

# North Nevada Avenue Plan Community Roundtable Discussions

## Mobile Home Park Managers July 11, 2016

### Discussion Notes

#### **1. *What do you think are the biggest challenges for this area?***

- A lot of homeless.
- Homeless and ComCor.
- ComCor. They are trying to reintegrate people, but many are not and are bringing in that criminal element.
- People are walking on foot so they are cutting through my mobile home area. Residents have a lot of concerns, especially late at night.
- Safety issues. Trespassing.
- The homeless approach tenants.
- Some people try to help the homeless and get taken advantage of.
- They [homeless] jump the fence, even a 6-foot one, and go through the mobile home park property.
- A lot of people ask what they can do.
- Awareness of ComCor in the area tarnishes the image of our mobile home park and the perception impacts sales of homes.
- Beautiful college campus area and Old North End area, so should move ComCor out of the area in-between.
- Traffic. In rush hour at the Austin Bluffs light, you sit at that forever.
- Winters is hard to get through.
- Cascade, Winters, Nevada, all can take 30 minutes to get through lights. I've almost been hit by drivers when I'm working out in front of the mobile home park.
- Truck traffic, truck route. When it gets backed up, they go on Cascade and it is tearing up Cascade. The police can't get to it to patrol it, so it's a snowball effect.
- Foot and bicycle traffic. There is a phenomenal amount between Fillmore and Garden of the Gods on the west side. Do an 8-foot sidewalk – that would be nice. Tie it into the trail system nearby.
- Drainage – all the water runs down toward the creek right through Monument Creek Mobile Home Park. All the water goes west from Nevada.
- There is a problem drain by ComCor, at Winters and Panoramic Mobile Home Park, that gushes up a couple of feet when there are heavy rains or ComCor uses a lot of water at once.
- The drugs and drug element go with the homelessness and ComCor stuff. It's sad that City Planning is not being more proactive by allowing marijuana shops. What is the City's goal? They are just squandering it. Police activity would help.
- There are at least four marijuana shops in the area, one is new and one is at the dog track.

- Foot traffic of people looking for meth. I have one house in the park and police haven't been able to help.
- People who move in ask about police response time.
- One of the biggest issues is police response time being slow. They are spread thin, and it takes 1-2 hours when you have a threatening situation. You don't want to, but have to take the law into your own hands sometimes.

## **2. What are the opportunities you see for the area?**

- A lot of vacant properties in the area, so a good opportunity to bring in new.
- The old Lincoln Elementary School was vacant and is now nice.
- UCCS has the ability to draw a lot to the area. Business nearby such as BMW, Lowes, Kohl's, and new medical facilities have all done extremely well. One strip mall had a very nice facelift. If the City works with the businesses, they can make it better. Reduce the red tape and do business incentives.
- Railroad right of way on east side is under power lines, so not sure what you can do. Maybe transportation, trees, trails, a farmers' market. It's narrow, so tricky. You don't want to attract a bad element.
- Connect to trails.
- Winters/Nevada/Cascade improvement opportunity. On the south side, a neighboring business added trees and homeless people go there to do their business. Put more dirt in for better drainage flow.
- Curbs will help with all the gravel on the roads. To be pedestrian and bike friendly you need accessibility to shops and stores.
- Creating jobs will be good.
- When improvements happen, businesses will improve and do better, attracting money and jobs.
- Business incentives would be good.
- Leverage college studies, such as labs and research.
- There is kind of a space issue for businesses wanting to expand.
- Businesses need all the help they can get. Enhance and make the area more beautiful to improve their foot traffic and sales. Also helpful for manufacturing companies.
- Leverage the National Cybersecurity Center throughout, with a connection to the defense industry.
- Medians with trees, lighting, street lights. Use common sense regarding the width of the road – not so tight. Make it easy to get in and out of businesses. Good biking and walking with good lighting.

## **3. How would you like this area to look and feel in 10 years?**

- Clean and safe.
- Clean and safe.
- Bicycle and foot traffic friendly.
- Leveraging National Cybersecurity Center is a phenomenal opportunity with technology businesses.
- If we have more jobs, the whole city will thrive. Make it a high-tech and defense corridor. It's a good location with several access points. Have affordable housing and be business friendly. We already have lots of trails and parks, so I prefer a high-tech corridor with some manufacturing companies.

