

North Nevada Avenue Plan August 3, 2016 Community Workshop

Summary of Small Group Responses

A total of 17 group response forms were submitted, representing responses from approximately 140 participants. Each group was charged with developing a group response to each of the three questions. As a result, the responses summarized below represent the strength of agreement among group participants, rather than individually-held perspectives.

1. Our group believes the following two challenges are the most important to address:



Transportation – Transportation was represented in 18% of all comments related to the most important challenges facing the project area. Some groups simply listed “Transportation” on their response forms, while others more specifically cited traffic or traffic flow as a challenge. Other less frequently mentioned transportation-related challenges included traffic volume, roads, railroads/railroad right-of-way, and bike trails.

Businesses – Business-related issues were the groups’ second-most-mentioned important challenge, making up 10% of the total comments received. Most of the comments focused on the future of or types of businesses in the project area, with some referring to the ‘bad’ mix of businesses in the area, such as “...sand and gravel and industrial” and, “Perception that industrial is bad.”

Housing mix – Comments related to housing or the mix of housing as an important project area challenge also reflected 10% of the responses. Some specifically cited the need to accommodate motel housing as well as mobile home parks and others mentioned affordable housing and housing for senior residents.

“Effect on local businesses – will we be pushed out or integrated?”

Home/business displacement – Possible displacement of existing businesses and/or homes in the project area as a project area challenge comprised 8% of the group responses. Two of the responses specifically mentioned concerns over the fate of the mobile home park in the project area.

“Many of the ‘challenges’ fall into the infrastructure category and infrastructure improvement would address them all at once, including public safety, transportation, perception, and attractiveness.”

Infrastructure – Also making up 8% of the most important challenge responses was infrastructure. Comments generally related to infrastructure and also specifically listed sidewalks and/or gutters as important challenges.

Undefined/unattractive – Eight percent of the groups’ comments considered the project area being ‘Unattractive and undefined’ as a major challenge.

Land use/zoning – Comments related to land use also made up 8% of the total comments. Some comments were simply “Land use,” while others focused on zoning and on “Being rezoned.”

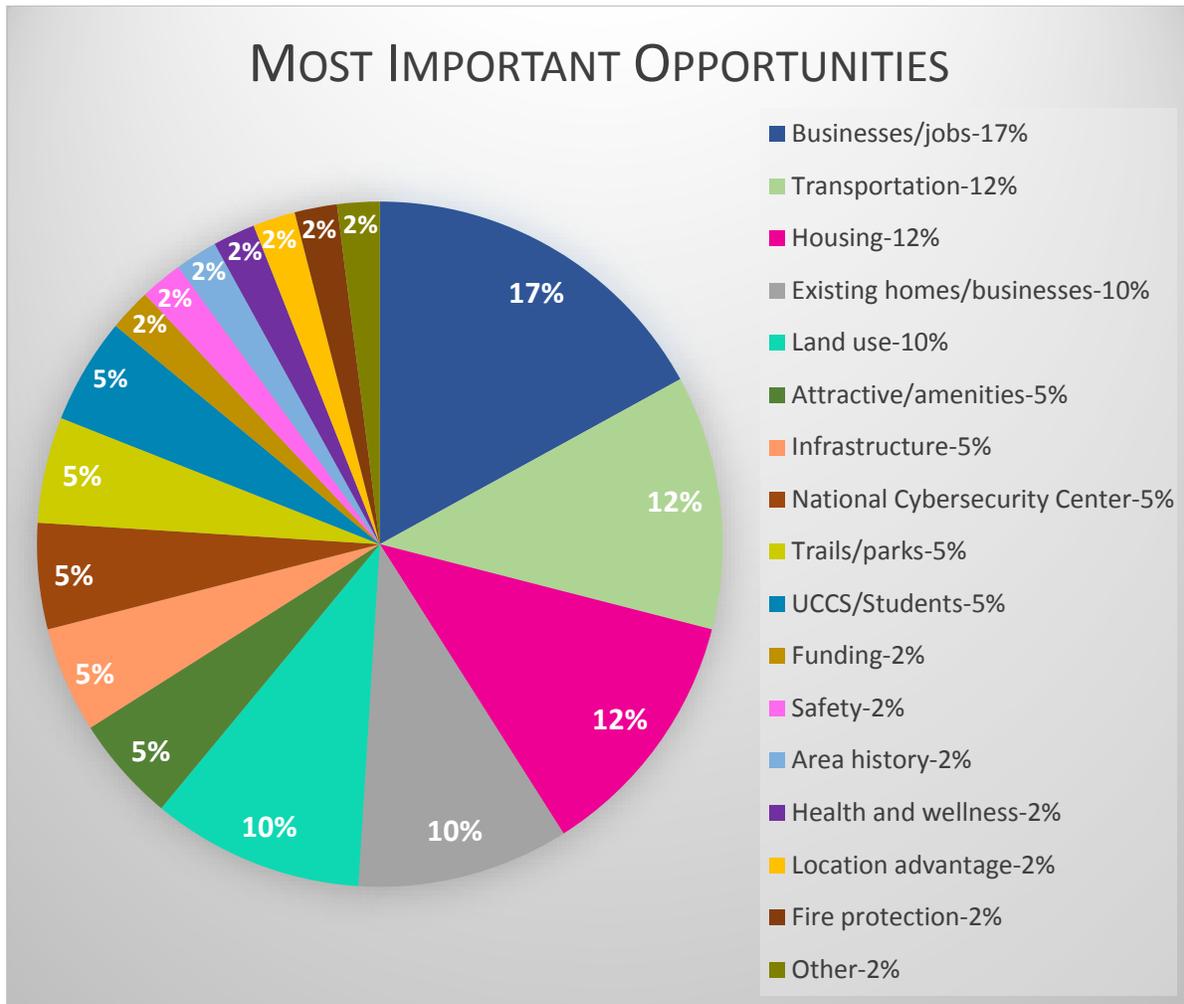
Funding – A few comments (6%) related to funding for the project, either questioning where the funding for project will come from, or suggesting bonds or investors.

