

North Nevada Avenue Plan

Summary of Survey Responses

An online survey about the North Nevada Avenue Corridor was made available to the community from July 11 through August 15, 2016. There were **589 responses** to the survey.

The survey was promoted through stakeholder roundtables, a postcard mailing, posters, business cards with a QR code, City of Colorado Springs social media sites, the City’s RenewNNAve project webpage, and at the first community workshop. The survey was also mentioned in The Gazette, on KOAA and KRDO television stations, and in some community organization communications.

The survey asked the same three questions that were asked at stakeholder roundtable discussions and the first Community Workshop. Additionally, survey respondents were invited to indicate how they are connected to the area, both by dropping a pin on the location where they feel most connected and by selecting from a variety of choices. They were allowed to choose more than one way they are connected to the Corridor and were able to fill in an ‘other’ choice if desired. The connection responses are summarized below. At the end of the survey, respondents were invited to upload an image from their phone or computer to show challenges, opportunities, or examples of other areas that reflect their vision for the Corridor. All images submitted are included in the Survey Response Verbatims document.

The survey response verbatims were reviewed to identify commonly-used terms, which are summarized below according to the categories previously outlined in the Project Area Challenges, Opportunities, and Vision Elements document.

Respondents were able to enter their name and/or email address in order to receive email updates about the project and were also provided a link to visit the project webpage on the City’s website.

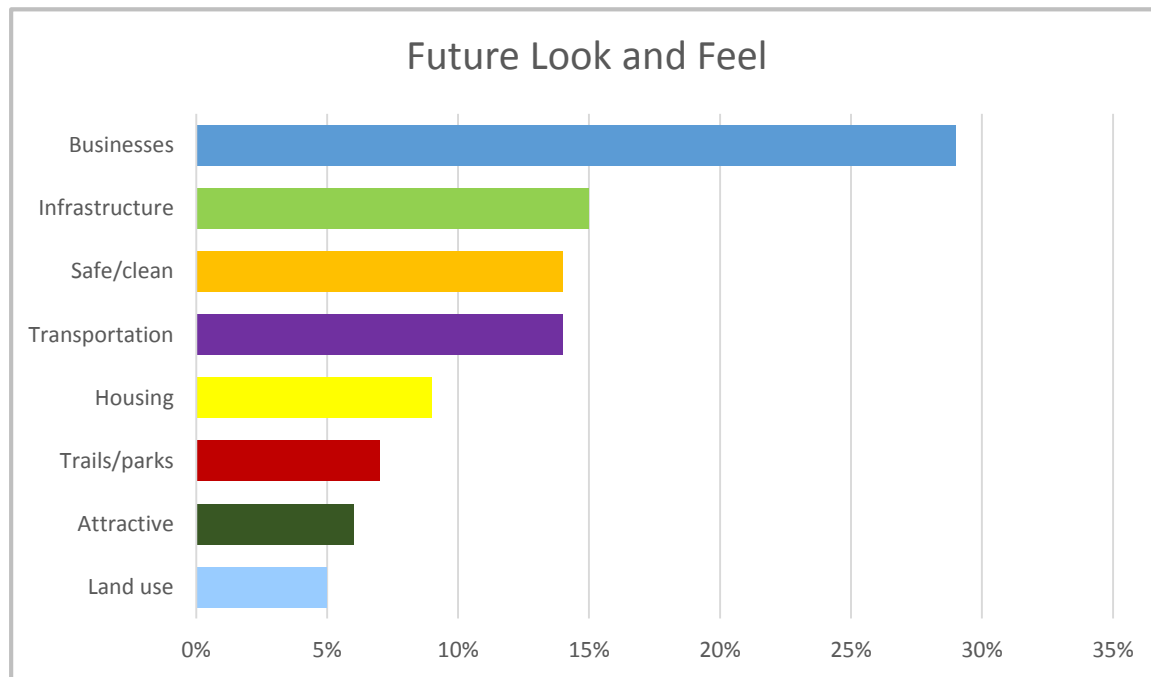
- 1. What is your connection to this location?** (Note: Respondents were able to indicate multiple connections to the area).