- Hard to picture it as something other than a business corridor. It would be cool with trees and local businesses that stay open after 8 pm.
- Almost like a boardwalk feel. Leverage the energy and feel with restaurants, strolling, lighting. If it's a truck route, it may not fly.
- If you widen Nevada, then there will be more traffic.
- Don't narrow Nevada. The unintended impact is people taking side streets. Speed limit should be 25 mph.
- Set back businesses if they have to maintain aesthetic appeal. Not just dirt in front of their business.
- The slope of the road makes it hard, but if they could clean up the right of ways, it would make it more attractive.
- If good businesses get in there, hotels will clean up. Today, they have to stay in business so they may only attract a certain element.
- Shoplifting is an issue due to elements in the area. It's a major problem in attracting businesses.
- Drive-in movie theater.
- Outdoor amphitheater.
- Draw people to the area – by the lake, outdoors, a farmers' market.
- Farmers' market is a good idea.
- Draw in more people so other people are not scared to be in the area.

**4. Ten years from now if you had an out-of-town guest and you wanted to encourage them to visit the North Nevada Avenue Corridor, how would you finish this sentence: "You should go to North Nevada Avenue because it's..."?**

- Nice.
- Beautiful because you can stay at a hotel, choose from 8 restaurants, stroll and watch the sunset at a brewery.
- Really nice view of Pikes Peak so businesses could do well.
- Safe. Can walk, ride or bike.
- Great place to spend time. Hang out in the amphitheater and go to a restaurant.
- I wouldn't do that if it's a business corridor, only if it's like the University Village area. Great if it brought in a bunch of new jobs.
- Other Colorado cities have done a great job in rallying around their college's areas, with support for activities and restaurants.
- Leverage the nearby medical facilities. Be senior friendly – make sure they don't feel nervous.
- I want to be blown away by the changes in 15 years.
- Ten years ago, they said the shops were going to be built south of Garden of the Gods, but they ended up north in University Village.
- They have done University Village well. Possibly student housing. Support the University by cleaning up the area.

# Area Neighborhood Association Representatives July 12, 2016

## Discussion Notes

### **1. *What do you think are the biggest challenges for this area?***

- Traffic. Historically, it has been a transportation corridor. High volume of traffic. Plans for the trolley are exciting, but have been around for 20 years.
- Transit. We're trying to get buses off Nevada, they were moved there in May. Goes right through the historic district. People assume this project was pushing them to Nevada, since new developments would want transit. Move the high, rapid transit to I-25. For regular buses, we want them more evenly distributed. The street car would help with even distribution, but we want them to look historic.
- Is there a reason for street cars? They went away due to buses. Sentimental, but not a value for transporting people and infrastructure costs would be high.
- At the University of Tennessee, they have buses that replicate old street cars. It's so wonderful and they don't have the infrastructure costs. It revitalized the city. We need that in Colorado Springs. They closed off a section in downtown and have walkways, trees, wrought iron – it's a lively, welcoming destination.
- Boston has buses like street cars, too.
- Some of it is a little run down, some is not. The appearance of the buildings. Part is conducive to walking and biking and part isn't. It should be the whole way.
- Students and faculty use the area to bike to class and work.
- Use cinder paths and rails so cars can't park. In Virginia, they used a split rail fence to define a path. Cinder is better on your feet than sidewalks.
- Great to redevelop the corridor, in desperate need. Needs to be a good neighbor to Old North End by distributing transit and traffic. Cars already use Nevada as a straight shot.
- Colfax received more than \$2 million in historic grants to redevelop the area. Nevada is a distinctive and unique corridor and should be looked at as a whole vs. piecemeal. There should be a core vision for the corridor. There is a plan put together by Old North End architects Greg Friesen and Mark Nelson and they should be talked with.
- Zoning. There are porn shops and liquor stores, especially near Fillmore. Not family friendly, the type of crowd that gathers in that area. Seedy motels, drugs are a draw for nefarious activity.
- Huge issue with urban campers along Monument Valley Park and the old Rock Island Railroad tracks. With the flow of them, other people don't feel safe. It's a crime nexus. I would like the plan to address this.

