand volleyball
Riverside Park	10.1	R, PG, BK, BB, SF, P	Fishing, walking trails
Green Meadows Open Space	4.1		
Village Park	3.6	R, PG, BK, P	Tennis courts, sand volleyball
Freedom Dog Park	9.5		Dog park with agility components
Driftwood Park	7.6	PG, BK, P	Climbing wall
Prairie View Park	8.7	R, PG, BK, SF, P	Skate park
Ridge Park	5.1	PG, SF, P	
Pioneer Park	7.9	PG, SF, P	Disc golf
Dante Park Open Space	1.5		Open space with natural area
Renaissance Park	1.6	PG, P	
Vineyard Park	6.3	PG, P	Pond, walking trail
Arrowhead Park			Under development
Tuscany Trails Park			Under development

Figure N. Evans Park Amenities

R - Restrooms BK - Basketball Courts SF - Sports Fields  
 PG - Playgrounds BB - Baseball Fields P - Pavilions

Recreational amenities such as parks, trails, pools, and recreation programs are important aspects to every community. Surveys have shown that the quality and availability of recreational offerings directly impact the lives of residents and the ability for a community to attract new residents and businesses. Many of the current recreational offerings are a result of analysis and planning that went into the 2000 Parks and Recreation Master Plan. The City has done an excellent job at investing in and implementing many short- and long-term action items identified in the 2000 Master Plan. Here are some key program highlights:

- 1,302 acres of floodplain and riverfront area that have been annexed into Evans but are not accessible to the public
- More than 13 miles of mixed-use trails
- More than 20,000 annual Recreation Center visitors (with annual numbers gradually increasing year after year)
- Increasing annual Park rentals (anticipated to gradually increase with new parks being added and improved throughout the community)
- Increasing annual enrollment in recreation programs and activities
- More than 220 acres of developed parks and open spaces
- Most parks are over 5 acres in size; located within neighborhoods
- There are 12 parks and open areas maintained by the City, as referenced in the sidebar 'Evans Parks and Open Spaces'

Growth is driving a number of important factors moving forward. Evans should consider ways to preserve open space and trail corridors that can serve current and future residents and protect sensitive wildlife habitats or natural features, such as the river corridors. New developments should set aside and improve land for parks and recreational opportunities consistent with City requirements and standards. In addition to development requirements, the City should consider implementing a transfer of development rights (TDR) program. A successful TDR program can guide development by shifting density bonuses to strategically identified mixed-use nodes and preserve open space for recreation and environmental considerations. More details regarding TDR programs can be found at the end of this chapter and within the Future Land Use Chapter.

**VISION AND VALUES**

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Connecting to Everything that Matters

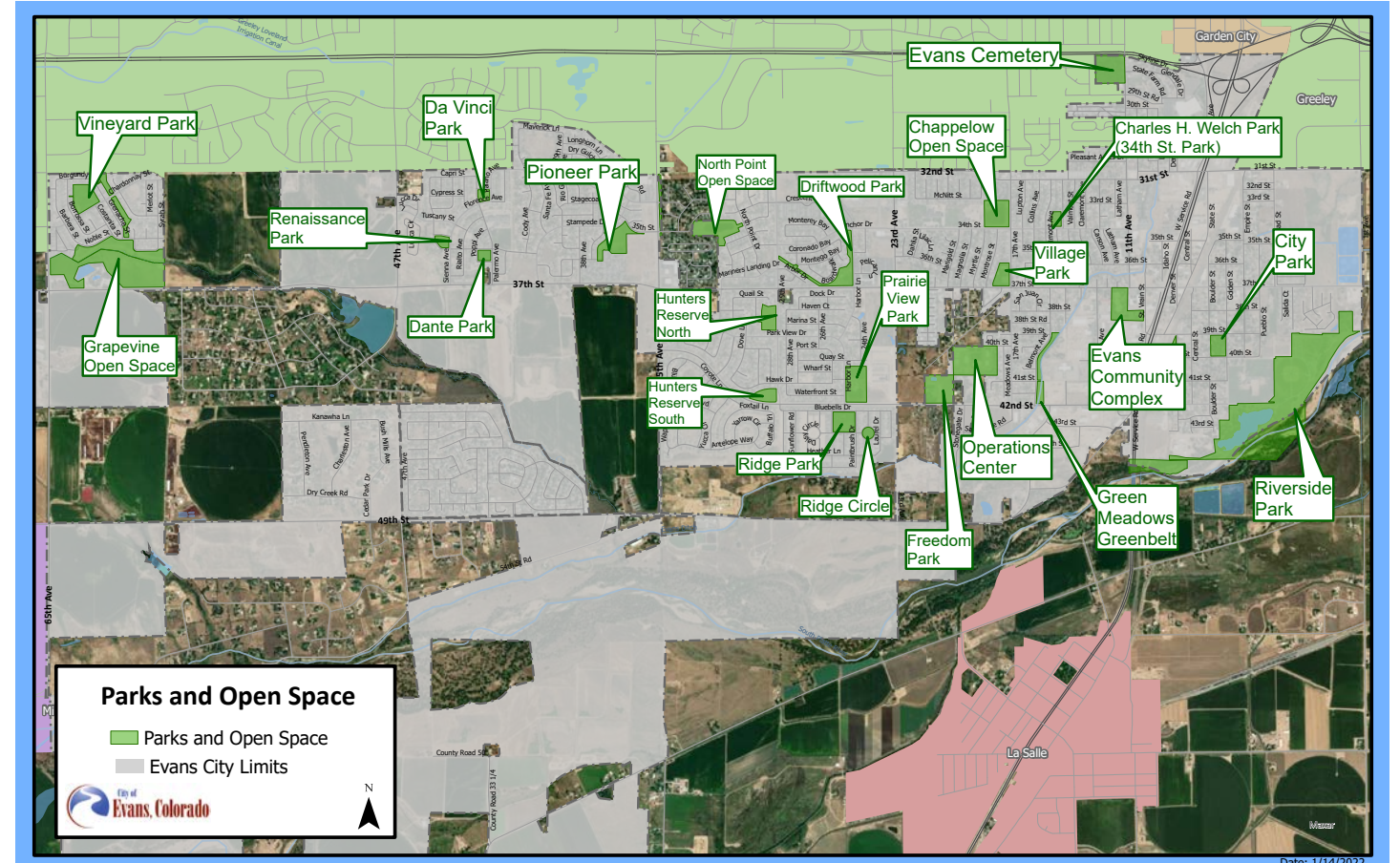


Figure O. City Parks and Open Space: City of Evans

## VISION & VALUES SUMMARY

The Principles and Strategies for Recreation and Tourism are intended to reflect the approved Vision and Values. For each Principle listed, the relevant Vision and Value is cited as a reference to ensure that they reflect the great things about Evans that this Plan seeks to enhance and improve.

### PRINCIPLES

Through discussions with the community, five principles were identified under Recreation and Tourism, they are:

**RT1: Evans will embrace its rivers to create a recreation and tourism attraction while enhancing local quality of life.**

Evans is fortunate to be at the confluence of two main Colorado waterways, the Big Thompson and the South Platte Rivers. This provides a great opportunity to promote recreational opportunities and enhance the local quality of life. The river provides opportunities for hiking, rafting, fishing and simply enjoying nature.

**RT2: Evans will develop new parks, public spaces, and recreational facilities to meet a variety of needs to increase community identity and develop an increased sense of place.**

Parks, public spaces and recreational facilities are an essential component to Evans. They serve many different uses including recreation, environmental stewardship, education, community revitalization, economic development and many others. Evans' parks define the shape and feel of the City and its neighborhoods. They are part of what give Evans' its hometown feel and family friendliness.

**RT3: Evans will diversify recreational programming to meet growing and changing community needs with high quality and affordable services.**

As the community grows, it is critical to provide new and expanded opportunities for people of all ages. Evans should seek to continue to support recreational programming opportunities and strengthen their ongoing commitment to a strong quality of life through recreational opportunities.

**RT4: Evans will enhance public spaces and promote the development of physical linkages to create a unified network of these spaces.**

Evans should build connections with its parks and natural amenities including sidewalks, trails, and paths. In looking to the future, Evans should build from what is already in place and create more connections.

**RT5: Evans will promote cultural and historic tourism to build a community identity and local pride.**

Evans should embrace its western roots and the “first incorporated” Weld County community status. Evans has a rich history dating back to the growth of the American railroad during the 19th Century. Evans should recognize it’s past as way to help define its future.

## WHERE TO START

### **PROMOTE CONSERVATION EASEMENTS**

**RT1.7: Promote acquisition of conservation easements for future park and trail opportunities through transfer of development rights (See WC5 and H4)**

Transfer of Development Rights (TDR) is a zoning technique used to permanently protect land with conservation value (e.g., farmland, community open space for parks and trail corridors, or other natural or cultural resources) by redirecting development that would otherwise occur on this land (known as the “sending area”) to an area planned to accommodate growth and development (known as the “receiving area”). The sending area would have a conservation easement or restrictive covenant placed on the property limiting what the land can be used for.

In Evans, a successful TDR program could guide development and growth to specified locations within the urban growth boundary and preserve sensitive natural features and wildlife habitats, such as the river corridors. There are many approaches and roles a city can take when implementing a TDR program. In Colorado, a few communities and counties have implemented TDR programs with the intent to direct growth to areas that can accommodate growth with infrastructure and services readily available and preserve open space. There are a few approaches and roles a community can take when implementing a successful TDR program. Evans will need to consider the following while working towards implementation of a TDR program.

- Evans will need to identify the sending areas that they seek to protect through the TDR process

- Evans needs to identify the areas in the community that will accept a higher level of density, and the maximum density it will allow using the program
- Evans needs to identify the mechanism to transfer and manage the use of development rights (e.g., a land bank approach and who manages the program)
- Consideration of tax credits due to recent State tax law changes

For more background on TDR programs, see the TDR callout box located in the Future Land Use Chapter’s Natural Corridor section.

### **UPDATE PARKS & RECREATION PLAN**

**RT2.1: Update the Parks & Recreation Master Plan (2000)**

When the Parks and Recreation Master Plan was adopted in 2000, the population of Evans was 10,000 people. The life of the plan was estimated at 10 to 15 years, capping off in 2015. The plan projected a population of 13,000 people in 2015, when in fact, according to the US Census Bureau, the population in 2015 was closer to 20,000 people. Jump ahead to 2021 and the population of Evans is approximately 22,000 people.

In addition to the rapid population growth, Evans faced two major events that directly impacted City resources and programming. These events include the September 2013 Floods and the COVID-19 pandemic. The 2013 floods severely damaged public infrastructure along the South Platte River, including Riverside Park. Using local investments and the assistance of grant funds, the City was able to redesign and restore Riverside Park in 2018. The COVID-19 pandemic drastically impacted how we would live, work and play for over a year. This directly affected the recreational amenities and programs offered by the City at that time.

As the community moves forward and continues to experience development pressures (much like the rest of the front range), it is critical to update the Parks and Recreation Master Plan to reflect the current and future values and needs of the community. Parks and recreational opportunities are one key aspect that homeowners look for when moving to a community. The updated Plan should reflect the City’s diverse demographics and unique characteristics, such as opportunities provided by the river corridors and the regional topography. This initiative should build upon the City’s current Transportation and Trails Master Plan update and the efforts of this Master Plan.



Figure P. Image: City of Evans

Recreation is managed distinct from Parks. To help facilitate a coordinated Plan that recognizes this distinction, the update to the 2000 plan should carefully consider this reality. While two distinct plans may be developed, they should be coordinated. One strategy may be to contract the update in concert with the two “halves” of the Plan generated concurrently. When developed, alignment with the Trails Master Plan and the Vision and Values developed in the Master Plan should be made. By careful coordination, all plans action items and benchmarks will be carefully coordinated to ensure a consistent vision and voice for the City.

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>RT1: EVANS WILL EMBRACE ITS RIVERS TO CREATE A RECREATION AND TOURISM ATTRACTION WHILE ENHANCING LOCAL QUALITY OF LIFE.</b></p> <p>Evans is fortunate to be at the confluence of two main Colorado waterways the Big Thompson and the Platte Rivers. This provides a great opportunity to promote recreational opportunities and enhance the local quality of life. The river provides opportunities for hiking, rafting, fishing and simply enjoying nature.</p>	<p><b>RT1.1:</b> Identify features and locations along the South Platte River corridor for future amenity development. Amenities may include access points for floating, fishing, hiking/biking, rafting and Kayaking; an amphitheater, trail heads, for example (See Transportation and Trails Plan and Natural Resources Chapter) and the update to the Parks and Recreation Master Plan (See RT2).</p> <p><b>RT1.2:</b> Seek opportunity to apply for grant funding from Great Outdoors Colorado or other philanthropic sources.</p> <p><b>RT1.3:</b> Create a trails map and considering branding the river experience.</p> <p><b>RT1.4:</b> Look to space activities a minimum of one for every mile of river frontage.</p> <p><b>RT1.5:</b> Promote the acquisition of river frontage for recreational uses. (SEE Water Conservation Chapter)</p> <p><b>RT1.6:</b> Explore opportunities to establish regional partnerships to promote the recreational opportunities on the Platte River.</p> <p><b>RT1.7:</b> Promote acquisition of conservation easements for future park and trail opportunities through transfer of development rights (See WC5 and H4).</p> <p><b>RT1.8:</b> Promote the recommendations and findings from the approved South Platte River Recreation Master Plan and seek for opportunities to implement the Plan.</p>	
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>RT2: EVANS WILL DEVELOP NEW PARKS, PUBLIC SPACES AND RECREATIONAL FACILITIES TO MEET A VARIETY OF NEEDS TO INCREASE COMMUNITY IDENTITY AND DEVELOP AN INCREASED SENSE OF PLACE.</b></p> <p>Parks, public spaces and recreational facilities are an essential component to Evans. They serve many different uses including recreation, environmental stewardship, education, community revitalization, economic development and many others. Evans’ parks define the shape and feel of the City and its neighborhoods. They are part of what give Evans’ its hometown feel and family friendliness.</p>	<p><b>RT2.1:</b> Update the Parks &amp; Recreation Master Plan (2000) and address the following items:</p> <p><b>RT2.1a:</b> Evaluate staff resources to include user analysis, space and demand needs along with programming opportunities for all ages. (Trail component being updated with Transportation Plan.)</p> <p><b>RT2.1b:</b> Identify the labor per acre requirements and ensure adequate personnel to maintain quality park space, and other amenities including any public art.</p> <p><b>RT2.1c:</b> Establish programming goals and appropriate staffing needs for recreational facilities. (See Principle #3)</p> <p><b>RT2.1d:</b> Explore options to provide an indoor aquatic facility and outdoor water play opportunities.</p> <p><b>RT2.2:</b> Encourage the establishment of a variety of park types based on context. This could include linear parks, plazas, trails, pocket parks, community parks, natural open space, visual green space.</p> <p><b>RT2.3:</b> Update park development standards to include xeric landscape integration and other sustainable measures to promote Water Conservation.</p> <p><b>RT2.4:</b> Promote the use of non-potable irrigation water where available for any maintenance needs.</p> <p><b>RT2.5:</b> Incorporate public art into local parks where appropriate.</p> <p><b>RT2.6:</b> Expand fitness facilities to include sufficient dedicated cardio and weightlifting space and enhanced availability of fitness studio space.</p> <p><b>RT2.7:</b> Increase the availability of outdoor sports facilities, with a focus on adding facilities in the western part of the City where there are limited options.</p> <p><b>RT2.8:</b> Seek out opportunities to provide indoor space for community gatherings and rental events including the Riverside Library and Cultural Center as well as the Greeley/Evans School District.</p> <p><b>RT2.9:</b> Continue to use the Weld County Youth Conservation Corp, to supplement staff and provide job opportunities for local youth. (See ED5)</p>	