SUMMARY OF SURVEY RESPONSES

Shop/Do Business	358
Commute	261
Live	236
Socialize	129
Work	118
Exercise	97
College	87
Area Property Owner	52
School	16
Other	45
TOTAL RESPONSES	
	1,399

Other – Most of the comments in the Other category explained further where and how they shop, commute, and live in the area or very near the area, such as “I shop on North Nevada, north of Austin Bluffs, not this area. I also shop on Fillmore. Would shop here too if there were shops.”

2. How would you like this area to look and feel in 10 years?



SUMMARY OF SURVEY RESPONSES

Businesses – In looking toward the future, terms related to businesses and jobs were mentioned most frequently. In addition to business being mentioned, many survey respondents said they would like the area to have shopping/retail and restaurants.

While some indicated a desire for local, small businesses instead of chains and strip malls, others were interested in extending the University Village concept to this part of the corridor. Some also listed grocery stores and a theater. Mixed use(s) were desired by some, plus there were mentions of commercial, industrial, and manufacturing and of office use. Notably, cybersecurity was not specifically mentioned. One survey respondent said, “I would like this area to look like it does just a few blocks north by Pulpit Rock, the shopping center, and the college. The streets are well maintained; there

“Bustling and vibrant with health care and high-tech related businesses.”

“I would like to see the industrial sites updated and upgraded, as well as a greater variety of uses.”

are flower beds, nice sidewalks, and art installments along the road. There is a place to go hiking and trails nearby as well as places to eat and shop.”

Infrastructure – Survey respondents also frequently mentioned infrastructure-related topics. Specific needs such as roads, curbs and gutters were listed. Most terms related to improved infrastructure,

including: “not rundown,” “maintained,” “better,” “nicer,” and “thriving.” Some are looking for “Improvements in the streets, sidewalks, bike lanes and easement areas on Nevada.”

Safe, clean, welcoming – Clean and safe were mentioned in describing the preferred future of the area, as were “friendly,” “inviting,” “family,” and “welcoming.” As one person simply stated, “Attractive, inviting, safe.”

Transportation – Transportation, traffic, transit, and location terms were consistently mentioned by survey respondents. One person said, “I would like a bus rapid transit corridor that lays the groundwork for a light rail system.” Biking, walking, pedestrians, sidewalks and ease of and access/accessibility were also referenced. Some would like improved traffic and congestion as well as transportation links to downtown.

Housing – Housing-related terms included “housing,” “houses,” “residential,” “neighborhood,” “community,” “Old North End,” “apartments,” and “live.” The terms “senior” and affordable were mentioned only a few times.

“Green, clean, update with mix-use housing, parks, shopping and new homes. Bike lanes, trees and sidewalks.”

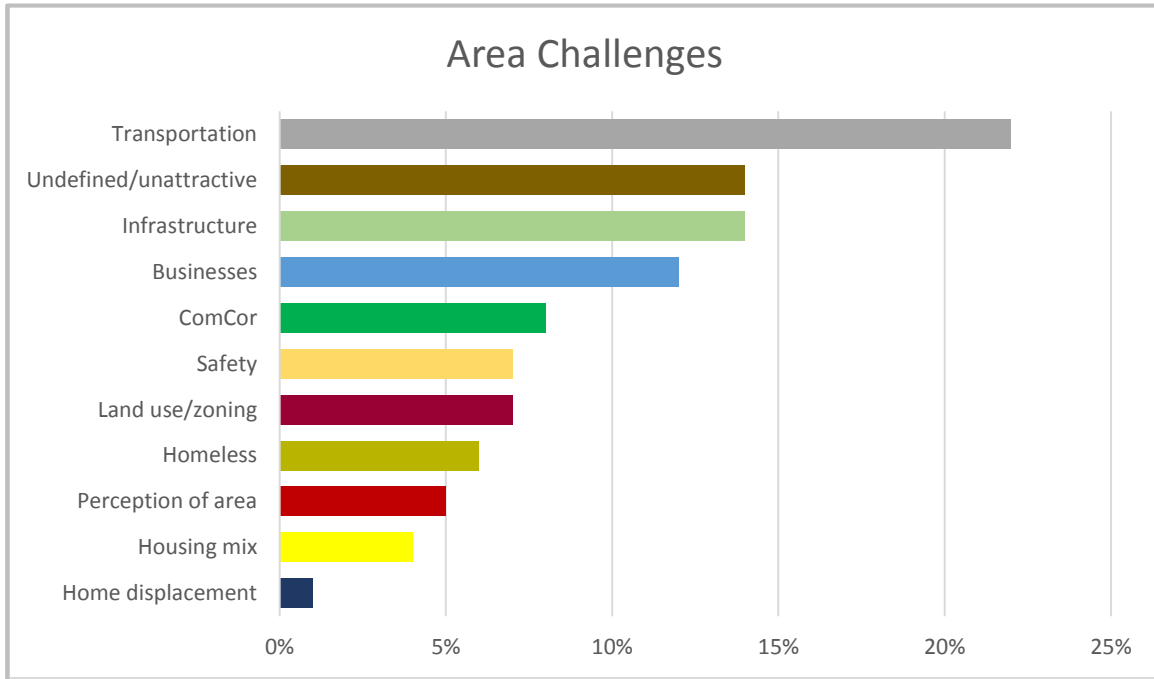
Trail connections/parks – Seven percent of survey respondents mentioned the desire for parks, “green”, trails, landscape, and connections.