### **2. *What are the opportunities you see for the area?***

- I like how the Old North End is on a grid system to even out traffic. There are fewer lanes but more roads.
- Nevada is the most historic corridor in the city.
- A boulevard with separate lanes for bikes. The right of ways are not standard. Maximize them for street trees and sidewalks.
- Extend what's been done in the University Village area, with medians, trees, underpasses. It would be a beautiful space.
- The Kmart parking lot is huge and never full. Use the front part for trees, etc. Use a slice of land from the dog track for a fun business, maybe a dog grooming place.

- Burlington North right of way should be purchased by the city. Link it to the Templeton Gap trail with an underpass. The light at Mountview Lane and Nevada is tricky and needs cleaned up.
- Underpasses are less expensive than overpasses.
- If parking is on the back side of businesses, you can keep Nevada serene with less traffic. People would want to go and shop. It would be a destination.
- Is the concrete yard staying?
- Mixed zoning so people can live there and shop. Be able to walk so you don't have to drive elsewhere. Millennials like this. It would be self-sustaining.
- Community development is needed there. Grassy areas, inviting.
- Belmar development was successful as a live, work, shop area. We should do more of this.
- Discourage marijuana through zoning. It doesn't reflect well for the city.
- There have been previous studies regarding the correctional facility. It needs to be moved, but it has to go somewhere.
- Redevelop the dog park. Suggestions include:
  - A park
  - A sports area
  - A large park for gathering
  - It's near Templeton Gap trail
  - Bikers, walkers, students can use
  - The trolley could stop there
- Live, be, work – the entire experience. We can definitely reclaim this.
- Stapleton took a massive area of pavement and turned it into something beautiful.
- National Cybersecurity Center will be in the area. Suggestions include:
  - High-tech feel to the area
  - It should stimulate local housing as a place their workers can live
  - Don't put a high fence around it
  - High-tech jobs would be good
- People don't have to live right on the transit line, but close.
- The city should offer tax increment funding in order to encourage national chains and other businesses to come there. Benefits the community with jobs.
- I'd rather see housing and a community than large businesses. Smaller businesses, parks, play areas - like Stapleton, with mixed use.
- Get rid of the asphalt and dirt.

### **3. How would you like this area to look and feel in 10 years?**

- Green.
- The theme of 'historic corridor'.
- Mellow.
- Vibrant. People living there so things are going on night and day. 24 hours. Mixed use.
- Bicycles, walking, jogging.
- Creeks run behind the streets and are dumping grounds now. Connect to the creek and the trail.
- Do a grade-separated interchange at Garden of the Gods and Nevada. It would serve the college and businesses well.
- Try to bring the history from the Old North End to the area, like the street lights. Make sure everything is tree-lined.
- Businesses close to the road with parking behind.
- Access from alleys on Cascade.

- Boulevards, tree-lined, safe.
- On-street parking makes people feel safe and go slower, since cars are pulling in and out.
- Speed limit? Suggestions range from 20 to 40.
- Continue medians from the Old North End. That will slow traffic down.
- Go towards charm. Interspersing boutiques and restaurants.
- All buildings don't need to look the same.
- Signs that tell the history.
- Look at the corridor as a whole and maintain character throughout.
- A parcours would be interesting somewhere, and slows people down.
- Outdoor spaces. Outdoor and rooftop eating to enjoy the Pikes Peak view. Create a system so people can move between all of the fun areas, including downtown.
- Look at the River Walk in Pueblo. They incorporated history throughout. We could focus on our relationship with the Olympics.
- Incorporate waterways, like the pond and creek.
- The Templeton Gap water diversion could be made into an amenity.
- Preserve the viewscape so we don't lose our Pikes Peak and Garden of the Gods view.

**4. *Ten years from now if you had an out-of-town guest and you wanted to encourage them to visit the North Nevada Avenue Corridor, how would you finish this sentence: "You should go to North Nevada Avenue because it's..."?***

- It's fun to be in. A lot of activities, open space, coffee shops.
- Good shopping.
- Historic.
- Interesting. Things to draw your attention.
- Fountains. A destination to eat and bring your families. Inviting.
- Beautiful and inviting.
- Easy to get to. Can walk with your family.
- A turning point in the history of Colorado Springs.

