

Chapter 4

Goals, Policies and Actions

Overview

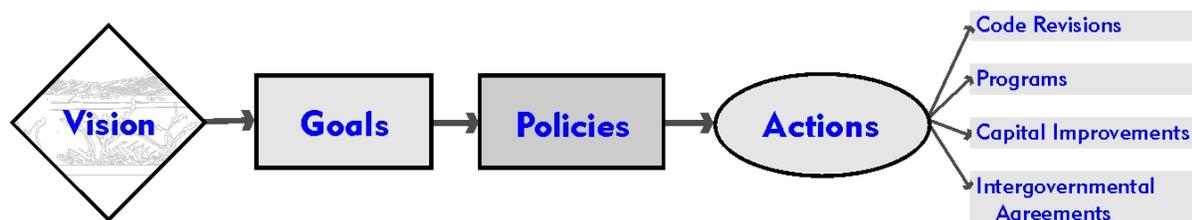
This chapter describes the City's Goals, Policies, and Actions to carry out the Comprehensive Plan. The Goals and Policies are essential to setting the direction for the City as it continues to grow and change. They strive for balance among conflicting interests, serve to protect citizen and property owner rights, and reflect and affirm community values. The Goals and Policies should be used hand-in-hand with the Future Land Use Plan map (see Chapter 3 and Map 1).

Goals are the ideals to be sought in the City of Evans over the next 20 years. They relate to the community's general Vision Statement and provide the basic organization and direction for the Plan's Policies and Actions.

Policies are a definite course or direction to be taken by the City in obtaining its goals. They provide guidance for elected and appointed community leaders, staff, and administrators in making decisions about development and investments in the community.

Actions are specific measures to be taken to implement the policies. The City can prioritize the Actions and assign responsibility internally (i.e., to various departments) for carrying them out.

Because priorities and work plans will change from year to year, City staff and officials should continually evaluate and update the Action Items on an as-needed basis.



The Goals and Policies are not all-inclusive, and at times may appear to be in conflict with one another, particularly in the context of a specific development application viewed from the different perspectives of persons with differing values. For example, the classic conflict is between "resource conservation" and

“economic development.” Because policies do not exist in isolation, it is the responsibility of elected officials to continually weigh and balance policy decisions for the benefit of the community. Exercise of judgment will be critical to a Comprehensive Plan that provides general direction regarding growth and development.

Summary of the Four Goals

The remainder of this chapter explores the Goals that focus on critical challenges for the City of Evans. The more detailed Policies and Actions are explained under each Goal.

Goal 1: Orderly, Efficient Growth Pattern and Adequate Public Facilities, Including an Efficient Transportation System

Goal 2: Open Space, Parks, Trails, and Recreation

Goal 3: Economic Development Opportunities

Goal 4: Stable, Cohesive Neighborhoods and Improved Community Identity



Goal 1: Orderly, Efficient Growth Pattern and Adequate Public Facilities, Including an Efficient Transportation System

Evans will have a compact land use pattern, maintain a balance between development and the natural environment, provide essential services and facilities efficiently, and coordinate with neighboring jurisdictions on regional growth issues.

The City intends to ensure that adequate community resources, public facilities, and services are in place or provided for at the time of new development in Evans. Facilities and services include but are not limited to potable water supply, wastewater treatment, stormwater drainage, fire protection and EMS, police protection, parks, libraries, and schools. Evans will assess the proportionate share of costs of expanding facilities to new development. In general, new development in Evans should pay its own way, and cover capital costs of infrastructure and maintenance.

Transportation that is efficient, safe, and convenient is a goal for residents of Evans who desire efficient travel around the City and points beyond. As in other parts of the region, the automobile is the dominant mode of transportation in Evans. New streets and improvements will be important to serve new development as it occurs, and Evans will seek to provide them with strategic timing and location to direct development patterns to the extent possible.

The City will also promote alternatives to the automobile, recognizing that continued reliance on the automobile will increase traffic congestion and driving times, require expensive road improvements, and consume land for roads. Creating viable alternatives to the automobile is important to an efficient transportation system and is a primary goal for future development, which includes making the City walkable with a continuous and connected pedestrian and bicycle-friendly system.

Growth Pattern Policies and Actions

Policy 1.1 – Define Appropriate Locations and Timing for Development within the Urban Growth Area

The Urban Growth Area (UGA) is based on the location of the City's existing and planned infrastructure (including parks and trails, and fire and police protection), and the City's anticipated ability to efficiently provide services. The UGA is the area within which the City will consider annexations and extension of services.



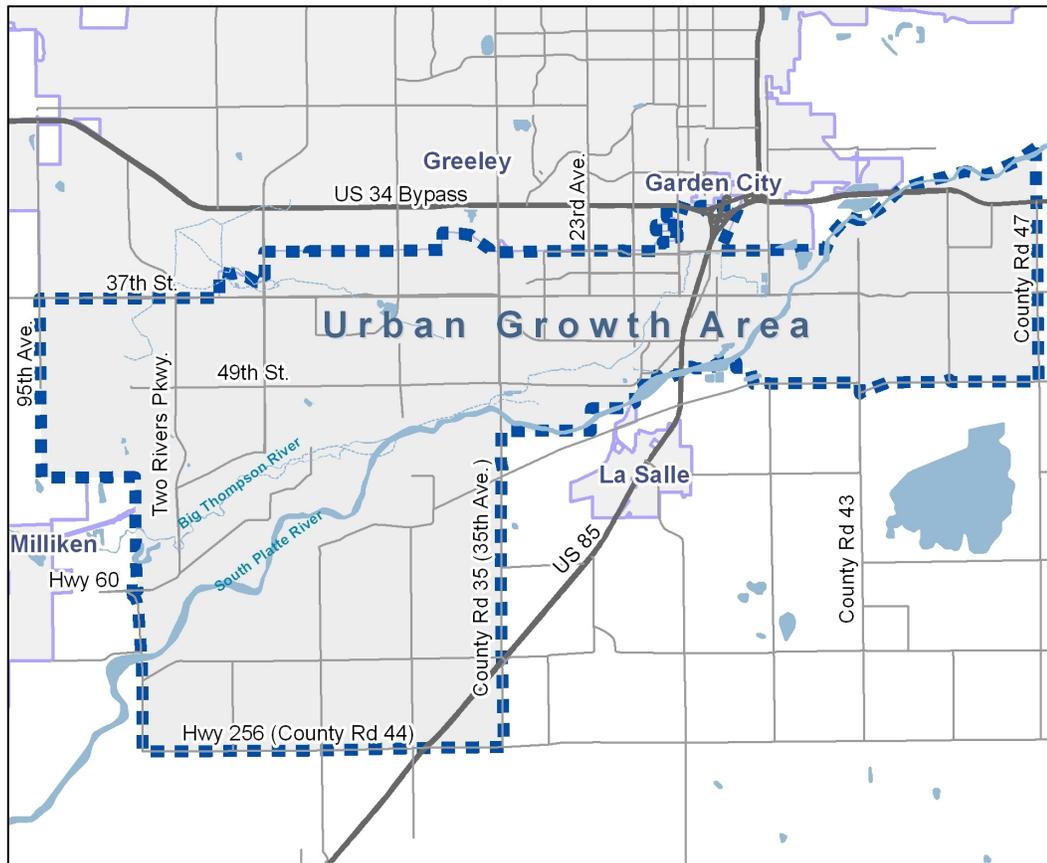
Public Facilities: Land uses including schools, libraries, jails, recreational centers, pools, museums, airports, hospitals, fairgrounds, fire stations, police stations, government offices, and in some contexts public improvements such as utility lines, streets, and sidewalks.