“Make it an area we Colorado Springs citizens are proud of! Make it a place where out-of-towners want to come. In short, a destination!”

Attractive – Several responses described how the area should look, using descriptors such as “modern,” “attractive,” “historic,” and “beautiful”. Other descriptions were “upscale,” “unique,” “fun,” “retro,” and “different.”

Land use – Representing 5% of the responses, land use-related comments focused mostly on UCCS and its students. Other land use terms referenced removing the dog track and ComCor. The words “useful” and “functional” were also used to describe how the land could be used.

3. What are the biggest challenges facing this area?



SUMMARY OF SURVEY RESPONSES

Transportation – The most commonly mentioned challenge is transportation, representing 22% of responses to the challenges question. Traffic and congestion were mentioned frequently and challenges with access, biking, walking and lack of sidewalks were also noted. Less mentioned were transit/buses and street cars.

“Safely accommodating all transportation modes - high traffic volume + bikes and pedestrians.”

“The biggest challenge for this corridor will be making improvements without pricing current residents out of the area. Also, Nevada itself presents a dilemma, it's the primary corridor but it's also a barrier to non-motorized travel.”

Infrastructure – “Rundown” was a term often used in referencing infrastructure and also some businesses in the area. Roads/streets were noted challenges, as were curbs, gutters, and roadway shoulders.

Undefined/unattractive –Fourteen percent of survey responses focused on the condition of the area using these words: “old,” “poor,” “unattractive,” “ugly,” “cheap,” and “wanting newer.” The challenge of trash, dirt/dusty, and the area needing cleaned up were also mentioned.

Businesses – The motels and hotels in the area were mentioned as a challenge by survey respondents. “Figuring out where all those people in hotel rooms are going to live,” was noted by one survey respondent. The look and feel of industrial uses in the area was also mentioned as a business issue.

ComCor – ComCor specifically represented 7% of the responses. Although most comments were about moving ComCor, one person said “The nonprofit helping 'mostly non-violent offenders' is also vital to our community.”

“Vagrancy, dangerous traffic, decline in safety, decline in property value.”

Safety – Safety-related terms were cited as challenges. Some people used the term “unsafe,” but also mentioned the number of people walking, biking, and hanging out along the roads another. Marijuana/pot shops were noted a few times.

“The temptation to build more cheap strip malls and big box stores. North Nevada presents an opportunity being at the gateway to Downtown and the crossroads of a major University, the Interstate, and world-class parks. It deserves a long term plan with mixed use possibilities. We shouldn't be afraid to build higher than one story so that we can get the most out of the limited (and expensive) land there.”

Land use/zoning – Seven percent of survey responses mentioned land use/zoning-related terms, including college/UCCS and Old North End. One person suggested, “Take advantage of growing campus community, benefit UCCS and CC.” Other comments mentioned University Village, big box stores, and strip malls. Lack of services, shopping, were also mentioned. As one respondent noted, “There's no reason to visit it.”

