



CITY OF EVANSTON

PLANNING & DEVELOPMENT DEPARTMENT



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FRAMEWORK FOR THE *EVANSTON 2030 PLAN, A SUSTAINABLE VISION*; A CONTINUATION OF THOUGHT, PURPOSE AND DIRECTION AS OFFERED BY THE *EVANSTON 2010 PLAN, A COMMUNITY VISION*

PLAN COMPONENTS

1. **SUSTAINABILITY** Define what sustainability means for Evanston. Literally interpreted, sustainability means something that endures or continues over time. A sustainable community meets the needs and desires of current and future generations. A sustainable community integrates community development, economic development and environmental responsibility. A sustainable community is economically diverse. A sustainable community reflects its unique social and cultural qualities. A sustainable community is participatory with an emphasis on the long-term impacts of its decisions. A sustainable community reflects the principles of sustainable development.

Sustainable development encourages development that minimizes environmental impacts, encourages green building and design (LEED-Leadership in Energy and Environmental Design), helps to reduce our carbon footprint, promotes resource conservation and energy efficiency, reduces the long-term operational costs of facilities, promotes walkability, offers open space and other public spaces, etc. all of which impact quality of life and sense of place. (R1)

Sustainability includes smart growth and new urbanism concepts. Smart growth and new urbanism generally encourage mixed uses and diversity, are sensitive to environmental and open space considerations, allow for housing types and choices, offer transportation alternatives and street connectivity, emphasize urban design, promote traditional neighborhoods, etc. (R1, R2)

Expand upon the concept of sustainability and how it could be applied in Evanston.

2. Review the planning process.

3. Introduce the new word and concept of optilism as offered by the Planning and Development Department team. ***Optilism merges optimism with realism. It suggests that anticipating the best outcome for something needs to be tempered with practicality and reasonableness.*** Describe the principles of optilism. Show how optilism relates to the planning process and sustainability.

4. Review the partnership with Horizon High School to engage students in thinking about the future of their community. For the past several years, Planning Department team members have partnered with the administrative staff, teaching staff and students at Horizon High School in a community practicum. The Planning Department team offered basic instruction about the planning profession to Horizon High School students. Students applied what they learned to practical community projects. At the end of the school year, students presented their community projects to the City Planning and Zoning Commission and the City Council during regular public meetings.

In the spring of 2009, team members from the Planning Department reviewed the comprehensive plan process. In one particular exercise, Horizon High School students were encouraged to think of single word expressions in a defined period of time that would convey their thoughts about the future and the Evanston 2030 Plan. The name given to this exercise was the Alphabet of Expressions.

ALPHABET OF EXPRESSIONS

- A Achievement, Adaptable, Aesthetics, Agriculture, Animals, Artistic

- B Babies (population growth), Bear River, Beautify, Bicycling

- C Challenges, Clean, Commerce, Commercial, Community, Computers, Concentration, Conservation, Consensus, Consume, Continuity, Culture

- D Deliver, Deserving, Destiny, Detailed, Determination, Dignity, Directed, Discovery, Distinguished, Diversity, Donations, Driven

- E Eager, Eco-friendly, Ecosystem, Education, Employment, Empowerment, Energy, Enjoyment, Enrich, Entertainment, Enthusiasm, Environment, Evolution

- F Fracture = making something, Family, Fantastic, Feedback, Finances, Flag, Flexibility, Flora, Fountains, Freedom, Fresh Air, Friendly, Fun, Future

G General Population, Generations, Genesis, Generosity, Geography, Geology, Given, Go, Goals, God, Golden, Golf, Good, Google Earth, Government, Grace, Grateful, Gratitude, Growth, Guests

H Habitat, Happiness, Hard Working, Healthy, Helpful, History, Honesty, Housing, Humor

I Ideas, Identity, Image, Imagination, Imperfect, Implementation, Industrial, Integrity, Intelligence

J Jail, Jobs, Joss House, Joy, Jubilation, Jubilee, Justice, Justify

K Kayaking, Kids, Kindness, Knowledge

L Land Use, Learning, Life, Location, Locomotive, Longevity

M Magic, Maintenance, Management, Manufacturing, Measurable, Mechanics, Medical, Migration, Money, Motivation, Movement, Multi-Events, Murals, Music