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>RT3: EVANS WILL DIVERSIFY RECREATIONAL PROGRAMMING TO MEET GROWING AND CHANGING COMMUNITY NEEDS WITH HIGH QUALITY AND AFFORDABLE SERVICES.</b></p> <p>As the community grows, it is critical to provide new and expanded opportunities for people of all ages. Evans should seek to continue to support recreational programming opportunities and strengthen their ongoing commitment to a strong quality of life through recreational opportunities.</p>	<p><b>RT3.1:</b> Implement the recreation programming, financial sustainability and organizational structure action items adopted in an updated Parks and Recreation Master Plan</p> <p><b>RT3.2:</b> Adapt and expand quality affordable recreation programming to meet the needs of all age groups from toddlers through seniors, with a recognition that there is currently a gap in programming for toddlers, teens and working adults.</p> <p><b>RT3.3:</b> Enhance opportunities for recreational tourism, including Evans’ capacity to host regional sporting events and tournaments.</p> <p><b>RT3.4:</b> Determine and meet the need for community-oriented special events (e.g., summer festivals, concert series, farmer’s markets, arts and crafts fairs, other holiday-themed events), in addition to the currently-provided Heritage Days, winter holiday festival and family movie nights.</p>	
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>RT4: EVANS WILL ENHANCE PUBLIC SPACES AND PROMOTE THE DEVELOPMENT OF PHYSICAL LINKAGES TO CREATE A UNIFIED NETWORK OF THESE SPACES.</b></p> <p>Having great parks and natural amenities is one thing, being able to connect the different opportunities into a comprehensive and coherent network of sidewalks, trails, paths and destinations is equally as important. In looking to the future, it is critical to build off of what is already in place and to create more connections.</p>	<p><b>RT4.1:</b> Work with developers to provide connectivity through neighborhoods and with existing sidewalk and trail networks.</p> <p><b>RT4.2:</b> Use new parks as opportunities to enhance residential development that allows for greater density that includes shared park space.</p> <p><b>RT4.3:</b> Develop a marketing and branding strategy for the recreation and trail opportunities and continue to provide maps and other information online.</p> <p><b>RT4.4:</b> Asses the maintenance needs of new neighborhood parks and work with developers to create a sustainable source of funding for ongoing maintenance including property assessments.</p>	
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>RT5: EVANS WILL PROMOTE CULTURAL AND HISTORIC TOURISM TO BUILD A COMMUNITY IDENTITY AND LOCAL PRIDE.</b></p> <p>Evans should embrace its western roots and the 1st incorporated Weld County community status. Evans has a rich history dating back to the growth of the American railroad during the 19th Century. Evans should recognize it’s past as way to help define its future.</p>	<p><b>RT5.1:</b> Research and define the historic areas of Evans begin to tell the story of Evans role in settling the west through the agriculture and the railroad.</p> <p><b>RT5.2:</b> Identify the City’s historic assets and promote a “Day in Evans” Historic Walking to build a sense of community pride.</p> <p><b>RT5.3:</b> Seek opportunities for neighborhood reinvestment in older sections east of US 85 that help define the historic character of Evans.</p> <p><b>RT5.4:</b> Partner with the Library on opportunities to showcase Evans history through displays, discussions and online.</p>	

# UTILITIES & FACILITIES PLAN

Utilities and facilities provide an important component of a well-functioning community. To help navigate and simplify this interrelationship of many topics, this chapter provides an overview of the strategies for each of our Evans service providers that are responsible for utilities or specific facilities.

Facilities provide spaces for community activities, like the recreation center, police department and library. Utilities include infrastructure that supports daily needs enabling the City to function effectively, including water, sewer and electricity systems. Coordinating the demand and use of buildings, capital investments and other physical improvements can help to enhance the effectiveness among different departments and public service agencies. This chapter provides an opportunity to connect these investments together.

This chapter is arranged slightly differently than other sections of the Master Plan and serves as both a wayfinding mechanism for concepts and projects, as well as a home for other critical issues not addressed in other chapters that need highlighting for the future success of Evans.

A. The Master Plan includes in-depth chapters focused on the following subjects. For more detailed information on any of these topics, refer to the following individual chapters contained within this Master Plan:

- Chapter #8: Water Conservation (Water Resource-Related Utility Recommendations)
- Chapter #9: Education and Culture (School-Related Facility Information)
- Chapter #10: Recreation and Tourism (Recreation Center and other Facility information)

B. Other essential topics have concepts that are touched-upon in various chapters throughout the Plan. These include principles or strategies related to:

- Natural Resources and Agriculture
- Economic Resiliency
- Hazard Planning
- Regional Coordination

C. The topics with information specifically contained within this chapter include:

1. General Utilities & Facilities Strategies
2. Dry Utilities (Gas, Electric, Broadband)
3. Fire
4. Library
5. Parks
6. Police
7. Water, Sewer and Non-Potable Water
8. Stormwater
9. Additionally, the Transportation Master Plan addresses streets, transportation, and trails facilities

considerations. A summary of the Transportation Master Plan is available within this document.

To help navigate and simplify this interrelationship of many topics, this chapter provides an overview of the strategies for each of our Evans service providers that are responsible for utilities or specific facilities. Where greater information is available, direction is provided. Where topics are not addressed elsewhere in the Plan, recommendations are provided within this chapter. Each topic's strategies are numbered corresponding to their listing above, with General Strategies starting with UF1.1, UF1.2, etc... and stretching to Stormwater strategies listed at UF8.1, UF8.2, and so on.

Additionally, due to the complexity of many of these systems and services, each section provides a reference to other facility master plans which provide additional insights and information.

**Utility/Facility Name:** An introduction and background information on the specific utility or facility.

**Specific/Other Dry Utility Master Plans:** A list of other plans available with additional content for consideration.

**Strategy Guide:** A list of strategies discussed in other chapters of this Master Plan.

**Additional Strategies:** A list of new strategies to guide coordination.

The interrelationship of utilities and facilities to master plans generally materializes in recommendations for specific capital projects or policies relating to service provision. The additional recommendations in this chapter resulted from initial information gathered during the public participation process. Additional guidance was provided by individual service provider representatives during a work session.

One key discussion point relevant to most of the service providers related to the status of Impact Fees. The general sentiment was that fees should be surveyed to identify whether the current rates effectively support continued provision of services at current levels of service. This results in the following strategies:

**UF1.1:** The City of Evans will assess current fees, survey existing fees charged by similar regional communities, and will analyze whether the fees are sufficient to meet the desired level of service.

**UF1.2:** The City will adjust fees as necessary to ensure that new growth does not adversely impact the current levels of service enjoyed by Evans residents.

**UF1.3:** The City should analyze the current Mill Levy to determine if it is adequate for the intended use and level of services desired by residents.

**UF1.4:** Consider growth in areas where utilities and facilities are readily available or can be efficiently extended.

**UF1.5:** Continually evaluate the functionality of the existing Evans Community Complex and other facilities to identify expansion needs to maintain quality services.

**UF1.6:** Benchmark and evaluate services and programs provided by neighboring communities to maintain competitive services and a high quality of life.

## DRY UTILITIES

Dry utilities consist of natural gas, electric and communications (including broadband). While some communities have explored municipal provision of some of these dry utility systems, Evans future vision contemplates franchise or licensing of these utilities. Coordination with utility providers is essential to enabling growth to occur in an efficient manner. Some of the primary dry utility providers in the area include:

UTILITY	PROVIDER
Electricity	Poudre Valley Rural Electrical Authority (PVREA) & XCEL Energy
Electricity, Natural Gas	XCEL Energy
Natural Gas	Atmos Energy
Telecommunications	Comcast, Century Link

### **SPECIFIC/OTHER DRY UTILITY MASTER PLANS:**

Contact dry utility providers for additional information.

### **STRATEGY GUIDE:**

No other dry utility strategies are discussed in other chapters of the Plan.

### **ADDITIONAL DRY UTILITY STRATEGIES:**

**UF2.1:** Evans will collaborate with utility providers to assist in efficient coordination of service

**UF2.2:** The City will continue to include utilities as a reviewing agency for development applications.

**UF2.3:** Evans will support broadband availability to encourage economic development, education and overall communications.

**UF2.4:** Evans should evaluate and consider regional partnerships for efficient service provision.

**UF2.5:** Where possible, the City should promote fair application of the 1% undergrounding partnership to efficiently utilize available funds.

**UF2.6:** The City will continue a policy of undergrounding utilities where possible for new development and redevelopment.

**UF2.7:** Evans will collaborate with Weld County to ensure compatibility of alternative energy projects with future growth to benefit to the City's future growth.

**UF2.8:** Create policies and regulations that balance the need for and impacts of small alternative energy systems.

## FIRE (SPECIAL DISTRICT)

Evans is currently served by the Evans Fire Protection District, formed in 2011 as an autonomous Title 32 Special District. The District is governed by a Board of Directors, consisting of five non-partisan elected officials serving in staggered four-year terms. The District is contained within the municipal limits of the City of Evans. Currently, protection is provided from two stations. Station #1 at 3918 Denver Street (east side of Evans), and Station #2 at 2100 37th Street. Built in 1993, Station #2 was most recently renovated and expanded in 2017. This station is staffed 24-hours a day, seven days a week and now includes offices for District administrative staff. The District also includes a training facility, located at the City of Evans maintenance facilities at 1958 40th Street. This facility includes a two-story live fire building, as well as propane and vehicle fire props.

### **SPECIFIC/OTHER FIRE MASTER PLANS:**

Evans Fire Study 2009.

### **STRATEGY GUIDE:**

No other fire strategies are discussed in other chapters of the Plan.

### **ADDITIONAL FIRE STRATEGIES:**

**UF3.1:** The City of Evans should continue collaborating with the Evans Fire Protection District in their mission to provide for a safe community.

**UF3.2:** Evans will support growth and placement of new stations to effectively promote efficient growth.

**UF3.3:** The City will explore potential opportunities for land donation for future fire station facilities.

**UF3.4:** Consider opportunities for co-locating future fire facilities with other public facilities.

## LIBRARY

The High Plains Library District provides essential services in education, community connections and life-long learning. High Plains Library District is comprised of seven branch libraries, bookmobile services and six autonomous member libraries governed by their own separate boards of trustees. The Board determines library policies based on District community needs. Although the library has no current expansion plans in the Evans area, the district continues to experience growth in the region. Evans should continue to

maintain a strong relationship with the district to ensure that the cultural and educational needs of the community are met.

### **SPECIFIC/OTHER LIBRARY MASTER PLANS:**

Strategic Plan 2019-2024.

### **STRATEGY GUIDE:**

No other library strategies are discussed in other chapters of the Plan.

### **ADDITIONAL LIBRARY STRATEGIES:**

**UF4.1:** The Library and City should explore and consider needs for an additional facility in West Evans as growth continues.

**UF4.2:** Evans should continue to collaborate with the Library in its efforts to provide access and connections with the community.

**UF4.3:** The Library should continue to support and expand outreach efforts with mobile resources.

## PARKS

Parks strategies are located in several chapters, and are closely aligned with the Recreation and Tourism, Water Conservation and Natural Resources Chapters. Note that the Trails component is being included in Transportation and Trails Master Plan.

### **SPECIFIC/OTHER PARKS MASTER PLANS:**

- Parks & Recreation Master Plan (2000)
- South Platte River Recreation Corridor Master Plan
- Open Space and Trails Master Plan (2004)

### **STRATEGY GUIDE:**

The following related strategies are also located in other chapters of the Plan, including:

**WC 1.1.c.** Use municipal plans and the Water Efficiency Plan to create an action plan to implement the WEP's 34 Strategies/Projects.

**RT2.2:** Encourage the establishment of a variety of park types based on context. This could include linear parks, plazas, trails, pocket parks, community parks, natural open space, visual green space.

**NR1.1:** Revisit the South Platte River Recreation Corridor Master Plan, including opportunities for trails and amenities within the river corridor area.

### **ADDITIONAL PARK STRATEGIES:**

Parks strategies not discussed elsewhere in the Plan, but critical to achieving the community's vision include:

**UF5.1:** Working collaboratively with several departments, the City (including Community Development and Parks) will advance trails projects, prioritization, funding and design.

**UF5.2:** Evans will update the Parks portion of the Parks and Recreation Master Plan (2000) to address park facilities needs and vision.

**UF5.3:** Review development code dedication requirements for parks to focus maintenance on larger community-serving facilities with smaller green spaces to be maintained privately by homeowner's associations or metro districts.

**UF5.4:** Parks should contain a mix of natural and landscaped spaces to help address efficient maintenance and irrigation requirements.

**UF5.5:** Identify and plan for a regional park to accommodate growth demands in west Evans.

**UF5.6:** Evans will provide a good mix of parks for events and community gatherings.

## RECREATION

The City of Evans provides recreation services within the Recreation Department. These strategies focus on recreation-related programming are distinct from Parks and Open Space facilities and operations. For additional detailed information, review the Recreation and Tourism Chapter, where items are presented more extensively.

### **SPECIFIC/OTHER RECREATION MASTER PLANS:**

Parks & Recreation Master Plan (2000).

### **SELECTED OVERVIEW OF STRATEGIES INCLUDE:**

(See Recreation and Tourism Chapter).

## POLICE

Community protection is essential to creating a city where investment is welcomed, residents feel welcome and safe. As Evans continues to experience rapid growth, strain will be experienced by the Police Department. Currently the Department has initiated the process for identifying a preferred site and finalizing the building program for a new facility. A 2018 facilities study is available to aid in guiding forward progress. The primary goal of the capital project is to expand the functionality of the facility to meet modern law enforcement needs of a growing community.

Additionally, the Department currently occupies an office in the Riverside Library. This facility occasionally provides a presence in east Evans, and is recommended to be maintained into the future to cultivate additional community engagement and accessibility.

#### **SPECIFIC/OTHER POLICE MASTER PLANS:**

2018 Headquarter Facility Document Available.

#### **STRATEGY GUIDE:**

No other police-related strategies are listed in other chapters of the Master Plan.