Infrastructure: Facilities such as roads, water and sewer lines, treatment plants, utility lines, and other permanent physical facilities in the built environment needed to sustain industrial, residential, or commercial activities.

While the 2002 Comprehensive Plan included “Priority Growth Area” and “Long-Term Growth Area” designations, this Plan does not and all land within the UGA contains a Future Land Use designation (See Map 1). The City of Evans will develop new annexation criteria, including the fiscal impact of such annexations and the ability to provide services to the area proposed for annexation.

Figure 4.1: Urban Growth Area



Policy 1.1 - Actions

1.1(a) *Revise the Zoning Map*

The zoning map and districts should be reviewed and updated to reflect the general location and type of development shown on the Future Land Use Plan and described in Chapter 3.

1.1(b) *Revise the Future Land Use Map*

The Future Land Use Map should be reviewed periodically and revised as necessary.

1.1(c) *Establish Procedures for Property Owners to Apply for Amendments to the Comprehensive Plan*

The Planning Commission and City Council should adopt procedures for how a property owner would apply for an amendment to the Plan. Consider adding a chapter to the Municipal Code relating to the Comprehensive Plan.

1.1(d) Update the Comprehensive Plan when 2010 Census Numbers Become Available

The 2010 Census information should be available on a city level after March, 2011. The population and demographic information found in Appendix B should be updated when that information becomes available.



Policy 1.2 – Pursue Opportunities for Coordinated Regional Planning

Pursue opportunities for regional growth planning and cooperate with other governmental organizations to plan for the area within Evans' Urban Growth Area and immediately surrounding it.

Policy 1.2 - Actions

1.2(a) Develop or Update Intergovernmental Agreements

Develop and/or update Intergovernmental Agreements with the City of Greeley, Town of La Salle, Town of Milliken, Weld County, and Weld County School District 6 to coordinate issues such as location of growth and development, provision of public facilities and services, conservation of natural resources, revenue sharing, and to discourage sprawling rural residential development outside of defined growth areas.

1.2(b) Develop Joint Guidelines for Preferred Development Patterns

The City should work with the County and other municipalities to develop guidelines for preferred development patterns and to plan for transportation, open space conservation, trails, and public services (and any other interjurisdictional issues).



Policy 1.3 – Promote Infill Development

Promote infill and development on underutilized or vacant parcels within the City and in locations with existing infrastructure. Such infill should be compatible in scale and context with existing neighborhoods.



Policy 1.3 - Actions

1.3(a) Adopt Design Standards and Other Regulations Specific to Infill Development

The City should consider amending development design standards and other regulations specific to infill development to promote infill development that is compatible with existing neighborhoods.

Infill: The development of new housing or other uses on vacant sites within already built-up areas.

Policy 1.4 – Consider Benefits and Costs of Annexation on a Case-By-Case Basis

Consider the benefits and costs of annexation on a case-by-case basis following an adopted annexation policy.

Policy 1.4 - Actions

1.4(a) Develop New Annexation Criteria

Revise annexation policies and develop criteria and a process to evaluate benefits and costs of annexing County lands adjoining City boundaries. The annexation criteria should consider the following:

- location relative to the City's Urban Growth Area;
- mix and balance of proposed land uses and consistency with the Comprehensive Plan;
- fiscal impacts of the proposed annexation;
- ability of the City to provide facilities and services.

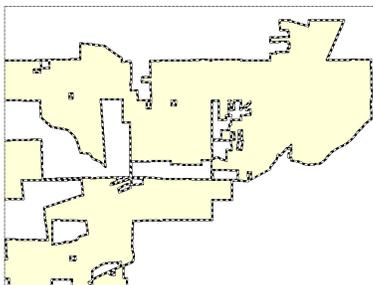
1.4(b) Consider Annexing County Enclaves on a Case-by-Case Basis

The City will consider annexing existing county enclaves on a case-by-case basis, taking into consideration fiscal, social, and land use factors.

1.4(c) Strengthen the Adequate Public Facilities Ordinance

Strengthen the Adequate Public Facilities Ordinance to include all categories of infrastructure and services (i.e., water, sewer, storm drainage, parks and trails, and fire and police protection), and include criteria to determine whether adequate services are available prior to annexing new lands.

Annexation: The incorporation of land into a municipality, resulting in a change in the boundaries of that municipality.



Policy 1.5 – Achieve Consistency between the Comprehensive Plan and the City’s Regulations

Make the City's development regulations consistent with the Comprehensive Plan and approve development in accordance with its Policies. The Action Items in this Chapter in general further this Policy. The Comprehensive Plan should be referenced for guidance on a broad array of policy topics.

Policy 1.5 - Actions

1.5(a) When Considering Changes in Policy or Regulations, Consider the Goals and Policies of the Comprehensive Plan

Revise the zoning map, districts and standards in the Code to make them consistent with the Comprehensive Plan goals and policies and the Future Land Use Plan map.

1.5(b) Continue to Improve Code Enforcement

Keep enforcement of nuisance and zoning codes a priority for the City and continue to improve the code enforcement process.

Adequate Public Facilities and Services Policies and Actions

Policy 1.6 – Continue to Provide a High Level of Public Services and Maintain Existing Facilities

Coordinate with City Departments and other governmental organizations that provide services to Evans residents to ensure that existing and new neighborhoods have adequate services, and that existing public facilities are properly maintained to serve the needs of current and future residents.



