

We are Evans!

Established 1869

The Short Story

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

January 15, 2010

It's been a busy quarter in the Community and Economic Development Division and we have a lot of news to report in this version of The Short Story. As always, in the first couple pages we like to highlight the new additions to the Evans business community, our City-wide building activity and City infrastructure projects. On page 3, we share with you the latest news on the City's new mobile home and manufacturing regulations, the recently adopted Evans Redevelopment Agency and our newly updated Comprehensive Plan. We'll also be calling on you to tell us what you think in an upcoming business survey. Page 4 shines a spotlight on the City's new Economic Development website which is now fully operational. We hope you take some time and check it out.

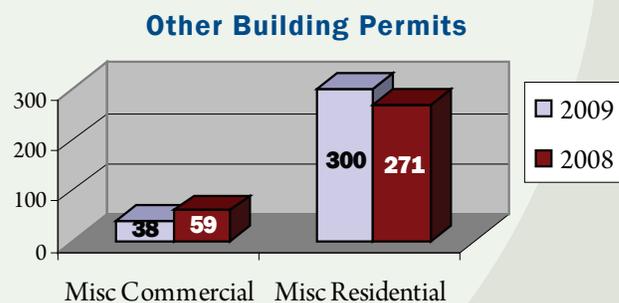
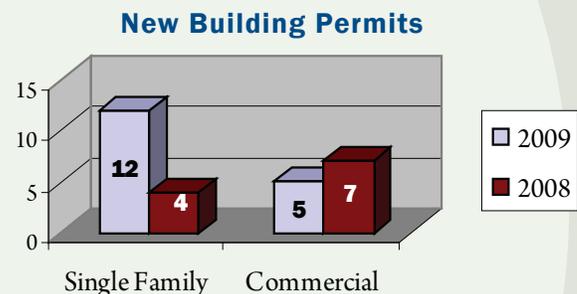
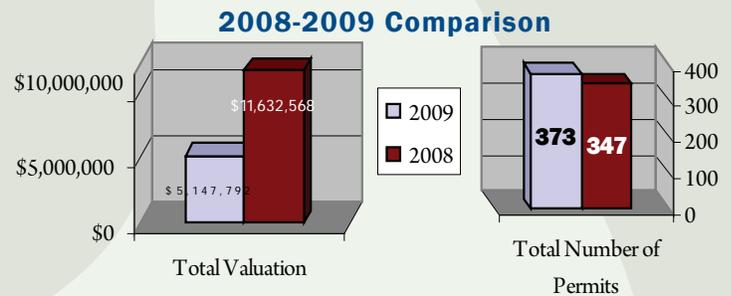
New Businesses

The following businesses applied for business licenses in the fourth quarter of 2009. As always, we welcome them to Evans and wish them loads of success!

- 7-11 Art Work (Art Work Sales)
3636 23rd Avenue
- Accounting & Financial Services, Inc. (Accountant)
3610 35th Avenue #6
- Green Vibes (Indoor Gardening-Hydroponics)
2000 37th Street
- J & J Solutions (Warehouse)
3950 Carson Avenue
- Precision Industries (Distribution of Manufacturing Parts)
3940 Carson Avenue, Unit 1
- Woodland Eye Care (Eye Care, Optometry)
3247 23rd Avenue

Building Permits (2009)

The Evans Building Division ran the building permit numbers for 2009 and found some interesting things when compared to 2008. There were approximately 10% more permits issued in 2009 but the total building permit valuation was less than half of the valuation in 2008. Also, in general, 2008 was a bigger year for commercial development in the City while residential development was more prevalent in 2009. To see the complete 2009 Building Permit Report with all the numbers, check out the Building Inspection section of the City of Evans main website (www.cityofevans.org).



2009 Infrastructure Projects

Despite the economic downturn, 2009 turned out to be a successful year for building new city infrastructure. Again, we detail these in this section. We're especially proud to have applied for and received ARRA funding of more than \$500,000 for two projects that have been in the works for quite some time. To see our 2010 infrastructure projects, check out the section below.

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.
- Construction contract for \$1,200,000.

Carson Avenue Extension (DOLA Grant Funds)

- New industrial local roadway connection into Platte Industrial Center.
- 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 was \$350,000. Completed October 25.



Completed Carson Avenue Extension

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.

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.
- Construction included milling, new asphalt, paint, and shouldering material.
- Project completed on 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.
- Bids received this January.
- Grant funds awarded for this project totaled \$629,000.

2010 Infrastructure Projects

The construction of the West Service Road Bike Trail Project (see above) has been pushed to early 2010. The project bids have already been received and opened and work on the project will begin soon. Other infrastructure projects scheduled for 2010 include the 23rd Avenue Outfall Storm Sewer Project and a 5' sidewalk/trail connecting Chappelow Magnet School with 17th Avenue. The latter project will be funded by a grant from the Safe Routes to School program. More details on these projects will be provided in the next edition of The Short Story.