#### **ADDITIONAL POLICE STRATEGIES:**

**UF6.1:** Evans will locate preferred site for and finalize a building program for a new police department headquarters to expand functionality, consider flexible community space needs, community center space for engagement, donations/food bank and other necessary services.

**UF6.2:** Complete ballot information to pose the question to the public, utilizing appropriate public outreach opportunities to educate voters regarding the project. (In process)

**UF6.3:** Investigate funding opportunities utilizing impact fees related to expansion of the headquarters and new vehicles/capital investment.

**UF6.4:** As Evans grows, monitor and assess the need for additional services and facilities possibly including substations, incident command vehicles and other infrastructure.

**UF6.5:** The City will collaborate with the Regional SWAT team on resources to ensure efficient service provision to Evans residents.

## **STREETS**

Transportation elements are covered in extensive detail in the full Transportation Master Plan, as well as in an excerpt chapter within this Plan. For this reason, no additional content is provided in this Utilities and Facilities Chapter.

#### **SPECIFIC/OTHER STREETS/TRANSPORTATION MASTER PLANS:**

Transportation Master Plan 2022.

#### **ADDITIONAL STREETS STRATEGIES:**

(See Transportation Master Plan).

## **WATER/SEWER/NON-POTABLE SERVICE**

Water and sewer utilities are essential components shaping the overall growth of the Evans community. As such, key strategies are discussed in several different chapters relating to physical growth, housing, water conservation, and others. Included in this section are recommendations for non-potable water service that would enable untreated water to be used for irrigation purposes.

#### **SPECIFIC WATER/SEWER MASTER PLANS:**

- 2016 Drainage Master Plan.
- 2021 Utility Planning Study and Water Model Update.
  - Water planning for areas south of the South Platte and the western portion of Evans.
  - Sanitary Sewer planning for areas south of the South Platte.
  - Water model update so we have a tool to better plan for all development and maintenance.

#### **SPECIFIC STRATEGIES:**

Specific strategies for Water and Sewer utilities and facilities are interwoven throughout the Master Plan document. To assist in navigating the representative strategies, the list is collected below in this section. Several additional strategies are also identified below to round out the approach to a responsive and effective utility system.

#### **STRATEGY GUIDE:**

The following related strategies are also located in other chapters of the Plan, including:

**HI.5:** Increase access to water supply (including alternatives to CBT) and opportunities for non-potable irrigation and/or incentives for xeriscaping.

**WC 1.1.a.** Support water conservation staff in implementation of priorities identified in the 2019 Water Efficiency Plan across all departments.

**WC 1.1.c.** Use municipal plans and the Water Efficiency Plan to create an action plan to implement the WEP's 34 Strategies/Projects.

**WC2.4.b.** Review water rights dedication policies and quantities for new development, including lot-based water dedication requirements.

**WC3.1** Further develop a City-wide non-potable water supply system

**WC3.2.b.** Develop a strategy for acquiring reliable and sustainable new water supplies.

**WC3.5** Perform a water rate and tap fee study to incentivize water conservation and efficiency.

**HZ2.2:** Explore options to provide redundancy of reading water meters in the event communications are interrupted.

**HZ1.1:** Prioritize and fund projects from the 2016 Drainage Master Plan to address critical flood and storm hazards.

Coordinate implementation with utilities, trails, parks and community development.

**RC2.4:** Amend 208 Sanitary Service Boundary to reflect new growth areas and ability to serve.

**RC3.7:** Identify and plan for utility expansions to support westward and southern growth.

#### **ADDITIONAL WATER/SEWER/NON-POTABLE STRATEGIES:**

**UF7.1:** Complete an update of the Wastewater Utility Master Plan.

**UF7.2:** The City will assess current fees and complete a rate study to evaluating System Development Fees to inform necessary adjustments.

**UF7.3:** Evans will coordinate utilities considerations concurrent with land use decisions and growth to ensure smart development.

**UF7.4:** The City will coordinate with Central Weld County Water District to bring water to future customers south of the South Platte River.

**UF7.5:** Evans should explore and implement an upsizing program to leverage growth to lay a foundation for future development.

## **STORMWATER**

Stormwater management continues to be a critical element of addressing the health, safety and welfare of Evans residents. The City should continue to address concerns and projects identified in the 2016 Stormwater Drainage Master Plan.

#### **SPECIFIC/OTHER STORMWATER MASTER PLANS:**

- 2016 Stormwater Drainage Master Plan.
- Evans Industrial Park Plan (Facilitating Buildout).
- Stonegate Plan (Regional Detention).

#### **STRATEGY GUIDE:**

The following related strategies are also located in other chapters of the Plan, including:

**HZ1.2:** Coordinate installation of drainage improvements with other utility upgrades. Coordinate symbiotic uses such as greenways, open space and trail corridors.

**HZ1.1:** Prioritize and fund projects from the 2016 Drainage Master Plan to address critical flood and storm hazards. Coordinate implementation with utilities, trails, parks and community development.

#### **ADDITIONAL STORMWATER STRATEGIES:**

**UF8.1:** Evans will continue to review and implement the 2016

Stormwater Drainage Master Plan.

**UF8.2:** The City will plan for and create funding strategies for major facilities.

**UF8.3:** Where possible, the City should integrate green infrastructure opportunities, including symbiotic uses like recreation and natural open space.

**UF8.4:** Consider regional detention where possible to encourage more efficient development patterns.

**UF8.5:** Increase maintenance efforts for line cleaning and street sweeping to optimize system operations.

**UF8.6:** Increase use of "drains to river" on stormwater manhole lids and drains.

**UF8.7:** Evans will support community education opportunities regarding stormwater matters.

## **SCHOOLS**

**EC1.2:** Continue to work with the school district as the community grows regarding infrastructure needs around existing schools and any future facilities.

Options for community facilities to be co-located with school district facilities.

#### **SPECIFIC/OTHER SCHOOL MASTER PLANS:**

(See Education and Culture Chapter)

## **OTHER TOPICS DISCUSSED IN THE EVANS MASTER PLAN:**

Several other facilities have been noted in the Evans Master Plan. They are included in this chapter for reference, however, additional information may be available in the primary chapter.

**EC2.4:** Identify locations for a community Maker Space to build opportunities for creativity and entrepreneurship. (See Economic Resiliency)

**ED1.2:** Explore locations for a community Maker Space that can help create and nourish an entrepreneurial infrastructure.

**NR2.4:** Explore the potential opportunities under SB – 21-252 (Creative Districts) to establish a farm-to-table "Creative Food Maker's Space" targeted at using local culinary talent to add value to local produce.

**ED4.1:** Establish a town center concept focused on arts and entertainment "Town Center".

- Relationship with the Evans Community Center should be considered as well as 11th Avenue.

**ED2.11:** Explore potential EXPANSION of railroad spur line(s) to facilitate industrial development.





# REGIONAL COOPERATION

## SNAPSHOT: REGIONAL COOPERATION

The City of Evans is one of many communities that are shaping the future of Northern Colorado. Being a good neighbor is one way our community can succeed in the future to address changing dynamics in a region that is connected more deeply with each passing day. This chapter of the Evans Master Plan discusses the importance of regional collaboration and strategies to build stronger partnerships with our valued neighbors.

Evans' growth has trended west from the original Evans townsite, with annexations accelerating significantly from 2000-2010. The Greeley Metropolitan Statistical Area, which includes Evans, has been one of the fastest growing places in the country in recent years. This will place growth pressures on Evans and other area communities that will need to work together. (See Annexation by Decade Map)

## KEY INDICATORS

The combination of relatively affordable housing and population growth indicate that Evans will continue to experience expansion in coming years.

With the Future Land Use map developed during the Master Plan process, there are several new areas that come into the Evans growth management area which overlap with

the GMAs of neighboring communities. With collaborative regional coordination, utility and service provision can be extended in a logical manner. Yet it is certain that some discussions will be necessary to facilitate positive outcomes. (See Urban Growth Boundary Map)

The need for regional coordination is well-documented in the 2010 City of Evans Comprehensive Plan: "While competition is inherent, coordination among municipalities and with the County is vital to planning for development and sustaining and improving quality of life in the area. The City of Evans can work toward being a leader in the region by fostering communication and cooperation with its neighbors. Evans and Greeley have had common city boundaries for decades, but because the boundary meanders in places, it is often difficult to tell in which city a particular property is located. The City of Evans should try to avoid similar situations with Milliken, LaSalle, and Kersey. The existence of several large unincorporated enclaves and potential for development within the County in the City's Growth Management Area (GMA)\* also make coordination with the County important. Issues such as transportation, law enforcement, open space, and affordable housing cross jurisdictional lines and require cooperation to maximize effectiveness as well."

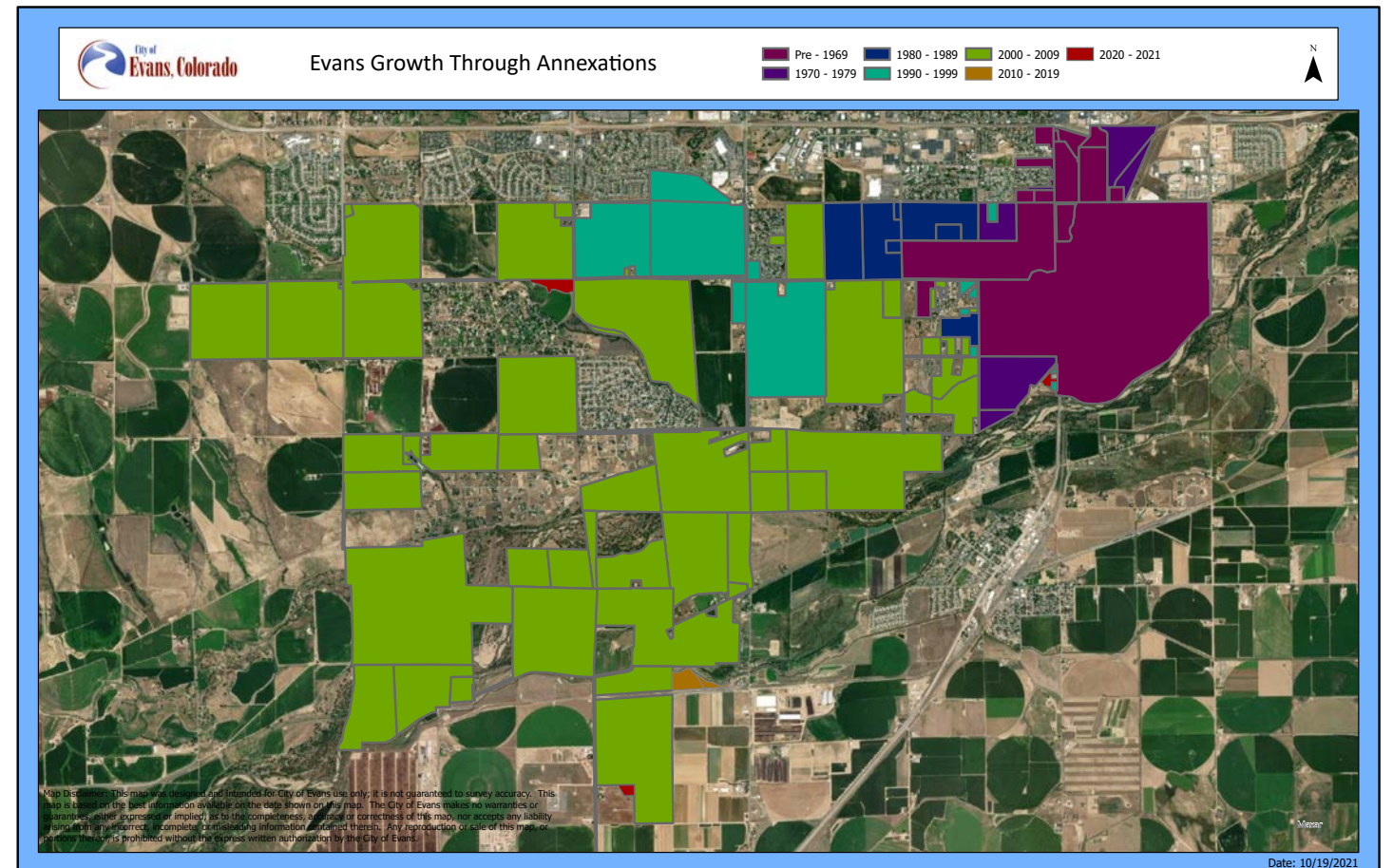


Figure Q. Annexation by Decade Map

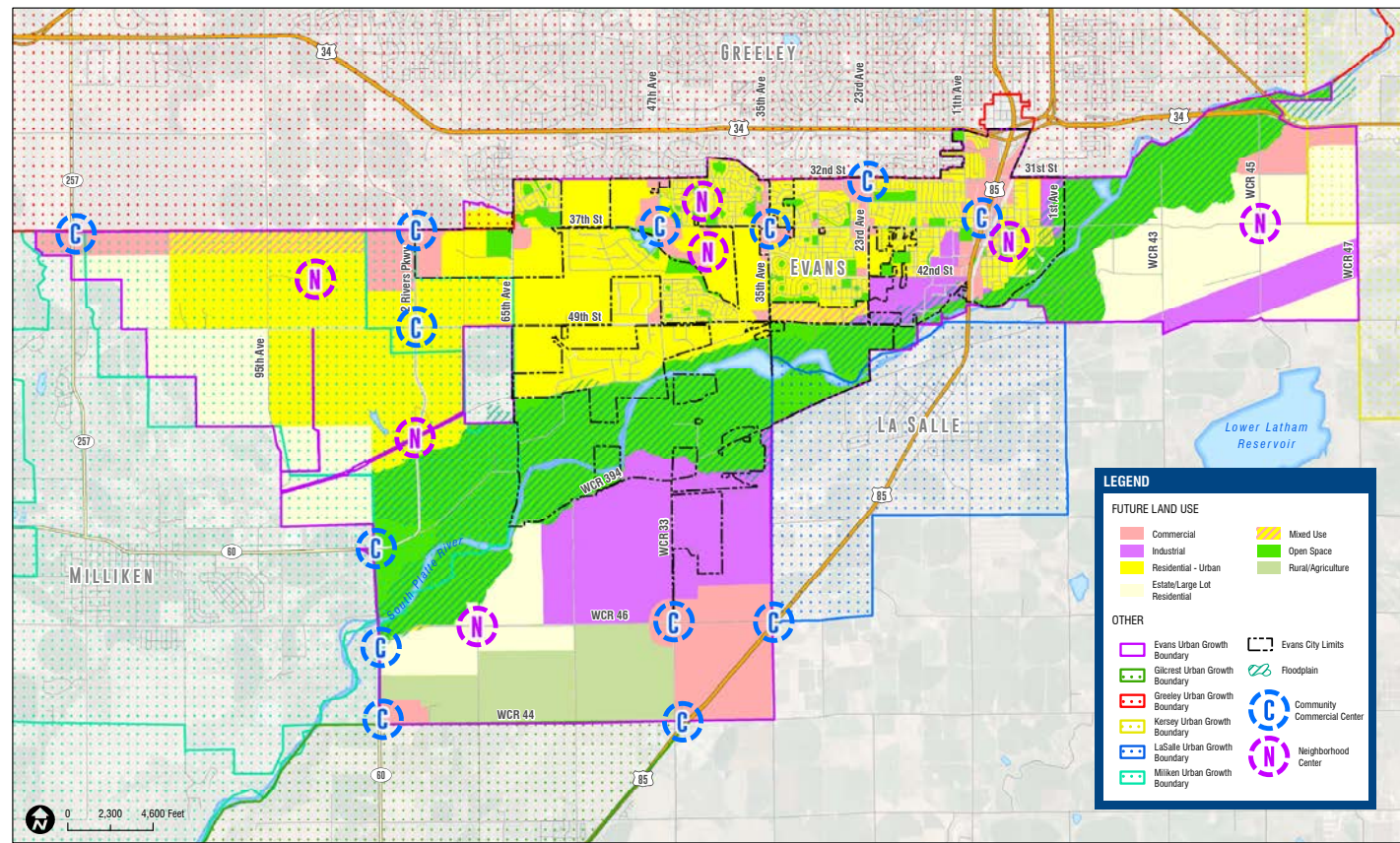


Figure R. Urban Growth Boundary Map

Since 2010, several of these jurisdictions have entered into IGA's that address planning coordination and which include annexation-related provisions.