Policy 1.6 - Actions

1.6(a) Develop a Long Range Capital Improvements Program that is Coordinated with the Comprehensive Plan

Develop a Capital Improvements Plan (CIP) that coordinates a long-range Capital Improvements Program with the priorities established in the Comprehensive Plan and the related plans (i.e., the Transportation Plan, and Parks, Trails and Recreation Master Plan). The CIP should identify locations and earmark funding for new fire stations, parks, and other public facilities to be consistent with the growth patterns and policies of this Plan. Consider improvements to existing facilities before investing in facilities to serve new development.

Policy 1.7 – Require Adequate Facilities and Services at the Time of Development

Ensure that adequate public facilities are in place or planned for within a reasonable time of the start of new development.

Policy 1.7 - Actions

1.7(a) Strengthen the City's Adequate Public Facilities Ordinance

Strengthen the existing Adequate Public Facilities Ordinance to include specific criteria and requirements to demonstrate that transportation, schools, parks and public open space, fire, police, water, wastewater treatment, storm drainage, and other facilities are in place or adequately planned for to serve the needs of new development.

1.7(b) Consider Amending Land Dedication Standards

Consider amending the dedication standards in the Code to require land dedication for all public facilities, including schools, fire stations, parks, trails, and open space.

Open Space: Land which is not developed with structures or impervious surface that is used for growing grass, shrubs, and trees or is otherwise xeriscaped or landscaped. In some contexts, open space includes farmland.

1.7(c) Require Public Wastewater and Water Systems for All Development

Require public water and wastewater service for all new development in the City.

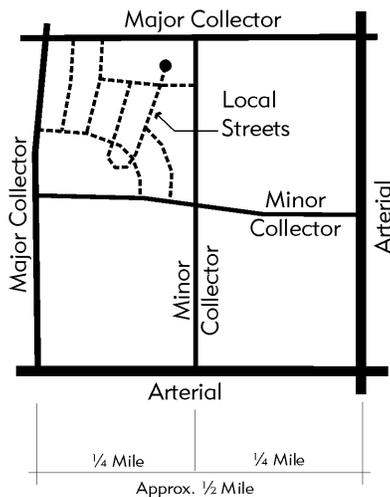
1.7(d) Revise Development Agreements to Require Dedication Requirements and Facilities Requirements

Ensure that all dedication and improvements requirements are addressed in Development Agreements as well as design standards.

Transportation Policies and Actions

Policy 1.8 – Coordinate Long-Range Land Use and Transportation Decisions

The policies and long-term recommendations of the Comprehensive Plan and of Evans' Transportation Plan should be mutually supportive. The City's long-term transportation improvement projects and maintenance priorities should fit the intent of the Comprehensive Plan.



Policy 1.8 - Actions

1.8(a) Update the 2004 Transportation Plan

Update and re-adopt the Transportation Plan as necessary to support the Comprehensive Plan policies. The Transportation Plan maps and policies should be consistent with the Urban Growth Area.

1.8(b) Establish a Long-Term Transportation Improvements Program

Establish a long-term Capital Improvements Program for transportation improvements that is guided by the Transportation Plan priorities.

Policy 1.9 – Ensure Adequate Transportation Facilities to Serve New Development

Ensure that adequate transportation facilities are in place or planned for as needed to serve new development. The City will not approve new development that does not have adequate transportation facilities in place or planned for, including provisions for funding, at the time of development.

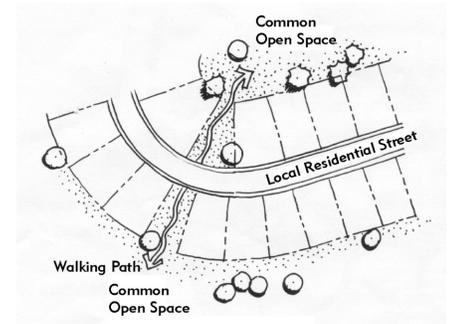
Policy 1.9 Actions

1.9(a) Continue to Require Traffic Impact Studies

Continue to require developers to provide traffic impact studies and improvements to mitigate the impacted systems.

Policy 1.10 – Develop a Network of Continuous and Direct Streets, Walkways, and Bicycle Lanes

Develop a system of citywide and local streets that are continuous and direct, to keep residents moving efficiently. A network of streets as well as sidewalks, paths, bicycle lanes, and trails should interconnect neighborhoods and activity centers throughout the City. The street pattern should be designed to reinforce the “grid” street pattern of Evans’ east side, but also respect natural features and landforms.



Policy 1.10 - Actions

1.10(a) Reserve Right-of-Way for Transportation System

Continue to reserve right-of-way and require dedication for future higher-order roads and transportation corridors (i.e., arterials and minor arterials), as defined by the Transportation Plan.

Policy 1.11 – Support a Variety of Transportation Choices

Continue to support a multi-modal transportation system that includes vehicles, buses, pedestrian facilities, and bicycle paths. Future development will be planned to accommodate pedestrians and bicycles along all streets via connected sidewalks, crosswalks, benches and shelters, and an enhanced network of bicycle paths. Streets should be as narrow as possible to reduce vehicle speeds and increase pedestrian safety, but still allow for emergency vehicle access requirements. Sidewalks should be detached and wide enough to accommodate bicycles and pedestrians.



Policy 1.11 - Actions

1.11(a) Continue to Provide Transit in Evans

Continue to work with the City of Greeley to provide bus transportation and expand the bus transit network as Evans grows.

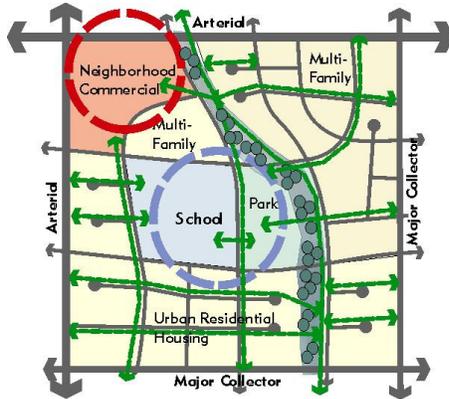
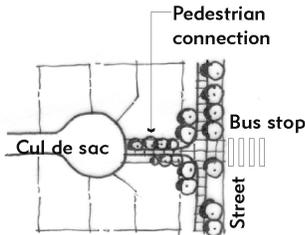
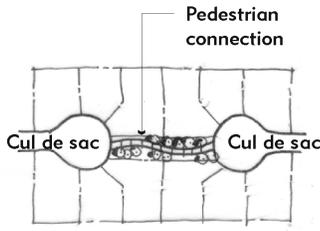
1.11(b) Strengthen Connectivity Standards for Sidewalks and Bicycle Lanes

Reform the Code to strengthen standards for detached as well as connected sidewalks and bicycle paths.