# North Nevada Avenue Area Business Owners July 13, 2016

## Discussion Notes

### **1. What do you think are the biggest challenges for this area?**

- ComCor transient people.
- You can put five checks after that [ComCor transient people].
- It's a major issue [ComCor transient people].
- They are transient on the properties. Knocking on doors at all hours. Not sure how they scale the side of the river to climb over, but they do.
- Homeless.
- Homeless.
- The homeless come to our trash receptacles. You can see them all over the road like ants. Real problem with ComCor.
- Homeless people come in to use our restaurant restrooms and to shower in there. We've had to institute policies to allow customers only to use the restrooms. Panhandlers on the bench in front are a problem. They are a threat to our employees at night.
- It's scary and threatening to customers.
- At the NW corner of Winters and Nevada, ComCor made such a mess that the bench was moved and garbage cans added, but it's still a mess. My staff picks up stuff, but I've warned them to be careful about syringes, since we find those regularly. They put cups in the fence. Transients cut through our lot, even though there is no outlet – then they climb the fence instead of going around and have cut the fence. Some vandalism. ComCor had to stop giving apples and oranges since the people were throwing them. They have buried things. A lot of that kind of stuff has been happening for years. ComCor is sorry about it and they try and police it. But we see it every day.
- ComCor speaker system disrupts our customers – they get shook up by what they hear.
- Transient people set a tone for all the work that has been done. Further north doesn't have that problem due to the patrons in the area. Gotta clean up the area so businesses will want to invest there. Now there are employee and patron concerns.
- Need areas where it's safe to get across the road for both cars and pedestrians. We call it 'frogger' or suicide to cross Nevada. You have to make eye contact before you cross. Add turn lanes, clean stuff up, fill potholes. Keep parking on Nevada in front of stores. Clean up dirt and weeds.
- There is a glaring lack of sidewalks for bikes and walking. So much room that it can accommodate it. If that is improved, college students will use it.
- The opening of University Village has increased traffic ten-fold. Traffic backs up so far on Nevada.
- All that traffic could lead to destination businesses.
- Don't forget, this was a highway. If anything happens between Uintah and the Highway, this area gets overloaded. With development, they will have to watch traffic flow in this area.
- In front of our shopping center, there is a big dirt lot. It would be great if it was used – it's dead land.
- The floodway doesn't seem to have been extended to the area. Water is not free-flowing to the creek.

- We have 900 members and the more information they have about the project, the more helpful it will be in explaining.
- Drainage. Water comes from Austin Bluffs to our property. Both side neighbors are blocking the water, so it all comes to us. It is draining off the street.
- Everything [water] goes east to west. It goes right through our property, causing erosion.
- Ownership responsibilities – they need to take care of things. Run-off is a problem.
- I saw some plans 10 years ago that showed everything going from the college and expecting 28,000 students. They also talked about making it the main entrance to Colorado Springs from the North. Are they going to try and push some of us out?
- Widen the road.
- Drainage problem is huge. Some sewer pipes overflow. Sidewalks for consumer traffic. It's not conducive to walking. Traffic turn-off lanes are horrific. Lighting. Trucking traffic is so bad it damages the roads, signs, etc. The city needs to use ice at intersections. It's almost like they forgot this area.

## **2. What are the opportunities you see for the area?**

- Sidewalks.
- Improve drainage.
- I think it's going to be all or nothing, like University Village.
- It's a very industrialized area, run down, like the dog track. It would require completely wiping out and starting over. It's not all commercial, but industrial.
- Better roads, traffic control, lights. ComCor gone.
- Landscaping design implemented. Sewage and drainage are the major, number one issue. People ignoring us. Each one of us has 25-30 residents and safety is an issue. It's a complicated area, not all commercial.
- If you go from the bridge north and put in decent lighting, roads, sidewalks, and landscaping, it's just a Band-Aid approach. Weeds will grow and it's not cleaned up. It would look a lot nicer if the city would take care of it.
- Take into consideration, some of us have 18-wheelers, so you can't take the roads down too much or we'll block all lanes when turning. It needs to accommodate semis.
- Street car is a great idea.
- I heard the college has surveyed and purchased property to have a street car from UCCS to downtown.
- Take out the railroad tracks in front of the power plants and cut down the weeds. It would be dandy to make it a green space or trail and a good start.
- The dog track is a big player in this since they are on a large property.
- Nevada was a state highway for years, but the city doesn't keep it up. Needs a scrape and revitalize like University Village.
- There is a potential crisis coming up if Kmart goes away. It would be an eyesore.
- National Cybersecurity Center? Suggestions include:
  - The impact from a large number of employees
  - Good opportunities for businesses in the corridor
  - Increased traffic will be a bigger nightmare than it already is
  - A lot of highly educated, highly paid people will need restaurants, gas stations, businesses
- Our whole inner city needs to be cleaned up and done like University Village.
- Housing? Suggestions include:



