

# John Evans Neighborhood Plan 2006



**John Evans Neighborhood Plan  
Acknowledgements**

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*City Clerk's Office*

*Code Enforcement*

*Finance*

*Forestry*

*Police Administration*

*Public Works*

*Storm Water Management*

*Engineering*

*Water and Sewer*

**Assistance was also provided from the following:**

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John Evans  
Neighborhood Plan  
September, 2006

EXECUTIVE SUMMARY

The Cities of Greeley and Evans commenced in development simultaneously with the original settlement of the Union Colony and in the course of their development as communities have cooperated on a number of municipal service agreements for the betterment of their citizens. Both Greeley and Evans operate under the guidance of their respective Comprehensive Plans which describe policies and goals for the future development of their communities and the continued use of intergovernmental agreements to efficiently and effectively coordinate municipal service delivery and foster complementary community design.

The spirit of cooperation was further expressed by a joint resolution which was adopted in February 2006 by the City Councils of Greeley and Evans to undertake a study of an area to be called the John Evans Neighborhood. The John Evans Study was initiated to evaluate the demographic, physical, social and economic conditions in the area to ascertain the level of potential risk and opportunity present to residents. The John Evans neighborhood is the first joint neighborhood study by the two cities and is the third major neighborhood study for Greeley since 2002.

The evolution of the neighborhood area has been described as a series of development and neighborhood benchmarks that reflect the needs, choices, markets and resources available to the communities as they grew. Recent neighborhood changes are reflected in decreasing household income, home ownership, property maintenance and increasing crime which is a significant departure from the original intent of the developers and civic leaders of that time.

Certain neighborhood areas may contain public improvements and structures that are missing or have become worn as the community has grown and matured. If unchecked, property conditions may worsen to the point where the area becomes dated or unattractive in appearance, where properties may decline and disinvestment occurs. The Plan concludes with a series of policies and actions to arrest and reverse such conditions in order to maintain and protect the character and quality of all existing neighborhood areas.

Impetus for the study of the John Evans neighborhood came from the observance of some apparent at risk conditions including:

- more calls for code enforcement and complaints of poorly maintained properties;
- growing concern about the traffic volume and speed and the impacts on the neighborhoods;
- increase in crime, particularly related to property, and the perception of gang and drug activity;

- an increase in the number of rental properties;
- decreasing sales tax collections in the business area; and,
- a general sense that the area is in a state of transition.

Moreover, the John Evans neighborhood was prioritized for study and potential support because it also possesses important strengths:

- the area contains a significant number of single-family owner-occupied homes, typically a sign of stability;
- area schools show strong enrollment numbers evidencing continued viability as a residential area;
- despite considerable turn-over of businesses in the area, commercial operations have generally functioned well in the area for some time and have recently upgraded and added to their buildings and sites;
- some public improvements have recently been made, such as the upgrade at the Evans Cemetery; and
- there continues to be strong citizen interest in the welfare of the area.

Extensive field surveys of area conditions, research and evaluation of infrastructure systems, and dialogue with area property owners and residents produced the findings for this study. The conclusion is that this neighborhood area has a solid foundation on which to base a redevelopment effort. The challenges it faces now in terms of evolving land uses, building conditions, and a changing demographic profile can be used to construct a rebirth of this area as a stronger shopping corridor with healthy residential neighborhoods and well functioning infrastructure to serve the area for years to come.

**Essential to this redevelopment strategy is the immediacy with which the implementation strategy can be initiated.** While the neighborhood needs attention, areas of potential deterioration can be arrested and reversed for a reasonable investment now. Not implementing a redevelopment and neighborhood support strategy now for this area has the strong potential to result in more expensive subsequent public and private costs that would accrue if current infrastructure conditions, public safety needs and property conditions are not addressed in an assertive manner. The success of this effort will rely upon the degree to which partnerships between all the stakeholders in the area can focus on a shared vision and planned execution of the neighborhood support strategy.