Plan development – Group comments related to development of the Plan also comprised 6% of the comments. One focused on the complexity of the plan development process, citing “...all sorts of businesses, affordable housing, how [to] pay for, ComCor move out.” Another comment related to plan development concerned lack of control of the fate of mobile homes because homeowners don’t own the property on which the mobile home sits.

“Renew and improve existing housing and business.”

Other challenges – Topics mentioned less frequently as important challenges included the perception of the area and the presence of ComCor in the project area. Least-frequently-mentioned as important challenges were public safety, trust of the City, and homeless residents in the area.

2. The following two opportunities are most important to our group:



Businesses/jobs – A wide mix of opportunities were mentioned as being important to the small groups. Business and job-related opportunities were those most frequently-mentioned by groups, reflecting 17% of the comments submitted.

“Industrial seems [to create] lower traffic volume than retail...also improves trade deficit...”

Specific comments related to the business mix included existing lack of/need for retail, a grocery store, and “Closer shopping.” Most of the comments referred generally to businesses/new businesses/jobs as opportunities, while one comment focused on the National Cybersecurity Center as a business and a source of jobs.

Transportation – As with the challenges for the project area, groups mentioned transportation frequently as one of the most important opportunities, reflecting 12% of the comments received. Other comments focused on the growth of the UCCS student population in relation to traffic in the project area, while others were more general: “Transportation improvements,” “Good I-25 access,” and “Bus line.”

Housing – The topic of housing also reflected 12% of the group priorities submitted. Half of the comments related to housing as an opportunity focused on affordable housing/mobile home parks or housing for “...people whose homes can’t be moved and are on a fixed income.” One response cited “Housing mix (income)” as an opportunity.