N Natural Resources, National Park, Native, Nature, Navigate, Neat, Negative, Networking, New, Nuance, Numbers

O Objectives, Objects, Obligation, Offerings, Office Use, Okay, Oil, Open-Minded, Options, Open Space, Original, Opinions, Opportunities, Optimism, Outdoor

P Parking Lots, Parks, People, Perfection, Pets, Planning, Population, Positive, Possibilities, Possible, Productivity, Projections, Projects, Protection, Proximity, Public Space

Q Quaint, Quality of Life, Quest, Questions, Quote

R Random, Realistic, Reality, Reasonable, Recovery, Recreation, Research, Residential, Resourceful, Resources, Respect, Responsibility, Restaurants, Results, Rule

S Safe, Sanitation, Saved, Schools, Serendipity, Selflessness, Sewer, Shopping, Smiles, Snow Removal, Solution, Spaces, Special, Streets

T Team, Technology, Terrific, Time, Traffic, Trains, Transportation, Turbulent

U Under, Underdog, Understanding, Unify, United, Unique, Unusual, Useful

V Versatile, Victory, Visible, Vision, Voice

- W Wants, Waste, Water, Welcoming, Why, Wilderness, Wildlife, Windy, Winter, Wonderful, Wyoming
- X Xeriscaping
- Y Yellowstone, Yielding, Y.O.U., Young, Youth
- Z Zeal, Zealous, Zen, Zero, Zip Code, Zippy, Zone, Zoning, Zoning Districts

5. Present the 2030 Citizen’s Survey. In April 2009, the 2030 Citizen’s Survey was included with the City’s utility billing and mailed to 2,800 households in the city. There was a 14% rate of return for the survey. Students from Horizon High School assisted with survey design and the compilation of results. A summary of survey results has been completed.

CITIZEN’S SURVEY FOR THE EVANSTON 2030 PLAN, A SUSTAINABLE VISION

PURPOSE: The City Planning and Development Department is coordinating the process to update the Evanston 2010 Comprehensive Plan, A Community Vision. A comprehensive plan is a flexible guide for future land uses and development.

This citizen’s survey will provide an indication of community values. It will help us identify current and future needs and wants, likes and dislikes, and expectations. This information will be used to help create the 2030 Comprehensive Plan.

Please take a few minutes to complete this survey. Thank you for your participation in helping to shape Evanston’s future.

RESIDENTIAL CONSIDERATIONS

1. In order to help us determine your planning neighborhood, please indicate the street that you live on.
2. Do you own, rent or lease your home? Please circle one of the following: Own Rent Lease
3. What type of home do you live in? Please circle one of the following:
 Single-family dwelling Townhome Manufactured home Apartment

4. Please indicate your top three likes about your neighborhood.

- 1.
- 2.
- 3.

5. Please indicate your top three dislikes about your neighborhood.

- 1.
- 2.
- 3.

6. Do you feel safe in your neighborhood? Yes or No

7. The Evanston City Code currently does not allow an accessory residential dwelling, e.g. an apartment above the garage, a guest house, etc. to be located on the same property as the primary residence. Do you think the City Code should be changed? Yes or No

8. Do you think that the size of new homes in residential neighborhoods is an issue? Yes or No

COMMERCIAL CONSIDERATIONS

1. Are you satisfied with the variety of business services offered in Evanston? Yes or No

2. Please list your top three suggestions for new business services in Evanston.

- 1.
- 2.
- 3.

3. How often do you shop outside of Evanston? Please circle one of the following:

Once a week Once every two weeks Once a month Other

4. If you shop outside of Evanston, please indicate where you typically shop.

5. If you shop outside of Evanston, please indicate why.

6. How often do you shop online?

INDUSTRIAL CONSIDERATIONS

- 1. Do you think there is a need for additional industrial parks in Evanston? Yes or No
- 2. What future industrial uses would be most important to you?

OPEN SPACE AND RECREATIONAL CONSIDERATIONS

- 1. Please list your top ten suggestions for future open space and recreational uses.