Business Survey

If you own a business in Evans, we'd like to talk to you! In partnership with the Evans Area Chamber of Commerce, the City of Evans wants to know what issues are of the most concern to our local businesses, and how we can help you succeed. We'll be contacting you later in the spring, and any feedback that you can give us will be helpful.

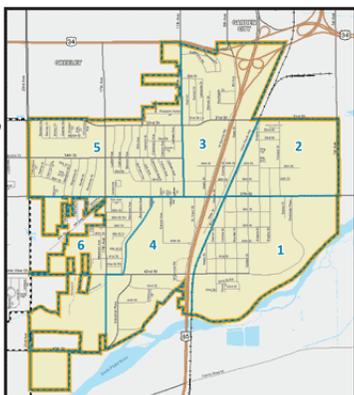


Mobile Homes and Manufactured Housing Regulations

In late 2009, the City Council placed a moratorium on the development or redevelopment of existing mobile home parks (zoned MHP in the City of Evans). Staff has been meeting regularly with mobile home park owners, residents, manufacturers of mobile homes, representatives of coalitions, and other interested people to begin writing new regulations. The goal of the new revisions would be to ensure the health, safety and welfare of the residents; improve the aesthetic appeal of existing parks; and determine how best to bring existing parks into compliance with updated codes. Please contact Jim Flesher at jflesher@ci.evans.co.us or (970) 475-1118 for more information.

Evans Redevelopment Agency

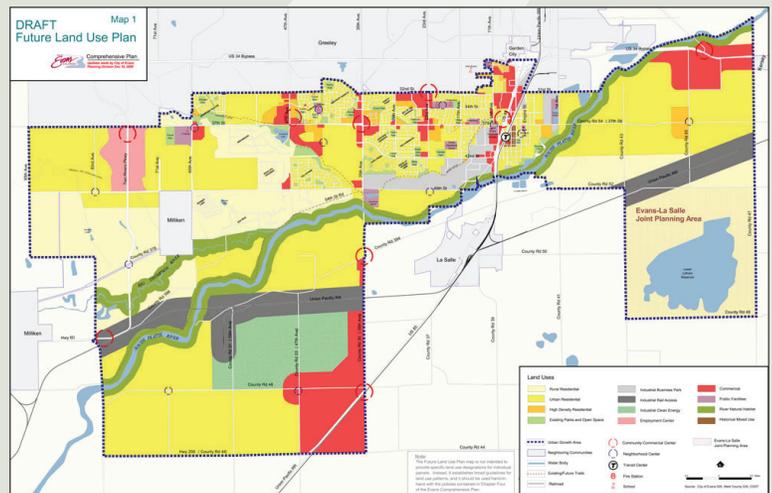
We now have an Urban Renewal Authority in the City of Evans! Known as the Evans Redevelopment Agency, the authority includes properties from 23rd Avenue over to 1st Avenue and from the South Platte River to our northern boundaries. The Agency will focus on re-development projects in that area including roads, water, drainage, sewer and other infrastructure related development. The initial focus will be to implement the results of the Old Town Study completed in 2009, which can be found on our new website at www.weareevans.com.



Evans Urban Renewal Area

Comprehensive Plan

The City of Evans Comprehensive Plan has been updated and will be brought before City Council for approval on February 2nd.



The new comprehensive plan provides future land use designations within an expanded urban growth area

The Comprehensive Plan was last adopted in 2002. Since Comprehensive Plans are detailed blueprints for where and how the City of Evans wants to grow, it is important to update the Plan every three to five years. For 2009, staff is conducting an in-house review and update to the Comprehensive Plan. This Plan is not a complete re-write of the 2002 Comprehensive Plan. Rather, it is viewed as an update of that Plan, using much of the same format and language.

This Comprehensive Plan considers existing needs of the community, but it also looks beyond pressing current issues to provide a perspective on opportunities for the future. It is about deciding what the City will be like in the future, and charting the course to get there. The Plan illustrates a generalized pattern of future land use, and it serves as a policy guide to update the City's land use regulations and establish the foundation for new programs.

The draft version of the Comprehensive Plan is available for viewing on the City of Evans website, www.cityofevans.org, under the Planning and Zoning section.

New Economic Development Website

We are proud to announce that the City's new economic development website is now up and running. Check us out at weareevans.com (or if you'd prefer, evanseconomicdevelopment.com).

In creating the new website, we had several goals. One goal was to make the website a "one-stop shop" for access to all pertinent City forms, demographic reports, maps and even the municipal code. Likewise, the development process is explained, City incentive programs are described and several economic development links are provided. In short, everything that the City has to offer new and existing business owners can be found with a few clicks of a mouse.

Another ongoing goal we have is to partner with real estate agents in our Find Sites section. Here we have listings for several commercial and industrial real estate sites with links to more information provided by real estate agents. We want the website to be a resource for buyers to easily get in touch with sellers and in turn develop in Evans. It's a win-win-win situation.

Finally, we wanted to make the website accessible to everyone. Whether you are the owner of a local, "mom and pop" style business or a major commercial developer; a long-time Evans business owner or just now looking to set up shop in town, we designed this website with you in mind.

Take a look and let us know what you think.



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