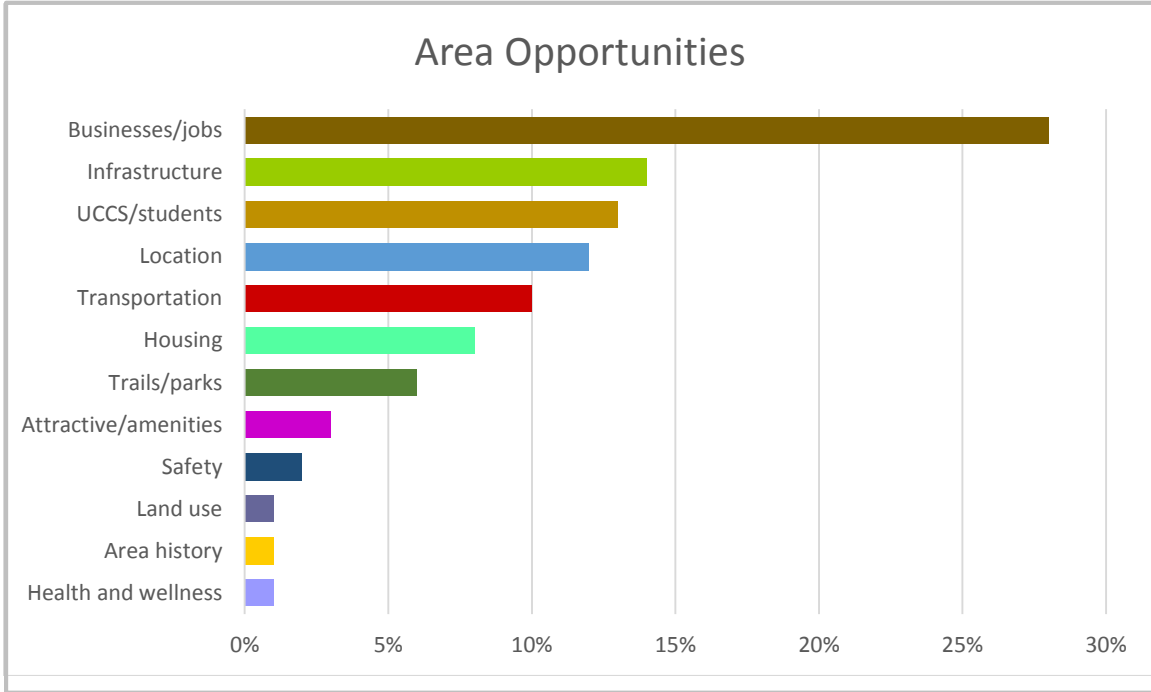
“Homeless and dangerous individuals roaming the area to the point you can't go past them into stores/don't want to go past them.”

Homeless – The challenge of homeless people in the area was mentioned less frequently than many other challenges. One respondent explained,

Perception of the area – The negative perception of the area was mentioned multiple times through the use of words like “crime,” “drugs,” “slum/ghetto,” “bad,” and “poverty”.

Housing mix/affordable/displacement – Four percent of survey responses focused on housing, including affordable housing. Mobile home parks were mentioned specifically a few times.

4. What are the biggest opportunities for this area?



SUMMARY OF SURVEY RESPONSES

Businesses/jobs – In looking ahead, many survey respondents focused on businesses as opportunities for the corridor. Shopping/retail were mentioned, with some calling using the terms “small” and “local,” while others mentioned University Village-type of businesses as an opportunity. Commercial, industrial,

“The majority of zoning is prime for industry. There is a good amount of existing industry, it should be expanded with more manufacturing.”

and manufacturing were also mentioned. Many people noted specific business opportunities, including restaurants, grocery, hotels and gas stations. One person said, “A showcase for local, small businesses. I’m so tired of chain stores that litter every city. We need some independent local businesses. Make it a place to that people want to shop. Make it a destination, not another strip mall

with the same businesses you can visit all across town.” Another person offered this suggestion: “There are no convenient banks, gas stations, neighborhood Walmart, or any other of this type of business that leads onto I-25 north. Perfect location for these type of businesses.”

