

# North Nevada Avenue Plan August 3, 2016 Community Workshop

## Summary of Individual Responses

Approximately 175 people attended the Community Workshop and all were provided with an individual response form. A total of 93 individual response forms were submitted. Individuals frequently included more than one response to each question and when they did, each response was categorized separately. The responses are summarized below.

### **1. Did you notice any ideas missing from the preliminary list of challenges?**

**Comprehensive preliminary list of challenges** – All of the challenges identified by workshop participants on their individual response forms were included in the preliminary list, with one exception: two individuals wanted to stop the growth and change. One individual commented the “Challenge is to put a stop to business growth, not to encourage it.” Another individual stated, “Just leave it alone, or at least where I live.”

*“Nice long list. Will these really all be addressed?”*

The challenges noted on the individual forms focused on a few areas:

**Traffic** – The flow of traffic and concerns about adjacent neighborhood impacts due to increased volume of traffic and mass transit were noted by several individuals. Traffic-related challenges regarding safety and walkability were also mentioned. A couple of individuals were interested in the future of the railroad right-of-way, with one suggesting, “Public transportation along railway, not on Nevada Ave.”

*“Loss of affordable housing. Clearly articulated impacted on nearby residents.”*

**Affordable housing** – The challenge of continuing to provide affordable housing, particularly for seniors and mobile home park residents, was noted several times. One individual suggested incorporating the ‘Age Friendly Colorado Springs’ initiative in this area, which encourages intergenerational housing.

**ComCor** – The preference for and challenge of relocating ComCor was mentioned by several individuals.

**Information** – Some individuals expressed a desire for more definitive information and answers, commenting, “Give examples,” and, “No one gave answers. Just went round and around.”

### **2. Any ideas missing from the list of opportunities?**

**Comprehensive preliminary list of opportunities** – Most of the opportunities identified on the individual response forms were similar to those in the preliminary list, with a few new specific ideas. Those ideas included a waterpark, pool, community event area, fire station, senior center, dog park, senior ‘villages’, tiny home senior living, data centers, gas station, grocery store, and a community garden. There were two UCCS-related concerns: “Plans for future growth to foster community, not just the needs of UCCS,” and, “Make sure that UCCS does not take over the area.”

*“Create a place that values the current businesses and residences as well as bringing in new ones.”*

Areas of opportunity that were specifically noted by several individuals on their response forms were:

**Mixed use** – Several responses mentioned mixed use and indicated a preference for “Houses, shops, stores, parks for walking and a mix community of seniors and young adults that can help one another,” and, “Live/work for all ages.” One individual said there was an opportunity for “Mixed use high tech business/housing/parks/small places to go for food and entertainment.”

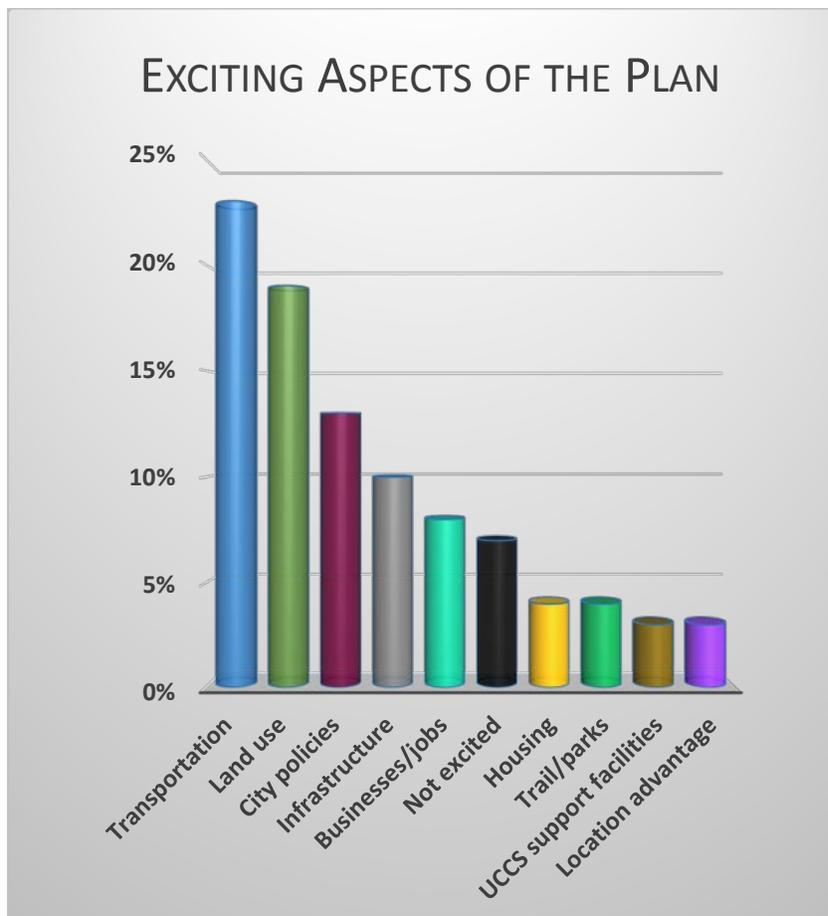
*“How do you create more amenities to make livable: parks, community commons, walkable?”*