1.11(c) Consider Establishing a Traffic Calming Program and Encourage Use of Traffic Calming in New Subdivision Design

Consider funding a program to make traffic calming improvements to the existing transportation system and encourage the use of traffic calming measures in new subdivisions, such as narrowing of streets at intersections, and use of roundabouts, to slow local vehicular traffic somewhat and make public rights-of-way safer for





This diagram illustrates internal and external pedestrian connections in a neighborhood. Residential areas are linked with non-residential areas and to the neighborhood center – the school and park.

pedestrians and bicyclists. Consider including traffic calming measures in design standards in the Municipal Code.

1.11(d) Support Regional Transportation Efforts

Support efforts to improve transportation and transit in the region.

1.11(e) Encourage Evans to be Considered for any Future Passenger/Commuter Rail

If passenger or commuter rail is established along the railroad, competition for locating train stops will be strong, due to the likelihood of spillover development. The City should work to make sure Evans is considered for a train stop if passenger rail such as Amtrak is re-established, or if commuter train service is established.



Goal 2: Open Space, Parks, Trails, and Recreation

Evans will have a connected system of open space that will contain parks, trails, and recreation facilities that provide active and passive recreation opportunities for City residents and visitors.

Evans will conserve its natural areas and resources that provide habitat, enrich the lives of residents, and maintain environmental quality. Developed parks and landscaping should also contain natural areas and include non-mowed native grasses and plants and xeric plantings wherever possible.

Residents of Evans appreciate the natural environment and the value it provides for people and wildlife. As the population in the City has grown, community interest in conserving natural and cultural resources has increased. The City will promote conservation of important natural and man-made resources, such as streams, wetlands, and historic sites. Waterbodies, drainageways, and rivers are particularly important because they comprise a network that links larger natural areas, open lands, and other parts of the community.

The City has a Parks, Trails and Recreation Master Plan (2000) and an Open Space and Trails Master Plan (2004), and should continue to build on the successes of its existing parks and recreation programs. In addition to parks and recreation land, open space should be seen as a means to help direct growth, maintain rural character, and provide opportunities for education, wildlife protection and observation, hiking, and other passive and active recreation activities for Evans' residents and visitors.



Open Space, Parks, and Trails Policies and Actions

Policy 2.1 – Continue to Implement the Parks, Trails and Recreation Master Plan and the Open Space and Trails Master Plan

Continue to support and implement the policies and recommendations of the Evans Parks, Trails and Recreation Master Plan and the Open Space and Trails Master Plan as operated under the Department of Parks and Recreation.

Policy 2.1 - Actions

2.1(a) Implement the Strategies Contained in the Parks, Trails and Recreation Master Plan and the Open Space and Trails Master Plan

Implement the strategies outlined in these Master Plans, including:



- develop new neighborhood and community parks and
- establish a network of primary trails and greenways and secondary connections to them.

2.1(b) Update the Parks, Trails and Recreation Master Plan

Update the Parks, Trails and Recreation Master Plan maps and policies to include all land within the Urban Growth Area to be consistent with the Comprehensive Plan and to address open space connections and dedication requirements (see also Policy 2.2). The City should then re-adopt the updated plan and consider updating it every five to seven years or as needed.

Policy 2.2 – Ensure that Parks, Trails and Open Space are Adequate to Meet the Needs of Residents

Ensure that existing and future residents' needs for active recreation (i.e., parks and playfields) and passive open lands and trails, as well as recreation programs, are met in the City. Parks should be established according to the classifications and criteria established in the Parks, Trails and Recreation Master Plan.

Policy 2.2 - Actions

2.2(a) Consider Establishing Open Space Dedication Requirements

Consider amending the parks and parkland dedication standards to include dedication requirements for open space in all residential areas. To encourage dedication of lands for trail connections by landowners, the City should consider allowing open space credit for dedication of trail easements.

2.2(b) Revise Detention/Retention Pond Standards

Revise the standards for detention and retention ponds in residential subdivisions so that they are physically, visibly, and functionally integrated into new developments. Detention systems should be allowed to count towards meeting open space dedication requirements only if they are designed to be accessible and usable for open space purposes for the residents within the neighborhood that they are intended to serve. Such areas should be landscaped and irrigated, or xeriscaped with native plantings, to improve their appearance and minimize weeds.



2.2(c) Coordinate with Weld County School District to Promote Shared Use of Facilities

Coordinate with Weld County School District 6 to promote shared use of active recreation facilities to the maximum extent possible and to locate parks and schools in proximity to one another.

Policy 2.3 – Develop a Connected Open Space and Trails System

Use a variety of methods to develop a system of open space that is connected, continuous, and permanent, as described in the Parks, Recreation and Trails Master Plan. The Big Thompson and South Platte Rivers and tributary drainage channels and irrigation ditches will be the core element of a network of trails and open space linking throughout the City.

Policy 2.3 - Actions

2.3(a) *Revise the Code to Include Design Criteria for Open Space and Trails*

The Code should contain open space design criteria, or requirements. Open space in a subdivision should connect with other public or private park lands, school sites, other dedicated open spaces, and adjacent activity centers. In addition, open space should accomplish the following objectives:

- conserve natural features;
- provide visual separation between built areas;
- provide outdoor recreation opportunities; and
- enhance community gateways or community identity.

Policy 2.4 – Coordinate Regional Trails and Open Space Corridors

Coordinate with nearby jurisdictions to plan and develop a regional network of open space and trails (e.g., the Colorado Front Range Trail along the South Platte River), and to develop connections to the American Discovery Trail.

Policy 2.4 - Actions

2.4(a) *Coordinate with Communities on Regional Trails*

Coordinate with Greeley, Milliken, La Salle, and Weld County to develop a regional plan and strategies to finance and implement a regional trails and open space system. Evans City staff should participate in the Weld Trails Coordination Committee in order to accommodate much of this planning.

Natural Areas Policies and Actions

Policy 2.5 – Conserve Water Bodies and Rivers

The City will identify and seek balanced ways to conserve rivers and streams that are significant in the community, including the South Platte River, the Big Thompson River, Ashcroft Draw, and their associated wetlands, riparian areas, and wildlife corridors.