*“What is the city but the people?” ~ William Shakespeare*



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## VI. THE NEIGHBORHOOD ~ ITS VISION

### A. Concerns & Risk Factors

The small group discussion phase of the neighborhood meeting series offered several areas of concern and potential risk by area property owners. Some contradiction of views is to be expected both from differences in location and differences in perception. The following list of topics reflects areas that residents and business owners expressed as weaknesses in their neighborhood areas:

**Table 13 ~ Neighborhood-Identified Concerns and Risk Factors**

<b>Concern Area</b>	<b>Specific Weakness</b>	
<b>Property Condition</b>	Poor condition of rental houses Weeds, trash & dead lawns Loss of pride in property by younger people Code enforcement takes too long, keeps occurring	Cars parked on lawns Make neighbors conscientious neighbors Unhealthy & dead trees Property Value Decreasing
<b>Crime</b>	Gangs, vandalism of cars (broken window/slashed tires) Drugs and drug sales in area Vandalism Underage drinking Personal threats Need neighborhood watch at apartment complexes, High Dr. & Lakeside Dr.	Graffiti Theft – need more police patrolling Miscellaneous theft concerns Reduction in police presence Trespassing
<b>Traffic</b>	Speed of traffic & careless driving Traffic signals & 4-way stops Speeding on 28 <sup>th</sup> St. Rd (school zone) & on 32 <sup>nd</sup> St. JEMS football fans parking in signed no parking areas Need lights at 31 <sup>st</sup> St. Rd between 19-20 <sup>th</sup> , north of Anna Gimmestad park & Mobile Manor & 30 <sup>th</sup> St. Rd.	Traffic & big trucks Apartment complex traffic is heavy Speed bumps on Lakeside Dr. Parking congestion on street from rentals
<b>Noise</b>	Car noise (“Quiet Greeley” resident felt ignored) Loud music (cars with “ground pounders”)	Barking dogs Loud parties
<b>Pedestrian access</b>	Need raised crosswalks by school for pedestrians Safety and to slow down traffic	17 <sup>th</sup> Ave. side of JEMS walk in poor condition
<b>Lighting</b>	In some areas trees block lights Need lights in higher crime area Perhaps brighter lights would help	Need in Mobile Manor Need north of Anna Gimmestad Park
<b>Fire</b>	Lack of fire hydrants in mobile home parks & High Drive	
<b>Zoning</b>	Multiple families in single-family homes Illegal home occupations	Overcrowding in homes
<b>General hazards</b>	Tree & bush trimming needs	
<b>Area Appearance</b>	Rental properties in bad shape Shopping cart removal	Trash on streets

<b>General</b>	Growing number of rentals, don't know neighbors	Neighborhood stability
	Improve parenting skills	Find something for kids to do
	Access to John Evans football field & park area	Unsupervised children leads to problems
	Who to contact with concerns at City & school district	Lots of loitering in neighborhood

**B. Opportunities & Desires**

Neighbors also found the area a source of much pride and many strengths as noted below:

**Table 14 ~ Neighborhood-Identified Opportunities & Desires**

<b>Strength Area</b>	<b>Specific Strengths</b>	
<b>Residents</b>	Friendly neighbors Respectful	Mature neighbors Good kids
<b>Homes</b>	Price and size of property affordable Nice homes Variety of home styles Home business	Good starter home & project Room for dogs Homey – Small town feel
<b>Convenience</b>	Close enough to walk to restaurants Schools close by Park nearby	Near family Convenient to work Bike friendly
<b>Atmosphere</b>	Quiet It's "home"	Established area, mature trees Quality of life
<b>Safety</b>	Relatively safe	Evans has good police service
<b>Improvements</b>	Storm drainage good Anna Gimmetad Park is good	Street signs in good shape
<b>John Evans Business</b>	Good traffic counts for business Business visibility good	Viable shopping district Street well maintained
<b>General</b>	Good employment	Fits needs

When asked what, in addition to addressing the areas of concern first noted, could help the neighborhood be even better several specific projects and ideas emerged.

- Property cleanliness (trash, weeds, parking – specific sites given for code enforcement)
- Traffic calming and big truck traffic reduction, speed bumps on Lake Drive
- Stop sign at 20<sup>th</sup> Ave. & 31<sup>st</sup> St. Rd., traffic signal at 11<sup>th</sup> Ave. & 32<sup>nd</sup> St.
- More speed control north of John Evans Middle School on 28<sup>th</sup> St. Rd., on 32 St. “Neither Greeley or Evans enforces since on border”

- More street lights – e.g. 31<sup>st</sup> Street between 19<sup>th</sup> & 20<sup>th</sup>, north of Anna Gimmestad Park, at Mobile Manor & 30<sup>th</sup> St. Rd
- More parks and playgrounds, more community use of John Evans Middle School and something for youth in the 30<sup>th</sup> St. & Lakeside area
- Drug and gang control needed
- Increased involvement in neighborhood by Greeley police
- Fire service at Holiday Village & High Drive
- Curb & gutter in Pleasant Acres & High Drive
- More owner occupied homes
- Parking for football games at John Evans Middle School
- Better follow-up with residents
- Teen curfew at Mall and in the neighborhood

## **VII. PRIORITIES & RECOMMENDATIONS**

It is essential to match goals and resources in order to accomplish the most critical needs of the neighborhood. The following goals have been developed as a framework for understanding the levels of action and funding suggested to address the neighborhood improvement objectives.