**Green space** – Individuals were interested in the opportunity to add “Green connecting spaces,” suggesting, “Integration with businesses/university and neighborhoods/subdivisions. People living in the neighborhood should be able to walk to the amenities.”

**Affordable housing** – In addition to being noted as a challenge, individuals expressed interest in the opportunity to provide affordable housing for seniors and “...all social strata.”

*“This area is a treasure waiting to happen. The potential is vast and good.”*

### 3. *What excites you about development of a plan for the North Nevada Avenue project area?*



*“The prospect that we can make this area pedestrian-friendly and that we can integrate several land uses into a cohesive network.”*

**Transportation** – Individuals are most excited about transportation improvements, with 23% of the responses indicating they are looking forward to “Having sidewalks,” a pedestrian- and bike-friendly corridor, and improved traffic flow. As one person simply stated, “Better roads, sidewalks, and stop lights.”

**Land use** – Land use improvements were noted in 19% of individual responses. This includes cleaning up and revitalizing the North Nevada Avenue corridor, as well as excitement for a mixed use plan, where a variety of businesses and housing are planned in an integrated fashion. As one participant responded, “Bring a variety of people, environments, businesses and housing to create an area rich in community cultural history.” Individuals also wanted improved safety and reduced crime.

**City policies** – People expressed excitement about the plan itself and the opportunity to create a unique area for the community, as noted in 13% of the comments. One individual said, “The potential of a ‘very well planned’ area of Colorado Springs. Very few areas of ‘old’ Colorado Springs that have the opportunity to be redeveloped and become a joyous place to shop, eat, live and play. This area would be attractive to tourists.” Several individuals were excited that, “Finally, something is happening!”

*“The possibility of vibrant, fresh thinking in terms of urban planning, making some historical landmarks vital.”*

**Infrastructure improvements** – Ten percent of the responses indicated that individuals were excited to see infrastructure improvements in the area, including stormwater and drainage control, and to “Make it a beautiful functioning area.”

**Businesses/jobs** – People see the possibilities for expanded large and small businesses, restaurants and shops in the area, with 8% indicating this as an area of excitement. While some indicated an interest primarily in local businesses, one individual was excited for a grocery store. Three people see this area as a potential tourism draw.

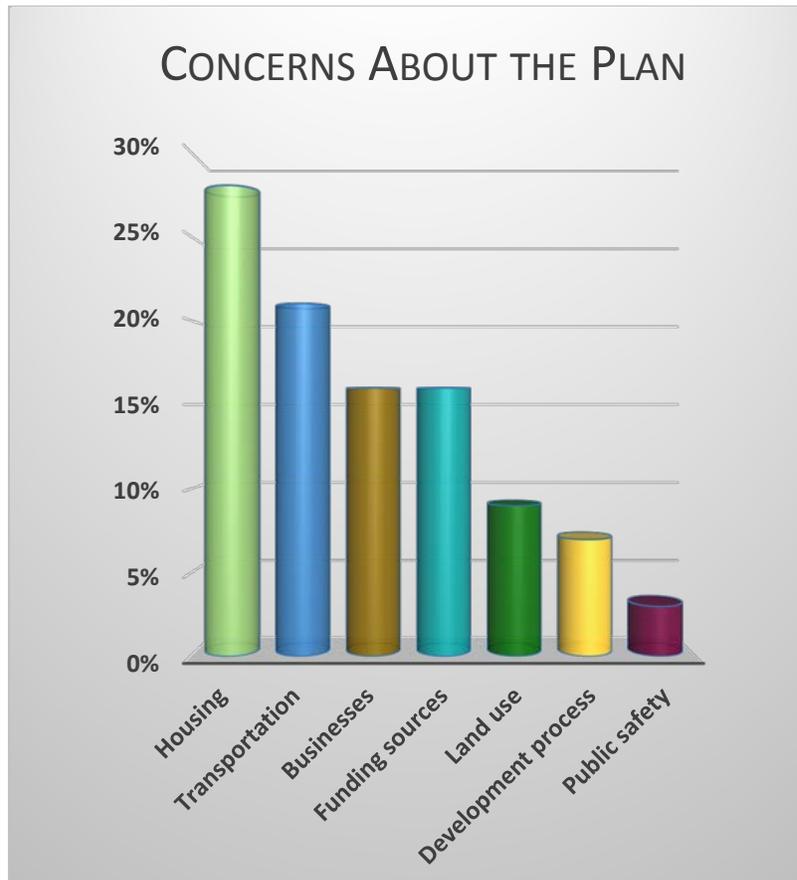
*“Local restaurants/shops – not chains.”*