- | | |
|----|-----|
| 1. | 6. |
| 2. | 7. |
| 3. | 8. |
| 4. | 9. |
| 5. | 10. |

TRANSPORTATION CONSIDERATIONS

- 1. Please list your top three areas of safety concerns related to transportation.

- 1.
- 2.
- 3.

- 2. Do you think that interconnecting pathways for pedestrian and bicycle use should be continued in the future? Yes or No

QUALITY OF LIFE CONSIDERATIONS

- 1. Quality of life is impacted by community improvements and the natural environment. Please list your top five quality of life suggestions.

- 1.
- 2.
- 3.
- 4.
- 5.

The City Planning and Development Department appreciates you taking the time to complete this survey. Your input is important to us. A student team from Uinta County School District #1 will help us compile survey information. Thank you.

6. Identify and illustrate the existing seven planning neighborhoods in Evanston. Might there be an expansion of planning neighborhoods? Should unincorporated residential areas adjacent to the city boundary be considered for possible inclusion in an existing planning neighborhood or perhaps become a new planning neighborhood?

7. Review and prioritize issues from upcoming planning neighborhood and community visioning meetings. Choose one of the following themes and acronyms for these meetings:
 - *Responsible Actions, Future Thought = RAFT “Let’s go RAFTing!”*
 - *Roundup For The Future = RFTF “Corralled for a RFTF!”*
 - *Meetings Of Opportunity = MOO “MOOving ahead!”*

Identify strengths and weaknesses. A strength is an asset. A weakness can be considered an opportunity; it’s an opportunity to transform a weakness into a potential strength.

Establish community goals. Goals are long-term. They are general statements of desired results. Establish objectives. Objectives are measurable actions to achieve a goal. They are measurable in terms of time. There can be more than one objective for a goal. Policies are measures to support an objective. There can be more than one policy for an objective.

Examples include the following:

#1. The **goal** is to promote energy efficient public buildings. An **objective** might be to complete an energy use study of City buildings within two years. A **policy** might offer that renovations to existing buildings or construction of new buildings should be LEED certified.

#2. The **goal** is to reduce the City’s carbon footprint. An **objective** might be to review annual fuel consumption costs over select fiscal years. A **policy** might recommend that vehicles be adapted to accept natural gas.

#3. The **goal** is to implement a curbside recycling program. An **objective** might be to evaluate current solid waste collection practices within a one year timeframe. A **policy** might suggest that a pilot neighborhood curbside recycling program should be implemented.

#4. The **goal** is that new development should pay for anticipated impacts to existing and future public infrastructure and facilities. An **objective** might be to implement a new impact

fee strategy within eighteen months. A **policy** might propose a fee schedule that could be applied to existing and future public infrastructure and facilities.

#5. The **goal** is to encourage cultural diversity. An **objective** might be to conduct monthly meetings with ethnic liaisons in the community to discuss issues of diversity. A **policy** might advocate that notices of public meetings be multi-lingual.

Goals with their objectives and polices should be prioritized. Goals can be shaped as community projects and programs and incorporated into an action plan. Reasonable timeframes should be established in the action plan for completing projects and programs.

Strategic planning which determines the direction of an organization over a defined timeframe and ways to move forward also uses the process of establishing goals, objectives and policies. This is a periodic exercise of government. Decisions made by the governing body carry forward into the future and impact sustainability. Expand upon this issue.

8. **LAND USE CONSIDERATIONS** (These are preliminary considerations. For each land use consideration, describe how the use relates to the issue of sustainability.)

A. **RESIDENTIAL** Infilling will continue to occur in platted subdivisions where improvements are in place. In other platted subdivisions where improvements are not in place, infilling will likely occur after improvements are completed. This includes single-family areas and multi-family areas.

There will be new residential subdivisions of varying densities. Development will generally follow the planned areas for residential growth as shown in the 2010 Plan. Primary growth will continue to occur southwest along Yellow Creek Road, and west of Overthrust Road and north of the Overthrust Meadows neighborhood.

Should residential areas that are outside the corporate boundary of the City be considered for possible inclusion in the City limits in the future? Are these areas currently benefiting from the provision of City services? Other considerations include the cost and delivery of City services, if the area is a planned and reasonable expansion of the City boundary, if there is contiguity with the City boundary, etc.