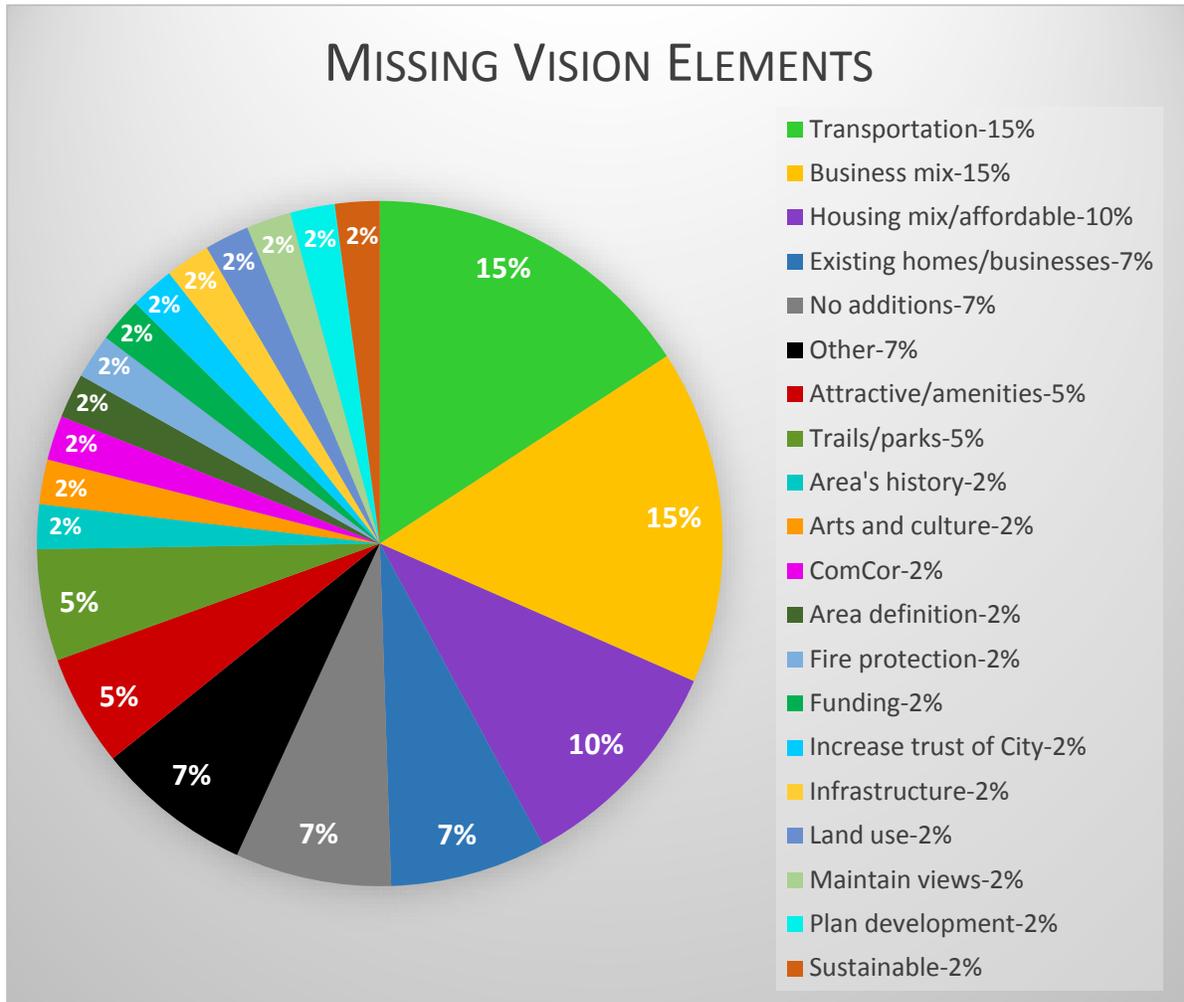
Existing homes/businesses – Ten percent of the group responses related to how existing homes and/or businesses would be impacted by development of a plan for the project area, including if/how homeowners would be compensated if their homes have to be moved.

“[An important opportunity is] doing right by existing businesses and neighbors.”

Land use – Comments related to land use also comprised 10% of the responses. Group comments focused on mixed use development, integration of land uses, and redevelopment. Two of the groups’ comments focused on housing in relation to land use, including, “Planned housing and amenities,” and “Where it is zoned for housing, keep it zoned for housing.”

Other opportunities – Topics mentioned less frequently as important opportunities included attractive/amenities, infrastructure, National Cybersecurity Center, trails/parks, and UCCS/students. Funding, safety, area’s history, health and wellness, location advantage, and fire protection were the least-frequently-mentioned opportunities.

3. Our group believes these elements are missing should be added to the preliminary Plan vision elements list:



Transportation – In assessing missing vision elements, 15% of the groups’ responses were focused on transportation-related issues. Some group comments were about transportation in general, while others were about the need for mass transit links to UCCS and downtown, or conversely, the desire not to have mass transit going through nearby neighborhoods. Others were related to the need to accommodate bicycles and pedestrians and to handling the volume of traffic. One response suggested the need for a frontage road east of and parallel to Nevada Avenue to handle UCCS traffic.

Business mix – Also reflecting 15% of the responses was the need/desire for a mix of businesses in the project area. Multiple comments focused on the need for a grocery store in the area and/or a Target or Walmart store. Boutique/family-owned businesses were also suggested, as was the desire to keep the historic businesses in the project area, such as the Navajo Hogan and Roman Villa restaurants.

“Negative perception of development (large corporations will move in/fewer ‘mom and pop’ shops).”

Housing that's affordable – All of the comments submitted related to housing focused on assuring that housing that is affordable is included as part of the vision. Two of the comments specifically called for

“Those with affordable housing want to know what will happen to them if their landlords sell. Will there be assistance in place for these people?”

“Affordable housing for seniors.” Among the other comments were, “Assuring elderly and impoverished residents are respected and protected in the face of wealthy developers” and, “If no affordable housing is available, North Nevada renewal won’t mean nothing. There were no direct answers to our questions.”

Existing homes/businesses – Seven percent of the group comments submitted expressed concerns related to the future of existing homes and/or businesses in the area. Comments focused on the need to address the fears of residents and business owners, and the need to compensate business owners for the loss of future earnings if their businesses are sold.

Other vision elements – Other elements categories groups felt were missing from the list which were mentioned less frequently were attractive/amenities, trails/parks, area’s history, arts and culture, ComCor, and the need to define the area. Also mentioned were fire protection, funding, increase trust in City, infrastructure, land use, maintain views, plan development, and the need for sustainability.