**Not excited** – Seven percent of the individual responses stated they were not excited about the development of the plan. All of these were as a result of concerns about losing or not being able to afford to relocate their home or business property. One individual commented, “Nothing – will I become homeless at 70?” One property owner explained, “[I would be excited] if we could be paid 5 times the amount for which we purchased our building.”

*“I’m excited, but fearing losing our place where we live.”*

**Other exciting aspects** – Other aspects of the development of the plan that individuals were excited about which were mentioned less frequently were housing (4%), trail connectivity and parks (4%), facilities to support UCCS (3%), and location advantage (3%). Other topics reflected in less than 1% of the responses were arts and cultural focus, health and wellness, history of the area, and the National Cybersecurity Center.

#### 4. What concerns you about development of the plan?



**Housing** – Housing issues are the biggest concern about the development of the plan, at 28% of the responses. Fifteen participants who indicated they are residents of a senior mobile home park(s) in/near the project area expressed concern about being displaced. An additional seven people indicating concern that they would lose their homes. Affordable housing was also mentioned six times.

*“Loss of affordable housing for long term. Elderly residents of mobile homes. Too great a focus on business development to the detriment of residents”*

**Transportation** – Another area of concern was transportation, reflecting 21% of the individual responses. A significant number of individuals were concerned about the impacts of increased traffic on travel through the corridor and adjacent neighborhoods. Two business owners specifically noted concerns about maintaining the turning lanes into and out of their businesses, with one stating “It would

*“That the traffic issue is well thought out, that it takes into consideration future growth.”*

cripple my business if lost.” Several residents who expressed concern about traffic overflowing into the Old North End Neighborhood were also concerned about potential new mass transportation routes on Nevada Avenue.

**Businesses** – Concerns about businesses were mentioned in 16% of the responses, with many of the concerns raised about the potential loss of local businesses in the area through displacement. Some business owners were concerned about their ability to afford to relocate and potentially losing their business investment. One individual was worried about “Out-pricing reputable small businesses.” Another wondered, “What ends up happening to existing businesses?” There were several individual

responses in support of local and small businesses, such as, “My biggest concern is that chain stores will replace the small family-owned businesses such as Roman Villa and Johnny’s Hogan. These are unique to this part of C. Springs.”

**Funding sources** – Implementing the project Plan was identified as an area of concern in 16% of the responses. Individuals also wondered, “Who is going to pay?” and, “How long will it take?” Two people had questions about taxes – one asked, “Any Tax Increment Financing programs for implementing?” and another was concerned about “Raising our taxes to fund development.”

*“Follow through with plans, zoning, funding.”*

**Land use** – Nine percent of the responses mentioned a concern about zoning, with several specifically referencing the impact of any zoning changes on their residential area. One individual said, “The City will rezone our area and make our senior area close.” A land use-related frustration identified by a business owner was “The overwhelming expression of industrial being bad.”

**Plan development process** – Individual responses included 7% mentioning concerns about the Plan development process. One participant wondered about “Getting the parties together in getting it accomplished.” Additionally, three individuals indicated they think they will not be heard, with one stating, “The developer will have what they want and the citizens will be ignored as we have experienced in Cragmoor.”

*“I really hope that a good design to encourage community activity will be created. Mixed use and entertainment!”*

**Other concerns** – Other concerns about the development of the plan mentioned less frequently were public safety (3%), City services (1%), homeless residents (1%), and infrastructure (1%).

