

We are **Evans!**

Established 1869

Community and Economic Development
Evans, Colorado • 80620 • 970-475-1112

October 15, 2009

The planning process for the 2010 City budget is now complete, and while the City has continued our positive revenue trends, the national economy has affected our local outlook. (If interested in the details, you can find a copy of our 2010 budget book at www.cityofevans.org.) But despite the generally sour economic news, the City of Evans and the Evans Community and Economic Development Division have enjoyed a positive third quarter, with many notable achievements. With this version of The Short Story, we'd like to share some of these successes and leave you with a teaser about our new Economic Development website which is currently in development.

New Businesses

The following businesses applied for business licenses in the third quarter of 2009. Congratulations to all of them and welcome to the City!

- Laptop Haven (Computer Sales and Service)
665 31st Street
- Esh Thrifty Outlet (Thrift Store)
818 31st Street
- Precision Industries (Distribution of Manufacturing Parts)
3940 Carson Avenue, Unit 1
- Phat's The Yard Sale Store (Indoor Yard Sale)
915 39th Street
- Diamond Appliance (Appliance Repair)
3201 West Service Road
- Kart Attack (Family Entertainment Center)
1112 40th Street
- Deja Brew (Coffee Shop/Cafe)
818 31st Street
- LBLC Inc., Tri-Pointe (Child Care)
3001 8th Avenue

The Short Story

New Businesses (continued)

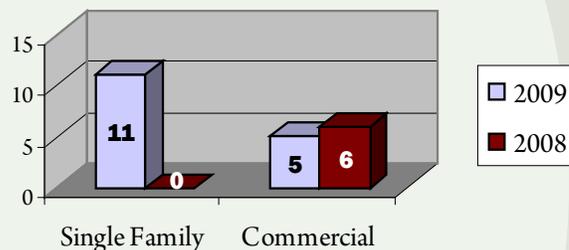
- Latham Trading Company (Internet Retail Warehouse)
3948 Carson Avenue
- Evans Liquor (Retail Liquor Store)
1100 42nd Street

Building Permits (July - September)

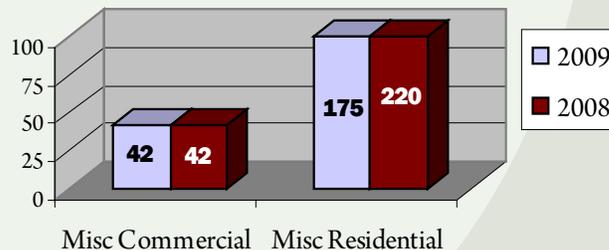
The Evans Building Division saw an uptick in multifamily building permits issued with the construction of a new 5-plex in the Orchard Park development in Grapevine Hollow (pictured here). Although no new single family dwelling building permits were issued during this quarter, we're still up 275% over our total from the first 9 months last year.



New Building Permits



Other Building Permits



Current Infrastructure Projects

The falling of leaves and shortening of daylight usually signals the end of construction season. While a number of public works projects in Evans are complete, there are still a few major infrastructure projects in the works, thanks in part to the City's securing of ARRA Federal Stimulus and DOLA Grant Funds.

31st Street Reconstruction and Storm Sewer Project

- Construction started May 4, 2009.
- Located between US Hwy 85 and 1st Ave.
- Roadway reconstruction including new asphalt, concrete curb, gutter and sidewalks, and a right turn lane from 31st Street northbound onto US Hwy 85.
- Large diameter storm sewer construction on the north side of 31st Street from US Hwy 85 to the east side of the Union Pacific Railroad tracks.
- The roadway from the Union Pacific Railroad to 1st Ave is complete; the western portion is expected to be completed on November 30.
- Construction contract for \$1,200,000.

Carson Avenue Extension (DOLA Grant Funds)

- New industrial local roadway connection into Platte Industrial Subdivision.
- Located between 40th Street and 42nd Street.
- Will allow industrial traffic access from 42nd Street to minimize interactions with residential traffic.
- Easy access from industrial park onto US Hwy 85.
- Funded in part by DOLA Grant.
- Construction cost estimate of \$350,000. Anticipated completion October 25.



Carson Avenue south of 40th Street

11th Avenue Water Main Replacement

- Replaced old 8" water main with 12" to improve fire flows and remove a line that historically had many leaks.
- Located between Moose Lodge (3456 11th Ave) and 32nd Street.
- Project completed on May 27, 2009.
- Construction contract for \$170,000.



