

North Nevada Avenue Plan
August 3, 2016 Community Workshop

Verbatim Small Group Responses

The following verbatim responses were submitted by workshop participants working in small groups. A total of 17 group response forms were submitted, representing responses from approximately 140 participants.

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

Group 1

- Our homes and historical image.
- Being rezoned.

Group 2

- Effect on local businesses, will we be pushed out or integrated?
- Infrastructure – 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.

Group 3

- Transportation.
- Businesses.

Group 4

- Area is unattractive and undefined.
- Land use.

Group 5

- The perception that industrial is bad.
- Transportation – volume, sidewalks.

Group 6

- Plan development process – renew and improve existing housing and business.
- Housing – provision to accommodate motel housing as well as mobile home parks.

Group 7

- Sidewalks, gutters.
- Traffic.
- Attractiveness.
- Bad mix [of] businesses.

Group 8

- Infrastructure.
- Transportation / traffic.
- Resident concerns about displacement (retirement / mobile home park).

Group 9

- Infrastructure: transportation, roads, drainage, railroads, power line, sidewalks, bike trails.
- Plan development process: all sorts of businesses, affordable housing, how [to] pay for, ComCor move out.

Group 10

- Housing – affordable senior housing.
- Transportation (creating too much traffic for North Nevada south of Fillmore / railroad right-of-way).

Group 11

- Please see [group's responses to Question 3] below: no trust for City's authenticity in listening to actual concerns.

Group 12

- Land value due to undesirable area – sand and gravel, industrial area, ComCor.
- Homeless – time frame?
- Sliver (?) business parking.
- Bad smell from water plant.
- Will this really happen?

Group 13

- ComCor.
- Better filtration from the marijuana grow facility.

Group 14

- Traffic flow on Nevada; University Village is tough.
- Funding of public improvements / bonds, and pray that the economy does not go south so the bond interest can be paid.

Group 15

- Area is "undefined" and unattractive.
- Housing.
- Land use.

Group 16

- Funding? Investors.
- Zoning?
- Transportation.

Group 17

- No control over our mobile homes because we don't own the property. If the owners want to sell we have no control.

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

Group 1

- How would be compensated if our homes have to be moved or relocation fees?
- What about the people whose homes can't be moved and are on a fixed income?

Group 2

- Infrastructure improvement could cause immediate positive changes to the area.
- Transportation improvement will allow the area to maximize its potential and will attract visitors to the area.

Group 3

- Businesses/jobs.
- History of the area.

Group 4

- Businesses/jobs (National Cybersecurity Center)
- Mixed use development.
- Parks, trails.
- Housing.
- Businesses.

Group 5

- Industrial seems [to create] lower traffic volume than retail – also improves trade deficit vs. *(illegible)*.
- Good I-25 access.

Group 6

- Health and wellness.
- Transportation improvements.

Group 7

- New revenue sources.
- Retail – groceries.
- Student *(illegible)*.

Group 8

- Integrate land uses – continue to south end *(illegible)* businesses blend to north industrial.
- Develop new businesses and jobs in area.

Group 9

- National Cybersecurity Center / UCCS support and connection.
- Trail connectivity and parks.

Group 10

- Planned housing and amenities.
- Location advantages.

Group 11

- Infrastructure improvements.
- Increasing the beauty of the area – fire mitigation.

Group 12

- Retail – job increase – Kum and Go.
- Redevelopment – professional office.

Group 13

- Cleaner neighbors.
- Closer shopping.

Group 14

- Traffic – growth of UCCS student population.
- Doing right by existing businesses and neighbors.

Group 15

- Small businesses.
- Safety.
- Housing mixed (income).
- Bus line.

Group 16

- Affordable housing / mobile home parks.
- Where it is zoned for housing, keeping it zoned for housing.

Group 17

- Leave the senior citizens alone.

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

Group 1

- If no affordable housing is available, North Nevada renewal won't mean nothing. There were no direct answers to our questions.

Group 2

- The current list addresses most of the major concerns but as planning moves forward there will certainly be additional elements that come up.

Group 3

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

Group 4

- Grocery store – Target, Natural Grocers.
- Green space, trees, grassed, landscaping.

Group 5

(No additions made to list)

Group 6

- Maintain view of mountains.
- Addressing fears of residents and business owners.
- Address the community’s lack of trust in our government.
- Improvement of infrastructure that could support existing uses and help them to be more viable.

Group 7

- Mass transit links to downtown, UCCS.

Group 8

- Blend in arts and cultural area – adds diversity to area.

Group 9

- Financing of project vision.
- Trail connectivity and transportation is huge.
- Define the project area look and feel and culture.

Group 10

- Walkable and bicycles.
- Affordable housing for seniors.
- Grocery store (Costco and Trader Joe’s are great, but a general grocery is needed).
- More parks – maybe a kids’ water feature.
- Boutique / family-owned restaurants.
- Community gardens.
- Sustainable emphasis in general.
- Keep our neighborhood favorites: Roman Villa, Navajo Hogan, and reinvigorate deserted historical places like “Horseman Magazine.”

Group 11

- *Totally ignoring the impact of this development with mass transit corridor through the residential portion of historic and ordinance-protected Old North End North Nevada.
- *Assuring elderly and impoverished residents are respected and protected in the face of wealthy developers.
- *Traffic plowing through side streets when problems arise on Austin Bluffs for Cragmoor neighborhood.

Group 12

- Modern conveniences.
- Fire protection – increase.
- Park at the dog track.
- Neighborhood Walmart.

Group 13

- Nothing missing from list.

Group 14

- Create frontage road on the east side of Nevada / railroad tracks to serve the traffic for UCCS – keep it off Nevada. Extension of Dublin Boulevard south.

Group 15

- Universal [*sic*] Village.
- Actual campus for ComCor.
- Special use for zoning overlay (flexibility).
- Grocery.
- Affordable senior housing.

Group 16

- Purchase of the railroad right-of-way.
- Overall City planning.
- Whoever tries to buy the businesses out must compensate accordingly for the loss of future earnings.

Group 17

- 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?