### **5. Thinking ahead 10-15 years, what short phrase would you like to be able to use to describe this area of North Nevada Avenue?**

The phrases shared by individuals on the response form were very similar to the descriptions on the preliminary list of vision elements, including:

- \* Lots of thriving small businesses with local owners.
- \* Balanced – well lived – all needs of life accommodated.
- \* Charming, interesting, safe area – multigenerational – to work, shop and live – it’s not just shopping!
- \* A beautiful and inviting area that complements the city.
- \* Revitalized, thriving.
- \* Young professional and creative class magnet.
- \* My place of security and retirement.
- \* Beautiful corridor that includes lots of housing and business opportunities.
- \* Family-friendly.
- \* Inviting. Hip. Respectful to community. Well planned – do not want 20 years from now to be disappointed in this plan.
- \* Core livable community between significant economic catalyst.
- \* A vibrant, healthy and diverse community.

*“Spectacular/functional.”*

*“Updated gateway to Colorado Springs. Campus feels like CU.”*

- \* Unique – no place like it.
- \* The best transportation solution of the state. Great shops with no hassle for parking.
- \* Mixed use – combined with UCCS.
- \* Green, cool, vital, more residential. A mecca for senior living.
- \* Well-designed and better public transportation.
- \* See this historic, renovated area of Colorado Springs that has been improved but retains the historical.

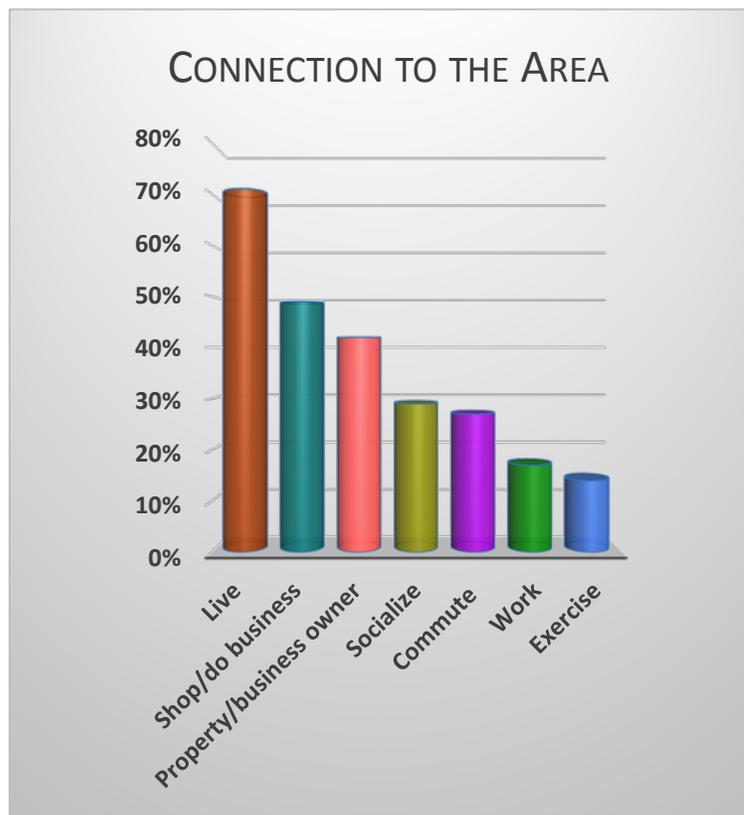
*“The place to go in Colorado Springs. Restaurants, jobs, hotels, townhouses, senior housing.”*

**6. What is your connection to this location?** (Note: Individuals were able to select more than one use of the area.)

**Comments about connections to this are** – One individual said, “Would like to spend time here.” Another noted a “Lifelong connection to this area.”

Separate from the individual response form, one person submitted a prepared proposal at the workshop and two people submitted comments after the workshop via email. (The proposal and the emailed comments can be found in the Workshop Individual Response Form verbatim document.)

One of these comments raised concerns that “...this will be just another plan that sits on the shelf and never really gets implemented,” along with the suggestion, “Since the City only owns the roads and a few pieces of public facility in this area, I think we need to focus on a street design that will catalyze the redevelopment we desire.”



Two of the individuals indicated a similar preference not to have large parking lots in the plan and instead recommended emphasizing trails/pathways, the view, and possibly providing a central, green square for pedestrian use. Another suggestion was for the area to have a ‘Mid-Century Nostalgia’ look and feel, focusing on the “...1950’s road culture still existing in the North Nevada Corridor.”