Unincorporated pockets in the City should be annexed. These residential pockets already benefit from the provision of City services. This is a current policy recommendation in the 2010 Plan.

Rural residential development will likely continue along the lower portion of the airport access road. Public safety considerations and other restrictions regarding the proximity of residential areas from the airport will limit residential development along the middle and upper portions of the access road.

Older residential neighborhoods will likely allow for mixed housing types including condominiums, townhomes, duplexes, multi-family dwellings, affordable housing, and senior housing. Density bonuses/allowances could be considered for special housing types such as affordable housing and senior housing.

The 11th Street neighborhood and the 6th Street neighborhood are older established residential neighborhoods. They might be considered for historic neighborhood status.

Encourage accessory residential windmills and solar additions for the generation of green energy.

Other considerations, etc.

- B. **TRANSITIONAL** Main Street from 12th Street to 15th Street and from Main Street to the alley will likely change to Transitional Redeveloping (TR) land use and zoning. This area will transition much like properties along Front Street from 6th Street to 1st Street and from Front Street to the alley. The Main Street TR area will provide complementary goods and services for the City Hall Roundhouse and Railyards complex.

TR land use and zoning could be considered for other areas in the City. TR development regulations are currently structured for properties along Front Street. A more general list of development regulations for other potential TR areas should be developed.

Other considerations, etc.

- C. **OFFICE** Commercial office areas will develop as shown in the 2010 Plan. The property south of Evanston Regional Hospital may accommodate expansion of the hospital, and a mixed use Planned Unit Development (PUD) including office uses, commercial uses and residential uses. Transitional office uses will develop adjacent to and south of the Union Center.

Other considerations, etc.

- D. **COMMERCIAL** The existing Front Street regional business center is limited in additional land area for expansion. Property southwest of the Exit 3, Interstate 80/Overthrust Road interchange area will develop as a second regional business center. Relocation of the existing fairgrounds to an area east of Bear River State Park and construction of a new convention center complex at this location will allow reuse of the fairgrounds for commercial redevelopment. Other commercial areas will develop as planned in the 2010 Plan.

Community design standards could be considered for new commercial buildings. Design standards for the downtown historic district and any expansion of the historic district should be implemented. Design standards promote community aesthetics, image, sense of place, and quality of place.

Other considerations, etc.

- E. **MIXED USE** Mixed use areas will develop in commercial areas and in fringe areas where residential uses interface with commercial uses. Uses might include higher density residential uses, office uses, commercial uses, restaurants, entertainment, etc. Such a use area might be designated as a Gentrification District (GD).

Other considerations, etc.

- F. **HIGHWAY 89 NORTH CORRIDOR** This mixed use corridor will offer new development opportunities with the completion of the waterline that extends from the City of Evanston to the Town of Bear River. Current allowable water capacity will impact the scale of new development. Additional water capacity would allow increased development opportunities.

The Highway 89 North corridor contains a variety of residential, commercial and industrial land uses in a generally incongruous mix. As incompatible uses cease or change, more compatible land uses should be encouraged. Open space and the Bear River are significant natural amenities in the corridor. Strip development with multiple accesses onto Highway 89 North should be discouraged. Along the highway, the speed limit varies from 45 mph to 65 mph. The volume and speed of traffic and multiple accesses pose public safety considerations. Strip development can usurp open space.

Clustered development with development standards should be encouraged. Clustering will provide for the preservation of open space. Development standards will allow for uniform development. Considerations should be reviewed in partnership with Uinta County.

Other considerations, etc.

- G. **INDUSTRIAL** Infilling of existing industrial areas including the Union Center will continue. The City should consider developing a second publicly owned and managed business park for economic development opportunities.

A new airport business park is anticipated to be developed adjacent to the Evanston airport along the upper portion of the airport access road. The Burns Field Business Park (BFBP) could be a public sector investment or a public/private partnership.

Existing industrial areas along South Yellow Creek Road and along the East Frontage Road will likely expand; and/or new industrial areas may develop. New areas should be designated for assembly and light manufacturing uses.