Riparian Area: The upland area adjacent to a natural drainage way, lake, pond, reservoir or wetlands characterized by a narrow band of lush vegetation within much drier surroundings.



Policy 2.5 - Actions

2.5(a) Coordinate Efforts to Conserve the Rivers

Cooperate with municipal, county, state, federal, and private partners to conserve and manage rivers to enhance river protection and stewardship efforts.

2.5(b) Balance Recreation Development and Conservation of Natural Areas

Recreation features in river corridors should be designed with an emphasis on interpretation and scenic values, and to minimize impacts to sensitive natural communities, wildlife habitats, water quality, and other environmental values.

2.5(c) Use a Variety of Conservation Approaches

Use a variety of approaches to conserve rivers and waterbodies, including acquiring land and conservation easements, using incentives and requirements for new development, and promoting education.

Policy 2.6 – Organize Development to Enhance and Protect Natural Areas

New development should be planned to have the least amount of disturbance to landforms and natural areas (i.e., areas that support the continued existence of geological, paleontological, ecological, or other natural features). Where possible, the City should support setbacks and buffers between development and natural features.

Policy 2.6 - Actions

2.6(a) Develop Setback Requirements for Water Bodies and Wetlands

Consider revising the Code to include setbacks, design standards, and buffer requirements for rivers, streams, lakes, and wetlands.

2.6(b) Restore and/or Enhance Degraded River Sections

Restore or enhance degraded or disturbed areas of the South Platte River. Work with partners and seek funding for restoration and enhancement.

2.6(c) Enforce Erosion Control Regulations

To protect natural areas from development impacts, the City should work to improve enforcement of erosion control standards.

Policy 2.7 – Discourage New Development in the 100–Year Floodplain and Do Not Allow Construction in the Floodway

The City will discourage development of new structures in any 100-year floodplain (i.e., lands that would be inundated by a 100-year flood as shown on the official Flood Plain maps), for the health and safety of residents. No residential structures should be built in the 100-year floodplain, or the channel or gulch or other watercourse that discharges the 100-year flood.

Policy 2.7 - Actions

2.7(a) Update Floodplain Regulations

Update the Municipal Code regulations regarding development in the floodplain.

2.7(b) Design Utilities to Minimize or Eliminate Flood Infiltration

All utilities should be designed to minimize or eliminate infiltration of floodwaters into the system or components.

2.7(c) Encourage Conservation Easements for Floodplain Lands

The City will encourage dedication of easements in floodplain lands.



Policy 2.8 – Conserve Water Resources

Encourage conservation of water resources in the landscape through the use of xeriscape principles (i.e., where landscapes are designed with drought-tolerant plants in low water zones, as well as fully irrigated zones) and use of non-potable water for landscape irrigation.



Policy 2.8 - Actions

2.8(a) Implement the 2009 Water Conservation Plan

Continue to adopt water conservation measures and encourage the use of water-conserving landscapes for new development.

2.8(b) Continue to Provide Public Educational Materials Regarding Water Conservation

The City will continue to provide information to customers about water conservation methods.

2.8(c) Continue to Require Non-Potable Irrigation Systems in New Subdivisions Whenever Feasible

The City should use non-potable water from the Evans Ditch for irrigation as a viable alternative to treated water, especially in public rights-of-way. The City should require the use of non-potable water for private development landscaping whenever feasible.

2.8(d) Consider Setback Requirements for the Evans Town Ditch

Consider requiring a minimum setback from the Evans Town Ditch to allow continued maintenance as well as future trail access.





Policy 2.9 – Support Agricultural Activities

While the Future Land Use Plan map does not show agricultural land uses, it is not the intent of the City to discourage farming operations within the Urban Growth Area. Moreover, the City supports the continuation of agricultural activities that are adjacent to the Urban Growth Area. Agriculture is an important industry in Weld County, and agricultural land uses help provide a separation between urban development and from other communities. However, some types of agriculture are less compatible in close proximity with urban development than others, so the City will need to work closely with the County to determine which types of agricultural operations should continue to expand. Industrial-scale feedlots are generally incompatible with any level of urban development.



Policy 2.9 - Actions

2.9(a) Identify Appropriate Agricultural Use Areas

Coordinate with Weld County to identify appropriate agricultural use areas and types of activities and recognize “Right-to-Farm” legislation.

2.9(b) Evaluate the Possibilities for a Farmer’s Market in Evans

The City should evaluate whether a farmer’s market is feasible and, if so, explore grant programs to establish one.

Policy 2.10 – Conserve Mature Trees and Enhance Native Species

Evans contains a large number of mature Cottonwood trees that add character to the community, will be amenities in future neighborhoods, and provide habitat for wildlife. The City supports the conservation of mature trees (i.e., trees greater than 4 inch caliper) and native species to the extent possible. Invasive species (such as Siberian Elm and Russian Olive) will not be preserved.



Policy 2.10 - Actions

2.10(a) Continue to Evaluate Mature Trees Prior to Development

Continue to implement the Landscaping Code by evaluating mature trees prior to a site’s development and encourage conservation wherever possible or replacement trees when it is not. Consider maintaining an inventory of valuable mature trees within the City and the Urban Growth Area.

Policy 2.11 – Mitigate Resource Extraction Impacts

Encourage extraction of recoverable resources, such as sub-surface aggregate materials prior to surface development. Continue to ensure that mineral resource extraction is adequately mitigated to reduce impacts on surrounding development and

that reclaimed areas are designed to provide opportunities for recreation and wildlife habitat.

Policy 2.11 - Actions

2.11(a) Identify Resource Lands

The City will identify lands that contain recoverable resources.

2.11(b) Determine Whether the City Can Adopt Standards Regarding Extraction of Gravel, Uranium, and Other Resources

The City will need to research whether it is pre-empted by state and federal law, but the City might consider adding to the zoning regulations and requiring PUD (Planned Unit Development) zoning for mineral extraction.

Goal 3: Economic Development Opportunities

Evans will seek employment and commercial development opportunities that provide jobs and services to residents and that make a positive contribution to the community both financially and aesthetically.

Employment opportunities and commercial services are integral to Evans residents' quality of life, yet they are currently limited in the community. The City recognizes that expanding opportunities for employment and commercial development is important to enhance tax revenues generated in the City, as well as to enhance the quality of life for its citizens by reducing travel times between home, work, shopping, and other activities.