- No housing
- No, they will want higher end housing
- Yes, dorms, college housing, and they need places for students to go if it's going to be the biggest in the state
- This will turn into a younger place.
- Great [to be younger], if we're not pushed out.
- It's inevitable that it will be younger.
- Everything I have – my income and retirement - is in my properties. It's scary. They could shut me down. My business wouldn't fit in a University Village type of area.
- If the university goes really crazy, the dog track is the perfect place for a stadium – football, baseball, sports. It's kind of semi-downtown.

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

- Question not asked due to time constraints.

**4. Ten years from now if you had an out-of-town guest and you wanted to encourage them to visit the North Nevada Avenue Corridor, how would you finish this sentence: "You should go to North Nevada Avenue because it's..."?**

- Question not asked due to time constraints.

## Business Groups' Members July 21, 2016

### Discussion Notes

#### **1. What do you think are the biggest challenges for this area?**

- Lacking infrastructure. Pedestrian. Resizing for vehicles. Safe crossings. Transit.
- On Mount View, safety is a concern. Students want to bike and walk there but don't feel safe. There has been some prostitution near the 7-11. The liquor store of choice for students is on this street. It's near where the UCCS students live. It is the main connection point to get to UCCS without having to go on Austin Bluffs.
- ComCor is an issue regarding safety. They have to walk. We have to have doors locked at all times at our business. The homeless are an issue as well. The homeless sleep in-between buildings and want to use the bathrooms.
- For safety, there are no sidewalks so you have people walking, biking, and traffic all together on the road.
- Since we have big semis, there are challenges due to not enough turning access.
- Originally the University Village Center plan was in this area, too. There are drawings that exist of roadway solutions. It contained some controversial components, like taking our parking lot for a roadway.
- Some businesses, like Navajo Hogan, you're never going to move it.
- If there are businesses students are interested in, there needs to be a safe and easy way to cross the roads to get to them.
- Pedestrian and bike safety – a lot of inconvenient connections in order to move around the area. Especially for residential use, it would need to be addressed.
- Very flat area so water doesn't run off. Plus, a lot of impervious surface. It just collects a lot of water. Good road design and infrastructure will solve that.
- Mobile home parks provide affordable housing and you would need to keep providing that. It can be compatible with dense apartments and other creative solutions.
- University Village is built out. If you want to keep coming down Nevada, you have to come through a lot of things. If you're going to do it nice, you'll have to move the trailers.
- There is a housing issue – where are you going to put all of the students?
- You can't walk. It's an issue with traffic. There is a lot of road.
- Marijuana concerns. Worried about the homeless.

#### **2. What are the opportunities you see for the area?**

- Some buildings are valuable.
- There is a mix of buildings – modern-day and old. And mixed uses. I see this as an opportunity.
- Great looking bridge.
- Pikes Peak view. You may not be able to see it from the road, but offices would like it.
- I had a concept I was working on with UCCS. In the Expo Center building, create an innovation center for a hub, with the next area of growth for spin-off companies at the dog track area. Then, take Mount View to a college type of district. It would keep the core manufacturing businesses there, create an innovative retail millennial feel. There would be a bike corridor, where you create a different feel along this path.
- You need more student housing for UCCS growth.