### **WELD COUNTY AND CITY OF EVANS**

This "Coordinated Planning Area" agreement adopted in 2018 provides for Weld County to refer any development proposed within three miles of Evans' municipal boundaries to the City of Evans. As a part of the referral, the County will notify an applicant of the opportunity to discuss annexation to Evans and allow a grace period for the preparation of a pre-annexation agreement if desired by the project applicant and the City. In turn, the City will refer any development proposal within 500 feet of unincorporated land to Weld County. The CPA agreement also provides for the establishment of common development standards.

### **TOWN OF KERSEY, CITY OF GREELEY AND CITY OF EVANS**

Known as the "KEG" agreement, this IGA adopted in 2019 establishes a Kersey, Greeley and Evans CPA, provides that no annexations will occur outside of adopted GMA's, addresses overlapping GMA's, identifies allowed and prohibited land uses within the CPA, and requires notification for any development proposal within one-half mile of a

GMA.

\* Also known as an Urban Growth Boundary, a GMA is the term documented in the KEG agreement.

As noted in both of these IGA's, Title 29 Article 20 of the Colorado Revised Statutes authorizes and encourages local governments to "cooperate and contract with each other for the purpose of planning and regulating the development of land by the joint and coordinated exercises of planning, zoning, subdivisions, building and related regulatory powers", which are inclusive of annexation.

Two additional IGA's should be pursued:

1. A "MEG" Agreement between Milliken, Evans, and Greeley. This agreement should include provisions similar to the KEG agreement, with consideration for accepting refinements to overlapping GMA's, de-annexing land outside of any modified GMA, and joint tax revenue sharing to promote efficient service provision.
2. An IGA with LaSalle. This agreement should honor GMA boundaries, provide for joint development review, and address opportunities to coordinate infrastructure provision.

## **VISION AND VALUES SUMMARY**

The Principles and Strategies for Regional Coordination are intended to reflect the approved Vision and Values. For each Principle listed, the relevant Vision and Value is cited as a reference to ensure that they reflect the great things about Evans that this plan seeks to enhance and improve.

**VISION AND VALUES**



*Quality of Life Within Reach*



*Your Distinctly Welcoming Hometown*



*Redefining Work+Life Balance*



*Connecting to Everything that Matters*

### **PRINCIPLES**

Through discussions with the community, three major principles were identified for Regional Cooperation, they are:

#### **RC1: Collaborate with regional and local jurisdictions and other stewardship organizations to jointly plan and manage regional growth and to address common concerns.**

Discussing ideas and opportunities before facing a decision can help communities agree on a collaborative course of action. A thoughtful discourse can identify concerns while building consensus to reduce conflict as growth pressures increase. Being a good neighbor starts with good communication.

- Support the existing KEG Agreement (Kersey, Evans, Greeley) in its effort to clarify growth expectations.
- Initiate discussions to establish a "MEG" Agreement between Milliken, Evans, Greeley to address growth opportunities on Evans' north and west boundaries.
- Consider agreements (including regional sales tax agreements) to consider efficient service provision and to help build regional collaboration.
- Monitor and ensure that Evans is represented at the table when regional plans/projects take place.
- Work with Colorado Oil and Gas Commission to support local participation in oil and gas permit reviews.
- Work with the Town of LaSalle regarding infrastructure

growth south of the river.

- Proactively approach regional grant opportunities to maximize competitiveness.

#### **RC2: Develop a growth strategy as it relates to future annexations and expansion of the physical boundaries of the City.**

Future growth in Evans will create new opportunities for jobs, retail, housing and other uses. Evans will consider key growth opportunities to expand these options while considering how services can be efficiently provided to new areas of Evans without impacting the quality of services for current residents.

- Growth south of the river will be phased, sequencing new development so that it is supported by utility expansion.
- Coordinate western growth and utilities in conjunction with Milliken and Greeley to ensure services are provided in an efficient manner.
- Consider annexation to Evans' urban growth boundaries to formalize jurisdiction over future growth opportunities.
- Amend 208 Sanitary Service Boundary to reflect new growth areas and ability to serve.
- Amend Cooperative Planning Agreement (CPA) with Weld County to cover the new Urban Growth Boundary and strengthen language which enables a clear review process and supports consistency with community plans.

#### **RC3: Identify and pursue strategic growth initiatives that will protect and enhance the future of Evans.**

Evans' success is dependent upon access to land, resources, and infrastructure. The City has identified the value of existing and planned infrastructure, and will take measured steps to ensure a prosperous future for the community.

- Embrace US85 as a primary economic focal point with land uses that serve as a destination rather than a pass through.
- Complete strategic infrastructure extensions and transportation connections to link traffic from US85 with Evans businesses.
- Create land use options for commercial nodes that generate sales tax and employment.
- Consider annexations that help Evans establish jurisdiction along key points on the US85 Corridor.
- Support industrial development in Evans.
- Evans will seek opportunities to capitalize on growth pushing east from I-25.
- Identify and plan for utility expansions to support westward and southern growth.

## DEEPER DIVE

### AMEND WELD COUNTY IGA

Upon adoption of the new comprehensive plan, consideration should be given to amending the Weld County IGA to strengthen annexation-related provisions and providing Evans the ability to control future land development in its GMA. The plan recognizes that the City will need to work with the County on any modifications to the IGA and any changes are subject to approval by both the City Council and Weld County Board of Commissioners. These amendments include:

- Recognizing the new GMA boundary in lieu of the currently referenced Three-Mile Area boundary;
- Strengthening development referral provisions, specifically requiring (rather than just notifying) an applicant to contact Evans to discuss annexation, and extending the 21-day deadline for negotiating conceptual terms for a pre-annexation agreement;
- Adding a definition for urban development, and then specifying that Weld County will not approve applications for urban development within unincorporated areas of the Evans GMA without municipal water and sanitary sewer service and adherence to joint development review provisions;
- Adding a definition for non-urban development, and then specifying that Weld County will not approve applications for non-urban development within unincorporated areas of the Evans GMA; and
- Adding additional provisions regarding annexation of rights-of-way, limitations on annexation to properties within the GMA, and annexation impacts on County roads, storm drainage systems and other infrastructure.

### ADOPT AN ANNEXATION STRATEGY

Evans' success is dependent upon access to land, resources, and infrastructure. Regional collaboration and the use of intergovernmental agreements to address common interests and jointly manage regional growth should be the cornerstone of the City's growth strategy. Successfully implemented, IGA's provide the most cost-efficient method for guiding new urban and non-urban land development within a multi-jurisdictional area with varying availability of services. IGA's have limitations however, primarily with enforceability, that require additional strategies to formalize jurisdiction over desired future growth areas. The most effective means for securing a growth area involves creating and executing an annexation program guided by a set of plans specifically focused on annexation: A Three-Mile Area Plan, and an Annexation Strategic Plan Map.

### THREE-MILE AREA PLAN

In Colorado, a "Three-Mile Area Plan" is required prior to the completion of any annexation. Per Section 31-12-105(1)(e) (I) of the Colorado Revised Statutes:

"...Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually..."

For communities such as Evans with several adjacent municipal jurisdictions within three miles of the city limits, annexation is not possible within its entire three-mile area. As such, simply drawing a circle around a three-mile radius of Evans' boundaries and calling it the City's "three-mile area" is impractical and would violate the spirit of existing and potential IGA's with neighboring communities. A more measured approach is to designate the Evans GMA as the City's three-mile area for purposes of meeting statutory annexation requirements.

Three-mile area plans are often included either within a comprehensive plan, as an appendix to a comprehensive plan, or as a separate, stand-alone document. A Three-Mile Area Plan that is formatted as a separate document can more readily be updated annually. One cost-efficient method of preparing a Three-Mile Area Plan is to create a two-sided 11 x 17 document, w/ a full color map on one side showing the three-mile area boundary (GMA), along with proposed land uses consistent with those shown on the City's draft comprehensive plan. On the flip side is text addressing the criteria established by C.R.S. 31-12-105(1)(e)(I).

While annexation principles, goals, objectives, policies and/or actions may also be included in a Three-Mile Area Plan, such text is not required nor recommended for Evans. The Three-Mile Area Plan should primarily be used satisfy the statutory legal requirement to "have in place a plan" rather than attempting to reflect potentially sensitive City annexation objectives.

### ANNEXATION STRATEGIC PLAN MAP

Once a Three-Mile Area Plan is adopted that is consistent with the City's comprehensive plan and regional planning coordination agreements, annexations can be completed in accordance with the procedures outline in state statute.

(C.R.S. 31-12-101, et. seq.) The Three-Mile Area Plan is essentially a passive representation of a benign annexation policy: "Here's our growth area, these are the future land use designations within the GMA, and this is how we propose to serve the area. Property owners interested in annexation may submit an annexation petition, and proceed through the formal process of annexation".

More information is needed however, for policy makers that want to take a more proactive approach to formalizing jurisdiction over desired future growth areas. For example, land ownership information can be useful for identifying and contacting unincorporated property owners. A plan that can answer the following questions becomes a critical planning tool:

- Which parcels should be annexed first in order to secure the GMA?
- Are "flagpole" annexations needed to establish contiguity?
- Who are the landowners that may have a mutual interest in annexation?

An Annexation Strategic Plan Map can depict several key features relevant to annexation within Evans' GMA, including the jurisdictions and planning areas described in the IGA's above. Additional key features of an Annexation Strategic Plan Map should include:

- Land parcels within the unincorporated GMA
- A table listing acreage and ownership of the unincorporated land parcels
- A numeric value assigned to annexation priority areas, e.g., arterial corridors, clusters of key parcels
- One-hundred-year floodplain boundaries
- Existing 208 plan boundaries

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>RC1: COLLABORATE WITH REGIONAL AND LOCAL JURISDICTIONS AND OTHER STEWARDSHIP ORGANIZATIONS TO JOINTLY PLAN AND MANAGE REGIONAL GROWTH AND TO ADDRESS COMMON CONCERNS.</b></p> <p>Discussing ideas and opportunities before facing a decision can help communities agree on a collaborative course of action. A thoughtful discourse can identify concerns while building consensus to reduce conflict as growth pressures increase. Being a good neighbor starts with good communication.</p>	<p><b>RC1.1:</b> Support the existing KEG Agreement (Kersey, Evans, Greeley) in its effort to clarify growth expectations.</p> <p><b>RC1.2:</b> Initiate discussions to establish a “MEG” Agreement between Milliken, Evans, Greeley to address growth opportunities on Evans’ north and west boundaries.</p> <p><b>RC1.3:</b> Consider agreements (including regional sales tax agreements) to consider efficient service provision and to help build regional collaboration.</p> <p><b>RC1.4:</b> Monitor and ensure that Evans is represented at the table when regional plans/projects take place.</p> <p><b>RC1.5:</b> Work with Colorado Oil and Gas Commission to support local participation in oil and gas permit reviews.</p> <p><b>RC1.6:</b> Work with the Town of LaSalle regarding infrastructure growth south of the river.</p> <p><b>RC1.7:</b> Proactively approach regional grant opportunities to maximize competitiveness.</p>	
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>RC2: DEVELOP A GROWTH STRATEGY AS IT RELATES TO FUTURE ANNEXATIONS AND EXPANSION OF THE PHYSICAL BOUNDARIES OF THE CITY.</b></p> <p>Future growth in Evans will create new opportunities for jobs, retail, housing and other uses. Evans will consider key growth opportunities to expand these options while considering how services can be efficiently provided to new areas of Evans without impacting the quality of services for current residents.</p>	<p><b>RC2.1:</b> Growth south of the river will be phased, sequencing new development so that it is supported by utility expansion.</p> <p><b>RC2.2:</b> Coordinate western growth and utilities in conjunction with Milliken and Greeley to ensure services are provided in an efficient manner.</p> <p><b>RC2.3:</b> Consider annexation to Evans’ urban growth boundaries to formalize jurisdiction over future growth opportunities.</p> <p><b>RC2.4:</b> Amend 208 Sanitary Service Boundary to reflect new growth areas and ability to serve.</p> <p><b>RC2.5:</b> Amend Cooperative Planning Agreement (CPA) with Weld County to cover the new Urban Growth Boundary and strengthen language which enables a clear review process and supports consistency with community plans.</p>	

**VISION & VALUES**

**PRINCIPLES**

**STRATEGIES**

**RAPID RESULTS**

**RC3: IDENTIFY AND PURSUE STRATEGIC GROWTH INITIATIVES THAT WILL PROTECT AND ENHANCE THE FUTURE OF EVANS.**

QUALITY OF LIFE WITHIN REACH

REDEFINING WORK+LIFE BALANCE

CONNECTED TO EVERYTHING

DISTINCTLY WELCOMING

Evans' success is dependent upon access to land, resources, and infrastructure. The City has identified the value of existing and planned infrastructure, and will take measured steps to ensure a prosperous future for the community.

**RC3.1:** Embrace US85 as a primary economic focal point with land uses that serve as a destination rather than a pass through.

**RC3.2:** Create land use options for commercial nodes that generate sales tax and employment.

**RC3.3:** Consider annexations that help Evans establish jurisdiction along key points on the US85 Corridor.

**RC3.4:** Support industrial development in Evans.

**RC3.5:** Evans will seek opportunities to capitalize on growth pushing east from I-25.

**RC3.6:** Identify and plan for utility expansions to support westward and southern growth.



# NATURAL RESOURCES & AGRICULTURE

## SNAPSHOT: NATURAL RESOURCES AND AGRICULTURE

This chapter reviews the contributions of natural resources and agriculture on Evans’ growth and explores new opportunities to both preserve the local character and provide opportunities to grow the economy and provide recreational opportunities for Evans’ residents.