Economic Development Policies and Actions

Policy 3.1 – Establish Appropriate Locations for Employment and Commercial Development

The Future Land Use Plan map establishes appropriate locations for employment development and community commercial development. In addition, the City should develop criteria to determine appropriate locations for neighborhood commercial development as development occurs. Criteria are intended to provide for flexibility in siting and design, resulting in a mixed-use development pattern that encourages commercial and employment uses as part of the neighborhood fabric of the City. Tools for economic development include urban renewal authorities, special improvement districts, and downtown development authorities.

Economic Development: Public-sector policies or actions that potentially increase private-sector employment and expand the tax base in the community.

Policy 3.1 - Actions

3.1(a) *Revise the Code to Establish Locations for Community Commercial Centers*

Where necessary, zone land within the Urban Growth Area to reflect the Future Land Use Plan map, which designates Community Commercial Centers.

3.1(b) *Revise the Code to Include Criteria for Locating Neighborhood Commercial Uses*

Develop and adopt criteria for locating Neighborhood Commercial and Community Commercial uses. The single-use residential zones in the Code may need to be revised to allow non-residential uses as well.

3.1(c) Focus Public Improvements and Incentives

Focus public improvements and incentives in a targeted manner, to attract new business to a centrally located Community Commercial Center.

Policy 3.2 – Encourage a More Balanced Mix of Residential and Non-Residential Uses in the Community

In recent years, most of the development that has occurred in the community is residential. Because the land use in Evans is disproportionately residential, the City should strive to achieve a more balanced mix of uses by actively recruiting new businesses, commercial development, employment, and industry to the community.

Policy 3.2 - Actions**3.2(a) Revise the Zoning Regulations to Allow a Mix of Uses in Zone Districts**

Revise the zoning regulations to allow mixed-use development to occur in non-residential and commercial zone districts.

3.2(b) Promote Business Incentive Packages

Promote the City's business incentives packages to attract new businesses to Evans, including the Enhanced Sales Tax Program, and Incentive Plan.

3.2(c) Require Non-Residential Land Set Aside

For large residential development parcels, consider requiring that a portion of the land to be set aside for non-residential land uses.

Policy 3.3 – Maintain Existing Industrial Lands

The City will protect existing industrial lands and areas designated on the Future Land Use Plan for industrial use from the encroachment of other land uses.

Policy 3.3 - Actions**3.3(a) Retain and Expand Industrial Zone Districts**

Do not rezone industrial land for other purposes, in order to retain opportunities for future industrial development.

Policy 3.4 – Upgrade the Image and Viability of Commercial Areas along US 85

The City should continue to improve public infrastructure along the US 85 Corridor, including aesthetic improvements, public streets, and pedestrian facilities, to support commercial revitalization efforts of property owners.



Policy 3.4 - Actions

3.4(a) Coordinate with the Colorado Department of Transportation (CDOT) to Plan Improvements along US 85

Coordinate with CDOT on improvements planning for the US 85 Corridor. Any improvements planned for this corridor should also recommend ways to develop safe, attractive pedestrian connections along and across US 85, as well as safe vehicular access to and from businesses.

3.4(b) Coordinate with Local Businesses along US 85

Coordinate with local businesses to investigate forming a Business Improvement District (BID) to help fund installation of sidewalks, crosswalks, landscaped medians, lighting for pedestrians, and street trees along US 85.

3.4(c) Seek Funding for Pedestrian Improvements on US 85

Continue to seek funding for pedestrian improvements such as the trail that is planned for West Service Road and seek funding for aesthetic improvements such as those in the 85 entryway study performed by students from Colorado State University through grant from the Department of Local Affairs.



Cultural Heritage Tourism: Tourism for the sake of visiting places to learn about their human history or for amenities pertaining to the arts.

Policy 3.5 – Promote Cultural Heritage Tourism in Evans

The City should promote tourism within the City to attract revenue from outside its borders.

3.5(a) Promote Cultural Heritage Tourism

Promote tourism by maintaining and restoring historic buildings and emphasizing the City's history.

3.5(b) Consider Adopting an Art in Public Places Program

Attract tourists through the use of art in public places.

3.5(c) Maximize Trail Connectivity

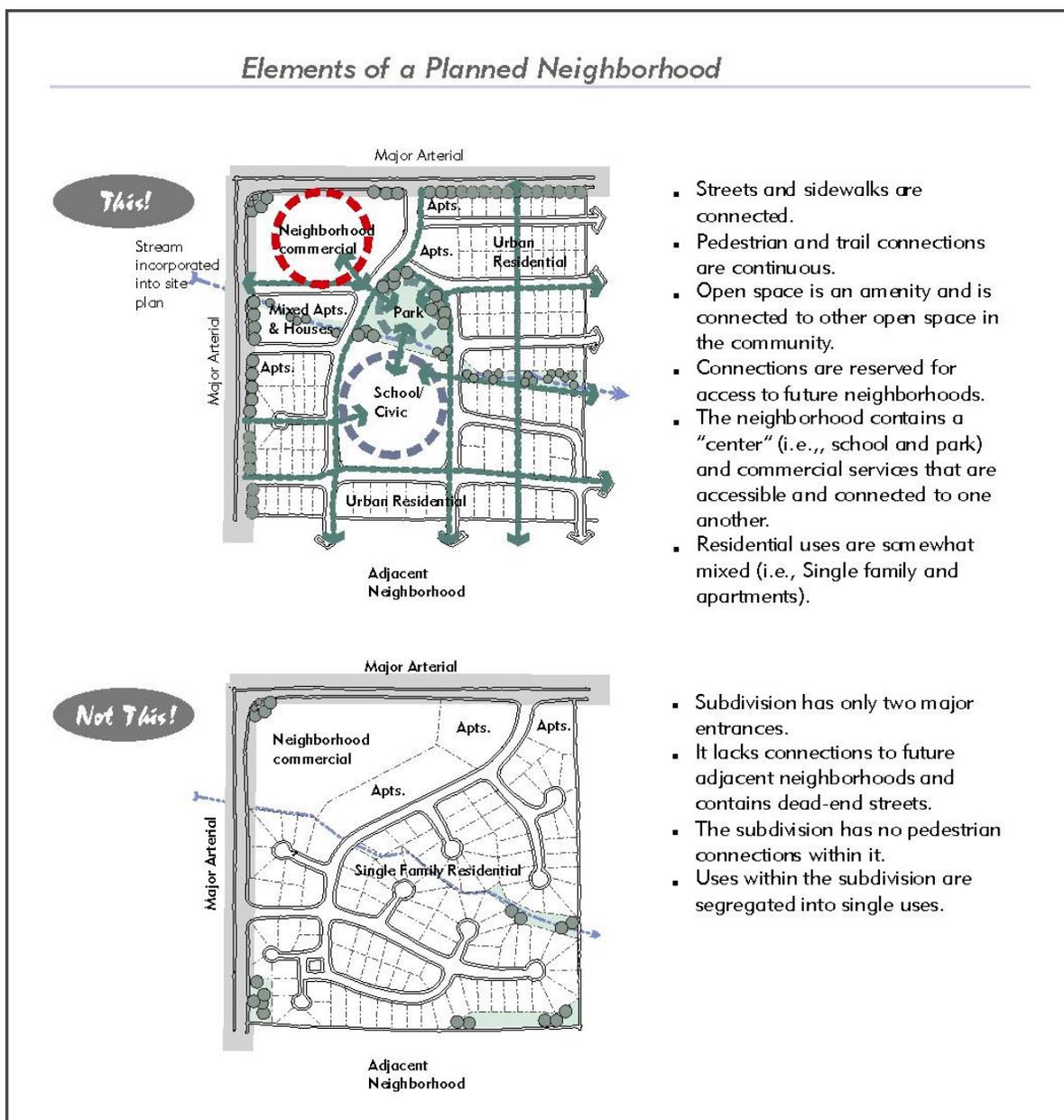
Utilize trails to bring visitors to the community, particularly via the Colorado Front Range Trail along the South Platte River corridor.