“Landscape, remove old buildings, remove ComCor, add good retail and restaurants.”

Infrastructure – Infrastructure-related terms represented 14% of the responses. These included roads and streets,, but most were descriptions of hopes for the area: “new/newer,” “nice/nicer,” “redeveloped/developed,” “clean,” and “improved,” among others. “Growth/growing,” “thriving,” and “vibrant” were also noted.

UCCS/Students – Opportunities as a result of the area’s proximity to UCCS and CC were noted by survey respondents, including this comment: “UCCS!! What an opportunity, with that being the fastest growing university in Colorado. This could be a thriving stretch of Nevada, which seems like a very natural way for this corridor to grow/evolve, as it is truly the stretch in the most need of a serious overhaul. Very exciting to think what this could grow into in the next 10 years...” Survey respondents also mentioned a desire for college-oriented nightlife and hang-out places, with one saying, “Thousands of UCCS students and other university personnel looking for a place to meet in the evenings or places to have social meetings after work.”

“Development of greater community connection with UCCS and its sports/arts/cultural events.”

“The view! Look at that mountain. Look at the space! This is sometimes the first thing visitors see as they get off of I25. Yuck.”

Location advantage – The area’s location was seen as an opportunity by 12% of respondents. Terms related to the location advantage included “location,” “downtown,” “connect/connections,” “I-25,” “central,” “gateway,” and “view.”

transportation-related words such as easy, quiet, transit, and street car/trolley made up 10% of the responses. One survey respondent identified the transportation opportunity as “Connectivity, connectivity, connectivity. With connections between the Pikes Peak Greenway, Sinton Trail, Templeton Gap Trail and the huge opportunity to create world-class on-street bicycle infrastructure that would connect the huge number of retail, food, work and recreational destinations, Colorado Springs could create a fantastic and very appealing zone.”

Transportation – Access, traffic, biking, and walking were all seen as an opportunity. These and other

Housing – Housing and related terms, including “apartments” and “condos/lofts” were mentioned, as were “live,” “neighborhood,” “residential,” and “community.”

“Businesses, apartments, walking, parks.”

“The old railroad line could be made into a beautiful green way with a bike path/sidewalk connecting North Shook’s Run with Austin Bluffs and the trails to the North.”

Trails/parks – “Location! It is prime real estate and provides great connection points to major roads as well as having access to open spaces, parks, and greenways,” was a comment about the trails/parks opportunity. Six percent of respondents mentioned trails, green, parks, athletic/sports, and creek.

Attractive/amenities – Descriptive words such as “beautiful,” “attractive,” “unique,” “different,” and “upscale” were mentioned by respondents in considering the future of the area. Also included were mentions of visiting/tourism. One person suggested, “It could totally be transformed and be a huge asset to Colorado Springs if done right.”

Safety – Safe, plus other related terms of family and friendly were mentioned 2% of the time.

“A new start for that area and an area where parents of college students would not be afraid to leave their children.”

Other opportunity topics

Land use – A few survey respondents mentioned removing ComCor. They also mentioned the dog track, suggesting removal and replacement ideas, such as, “Can use the greyhound park for a modern athletic venue.” Another comment noted there is “Lots of open space for development.”

Area history – The opportunity for an historic corridor and continuity with the Old North End was made up only 1% of the responses.

“Convenient, central location in Co Springs ripe for infill development. Close to UCCS, I-25, and Penrose Hospital.”

Health and wellness – Medical facilities also represented just 1% of the responses. One survey respondent saw the opportunity as “The [National] Cybersecurity Center, UCCS sports medicine facility could draw complementary businesses.”

Existing homes/businesses – Housing affordability was mentioned very few times. “Near Penrose hospital and Lincoln Elementary is a nice place for affordable senior housing,” was made as a suggestion.

“This area could be an amazing place for locals and UCCS students to hang out, shop, work, and live at. There could be shopping, restaurants, activities, and affordable apartments!”

National Cybersecurity Center – Survey terms about cyber opportunities were mentioned just a few times by survey respondents. One person said, “Retail and service oriented businesses opening as a result of Cyber Security center and UCCS.”