**Evans’ heritage is rooted in natural resources and agriculture** having been established as a rail town. Located at the crossroads of the rail line connecting Denver to Cheyenne and the transcontinental railroad, the transportation connection enhanced Evans’ role as a regional hub for agricultural products being shipped to market.

As highways displaced rail as the main form of transportation, Evans found itself at the crossroads of Highways 85 and 34 passing through and intersecting in Evans. Highway 85 is a major north south roadway that provides relief to Interstate 25, connecting Denver to Cheyenne. Highway 34 is a major east-west roadway that connects the eastern plains of Colorado in Fort Morgan with the Rocky Mountains in Estes Park. This strategic location supported the expansion of agriculture and industry in Evans.

Another key aspect of Evans’ growth is proximity to rivers and other natural resources. Access to irrigation water available from the Big Thompson and South Platte Rivers benefited area farmers and ranchers while also providing critical habitat for wildlife. Over time, the focus of the local economy has shifted and changed with more diverse employment offerings.

## KEY INDICATORS

Weld County is Colorado’s leading producer of beef cattle, grain, sugar beets, and dairy. In fact, the County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. Nearly seventy-five percent (75%) of Weld County is devoted to farming and raising livestock. These industries rely heavily on the labor force, transportation networks and supporting industries found within Evans and surrounding communities. The local labor force includes many industries that rely on or are associated with the regional agricultural economy. These include, for example, professional services, food preparation and serving, sales, production and material moving.

Many residents are aware of the importance the agricultural industry plays in the local and regional economy. In a February 2021 community survey, residents identified the following top three areas as the greatest asset to having agriculture as part of the local economy:

1. Diversification of the local economic base (60% of respondents)
2. The amount of jobs agriculture employs (20% of respondents)
3. Less food reliance on other communities and regions (20% of respondents)

Evans’ residents also support the preservation of natural resources and open space, often associating them with a high quality of life. However, growth in the Front Range is affecting the areas natural resources as seen through fragmented developments, land use conflicts, disappearance of agricultural lands and competing interests for scarce water resources. This Plan supports the protection of important agricultural and sensitive natural areas to adapt to and mitigate the effects of urban development.

As the community grows, so do the pressures from new urban/suburban developments adjacent to areas associated with natural resources and agriculture. At times, this creates conflicts between area residents and the land uses they are dependent upon, such as farming and ranching industries, distribution and processing and energy production (i.e., oil and gas development, mineral extraction and solar farms). Additionally, new residents may not understand the role of these industries in the community.



Figure 5. Image: Ayres Associates

The strategies in this chapter place an emphasis on the ongoing support for education and preservation of the local agricultural industry and its supporting businesses. Maintaining large contiguous parcels of productive agricultural lands are more likely to be found in transitional areas within the City’s growth boundary and in unincorporated areas of Weld County, abutting the City. The strategies within this chapter encourage the preservation of sustainable agriculture and ranching as a source of safe, healthy, locally grown food, and identify ways to connect local food markets to local agricultural operations of all sizes.

Additional discussions and recommendations to support recreation and education within public lands or privately-owned conserved lands is included in the Recreation and Tourism Chapter and through TDR policies, as discussed in the Future Land Use Chapter.

The South Platte River corridor provides another unique asset to the community. Over the past 10 years the City has completed five (5) plans or studies that included recommendations or design details related to the South Platte River corridor. These include the:

- 2013 - South Platte River Corridor Master Plan – Rock Creek (uncompleted)
- 2014 - Riverside Park Master Plan
- 2015 - Evans Riverside Neighborhood Master Plan
- 2015 - South Platte River Restoration Master Plan
- 2015 – South Platte River Recreation Corridor Master Plan Report

Many of these initiatives were a result of the devastating 2013 floods that impacted the City and areas adjacent to the river, including the Riverside neighborhood and Riverside Park. Riverside Park is one of the more popular parks within the community, located east of Highway 85. Nearly sixty percent (60%) of this Plan’s survey respondents identify this park as one of the public spaces they regularly enjoy. In fact, one consistent theme expressed by residents in all studies and reports to date is their desire to have additional recreation and leisure activities along the river corridor.



Figure T. Image: Ayres Associates

## VISION AND VALUES SUMMARY

The Principles and Strategies for Natural Resources and Agriculture are intended to reflect the approved Vision and Values. For each Principle listed, the relevant Vision and Value is cited as a reference to ensure that they reflect the great things about Evans that this Plan seeks to enhance and improve.

VISION AND VALUES

Quality of Life Within Reach

Your Distinctly Welcoming Hometown

Redefining Work+Life Balance

Connecting to Everything that Matters

### PRINCIPLES

Through discussions with the community, three major principles were identified for Natural Resources and Agriculture, they are:

**NR1: Evans will Embrace the Rivers as a signature natural resource that offers wildlife habitat and opportunities for expanding the quality of life for Evans’ residents.**

Embracing the River is a central theme of Evans’ Master Plan, living within the core values and permeating the overarching theme: “Where rivers and opportunities meet.” With an eye toward enhancing this important wildlife corridor, Evans also values the opportunity to connect its people with the rivers, serving as a key amenity zone filled with trails and other recreational amenities. The river is part of Evans’ history and an important player in our future.

**NR2: Evans values its natural and agricultural resources and seeks to support this important industry into the future.**

Building on our heritage and regional strengths in agriculture and resource production, the Evans area recognizes the importance of these industries to our local economy. Strengthening and expanding these opportunities is essential for growing successfully while diversifying local revenue streams.

**NR3: Evans will support partnerships that promote agricultural education and linkage to employment training opportunities in resource conservation and agricultural production.**

Supporting education and workforce training in agriculture and natural resources helps to provide essential knowledge about our local environment while improving the prospects of future generations. Evans is committed to supporting educational opportunities that support natural resource and agricultural awareness.

## BIG IDEAS

**NR1.1: Revisit the South Platte River Recreation Corridor Master Plan, including opportunities for trails and amenities within the river corridor area.**

With the ongoing growth of the community and region, the City would benefit in revisiting the goals and recommendations of the South Platte River Recreation Corridor Master Plan. This would allow new residents an opportunity to provide input on prior recommendations and maintain consistency with new plan updates. A priority action item in the Recreation and Tourism Chapter is to update the 2000 Parks and Recreation Master Plan. Over the years, the City has done an excellent job in implementing many of the short- and long-term action items from the 2000 plan. Any update effort to the 2000 Parks and Recreation Master Plan should be coordinated with the implementation of the South Platte River Recreation Corridor Master Plan.

One strategy the City may consider is to incorporate prior recommendations from the South Platte River plan into survey and engagement efforts of the 2000 Master Plan update. This would allow residents an opportunity to revisit these prior recommendations and provide additional input and clarification on those recommendations. These efforts should reflect the City’s diverse demographics and unique characteristics, such as opportunities provided by the river corridor and its’ proximity to the City’s parks and open spaces. In addition, these initiatives should build upon the City’s current Transportation and Trails Master Plan update and the efforts of this Master Plan.

**NR2.1: Create right-to-farm policies that reflect the value of agriculture to the community and provide new neighbors with communications of agriculture’s continuing role in and around Evans.**

The City should develop strategies to educate the public about the benefits and importance of agriculture on the local and regional economy. One approach would be to create a local right-to-farm policy that could be built from the existing Weld County Right-to-Farm Policy (an excerpt of which is included in this Chapter as a callout box for reference). This local policy would provide the groundwork for the City to work towards preserving the community’s agricultural heritage. A few specific focus areas may include the following.

- Creating programs to support and encourage young farming families of both large-scale and small-scale

### Excerpt from the Weld County Right-to-Farm Policy Statement

The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

farming operations. The City can lend support through education and resource sharing such as partnering with local businesses and events. Businesses could experience positive benefits, such as increased sales, by providing locally sourced goods and materials as part of their menu or inventory offerings. The community could benefit from more diverse and locally sourced goods at farmers markets and craft fairs, for example.

- It is important for the community to promote the harmonious co-existence of agricultural uses with the natural and built environments by disallowing high impact agricultural land uses in locations that would create hazardous and/or obnoxious impacts to the community, such as noise, fumes, odor, health concerns, or other hazards. The Future Land Use Chapter and Map serve as a tool to guide more intensive agricultural uses towards the perimeters of the community's growth boundary. The Future Land Use Chapter also discusses strategies, such as compatibility, transitions and buffering, for the City and property owners to consider when developing land and approving uses within the community.
- The City should work with landowners, developers, farmers, and environmental interests to protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands. Develop mechanisms to ensure that agricultural and natural areas are preserved as development occurs. The City could implement conservation strategies, such as a Transfer of Development Rights (TDR) Program, to preserve areas for ongoing agricultural activities and natural areas found along the river corridors and perimeter areas of the City's growth boundary. TDR program details and strategies are discussed in greater detail in the Future Land Use and Recreation and Tourism Chapters.

**NR2.3: Review and amend the development code to enable small-scale on-site commercial sales opportunities for agricultural establishments.**

Residents in Evans and surrounding communities are becoming more aware of and interested in where their food comes from and how it is produced. Given Evans' rich agricultural heritage and proximity to small- and large-scale agricultural operations, the City would greatly benefit in providing additional opportunities for area residents and visitors to buy local. Locally grown goods have the potential to reduce environmental impacts, create economic opportunities and improve the overall health of the community.


Many communities, including Evans, have re-established farmers markets to provide opportunities for both area farmers and residents to buy and sell locally sourced goods. These events provide limited opportunities for area farmers to sell their products; usually limited to a few hours a week, a certain day of the week and limited to summer months. When not associated with an event, such as a farmers' market, area farmers may find it difficult to sell products as traditional zoning regulations often prohibit small-scale, on-site commercial operations. Many local regulations require specifics of where and how goods and services are sold. These may include prescriptive zone districts, a requirement for brick-and-mortar buildings, and site-specific needs such as on-site parking and available utilities, for example.



The City, its residents and local businesses could benefit positively from reviewing and adjusting criteria and regulations to allow small-scale, on-site commercial sales opportunities for agricultural businesses. This would provide additional opportunities for residents to purchase locally sourced products and provide an additional revenue source for area farmers or hobby farms.



Figure U. Image: Ayres Associates



VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
	<p><b>NR1: EVANS WILL EMBRACE THE RIVERS AS A SIGNATURE NATURAL RESOURCE THAT OFFERS WILDLIFE HABITAT AND OPPORTUNITIES FOR EXPANDING THE QUALITY OF LIFE FOR EVANS' RESIDENTS.</b></p>		
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p>Embracing the River is a central theme of Evans' Master Plan, living within the core values and permeating the overarching theme: "Where rivers and opportunities meet." With an eye toward enhancing this important wildlife corridor, Evans also values the opportunity to connect its people with the rivers, serving as a key amenity zone filled with trails and other recreational amenities. The river is part of Evans' history and an important player in our future.</p>	<p><b>NR1.1:</b> Revisit the South Platte River Recreation Corridor Master Plan, including opportunities for trails and amenities within the river corridor area.</p> <p><b>NR1.2:</b> Establish floodplain regulations that protect riparian areas and private investment from damaging floods.</p> <p><b>NR1.3:</b> Investigate establishment of an open space program to secure easements or purchase of riverfront properties.</p> <p><b>NR1.4:</b> Explore and launch a transfer of development rights program to incentivize shifting of development outside of lands encumbered by floodplain designation, and/or lands with cultural or conservation significance to receiving areas that can support more dense levels of development.</p> <p><b>NR1.5:</b> Collaborate with the Colorado Department of Wildlife regarding sensitive species and resource protection.</p>	
	<p><b>NR2: EVANS VALUES ITS NATURAL AND AGRICULTURAL RESOURCES AND SEEKS TO SUPPORT THIS IMPORTANT INDUSTRY INTO THE FUTURE.</b></p>		
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p>Building on our heritage and regional strengths in agriculture and resource production, the Evans area recognizes the importance of these industries to our local economy. Strengthening and expanding these opportunities is essential for growing successfully while diversifying local revenue streams.</p>	<p><b>NR2.1:</b> Create right-to-farm policies that reflect the value of agriculture to the community and provide new neighbors with communications of agriculture's continuing role in and around Evans.</p> <p><b>NR2.2:</b> Review the Land Use Code and Municipal Code to clarify animal unit allowances based on performance standards and carrying capacities of property.</p> <p><b>NR2.3:</b> Review and amend the development code to enable small-scale on-site commercial sales opportunities for agricultural establishments.</p> <p><b>NR2.4:</b> Explore the potential opportunities under SB – 21-252 (Creative Districts) to establish a farm-to-table "Creative Food Maker's Space" targeted at using local culinary talent to add value to local produce.</p> <p><b>NR2.5:</b> Explore the feasibility of launching a farmers' market.</p> <p><b>NR2.6:</b> Support the location of value-added agricultural production facilities in Evans industrial and employment areas.</p> <p><b>NR2.7:</b> Align policies and codes to support small-scale food production.</p> <p><b>NR2.8:</b> Continue to recognize mineral extraction and processing as an important land use in Evans.</p> <p><b>NR2.9:</b> Consider opportunities to convert old agricultural buildings and farmhouses into innovative community-center uses.</p>	

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
	<p>NR3: EVANS WILL SUPPORT PARTNERSHIPS THAT PROMOTE AGRICULTURAL EDUCATION AND LINKAGE TO EMPLOYMENT TRAINING OPPORTUNITIES IN RESOURCE CONSERVATION AND AGRICULTURAL PRODUCTION.</p>		
<p>QUALITY OF LIFE WITHIN REACH</p>	<p>Supporting education and workforce training in agriculture and natural resources helps to provide essential knowledge about our local environment while improving the prospects of future generations.</p>	<p><b>NR3.1:</b> Support programs available at UNC and Aims Community College that provide workforce training in agricultural industries.</p>	
<p>REDEFINING WORK+LIFE BALANCE</p>	<p>Evans is committed to supporting educational opportunities that support natural resource and agricultural awareness.</p>	<p><b>NR3.2:</b> Partner with the school district to support and encourage programs like 4H, Future Farmers of America and other opportunities that link our students to agricultural heritage.</p>	
<p>CONNECTED TO EVERYTHING</p>		<p><b>NR3.3:</b> Explore opportunities to leverage continuing education opportunities and partnerships with organizations such as Northern Colorado Water Conservancy District, CSU Cooperative Extension, and master gardener programs.</p>	
<p>DISTINCTLY WELCOMING</p>			



# THIRA FRAMEWORK

## SNAPSHOT: THIRA FRAMEWORK

**The Threat and Hazard Identification and Risk Assessment (THIRA) is a three-step risk assessment process that helps the community understand its risks and what it needs to do to address those risks and how to leverage investments in planning, organization, equipment, training, and exercises to build and sustain capabilities across all mission areas. The three steps are summarized as follows:**

- Identify the potential threats and hazards that can affect the community.
- Describe and estimate the potential impacts these threats and hazards will have on the community.
- Based on the impacts, set capability targets to the desired level of preparedness the community should have.

