

**EVANS CHURCHILL CHARACTER AREA**  
**Public Meeting**  
**Burton Barr Library**  
July 15, 2008

**STAKEHOLDER COMMENTS**

**Physical elements stakeholders like**

- Bungalows, the old homes and historic properties. Most stakeholders stated that they consider these properties to be very important to Evans Churchill
- Creative expression of the houses, small buildings
- Unique building stock and single story buildings
- Accessibility and how the neighborhood is connected to the rest of the city
- Neighborhood location and its proximity to Light Rail
- The infrastructure that is already present
- Mix of density
- Walkable neighborhood
- Creative community
- Residents can bike in the neighborhood
- Cultural and creative arts scene - fun place to live
- Sense of community – a statement repeated by the majority of stakeholders
- Sense of tranquility
- Residents care about where their community
- Respect for the residents
- Diversity
- The existence of small business and young entrepreneurs, especially when businesses are located in older/historic homes
- Direction the neighborhood is taking as it redevelops

**What exists that is not wanted in Evans Churchill**

- Vacant buildings and unimproved vacant land – the properties and right-of-way are not maintained.
- Vacant City land – stakeholders noted that city properties lack maintenance, including sidewalk improvements/landscaping. The majority of stakeholders

identified this as a major issue and stated that the city should provide a better example.

- Cracked sidewalks
- Trash
- Tagging
- Meter readers that focus on cars parked in open, non improved private parcels.
- Inactive building frontages, lack of uses, and businesses that don't open.
- Uses not compatible with the character of the area
  - Social service/support uses that increases the number of transients and homeless in the neighborhood
  - Stakeholders reported that the transient problem is aggravated by the church providing open feeding for the Hance Park "population"
- Poorly managed Hance Park
- APS substations
- One stakeholder identified noise during the early hours (3 a.m.) as an issue

### **What Evans Churchill lacks that the community wants**

- More parking, including shared parking. Stakeholders identified the following parking strategies:
  - Create a Parking Authority
  - Lease city property for short-term/interim uses such as
    - i. surface parking
    - ii. Community gardens
    - iii. Space for mobile food vendors
- City needs to provide improvements to its own vacant parcels
- Affordable and mixed-income housing
- Improved street lighting
- Improved streetscapes, connectivity with other character areas
- Bike lanes
- Improvements to Roosevelt Row
  - Pedestrian-oriented streets with wider sidewalks
  - Shade

- Activated alleyways
- More shopping, independent restaurants and grocery stores
- Businesses with regular hours
- Designated city advocate for Evans Churchill
- Leadership in sustainable practices
  - Recharging/alternative fuel stations
  - Pilot programs such as rental bikes
  - Transportation hub with alternative modes of transportation
- More density
- Productive use of older homes without rezoning. Remove zoning barriers to adaptive reuse of old/historic homes
- Evans Churchill needs a theme
- Property tax equity - equal opportunity from program funds. Stakeholders pointed it out that it seems that only large developments benefit from programs such as GPLET. Consider a tax abatement to spur small developments.

### **What is the vision for the Evans Churchill neighborhood**

- 24/7 neighborhood, urban-style living with late night dining and entertainment
- Preserve old and historic properties
- Preserving the community intact is important to most stakeholders
  - A neighborhood of affordable and mixed income housing
  - Ability to keep the community together and retain unique businesses without being pushed out as property and lease prices go up
- Improved city owned lots
- Improved streetscapes, connectivity with other character areas
- Keep and expand the arts “identity”
  - New development could provide incubator spaces for local businesses and artists
  - Provide live-work units
  - Expand the Storefront program
- Improved Hance Park
- Neighborhood as a leader in sustainable practices