**NEIGHBORHOOD VISION:** Sustain the neighborhood area as a safe, viable, appealing and healthy place in which to reside, attend school, recreate, work, shop, socialize with neighbors and conduct business.

**GOAL #1:** Prevent crime through community partnerships.

**GOAL #2:** Address traffic speeding & careless driving

**GOAL #3:** Maintain active code enforcement to protect area improvements and residents from factors that contribute to area deterioration.

**GOAL #4:** Organize and support active neighborhood associations that support neighborhood stability and promotes long-term residency and business viability.

**GOAL #5:** Upgrade physical improvements in the neighborhood to the degree that reasonably equivalent standards are achieved between this area and newer areas of the community. This should be balanced in consideration of the overall character of the neighborhood, cost/benefit ratio, and needs as expressed by area residents and businesses.

### **RECOMMENDATIONS AND ACTION STEPS**

#### **A. Partnerships**

1. Make concerted effort to register and maintain neighborhood associations throughout the Neighborhood Study area.
2. Investigate opportunities for cooperative ventures with other governmental and non-profit establishments in the neighborhood, such as schools, churches, and similar organizations to achieve neighborhood objectives.
3. Investigate opportunities for cooperative ventures by and between the commercial establishments and neighborhood associations in the area to support compatible and complementary relationships.
4. Encourage neighborhood associations in the Greeley portion of the study area to apply for Neighborhood Improvement Grants and other available assistance in order to provide enhancements to the area

5. Formally include the Greeley portion of the study area within the Greeley Urban Renewal Authority (GURA) Target Neighborhood Program, thus making owners eligible for housing rehabilitation assistance and support.
6. Include Greeley citizen representatives from the area to the GURA neighborhood citizen advisory board.

**B. Neighborhood Services**

1. Make concerted effort to establish Neighborhood Watch areas in all quadrants of the Neighborhood Study area.
2. Provide on-going code enforcement attention to the area in the form of traffic control, vandalism, sanitation and zoning matters, and in public safety areas.
3. Respond to neighborhood-identified traffic calming concerns by initiating neighborhood meetings to evaluate the areas of highest need.
4. Provide prompt and effective support to deter and address theft, vandalism and graffiti in the area.

**C. Physical Improvements**

It is suggested that a number of physical improvements be pursued to bring this neighborhood to contemporary standards and promote safety to the extent practical and feasible. A prioritized listing of all improvements is contained in Attachment G in the Appendix.

**D. Business Opportunities**

1. Support the formation of a Neighborhood Business Association through the Neighborhood Resource Office to produce a means for on-going communication and support to area businesses.
2. Establish a Business Crime Watch group to deter criminal activity in the area.



## VIII. IMPLEMENTATION

Any plan is only as good as its implementation. The goals and recommendations contained in this plan will require immediate attention, as well as a sustained and long-term effort, in order to be realized. In order to take advantage of the interest of area residents and businesses, arrest deterioration of certain areas and move toward a healthy neighborhood that can focus on both sustainable living conditions as well as area enhancements, it is important to pay attention to the comprehensive capital needs and services identified. Further, accountability in the achievement of these recommendations is needed to identify actual progress in addressing the goals set forth.

*Adoption of this plan should include direction to City staff as follows:*

- **Identify in annual budget requests and work programs those activities that have been included consistent with the recommendations of this plan;**
- **Direct City Boards and Commissions to advise on the role they may play in achieving the Plan's goals, including a time line for such participation; and,**
- **Provide an annual report with benchmarked items to relate the progress associated with Plan execution. Such Plan should be shared with area property owners and residents and feedback solicited to assist in the measurement of success in meeting the Plan's objectives and desires of the neighborhood.**

**John Evans Neighborhood Plan**  
**City of Greeley**  
**2A ~ Quality of Life Fund Projects**  
*(Subject to Annual Appropriation)*