*Source: fema.gov*

The overarching goal of the community Master Plan is to create strategic responses for an ever-changing future. This chapter outlines a framework for predicting the threats or hazards most likely to impact the City, then identifies strategies to build a mitigation and response plan. If ignored, these threats and hazards, such as human-caused and natural disasters and emergencies, can impact the safety and welfare of the community.

Over the years, Evans has worked closely with other communities in the region to collaborate with the county on developing a multi-jurisdictional mitigation plan. This chapter integrates and builds from the recently adopted "Weld County 2021 multi-jurisdictional Hazard Mitigation Plan." This mitigation plan is required to be updated and approved by the Federal Emergency Management Agency ("FEMA") every five years for a jurisdiction to stay current and to maintain eligibility for hazard mitigation funding.

The strategies included in this Chapter and in the 2021 County plan are intended to help the community identify threats and hazards and establish mitigation and response measures to reduce or eliminate long-term risks caused by events such as floods, wildfires, tornadoes, and other human-caused events. The THIRA framework is also intended to build capacity to respond collectively to risks as they occur. As the 2013 flood taught us, those disasters do not

respect Municipal boundaries and hazard mitigation is best accomplished when based on a comprehensive, long-term plan developed before a disaster strikes.

As the costs of responding to such incidences and resulting impacts continue to rise, governments and citizens must find ways to reduce the overall impacts of hazards and threats to our communities through early identification and planning efforts. Oftentimes after disasters, repairs and reconstruction efforts are completed in such a way as to simply restore damaged property to pre-disaster conditions. These efforts may "get things back to normal," but the replication of pre-disaster conditions often results in a repetitive cycle of damage, reconstruction and repeated damage.

THIRA efforts seek to break the repetitive cycle by helping a community identify and produce less vulnerable conditions through pre- and post- disaster repairs and reconstruction. The implementation of such actions now by state and local governments means building stronger, safer, and smarter communities that will be able to reduce future injuries and damage. The end result will be a more sustainable community where resources are expended on growth versus disaster recovery.

Identifying potential threats and hazards to create mitigation plans can help a community in many ways, including:

- Protecting public safety.
- Preventing loss of life and injury.
- Reducing damage to existing and future development.
- Strengthening the social connections that are essential for recovery.
- Preventing harm to economic, cultural, and environmental assets.
- Minimizing operational downtime.
- Accelerating the recovery of government and business after disasters.
- Reducing the costs of disaster response and recovery.
- Reducing the risk of harmful exposure to first responders.
- Helping accomplish community objectives such as capital improvements, infrastructure protection, open space preservation, and economic resiliency.

Benefits to this framework include:

- Increasing public awareness and understanding of vulnerabilities.
- Building public support for specific actions.
- Ensuring community policies, programs, and goals are compatible with reducing vulnerability to all hazards and identifying those that are incompatible.
- Building partnerships with diverse stakeholders and increasing opportunities to leverage data and resources in reducing workloads.



Figure V. Image: Ayres Associates

- Working with stakeholders to achieve shared community objectives.
- Expanding the understanding of potential risk reduction measures, such as:
  - Local plans and regulations; structure and infrastructure projects; natural systems protection; education and awareness programs; and other tools.
- Informing the development, prioritization, and implementation of mitigation projects. Benefits accrue over the life of these projects as losses are avoided from each subsequent hazard event.
- Eligibility for FEMA (Federal Emergency Management Agency) hazard mitigation funds.

In consideration of building a bright future for Evans, this chapter of the Master Plan seeks to bring forward and expand on the efforts from the 2021 Mitigation Plan by identifying elevated risk threats and hazards to better inform

mitigation and response strategies to make the community more resilient.

## KEY INDICATORS

Hazards come in a variety of shapes, sizes and impacts. Two more recent examples include the 2013 floods and the Covid-19 pandemic. The 2013 floods experienced in Northern Colorado are among the most memorable environmental events in recent history. This event resulted in the following financial and social impacts to the community:

- \$17 million (estimated) in damage to City owned properties and infrastructure (including Riverside Park, Wastewater Plant #1 and local streets).
- Over 300 families were displaced from their homes.
- Over 200 mobile homes were damaged beyond repair.
- Nearly 80 single-family detached homes and 30 commercial buildings were damaged.
- Extensive berm and dam damage along the river corridor.

Beginning in 2020, the COVID-19 virus spread worldwide to become a global pandemic. The pandemic affected all aspects of daily lives while organizations and communities faced tough budgetary and operational decisions. Organizations and communities most affected were ones that relied on single-source revenue sources and specialty economies such as tourism. As a result, many communities activated Incident Command Systems and held regular Emergency Operation Center meetings locally and regionally. In addition, communities started looking at how they could better diversify their local economies to better weather such economic impacts.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	1	0.5	2	1	4	1.4
Cyber Hazards	3	4	2	4	4	3.3
Drought	3	3	4	1	4	3.1
Earthquake	1	1	3	2	1	1.5
Extreme Temps.	3	1	1	1	2	1.7
Flood	2	4	2	1	4	2.7
Hazmat Release	3	2	2	4	3	2.6
Land Subsidence	1	1	1	1	1	1.0
Prairie Fire	2	1	2	1	1	1.5
Public Health Hazards	4	4	3	1	4	3.5
Severe Storms	3	3	3	4	1	2.9
Tornado & Wind	3	3	3	4	1	2.9

Table 12. Hazards Ranked by Participants (Weld County 2021 Multi-Jurisdictional Hazard Mitigation Plan)

Through the 2021 Mitigation Plan process, the City completed a Risk & Vulnerability Assessment and a Capabilities Assessment. The complete study can be found on the Weld County website under Hazard Mitigation.

The Risk & Vulnerability Assessment evaluates and ranks the relative risk of different hazards across the community from the perspective of local stakeholders and subject matter experts. The list (Table 12) includes the most challenging threats and hazards that could affect the community. This list is created using a combination of experience, forecasting, subject matter expertise and available resources. The ranking is both quantitative and qualitative. The quantitative analysis considered historical and geospatial data for the area. The qualitative method provided additional insights on the specific risks for each hazard identified. The final rankings (RF Value) combine historical experience, local knowledge and consensus opinions by assigning varying degrees of risk for each hazard. The calculation considers the following areas:

1. Probability – The likelihood of a hazard event occurring in a given year.
2. Impact – The degree (minor, limited, critical or catastrophic) of injuries, damage or death anticipated when a significant event occurs.
3. Spatial Extent – The size of an area impacted by a hazard event.
4. Warning Time – The lead time associated with an event and if warning measures are in place for such an event.
5. Duration – The length of time the hazard event usually lasts.

Using the RF Ranking system and local expertise and knowledge, hazards are then organized into three categories shown in the following table and provide a summary of hazard risk for Evans based on High, Moderate, or Low risk designations. The highest-ranking risks for Evans are Public Health Hazards, Cyber Hazards, and Drought; followed very closely by Severe Storms and Tornado / Wind.

<b>HIGH RISK (2.5 or higher)</b>	Cyber Hazards, Drought, Flood, Hazmat Release, Public Health Hazards, Severe Storms, Tornado & Straight-Line Wind
<b>MODERATE RISK (2.0 – 2.4)</b>	
<b>LOW RISK (1.9 or lower)</b>	Agricultural Hazards, Earthquake, Extreme Temperatures, Land Subsidence, Prairie Fire

Table 13. Hazards Risk Conclusions for Evans (Weld County 2021 Multi-Jurisdictional Hazard Mitigation Plan)

Since the 2016 Hazard Mitigation Study, the City decreased the assessed risk from earthquake, extreme temperatures, land subsidence, and prairie fire to Low Risk (all formerly High). This was largely due to increased public outreach and education efforts by the City and overall probability and impact of these types of events. In addition to the newly

added agricultural hazards and cyber hazards, all other risk rankings remain relatively the same.

Once the threats and hazards were identified and ranked, the City completed a capabilities assessment. The 2021 Mitigation Plan established four capability categories: Planning & Regulatory; Administrative & Technical; Financial; and Education & Outreach. Overall, the City has done a decent job at utilizing and implementing most of the capabilities identified. Examples include community plans and regulations, such as this Master Plan and the City's Zoning Ordinance; necessary staff resources and monitor & warning systems; fees and bonding authority; as well as training and public education programs.

The following three hazards have unique local characteristics for the City to consider additional mitigation strategies identified in this Chapter.

- **Cyber Hazards:** While not specifically unique to Evans, cyber hazards (aka cyber threats and cybersecurity risks) are on the rise with ongoing advancements to and dependence on technology in our day to day lives. Cyber threats are on the rise globally as the overall number of devices are always connected in data exchange. Examples include smart phones, online payments and billing, cloud and online data storage and devices as simple as smart appliances. Cyber threats can come from foreign powers, competitors, organized hackers, insiders, poor configuration and third-party vendors. Breaches have massive, negative business impact and often arise from insufficiently protected data.

For Evans, new and expanding infrastructure and resources places a high priority for the City to actively monitor and manage cyber threats. With a growing demand for local government services, Evans is becoming more technically sophisticated and will continue to look for ways to manage data and operate more efficiently. As such, the City should consider ongoing review and updates to their cyber security policies, as well as adoption of new policies when innovative programs and cloud data resources are implemented. In addition, the City should continue regular education of employees and vendors regarding the risks and what to look out for when checking emails and searching websites online. Lastly, the City should monitor occurrences in nearby communities and organizations to proactively address any new threats that may arise.

- **Hazmat Release:** For Evans, vulnerability to hazmat release is higher than some nearby communities, due to



Figure W. Image: Ayres Associates

the location of a CDOT (Colorado Department of Transportation) hazardous materials route through the community along US85. Additionally, railroads which span across Evans present their own increased risk for hazmat release. As new businesses locate in Evans, the presence of stored hazardous materials also increases the risk for these types of events. Such businesses may include the storage of flammable liquids, chemicals associated with the business or operation and other materials as allowed under the City's zoning regulations and building and fire codes. Through partnerships, collaboration, education, and training, as well as the use of innovative technologies, the City can effectively mitigate and respond swiftly to such events.

- Flooding: The City's overall risk from flooding is elevated as Evans is the first municipality downstream from eight (8) dams. The City has made significant efforts since the historic 2013 flood by developing a Drainage Master Plan in 2016 and allocating resources to prioritized projects. There are many large capital projects identified in this Plan that will take time and City resources to implement. The City utilizes the 2016 Plan to help prioritize drainage projects and align them with other capital projects that are interconnected, such as street widening and reconstruction efforts. Efforts from the THIRA can be used to help guide the prioritization of these projects if funding sources become limited. The City should seek out supplemental funding sources to ensure these critical projects are completed in a timely manner to mitigate future flooding events.

After the 2013 South Platte River flood event, the City adopted a Flood Damage Prevention Ordinance (631-15) within Title 16 of the Municipal Code. The City actively enforces the Flood Damage Protection Ordinance using Floodplain Development Permitting for land development projects and ensuring appropriate Floodplain & Floodway uses on existing properties in the floodplain. Effective management extends from policing activities in the floodplain to guiding land development projects on properties located in the floodplain through the appropriate CLOMR / LOMR / LOMA / LOMA-F processes. These ordinances and policies ensure appropriate development activities and land uses, thus reducing the risk exposure to the City from future flooding events.

## VISION AND VALUES SUMMARY

The Principles and Strategies for THIRA are intended to reflect the approved Vision and Values of the community. For each Principle listed, the relevant Vision and Value is cited as a reference to ensure they reflect the remarkable things about Evans that this Plan seeks to enhance and improve. The overall goal of THIRA is to build a culture of preparedness through strategic identification, mitigation and response to the community's threats and hazards.



### PRINCIPLES

Through discussions with the community, three principles were identified under THIRA, they are:

**HZ1: Protect people, property, and natural resources while decreasing the economic impacts of a disaster.**

For the City to develop appropriate mitigation strategies, it must first identify the threats and hazards most likely to impact the community. Following the THIRA framework is critical in the City's efforts to protect the life, safety and welfare of its' residents and to protect the organization from potential threats and hazards. The threats and hazards list established in the 2021 Mitigation Plan should be regularly reviewed and updated, as necessary. Planning for natural and human-caused hazards and storms is essential to protecting and preserving Evans' assets. Action strategies under this principle focus on physical mitigation strategies that will help address physical assets, like infrastructure and property, based on the threats and hazards identified in the 2021 Mitigation Plan and local stakeholder input. Protective measures should be established to ensure digital assets, like city records, are protected and effectively backed-up. Digitizing paper assets make processes more secure, efficient and more cost-effective. Security and lost data can cost the city valuable money and resources. Evaluating highly secure servers or cloud services should be an integral part of the City's digitization efforts.

**HZ2: Improve capabilities within Evans to maintain delivery of lifeline critical services and reduce disaster losses.**

These action items focus on the necessary identification and mitigation steps for the City to appropriately act as it relates to the people and teams needed during a crisis. From communications to redundant backup services, Evans can identify opportunities to trouble-shoot weaknesses in providing services. Quickly transitioning into emergency response mode with minimal interruptions in service is paramount. Examples include the Incident Command and Emergency Operation Center established during the Covid-19 pandemic that assisted with education and outreach efforts.

**HZ3: Increase community resilience by engaging the public and community leaders in education about preparedness and mitigation strategy.**

Knowledge is essential to preparing the community and leaders for unexpected challenges. This principle highlights opportunities to share information with the Evans community about hazards and threats, along with steps to take so they can be better prepared. Additionally, maintaining an elevated level of training among City staff is essential for response actions to be deployed efficiently. These strategies identify key education efforts the City can support to be prepared. Providing clear and concise communication and guidance after a disaster strikes is critically important to maintaining public trust and confidence in the City and its' leadership.

## WHERE TO START

### **PRIORITIZE AND FUND DRAINAGE INFRASTRUCTURE**

**HZ1.1: Prioritize and fund projects from the 2016 Drainage Master Plan to address critical flood and storm hazards. Coordinate implementation with utilities, trails, parks and community development.**

The 2016 Drainage Master Plan (2016 Plan) identified twenty-eight (28) areas of concern that require upgrades to or new infrastructure to mitigate significant stormwater and flood events. Since adoption of the 2016 Plan, the City has worked to implement projects as part of the Storm Drainage Fund Long Range Financial Plan and City of Evans Annual Budget. The City's Storm Drainage Fund Long Range Financial Plan and annual Capital Improvement Project Plan identifies seventeen (17) drainage projects (includes culverts, channel and pipe work, detention ponds and storm sewer infrastructure).