Goal 4: Stable, Cohesive and Distinct Neighborhoods and Improved Community Identity

Evans will promote the development of stable, safe, and attractive new residential neighborhoods, and will ensure that new development and infill is compatible with existing neighborhoods.

Evans will enhance its community identity by improving the appearance and design of its streets and other elements in the public realm, as well as improving the quality of design of new development and redevelopment projects.





The public realm – streets, civic buildings, and other public spaces – should reflect an identity of the community that is unique and of which residents can be proud. The most important elements in the public realm are street design and appearance, landscaping, trails and open space, signage and lighting, and other amenities in public rights-of-way as well as gateways for the community.

Evans will promote a high standard of design for all new development to strengthen the physical appearance of the City as a quality living and business environment.

Evans will promote the development of neighborhoods that are safe, distinct, and convenient. To meet the needs of residents, future neighborhoods should develop with a mix of uses (e.g., parks, small-scale retail services, civic uses, transit stops, and places of worship), as well as a balanced mix of housing types (e.g., single-family detached and attached homes, townhouses, and apartments). The arrangement of land uses within neighborhoods should allow residents to conveniently walk and bicycle to and from their daily activities and easily travel to nearby neighborhoods. Infill and new development projects should be sensitive to existing neighborhoods so that they maintain their character. While the continued availability of housing for low- and moderate-income households is important, the City would like to see a greater variety of housing options in the future to satisfy the needs of Evans' residents.



Neighborhood Policies and Actions

Policy 4.1 – Neighborhoods Should Include a “Center”

Neighborhoods should have a center that serves as a focal gathering space, which gives it a distinct identity and provides opportunity for social activity. Such a center may include a school, park or other public or private recreation facility, or a shopping center. Generally, this center should be located at the core of a neighborhood – or within about one-quarter mile (a ten-minute walk) of all the homes.

Policy 4.1 - Actions

4.1(a) *Revise the Code to Allow a Mix of Uses*

Revise the City's residential zoning districts to allow a mix of uses to occur in new neighborhoods.

Policy 4.2 – Neighborhoods Should Be Connected

Neighborhoods should be designed with connected systems of open space, bikeways, trails, and streets with sidewalks that provide internal links and links to other neighborhoods and to commercial services. Neighborhoods should have frequently connected network of walkways.

Policy 4.2 - Actions

4.2(a) Provide Intermediate Pedestrian Connections

Long blocks (i.e., over 700 feet) should have intermediate connections in the pedestrian network. Clearly differentiated crosswalks should be provided to help ensure safe crossings.

4.2(b) Provide Continuous Collector Streets

Revise access standards so that neighborhood collector streets are required to provide multiple access points to a subdivision (e.g., at least one point for every ½ mile of bordering arterial street). Collector Streets in one neighborhood should also connect or continue through as streets in adjacent neighborhoods.



Policy 4.3 – Promote New Mixed-Use “Urban”

Neighborhoods

Promote development of new mixed-use neighborhoods that have a full range of urban services and that contain a diversity of housing types to support the housing needs of a diverse population. The City will encourage neighborhood commercial development in neighborhoods that are compatible in scale and character.

Policy 4.3 - Actions

4.3(a) Create a New “Urban Residential” Zone District that Allows a Mix of Housing Types

Amend the zoning regulations in the Code to create a new Urban Residential District that allows or requires a mix of housing types (e.g., single-family, duplex, condominiums and town homes), as well as some neighborhood commercial uses. To the extent practical, existing residential districts should be amended to allow more variety and mix of uses as well.



Policy 4.4 – Allow Cluster Housing in the Rural Residential Area

As an alternative to large lot subdivisions, the City should encourage cluster development of housing in the Rural Residential area. In a cluster subdivision, the lots are allowed to be smaller or

narrower than otherwise required in the zoning district, but in which the overall number of lots does not exceed the maximum number allowed in a standard subdivision. Clustering leads to a more efficient use of infrastructure and buildable land, and allows for permanent conservation of open space and natural features that are amenities for the future residents. A homeowners association or other local entity should be responsible for maintaining open space.

Policy 4.4 - Actions

4.4(a) Amend the Code to Create a Rural Residential Zone District

Revise the Code to create a new Rural Residential Zone District, which will allow smaller minimum lot sizes for cluster development. The City should develop criteria for rural residential developments, but at the least, public sewer and water should be required for all development, as well as permanently conserved open space.

4.4(b) Consider Offering Incentives for Cluster Development

Consider providing incentives such as a density bonus for rural residential developments that meet criteria for cluster development and that provide at least 60 percent open space dedication.

Attainable

Housing: Housing which has a sales price or rent within the means of a low or moderate-income household as defined by local, state, or federal legislation (also described as "affordable" housing).

Policy 4.5 – Maintain and Encourage Housing That Meets the Diverse Needs of Residents

Maintain the already adequate supply of housing for low- and moderate-income levels in Evans while improving the quality of neighborhoods. Ensure that adequate, safe, and well-serviced housing for all age groups and special-needs groups is available in Evans, including housing targeted to "move up" markets.