Other considerations, etc.

- H. **OPEN SPACE AND RECREATION** Public improvements will continue along the Bear River Greenway. Improvements are described in the Bear Greenway Master Plan. Improvements include a multi-use sports field area near the Greenway entryway, extension of the primary pathway, secondary pathways, interpretive areas, secondary trailhead connections, and continuing rehabilitation of the river channel, etc.

The primary pathway is anticipated to be extended in Evanston to the north and south. The north extension is proposed to extend from Bear River Drive to County Road to Holland Drive to the idle city wastewater facility on Sims Lane to the Almy neighborhood to the Town of Bear River to Woodruff Narrows Reservoir. The pathway will likely require a variety of use areas including public and private property along the riverbank, existing sidewalks and streets within the City of Evanston, the public right-of-way of Highway 89 North, easements along the Bear River within the Town of Bear River, etc. Possible access easements would need to be negotiated with property owners.

The south extension is proposed to extend from Bear River State Park to Sulphur Creek Reservoir. The pathway will likely require a variety of use areas including public and private property along the riverbank, the public right-of-way of Highway 150 South, Union Pacific Railroad property, etc. Possible access easements would need to be negotiated with property owners.

In either direction, development of a future primary pathway should be approached carefully as a partnership opportunity with all affected land owners. It is important to respect private property rights, land use and property values.

Rehabilitation efforts along the river channel are anticipated for the same areas to the north and south. Similar considerations regarding partnership opportunities, property rights, land use and property values would apply.

City property at the west end of Greek Court could be developed as a secondary trailhead connection for the County Road neighborhood. The idle City wastewater facility on Sims Lane could be developed as a public arboretum and secondary trailhead connection. This is a policy recommendation in the 2010 Plan.

Public improvements will continue at Bear River State Park. Open space connections should be anticipated between Bear River State Park and the developing convention center complex east of the State Park.

A new convention center complex east of Bear River State Park will provide an enclosed arena and other facilities for year-round multi-purpose use. This complex will serve as a major public sector anchor within the Bear River Drive/Lincoln Highway heritage corridor.

New neighborhood parks may be developed in neighborhoods that currently lack park space.

Private ranch land west of Sims Lane in the northwest portion of the City is proposed to be part of the Yellow Creek Resource Conservation District (YCRCD) as described in the 2010 Plan. A conservation easement for this property would preserve open space and enable the property to be maintained for ranching purposes. The edge areas of this property along Highway 89 North might accommodate mixed residential, commercial and recreational uses.

As described in the 2010 Plan, Ski Evanston is proposed for the Rocky Hollow area south of Fremont Ridge.

Other considerations, etc.

- I. **PUBLIC AND QUASI-PUBLIC** Most existing City facilities will be combined under one roof at the City Hall Roundhouse and Railyards complex. City buildings that are vacated could be reused for quasi-public use or marketed to the private sector for reuse. The entire City Public Works Building will be used for Public Works operations. The YOU! facility could remain at its present location.

A satellite fire station is proposed in the South Yellow Creek neighborhood. This new station could also serve as a police sub-station. There are existing fire station facilities in the downtown, along Highway 150 South and along Highway 89 North. A new public safety facility along Yellow Creek Road would provide for a prompt response in an emergency situation.

The Recycling Center could expand its scope of operations. Curbside recycling with the City's participation could be implemented. A multi-county waste transfer facility serving the needs of Uinta, Lincoln and Sublette Counties might be considered.

The ECDC facility will likely remain at its present location.

A new educational complex for Horizon High School will likely develop adjacent to Evanston High School. As described in the 2010 Plan, a new elementary or middle school is anticipated south of the Ranch Subdivision to accommodate expected residential growth southwest along Yellow Creek Road.

Property south of BOCES along the east side of Overthrust Road may accommodate an expansion of BOCES and an area for student housing.

Future expansion of the state hospital addition can occur on state hospital property south of the original campus.

As recommended in the 2010 Plan, public transportation services should be expanded. Consider the creation of the Evanston Transit Authority (ETA). Public transportation is an element of sustainability.

Other considerations, etc.