- Nine (9) projects are planned to be constructed over the next five (5) years.
- Eight (8) projects are slated to begin construction by 2028.

Three (3) projects highlighted in the 2016 Plan are currently in the design phase and are either scheduled for construction in 2022 or are waiting on final design/cost estimates. The City is utilizing outside funding sources through grants and partnerships with regional and state agencies to complete these projects. With many projects slated to begin in the late 2020s, the City should continue to pursue additional funding opportunities to help implement these projects.

Fortunately, funding opportunities are available to help offset these types of capital projects. We recommend the City establish a grant strategy to seek out alternative funding sources, including grant opportunities through CDOT, DOLA (Department of Local Affairs), Weld County, CDPHE (Colorado Department of Public Health and Environment) and FEMA, to help fund the projects identified in the 2016 Plan and the City's Capital Improvement Plan.

- CDOT - provides various grant offerings every year, based on available funding from the State Legislature. Two such grants include the Permanent Water Quality (PWQ) Mitigation Pool (for CDOT sponsored projects) and the PWQ Local Agency Mitigation Pool (for local sponsored projects). While these funds are mostly associated with roadway projects, requests may also include infrastructure under the road.
- DOLA - provides numerous grant offerings for local municipalities for a variety of project types that address public facilities and service needs.



Figure X. Image: Ayres Associates

- Weld County – The County manages Community Development Block Grants, a well-known source of funding available to communities on a revolving basis to support community development activities aimed at building stronger and more resilient communities.
- CDPHE – provides the Water Quality Improvement Fund (WQIF) for stormwater management training and best practices training to prevent or reduce the pollution of state waters.
- FEMA - provides grant funding for pre and post emergency or disaster related projects. These funds support critical recovery initiatives, innovative research and many other programs. Grants are the principal funding mechanism FEMA uses to commit and award federal funding to eligible agencies such as local governments. Hazard Mitigation and Dam Safety Grants are both available and applicable to this strategy. Preparedness Grants are also available for non-disaster related mitigation efforts identified in the Recommendations Matrix for this chapter.

As the City makes updates to its zoning ordinance and guiding documents and policies for development and redevelopment, it should incorporate the best management practices (BMPs) identified in the 2016 Plan for new and infill developments. These BMPs not only help to mitigate stormwater and flood events, but also add to the overall characteristics of a neighborhood and the community by providing wildlife and pollinator habitats and public/semi-public spaces for residents to enjoy. As seen in the image above, Driftwood Park is a notable example of incorporating BMPs into a usable space for residents. Features include playground equipment, walking paths and a basketball half-court in a natural setting that incorporates stormwater management coupled with water-wise landscape materials. The river corridor provides many opportunities for the City to incorporate recreational amenities and natural areas as part of the overall need for flood protection and drainage. In addition to parks and preserved open spaces, the City can incorporate BMPs in site design and along roadway corridors. These areas could include raingardens, bioswales

and pollinator plantings in interconnected networks throughout the City. Parks can incorporate natural play areas and structures designed to blend into the natural environment, while providing learning opportunities for families.

### **EVALUATE AND IMPLEMENT A CLOUD-BASED PERMITTING AND REVIEW SYSTEM**

**HZ1.13: Evaluate and pursue opportunities to implement a state-of-the-art cloud-based agnostic community-wide platform to enable efficient process management, permitting, review and electronic payment, for example.**

Many communities across the country and within the region are implementing server-based or cloud-based software platforms to help automate and streamline their processes. The intent of these systems is to reduce process times, improve customer service and staff efficiency, enhance quality of services, and improve inter- and intra- agency collaboration. These programs may be as simple as a single software tool for tracking applications, permits and inspections or they may contain a broad array of task-specific tools such as:

- Data management
- Records retention
- Plan review
- Permitting (building permits, signage, events, business or sales tax licenses, etc.)
- Inspections and Inspection Scheduling
- Project Tracking
- Fee Calculation and Collection
- Workflow Management
- Reporting
- Geographic Information Systems (GIS)
- Communication Systems

State-of-the-Art systems include a combination of tools and resources integrated into a platform that provides a seamless experience for staff and customers. The most sophisticated of these are Enterprise Systems that serve multiple departments within the City. At the core of many of these systems is GIS data, using address and parcel information to link the various tools and components together.

As the City pursues an electronic permitting and review platform, staff should carefully analyze and assess the needs of the organization and how a new system would tie into existing systems used by other departments, such as GIS and Finance. This approach will result in long-term cost savings, mitigate implementation challenges and maximize the systems overall capabilities. When evaluating different programs and interfaces, the City should expect these systems to meet or exceed its' goals, which may include:

- Ability to Provide Comprehensive and Accurate Information
- Standardized Information and Processes
- Improved Record Keeping and a Reliable Archive
- Enhanced Inter- and Intra- City Communications
- Project Tracking and Reporting Capabilities
- Improved Scheduling and Inspections
- More Efficient Use of Staff Time and Resources
- Improved Financial Tracking
- Overall Flexibility to Meet the City's Needs (short-term and long-term)

There are many communities throughout the region that have implemented an electronic permitting and review software program with varying degrees of success. Those communities with the highest degree of success were willing to re-evaluate their internal processes and adjust based on the software programs capabilities, without over customizing the program. In addition, these organizations took a holistic approach in outreach, training and implementation to ensure all team members were able to transition their workflows. Evans should follow this approach and engage staff, stakeholders and their customers throughout the implementation process.

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
	<p><b>HZ1: PROTECT PEOPLE, PROPERTY, AND NATURAL RESOURCES WHILE DECREASING THE ECONOMIC IMPACTS OF A DISASTER.</b></p> <p>Planning for natural and man-made threats and hazards is essential to protecting and preserving Evans’ assets. Action strategies under this principle focus on physical mitigation strategies that will help address physical assets, like infrastructure and property. Addition protection can also be provided to ensure digital assets, like City records, are protected and effectively backed-up.</p>	<p><b>HZ1.1:</b> Prioritize and fund projects from the 2016 Drainage Master Plan to address critical flood and storm hazards. Coordinate implementation with utilities, trails, parks and community development.</p> <p><b>HZ1.2:</b> Coordinate installation of drainage improvements with other utility upgrades. Coordinate symbiotic uses such as greenways and trail corridors.</p> <p><b>HZ1.3:</b> Maintain agreement with Clean Harbors for hazardous spill cleanup response to help mitigate environmental emergencies.</p> <p><b>HZ1.4:</b> Identify and prioritize proactive repairs to weaknesses in existing infrastructure to proactively address problem infrastructure in advance of breakage.</p> <p><b>HZ1.5:</b> Complete a feasibility study to upgrade signal timing and remote options to enable emergency traffic flow to occur.</p> <p><b>HZ1.6:</b> Identify and complete additional security upgrades at treatment plant and other facilities, including but not limited to placement of cameras, and upgraded/improved fencing.</p> <p><b>HZ1.7:</b> Install backup alarm system for lift station(s), including 4G modem on separate router to enable alerts in the event systems are interrupted.</p> <p><b>HZ1.8:</b> Explore “Disaster Recovery as a Service” (DRAAS) to provide computer system backup for the City and records.</p> <p><b>HZ1.9:</b> Continue to monitor and manage for cyber-threats.</p> <p><b>HZ1.10:</b> Enhance internal security measures to manage credentials for internal records management.</p> <p><b>HZ1.11:</b> Consider support for the preservation and acquisition of floodplain properties through a system of transfer of development rights.</p> <p><b>HZ1.12:</b> Evaluate and review Emergency Operations Plan (2015) and update as necessary.</p> <p><b>HZ1.13:</b> Evaluate and pursue opportunities to implement a state-of-the-art cloud-based agnostic community-wide platform to enable efficient process management, permitting, review and electronic payment, for example.</p>	
<p><b>QUALITY OF LIFE WITHIN REACH</b></p> <p><b>REDEFINING WORK+LIFE BALANCE</b></p> <p><b>CONNECTED TO EVERYTHING</b></p> <p><b>DISTINCTLY WELCOMING</b></p>	<p><b>HZ2: IMPROVE CAPABILITIES WITHIN EVANS TO MAINTAIN DELIVERY OF LIFELINE CRITICAL SERVICES AND REDUCE DISASTER LOSSES.</b></p> <p>Taking a close look at existing emergency response infrastructure is key to weathering surprises effectively. These action items focus on actions that relate to the people and teams needed during a crisis. From communications to redundant backup services, Evans can identify opportunities to trouble-shoot weaknesses in providing services. Quickly transitioning into emergency response mode with minimal interruptions in service is paramount for Evans to be resilient.</p>	<p><b>HZ2.1:</b> Assess opportunities for establishing a secondary means of communication (ie-radios) during emergencies in the event cell signal is not available.</p> <p><b>HZ2.2:</b> Explore options to provide redundancy of reading water meters in the event communications are interrupted.</p> <p><b>HZ2.3:</b> Establish a working committee responsible for considering service delivery and identify additional strategies to address concerns in a ongoing manner.</p> <p><b>HZ2.4:</b> Coordinate with regional water providers to diversify and protect Evans’ water supply. (Modify existing IGA with Greeley and implement secondary with Central Weld.)</p> <p><b>HZ2.5:</b> Create and maintain an incidence organizational chart (ICS100 Incidence Command Structure.)</p> <p><b>HZ2.6:</b> Prioritize ongoing emergency response training for City staff.</p> <p><b>HZ2.7:</b> Identify and maintain critical training/preparedness milestones necessary to qualify for recovery funding.</p> <p><b>HZ2.8:</b> Evaluate opportunities to continue training in the National Incident Management System (NIMS) structure to ensure that staff members are prepared for specific roles during an emergency.</p> <p><b>HZ2.9:</b> Evaluate railroad crossings and transportation connections limiting east-west road mobility and identify alternate routes.</p>	

**VISION & VALUES**

**PRINCIPLES**

**STRATEGIES**

**RAPID RESULTS**

QUALITY OF LIFE WITHIN REACH

REDEFINING WORK+LIFE BALANCE

CONNECTED TO EVERYTHING

DISTINCTLY WELCOMING

**HZ3: INCREASE COMMUNITY RESILIENCE BY ENGAGING THE PUBLIC AND COMMUNITY LEADERS IN EDUCATION ABOUT PREPAREDNESS AND MITIGATION STRATEGY.**

Knowledge is essential to preparing the community and leaders for unexpected challenges. This principle highlights opportunities to share information with the Evans' community about hazards and threats, along with steps to take so that they can be better prepared. Additionally, maintaining a high level of training among City staff is essential so that response actions can be deployed efficiently. These strategies identify key education efforts that the City can support to be prepared.

**HZ3.1:** Prioritize floodplain property owner communication and education.

**HZ3.2:** Support participation with Weld County during Hazard Training workshops.

**HZ3.3:** Continue to investigate an SMS-based (text message) community communication/notification system.

**HZ3.4:** Identify and appoint a dedicated emergency manager. As Evans grows, focusing staffing resources to adequately fund positions.

**HZ3.5:** Ensure key staff have Crisis Communication training.

**HZ3.6:** Ensure the City has staff trained in the ICS roles necessary to respond to a disaster.





# TRANSPORTATION

## INTRODUCTION

As Evans continues to grow it is important to plan for how people will move to, from, and around Evans and how to improve transportation options for everyone. In a concurrent effort with the City of Evans Master Plan, Evans developed a Multi-modal Transportation Master Plan (MMTMP). The MMTMP evaluated the existing conditions of all different modes of transportation in Evans: driving, active transportation (including walking, using a wheelchair, and bicycling), rail and truck transportation and transit. This section provides a high-level overview of the existing conditions of transportation in Evans today as well as strategies to fill in gaps, address challenges, and accommodate future growth in Evans' Transportation Network. For more details on the analysis conducted or specific recommendations, refer to the Multimodal Transportation Master Plan.

## SNAPSHOT

### DRIVING

Driving is the most common mode of transportation in Evans today, with 80% of people commuting by driving alone and 13% by carpooling. Figure Y displays the mode split for commutes by Evan residents in 2018.

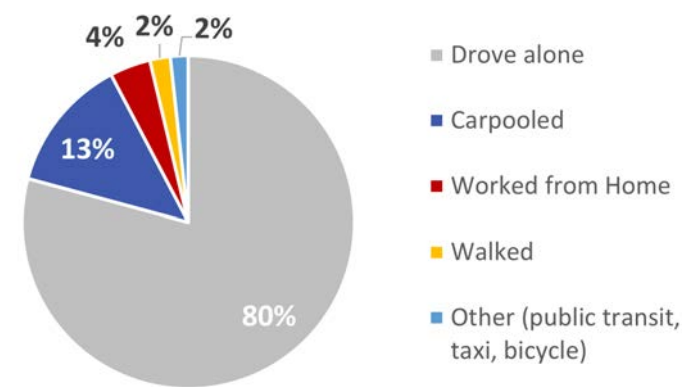


Figure Y. Modes of Transportation of Commuters who live in Evans (Data: US Census Bureau - 2014-2018 American Communities Survey)

Evans is regionally connected via two highways: US-34, which runs east-west and US-85 which runs north-south and provides a direct connection to Denver. Evans currently has a growing grid of minor arterial roadways that provide vehicle connectivity throughout the community. There are several key challenges and considerations that are important to address in order to accommodate future growth:

- Additional Connections**  
 Additional connections east-west may be necessary to accommodate future growth on the westside of town and new north-south connections, particularly the extension of 35th Street, may be necessary to create adequate

mobility as areas south of the Big Thompson River develop.

- Roadway Paving**  
 As Evans grows and more stress is put on the City's roadways, some of the unpaved roads will need to be paved in order to hold up with greater amounts of vehicle traffic.
- Safety**  
 Evans has seen roughly the same number of annual traffic crashes since 2014, holding steady at a little over 400 each year. In 2020, crashes dropped dramatically, likely due to behavior change and reduced driving during the COVID-19 pandemic, but it remains to be seen whether that downward trend continues.

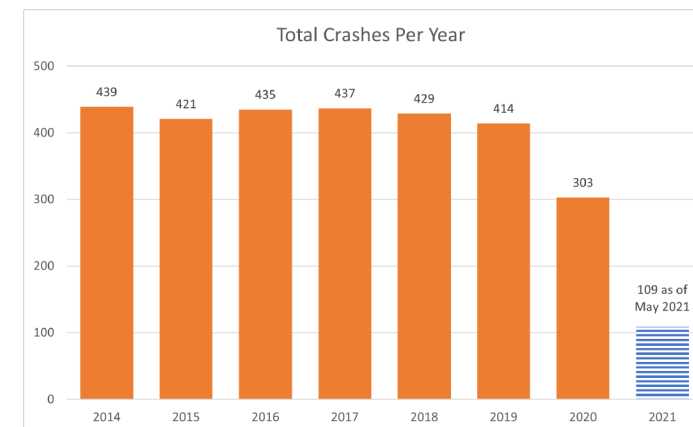


Figure Z. Total Crashes per Year

## ACTIVE TRANSPORTATION

### Walking or Using a Wheelchair

Currently Evans has a sidewalk network which includes smaller pedestrian walkways and wide bike and pedestrian paths throughout the City. There are gaps in this network currently and some places where sidewalks are narrow or damaged, but there are also many planned wide sidewalks and trails identified in previous planning efforts. A focus on prioritizing and implementing previously proposed projects would go a long way in improving the pedestrian network in Evans.