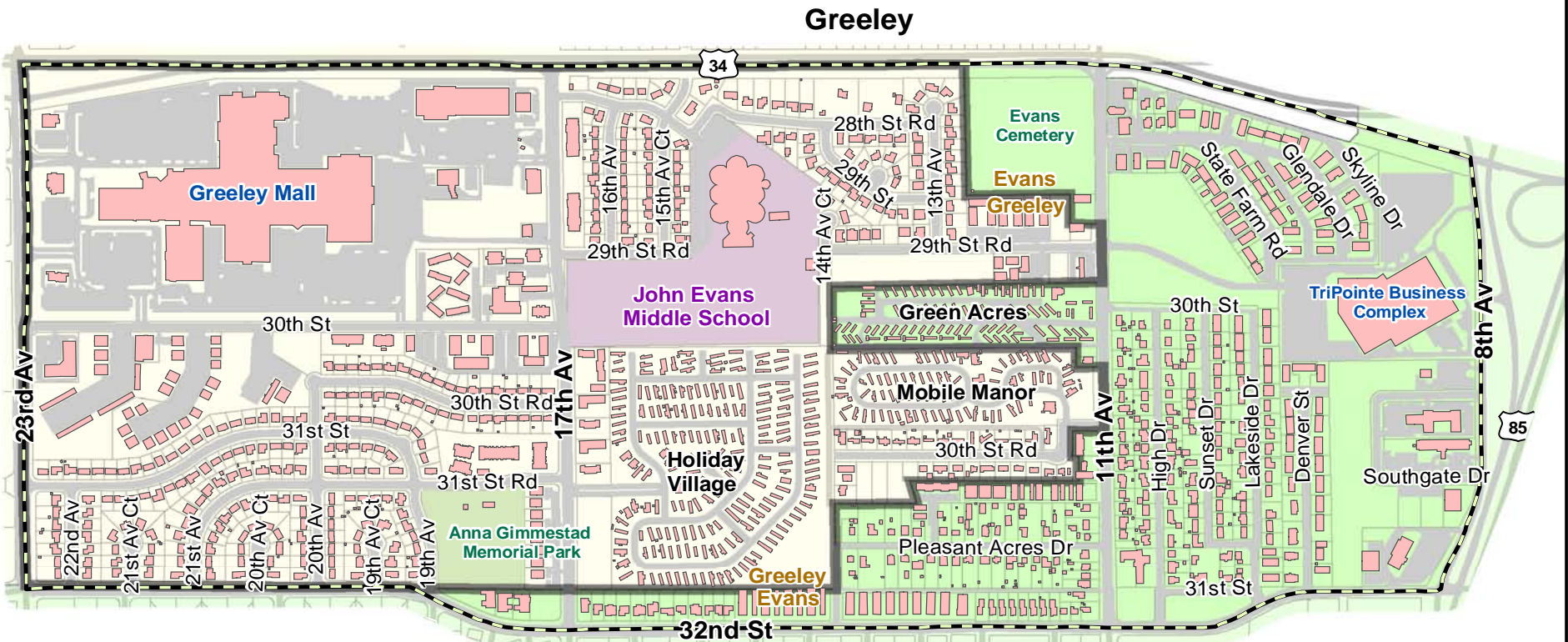
Installation of New Street Lights (2)	\$ 10,500
Fire Hydrant Installation	\$ 7,500
Sidewalk, Curb & Gutter Installation	\$ 35,000
Wheelchair Ramps (+/- 15 ramps)	\$ 36,000
Housing Rehabilitation Loans (Revolving Loan Program provides assistance for qualifying home safety program items such as motion detector lighting and other improvement activities.)	\$ 50,000

**TOTAL**                      **\$ 139,000\***

\* Assumes there is some flexibility to allow movement of project savings within categories to supplement other improvement activities, subject to Council approval. Assumes balance of neighborhood project funding for identified priorities may be funded from City Enterprise or Development Fee dedicated accounts, such as Water & Sewer, Storm Water Drainage, Traffic Calming Program and Food Tax sources.

# John Evans Study Boundary

Map 1 ~ John Evans Study Boundary



Area	Total Acres	Total Parcels	Structures
Greeley	280	459	894
Evans	157	312	564
<b>Total</b>	<b>437</b>	<b>771</b>	<b>1458</b>

Source: Greeley Planning Department

## Evans

**John Evans Neighborhood Study**  
 City of Greeley, City of Evans  
 Weld County, Colorado

**Legend**

- Parcels
- Parklands
- Schools
- Structures
- Greeley
- Garden City
- Evans
- Study Area
- Greeley/Evans Border

1 inch equals 750 feet



Created: 05/25/2006 By: The GIS Program, 9764 File Name: StudyBoundary8x11.mxd

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