Policy 4.5 - Actions

4.5(a) Continue Practices to Allow Attainable Housing in Evans while Still Requiring Minimum Design Standards

Continue practices that allow attainable housing to be built in Evans – including allowing small lot sizes, encouraging efficient infrastructure layouts, and having a reasonably streamlined development review process. Continue to utilize and refine residential design standards to promote quality development.



Policy 4.6 – Protect and Enhance the Character of Existing Neighborhoods

Enhance older neighborhoods (e.g., Old Town) by continuing to conduct neighborhood studies with input from residents, improve public facilities, such as sidewalks and streets, and by preserving trees, and only approving infill that respects the distinct

neighborhood character. New residential infill development should be compatible in terms of density, scale, setbacks, uses, and design. The City will support non-residential neighborhood-related development, provided that it meets infill standards.

Policy 4.6 - Actions

4.6(a) Work with Existing Neighborhoods to Identify Unique Qualities

Work with the existing neighborhoods and Homeowner's Associations in the City to identify unique qualities and improvement needs.

4.6(b) Seek Funding for Infrastructure Improvements and Redevelopment

To leverage local funding, seek state and federal funding for neighborhood improvements (i.e., Community Development Block Grants) and consider establishing an Urban Renewal Authority.

4.6(c) Create Infill Standards

Amend the Code to include infill standards to protect existing neighborhoods. New development should extend the positive qualities of surrounding development and adjacent buildings in terms of general intensity and use, street pattern, and identifiable style, proportions, shapes, relationship to the street, pattern of buildings and yards, and patterns created by doors, windows, projections, and recesses. Compatibility does not mean uniformity.

4.6(d) Promote Active Code Enforcement

The City will enforce the Code to protect area improvements and property values and address signs of neglect.



Community Identity Policies and Actions

Policy 4.7 – Plan and Build the City's Arterials and Other Public Areas as Attractive Public Places

The City should develop a coordinated approach to street design and appearance and streetscape improvements. Streets will be designed with equal consideration to visual character and safety. This should include consideration of special paving at crosswalks, landscaping, unified approaches to fencing to avoid a "canyon-like" appearance, public signs, lighting (pedestrian scale and street scale), consistent setbacks, and screening of parking and service areas.

Focus public enhancement and improvements on the following high priority travel corridors:

- US 85 from US 34 Interchange to South Platte River crossing
- 37th Street from 1st Avenue to 95th Avenue
- 11th Avenue from US 34 to 37th Street
- 23rd Avenue from 31st Street to 37th Street
- 35th Avenue from 31st Street to 49th Street
- Two Rivers Parkway from 37th Street to South Platte River

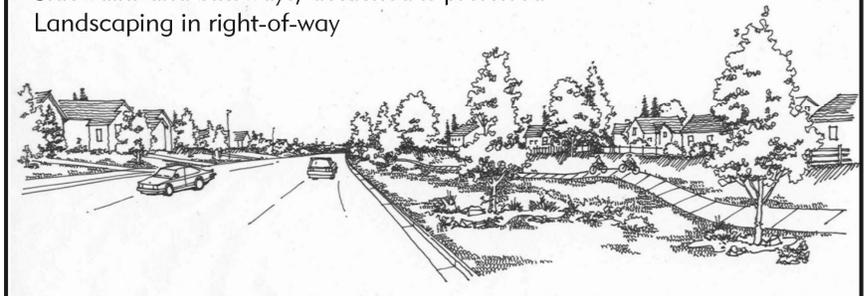
No!

Lack of sidewalks
Lack of landscaping in the public right-of-way



Yes!

Sidewalks and bikeways, detached is preferred
Landscaping in right-of-way



Policy 4.7 - Actions

4.7(a) Establish an Evans Street Theme

Establish an Evans Street Theme for the major arterial corridors that includes unified design standards for landscaping, pavement patterns, landscape themes, signs, lighting, paths, and crosswalks and other visible public amenities. Provide landscape improvements along arterial streets.

4.7(b) Establish Corridor Overlay Districts

Establish Corridor Overlay Districts to encourage new improvements along arterials to be consistent with an adopted street theme.

Policy 4.8 – Improve Gateways to Evans

Evans has started to establish its entryways to the City. More should be done to concentrate community enhancements in areas of highest traffic and major City entries, or “gateways,” which have the highest potential to convey a positive visual image for the City. Evans Gateway areas are the following:

- US 85/South Platte River
- US 85/US 34
- Old Town
- 11th Avenue at US 34
- 23rd Avenue at 32nd Street
- 35th Avenue at 32nd Street
- 47th Avenue at 32nd Street
- Two Rivers Parkway at 37th Street

Policy 4.8 - Actions

4.8(a) Establish an Official “Gateways to Evans” Plan and Program

Establish an official “Gateways to Evans” plan and program. Gateway features should be of sufficient height and mass to be visible, incorporate night lighting, and be accented with landscaping or natural features.

4.8(b) Maintain Natural Gateways

Identify specific areas (as identified above) where the protection of natural areas, such as a river, provides a sense of arrival. Find ways to conserve these areas, as discussed under Goal 3, Open Space and Goal 9, Natural Areas.

Policy 4.9 – Promote High Quality Site Planning and Building Design

New development should reflect a positive image of Evans, and increased emphasis should be placed on quality design of commercial buildings, work places, and housing.

4.9(a) Amend Code to Provide Additional Site Planning Standards

Amend the site planning standards for new developments so that streets, public outdoor spaces and buildings are arranged in a way that provides pedestrian and street connections, respects natural features and landforms, preserves views, and provides solar orientation for buildings.



4.9(b) Amend Code to Update Energy Conservation Code

Update the Municipal Code to replace the 1978 “Model Energy Efficiency Construction and Renovation Standards” with the 2003 or newer International Energy Conservation Code.

Policy 4.10 – Continue to Support a High Standard for Design of Public Buildings

Evans’ civic and public buildings are one of the highlights of the community because they are the focus for activities. Future buildings should also be designed to provide public amenities, particularly community gathering spaces, and should be attractive and well located to serve the community and its neighborhoods. All buildings should be designed with energy conservation in mind.

Policy 4.10 - Actions

4.10(a) Apply Commercial Design Standards to Public Buildings

Public Buildings should meet and exceed design standards required for non-residential development and buildings. Public buildings should incorporate additional site features for the public, such as outdoor plazas or squares, landscaped areas, and/or public art, sculptures, murals, and flags.