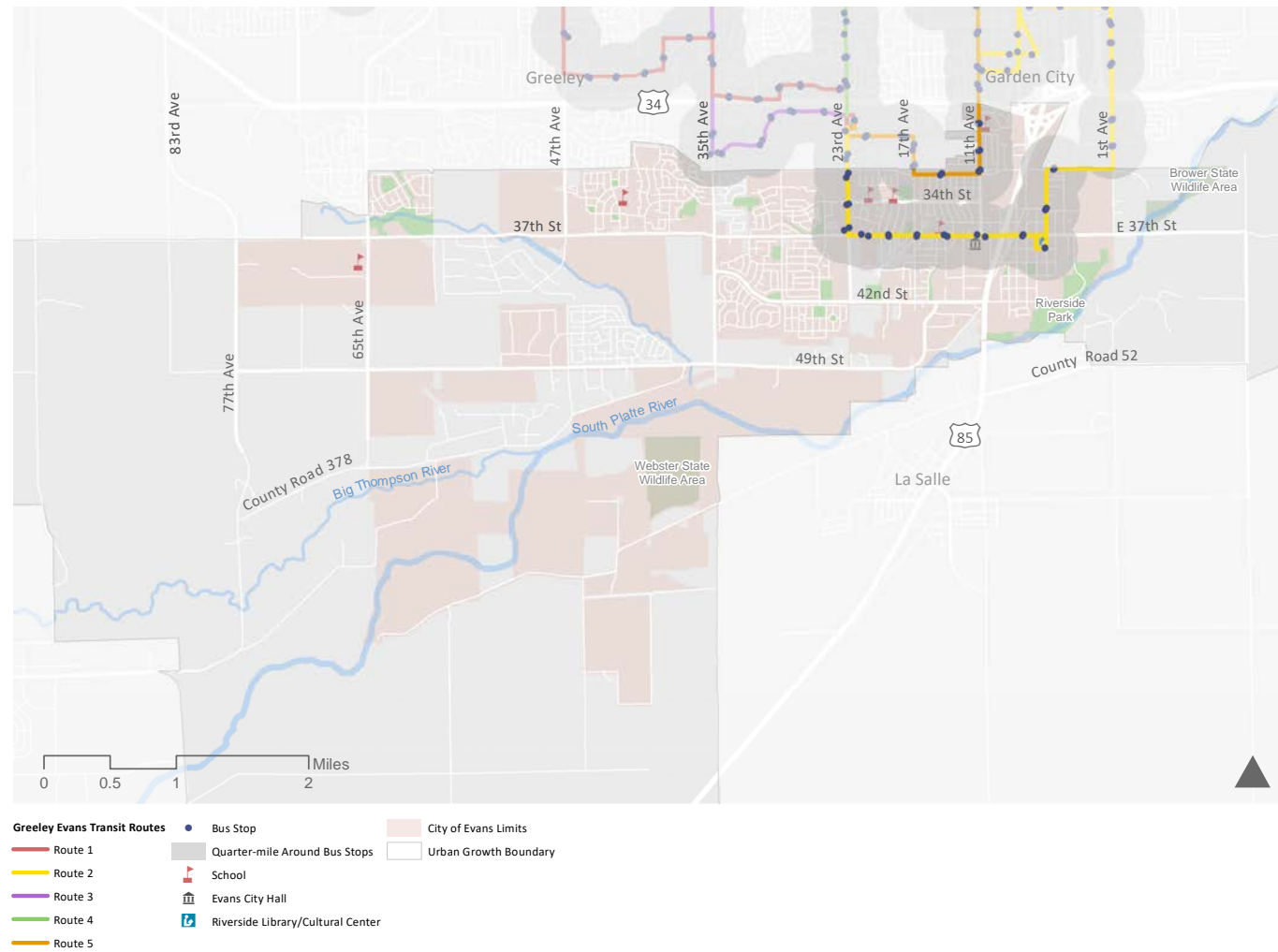
### Bicycling

The City of Evans bicycle network is currently made up of disconnected facilities. Previous planning efforts have identified locations for future trails and wide sidewalks to create a more connected bicycle network. Public outreach showed an interest from Evans' residents in higher-comfort bike facilities around the City where people biking have their own lanes separate from traffic or are entirely off-street on paved trails.

### Transit

Greeley-Evans Transit (GET) is made up of eight routes, two of which directly serve the City of Evans: Route 2 and Route 5. Both routes connect to the other six routes in Greeley as well as the Poudre Express regional route that connects

## Fixed-route Transit



Existing Transit Service in Evans

Figure AA. Evans Multi-Modal Transportation Master Plan Performance Measures

Greeley, Windsor, and Fort Collins. In addition to fixed-route bus service, GET also provides paratransit service, and a Call-N-Ride service which is open to the general public and provides door to door trips on evenings and Sundays when fixed route bus service is no longer running. GET also provides a shuttle to the UC Health medical campus, picking up riders at GET transfer stations and taking them to and from UC Health.

## KEY INDICATORS

As part of the Multimodal Transportation Plan effort, Community members were surveyed, online and at public events, about what they see as transportation challenges in Evans. The largest share of respondents (49%) identified bicycling as the most challenging mode of transportation. Next was walking (43%), then transit (30%). Only 15% of respondents felt that driving is challenging.

Survey respondents were also asked how they think implementation of transportation projects should be prioritized. The top four responses were:

- A balance of all modes
- Improve flow of vehicle traffic
- Build and improve sidewalks
- Improve safety

At outreach events in May and August of 2021, community members identified their top priority areas for future transportation projects. The top four priorities from these events were:

- New trails and bike lanes
- Improved roadway crossings
- New roadway connections
- Vehicle speed mitigation

These community priorities were used to develop recommendations for the MMTMP as well as to develop the strategies outlined in this chapter to assist the Evans community in achieving their transportation goals.

## VISION AND VALUES SUMMARY

**VISION AND VALUES**

Quality of Life Within Reach

Your Distinctly Welcoming Hometown

Redefining Work+Life Balance

Connecting to Everything that Matters

## PRINCIPLES

The transportation principles were adapted from the North Front Range Metropolitan Planning Organization's goals for the Regional Transportation Plan. These principles also align with the priorities of Evans community members that were identified through public outreach. These principles will allow for Evans to improve transportation for all modes of travel while also contributing to the goals of the larger region and allowing for opportunities for collaboration.

**T1: Create a multi-modal transportation system that supports local businesses in Evans, attracts new local employment opportunities, and provides multiple transportation options for commutes to work, school, healthcare, shopping, and recreation.**

As Evans grows and implements its future land use plan, the diversity of residential settings, commercial businesses, recreational areas, and civic destinations will need to be connected by a reliable transportation network. Having access to dependable transportation options will foster a common understanding of Evans as a community that offers a high quality of life and is an attractive place to live and work.

**T2: Provide safe, affordable, and efficient transportation options for people of all ages, abilities, and socioeconomic status traveling within Evans and connecting to neighboring communities.**

When Evans community members can choose between driving, walking, bicycling, or taking transit to travel within the community and around the region, they can enjoy more opportunities to access community resources like shopping, employment, education, and recreation. The future vision for transportation in Evans involves no community member ever feeling transportation access is a barrier to experiencing the City.

**T3: Implement a multi-modal transportation system with complete and connected networks for walking, biking, and transit where those modes of transportation are as efficient, reliable, and safe as driving within Evans and when connecting to neighboring communities.**






Evans has a comprehensive sidewalk network and a growing trails system that allow people to travel without needing a vehicle. By expanding pedestrian infrastructure, implementing safety enhancements at intersections, and completing the vision for a regionally connected trail network, Evans will empower community members of all ages to experience comfortable and enjoyable travel across the City on foot or by bicycle.




**T4: Optimize the transportation operations and implementation of all modes of travel, creating a comprehensive multi-modal network of transportation options within Evans that connects to the larger region.**

With the anticipated growth in Evans, the City will employ transportation operations management practices that align with the level of travel demand. As traffic volumes grow, for example, the City will re-evaluate traffic signal timing on key corridors to ensure vehicles can move through the community with minimal delay.



Figure AB. Image: Ayres Associates

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>T1: CREATE A MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS LOCAL BUSINESSES IN EVANS, ATTRACTS NEW LOCAL EMPLOYMENT OPPORTUNITIES, AND PROVIDES MULTIPLE TRANSPORTATION OPTIONS FOR COMMUTES TO WORK, SCHOOL, HEALTHCARE, SHOPPING, AND RECREATION.</b></p> <p>As Evans grows and implements its future land use plan, the diversity of residential settings, commercial businesses, recreational areas, and civic destinations will need to be connected by a reliable transportation network. Having access to dependable transportation options will foster a common understanding of Evans as a community that offers a high quality of life and is an attractive place to live and work.</p>	<p><b>T1.1:</b> Add code requirements for large developments adjacent to bus stops to provide high quality bus stop amenities, such as shelters, benches, trash cans, and pedestrian scale lighting. Ensure there is a plan in place to maintain these stops and amenities once they are constructed.</p> <p><b>T1.2:</b> Require new developments or significant redevelopments to provide bicycle parking on site for residents, employees, and visitors.</p> <p><b>T1.3:</b> Add code requirements for large developments adjacent to bus stops to provide high quality bus stop amenities, such as shelters, benches, trash cans, and pedestrian scale lighting. Ensure there is a plan in place to maintain these stops and amenities once they are constructed.</p>	  
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>T2: PROVIDE SAFE, AFFORDABLE, AND EFFICIENT TRANSPORTATION OPTIONS FOR PEOPLE OF ALL AGES, ABILITIES, AND SOCIOECONOMIC STATUS TRAVELING WITHIN EVANS AND CONNECTING TO NEIGHBORING COMMUNITIES.</b></p> <p>When Evans community members can choose between driving, walking, bicycling, or taking transit to travel within the community and around the region, they can enjoy more opportunities to access community resources like shopping, employment, education, and recreation. The future vision for transportation in Evans involves no community member ever feeling transportation access is a barrier to experiencing the City.</p>	<p><b>T2.1:</b> Add a street connectivity requirement in the zoning code for subdivisions and other large developments. Limit and discourage the use of cul-du-sacs or other dead-end roadways in new developments. Where cul-du-sacs or dead-ends are necessary or make sense, require bicycle and pedestrian cut-thrus be built to still allow for a connected active transportation network. Consider encouraging alley loading garages to limit curb cuts on the streets to create more comfortable environments for people walking, rolling, and biking.</p> <p><b>T2.2:</b> Update street design standards to align with current best practices for creating safe and comfortable streets for all. Reference AASHTO and NACTO guidelines to develop these standards. Ensure standards are specific to the traffic volumes, speed, and surrounding land use contexts of roadways. Standards should also include guidance on landscaping and street trees that improve safety and comfort for people walking, rolling, and biking.</p> <p><b>T2.3:</b> Consider accessibility for all community members when determining transportation improvement priorities.</p> <p><b>T2.4:</b> Develop local policies for accommodating emerging transportation modes like micro-mobility and autonomous vehicles.</p>	 

VISION & VALUES	PRINCIPLES	STRATEGIES	RAPID RESULTS
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>T3: IMPLEMENT A MULTI-MODAL TRANSPORTATION SYSTEM WITH COMPLETE AND CONNECTED NETWORKS FOR WALKING, BIKING, AND TRANSIT WHERE THOSE MODES OF TRANSPORTATION ARE AS EFFICIENT, RELIABLE, AND SAFE AS DRIVING WITHIN EVANS AND WHEN CONNECTING TO NEIGHBORING COMMUNITIES.</b></p> <p>Evans has a comprehensive sidewalk network and a growing trails system that allow people to travel without needing a vehicle. By expanding pedestrian infrastructure, implementing safety enhancements at intersections, and completing the vision for a regionally connected trail network, Evans will empower community members of all ages to experience comfortable and enjoyable travel across the City on foot or by bicycle.</p>	<p><b>T3.1:</b> Update parking requirements in the zoning code to be more flexible based on mixed and dense land-use contexts where less parking is often needed and allow for creative and beneficial ways of meeting requirements like shared parking agreements, on-street parking credits, or multi-modal transportation credits. Consult updated best practices to ensure requirements are not too high, which can lead to developments being over parked, discouraging walking and biking and wasting valuable land as unused parking.</p> <p><b>T3.2:</b> Identify process for prioritizing capacity enhancements that include bicycle and pedestrian facilities.</p> <p><b>T3.3:</b> Designate Safe Routes to School corridors that improve students’ ability to walk and bike to school.</p> <p><b>T3.4:</b> Create a marketing and informational campaign to encourage people to make some of their trips by bus and provide information on where the bus goes and how to ride.</p>	  
<p>QUALITY OF LIFE WITHIN REACH</p> <p>REDEFINING WORK+LIFE BALANCE</p> <p>CONNECTED TO EVERYTHING</p> <p>DISTINCTLY WELCOMING</p>	<p><b>T4: OPTIMIZE THE TRANSPORTATION OPERATIONS AND IMPLEMENTATION OF ALL MODES OF TRAVEL, CREATING A COMPREHENSIVE MULTI-MODAL NETWORK OF TRANSPORTATION OPTIONS WITHIN EVANS THAT CONNECTS TO THE LARGER REGION.</b></p> <p>With the anticipated growth in Evans, the City will employ transportation operations management practices that align with the level of travel demand. As traffic volumes grow, for example, the City will re-evaluate traffic signal timing on key corridors to ensure vehicles can move through the community with minimal delay.</p>	<p><b>T4.1:</b> Create an internal process for implementing safety improvements on high-crash roadways. Improvements could include, speed calming measures, signal improvements, improvements to roadway geometry, intersection tightening or daylighting.</p> <p><b>T4.2:</b> Implement priority infrastructure projects recommended in the MMTMP.</p> <p><b>T4.3:</b> Pursue external funding sources to augment local funding for MMTMP implementation.</p> <p><b>T4.4:</b> Evaluate traffic signal timing as traffic volumes grow to maintain acceptable vehicle Level of Service and adequate multi-modal Level of Service.</p> <p><b>T4.5:</b> Monitor vehicle speeds on key corridors and consider creating a Citywide traffic calming policy.</p>	

## APPENDIX: REFERENCES

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1. Community Profile for Evans - State Demography Office Colorado Demographic Profile (04/15/2021)
2. City of Evans Master Plan: Housing Study
3. Water Conservation - City of Evans - Policy Assessment and Opportunities for the 2020 Master Plan (07/01/2020, Del Corazon Consulting)