- J. **STREETS AND INFRASTRUCTURE** New streets will generally follow the recommendations in the 2010 Plan. Residential development of the Burnt Hill area will require a new street network. Some new streets in this area will connect Yellow Creek Road with Overthrust Road. There may be a second signalized street intersection along Yellow Creek Road in the Twin Ridge neighborhood. Overthrust Road will experience an increase in traffic. This north/south collector street will require shoulder and other safety improvements.

A pattern of rural residential roads will develop south of the corporate boundary. This network of rural residential roads will service new rural residential areas with large lots and low densities. There will likely be a collector road connecting Yellow Creek Road north of Ski Evanston with Highway 150 South at Knight Hollow.

Public utility easements (PUE) will generally parallel new streets. These PUE's will provide for the installation of utilities including gas, electricity, phone, cable, etc. Water, sanitary sewer and stormwater infrastructure will be constructed within the right-of-way of new streets. In some instances, gas lines may be located within the street right-of-way.

Review capacity considerations for the water treatment facility and the wastewater treatment facility.

Consider the possibility of new street signs incorporating a City logo. Develop a plan to replace existing street signs with logo street signs.

Other considerations, etc.

9. Urban renewal efforts will continue to focus on the downtown area and should be expanded to include other areas in the community that are in need of redevelopment.
10. Economic development efforts between the City of Evanston and Uinta County should continue as a means to help retain and expand local businesses and recruit new businesses. Economic diversity is an important indicator of community sustainability.
11. Review how funding and budgetary issues impact the delivery of services and the continuing development of the community. How does this affect sustainability?
12. Review the issue of impact fees.
13. Review proposed changes to the zoning ordinance and subdivision ordinance. Consider hybridizing the Evanston zoning ordinance which currently is based on traditional land use zoning. An amended ordinance might include performance zoning and form-based zoning considerations. Performance and form-based zoning are methodologies of smart growth and new urbanism. Review the principles of traditional land use zoning, performance zoning and form-based zoning.

Should a Unified Development Code (UDC) that combines zoning and subdivision regulations and all other development regulations in a single code be considered? A Land Development Code (LDC) is an option to the UDC. Review the details of a LDC. (R2)

14. A participatory community benefits from proactive governance and strong community partnerships. Review leadership qualities and community partnerships.
15. Review social service issues.
16. Review the unique needs of differently-abled citizens and the issue of community inclusion.
17. Review issues concerning our aging society and how this will impact Evanston.
18. How can we become more inclusive with our ethnic populations?
19. Review child care issues.
20. Review youth issues.
21. A community forest provides oxygen, absorbs pollutants, reflects insolation which helps to cool the environment, provides habitat for wildlife, provides fruit for human consumption, promotes property and community value, impacts community aesthetics, etc. Review the importance of a coordinated urban forestry program.
22. Identify and review wildlife corridors. Ensure that new development is sensitive to these corridors.
23. A community art program impacts community image; can provide a link between the expression of art and community history through the display of wall murals and the placement of sculptures; instills civic pride; and can serve as an attraction for the community. Consider developing an "Art in Public Places" community program.
24. Establish population projections. Consider various modeling scenarios.
25. Create graphs and charts illustrating existing and future land uses. Show land use totals as a percentage of the approximate geographic area of the city which is currently ten square miles; and the anticipated expansion of the geographic area of the city.

26. Develop an Opportunities Action Matrix (OAM) which illustrates community projects and program opportunities, how projects and programs might be funded, who the community partners might be, and a projected timeframe for completion.

27. Other considerations, etc.

References

- R1 Robert H. Freilich, S. Mark White, Kate F. Murray; American Planning Association; 21st Century Land Development Code, 2008; www.communitysustainability.info; www.gdrc.org; www.communities.gov
- R2 Robert H. Freilich, S. Mark White, Kate F. Murray; American Planning Association; 21st Century Land Development Code, 2008; www.smartgrowth.org; www.newurbanism.org
- R3 Robert H. Freilich, S. Mark White, Kate F. Murray; American Planning Association; 21st Century Land Development Code, 2008

“The future has yet to be determined, but we can help shape it.”

The Planning and Development Department team