- Some developers are quickly adding student-type apartments/housing. Multiple people are interested in building efficiency apartments. I think there will be plenty of privately built housing.
- It needs to be innovative and artsy, with Mom and Pop shops for millennials – not more Costco’s. It’s a big opportunity.
- Good active space needs parking. Mark Dabling and Goose Gossage would be good to tie-in and build onto parks. There is enough space to add to the parks system.
- Mixed use tends to lead to retail and residential, but offices and manufacturing are needed, too. Use it for manufacturing in a unique mixed use area. Don’t just convert them into other things.
- Huge opportunity for Artisan manufacturing, like the ski industry. Specialized industries would be good.
- Occupational acceleration – help educate and train for jobs. Let’s do things differently. This could be a whole different level of integration with UCCS students. Industry needs to step up to the plate. Huge skills gap with retirements in manufacturing industry.
- In the National Cybersecurity Center, have a ‘Cyber Manufacturing Acceleration Center’, with a goal to identify areas across the street for industries to grow. Integrating virtual manufacturing is a revolutionary opportunity.
- The UCCS Bachelor of Innovation is the only one in the world. Students would want to be a part of this and would work and stay right here. Offer internships and part-time jobs.
- UCCS does not have a student bar. We need to have one students can walk to. Consider what UCCS can do. We don’t have a tap room, either.
- UCCS is no longer a suitcase college.
- Manufacturers can work together to have a look so there is a good fit with the area.
- I don’t think you’re going to want retail. Kids get boxes in the mail. It’s changed so much.
- We moved our business to be near Costco and University Village.
- College students love University Village and use it.

### **3. How would you like this area to look and feel in 10 years?**

- UCCS will need room to grow. It has to go beyond land they already own. Their master plan fills out their land.
- Could tributaries off Nevada be like Pearl Street in Boulder? One or two of these would be good.
- Experiential retail.
- Small businesses.
- Be really intentional about how mixed use and manufacturing comes together. You need to be prescriptive regarding what it looks like, density, etc. It’s not going to happen organically. You have to have incentives and good planning.
- E-bikes are a big student initiative.
- Not all of us get around that way.
- Need bikeability and infrastructure.
- The street car idea is cool if they can make it happen. It has to work with the plan – cozy vs. modern.
- You’ve got to have room for all – bus, bike, walk – a total infrastructure plan.
- 16<sup>th</sup> Street Mall type of transportation would be cool. Create an ‘Uptown Area’.
- Is the waterway/creek going to be a part of the plan? If that is part of it, it would be great.
- ASU made a lake from a dry river bed. It created open space and a college area.

**4. Ten years from now if you had an out-of-town guest and you wanted to encourage them to visit the North Nevada Avenue Corridor, how would you finish this sentence: “You should go to North Nevada Avenue because it’s...”?**

- Accessible.
- Awesome. You can walk, there are great breweries, makerspaces, and restaurants.
- Young. Innovative.
- Innovative. New.
- Not just young – if the place is great, we’re going to go, too. They need our money.
- Unique tie to the artsy University area, so they feel young again.

## Business Groups' Members July 27, 2016

### Discussion Notes

#### **1. What do you think are the biggest challenges for this area?**

- There is a mix of different things. The area seems to have a lot of different uses.
- Figuring out what the conforming zoning will be and how to implement that. It will impact a lot of things today, based on the zoning today. Marijuana is an example.
- It's very ugly.
- It's already very congested and increasingly so.
- People speed, traveling at interstate speeds. The wide road is a factor.
- Traffic is heavy.
- Bus transit is being wildly opposed by the Old North End. It was a state highway, so people shouldn't be surprised.
- Today there was an accident on I-25, so I took N. Nevada to get around it. It's commonly used for this.
- Utilities and lack of broadband are a challenge. We're talking to companies in the area that need broadband, so they'll be involved in the process early. From Garden of the Gods to Fillmore, this is an issue.
- The National Cybersecurity Center will struggle with a lack of broadband. It's going to take some infrastructure funding.
- The Expo Center is expected to be there through Q2 2017 and the National Cybersecurity Center is still being defined. It's being treated like a start-up.
- Overall, it's challenging for economic development efforts since we really value property rights in our city. We need to figure out an industry cluster that can provide some federal funding to help incentivize.
- Funding is always an issue.
- No sidewalks, ADA mobility, all kinds of issues. Railroad right of way. A lot of negative issues. I'm glad we are doing this.
- If you want to change the truck and traffic route, you'll have to be able to shift the traffic to Mark Dabbling or else you'll have to leave it as is.
- University Village is a mess; you can't turn for six light changes. Just wait until the rest of UCCS is built out.
- You're going to have to shift the traffic or keep it as a business corridor.
- Transit is needed to help with the traffic issues. A cultural shift is required and this project is a big opportunity to make the shift to using transit.
- Transit needed to downtown and the Catalyst Campus.
- Transit needed to UCCS.
- There has been a transportation conversation regarding creating a mini-hub on N Nevada, so you can leave your car or bike there to take mass transportation.
- What are the plans for the intersection at Nevada and Austin Bluffs? UCCS wants the intersection safer for students.
- At the end of the day, you can't depart from the constructs and buildings that are already there like the old Current and TRW buildings. You're not planning a clean sweep, right?
- A huge challenge is the trailer parks. A lot of other city redevelopments didn't have that.
- I think a mobile home park was for sale but I think there was a flood plain issue.