The completed 11th Avenue water main project

37th Street Overlay (ARRA Funds – Stimulus)

- Asphalt overlay of existing highly damaged arterial.
- Located between 35th Ave and 47th Ave and from 65th Avenue west approximately one half mile to city limits line.
- Construction will include milling, new asphalt, paint, and shouldering material.
- Anticipated completion is October 16.
- ARRA Funds received for \$354,000.

West Service Road (WSR) Bicycle/Pedestrian Trail (ARRA Funds – Stimulus)

- New concrete trail following the west side of WSR.
- Located between the South Platte River and 31st Street
- Also includes construction of concrete curb and gutter for many sections.
- Scheduled to bid in November.
- ARRA funds received for \$160,000 and other Transportation Enhancement funds for \$460,000 to cover the \$620,000 construction estimate.

City News

Local Stimulus Package for New Construction

Don't forget that the City's Local Stimulus Package for New Construction is set to expire on December 31, 2009. The City Council has authorized staff to waive certain development fees by 50% for new residential construction or the expansion of existing or new construction of commercial or industrial buildings.



For more details, please visit our website at www.cityofevans.org or call the Community and Economic Development Division at (970) 475-1112.

Urban Renewal Authority

The Evans City Council has decided to conduct a study in Evans to determine if an Urban Renewal Authority (URA) would be appropriate. The area for the study will be within Evans city limits, from 23rd Avenue to 1st Avenue. The area will stretch from the South Platte River to the northern City boundaries. On November 17 at 7:30 pm in the City Council Chambers the Council will hold a public hearing to consider adopting an Urban Renewal Authority for that area. The URA will offer more economic development tools for financing projects and assisting redevelopment. Want more information? Contact Sheryl Trent at strent@ci.evans.co.us or call her at (970) 475-1112.

35th Avenue Master Plan

Recently, the Town of LaSalle and the City of Evans agreed to discuss a joint master plan for the 35th Avenue Corridor south of the South Platte River. The first visioning session has been set for Saturday, November 21st at 8:30 am at the Evans Community Complex. The zoning, land use, and potential improvements for that corridor will be addressed by the plan, which should be complete by November, 2010.

Citizen's Comment Form

We've recently developed a comment form on the City website for questions and concerns about City operations. The public simply fills in a web-based form on topics ranging from business expansion to animal control and an email is automatically sent off to the appropriate staff member. This new and convenient means of communication is just another illustration of the City's devotion to customer service.

11th Avenue Commercial Property

The City has commercial property for sale! The 9 acre piece is located near the intersection of US34 and US85, adjacent to the Tripointe complex and on the same major arterial as The Grove, our new student housing project.



The City is interested in partnering with a commercial developer on the property to help provide retail services for our residents such as convenience store shopping, quick serve or fast food restaurants, and other basic services such as a Laundromat. Please contact Sheryl Trent or Andy McRoberts (970) 475-1129 for more information.

By the Numbers

- **#1** - Nationwide ranking given to the Evans-Greeley MSA by Forbes Magazine in 2008 for five-year income growth.
- **7** - Number of NASCAN go karts (think of a toilet on wheels) in the Evans "fleet" that are driven during community parades and raced each year during EvansFest.
- **11,931** - Number of undergraduate and graduate students attending the University of Northern Colorado in Greeley.



A few final words...

High Plains Library District

The High Plains Library District has some great business resources – stop by or call the Farr Regional Library at (970) 506-8500 to find out more. They have an online database for small business owners located at <http://highplains.libguides.com> that offers resources such as a business index, grants, research, legal forms, and information on companies worldwide. In print they have all of the business newspapers such as the Northern Colorado Business Report, the Wall Street Journal, and Barron's as well as magazines such as Business Week, Economist, Forbes, Money, and Home Business. Their entire library of business books is searchable on line or in the library and you can place special orders for books that might be harder to find. They are happy to help answer any questions you might have – give them a call.



Parks and Recreation Department

At the annual Colorado Parks and Recreation Association conference in September in Steamboat Springs, the City of Evans was honored with a Starburst Award for Freedom Dog Park. This award is given by the Colorado Lottery for excellence in the use of lottery funds. Staff from the Lottery will make arrangements to present the award to the Evans City Council at an upcoming regular meeting.

Economic Development Website

City of Evans Economic Development will soon have a new website! The City is in the testing phase of our new economic development website, which will be unveiled next quarter. Sections will be focused on demographics, available land and buildings, regulations, and assistance from the City. We'll send out a quick email and ask for your feedback soon! Here's a sneak peek at what the website will look like.



Stay tuned...



Community and Economic Development
Evans, Colorado • 80620 • 970-475-1112