## **2. What are the opportunities you see for the area?**

- I've been working with the National Cybersecurity Center and UCCS for about 24 months. I'm very interested in keeping young graduates in the area.
- This is an opportunity to do it right. It's close to downtown. A lot of that space seems open. This can be done; the opportunity is there.
- More and more people are looking to start businesses, including millennials and older workers. This would be a great place to do that.
- There is a new D11 charter school, called Launch High School, starting this fall with an entrepreneurial focus. This type of environment would be a perfect match for this.
- UCCS is a huge economic driver for the area.
- We already have traffic and populations around the area so you don't have to work to bring people there. A win, in my opinion.
- Some of the hotels have quite a bit of character and you could do some cool things with them. In Minneapolis, a factory was converted to lofts and was so cool.
- Geographically, it is not seen as an asset since it is so gross, but it is sandwiched in some of the best space in town. The Fillmore corridor could really become the gateway to downtown. It could become our new main street, with high density, mixed use development along the whole of Nevada. You could have it really phased and it would be a beautiful corridor.
- Unbelievable access to I-25. I'm ready to move my manufacturing facility and I can't go to the airport area, since it is so hard to get there and to I-25 from there.
- Business development with an innovation feel there would be great. There is growth potential on Mark Dabbling.
- We're trying to help people see what the core central district looks like to accommodate significant projected population growth. The area could become the backbone for our city.
- I prefer a corridor feel vs. a commercial area.
- When you get to a critical mass, you get a lot of self-feeding.

## **3. How would you like this area to look and feel in 10 years?**

- In San Jose, I just love how they recreated their downtown area. Mixed use with nice restaurants, residences and manufacturing businesses. It's vibrant, attractive, welcoming. It's comfortable and busy. Façade replacements, not everything is new, but old buildings are updated. Local businesses vs. big box. You can walk or bike, there are cars and buses. Parking is a problem. Everything is green with a lot of landscaping. It's a place you want to be.
- RINO seems like a comparable area. They're doing it in a way that is supported. Lots of ownership by the neighborhoods – they brought them in to the process. Artsy. Multi-use and not driving out industrial.
- The addition of a light rail stop in RINO propelled the developer to purchase the land. Then the City helped with infrastructure. Some gentrification issues.
- You need to create an uptown area for UCCS. Not just a liquor store. Not just University Village. It should be buzzing with cool coffee shops. Baker Street in Pittsburg is an amazing area with a makerspace, manufacturing and product development companies.
- I've got information about the top 10 innovation centers in cities across the nation. We can have our own identity; we don't have to copy other cities.
- Is the rail spur being used at all? Just for the lumberyard? It would be neat to put in a trolley system that goes to a parking area.

- I don't think the street car is a viable option. It's a romantic idea, but we need to move a lot of people. It's not our best use of money. We need rapid transit.
- Add rapid transit first, then if we want to add street cars, we can later.
- People need more transportation to the area hospitals.
- The only historic thing I want is to say "This is where manufacturing was started in Colorado Springs and here is where it stays."
- The manufacturing component could be super cool. There is an opportunity with the National Cybersecurity Center there. It's tricky to make the area inviting with walking, biking, streetscape and road.
- Historic only south of Fillmore.
- Mixed looks in different areas.

**4. *Ten years from now if you had an out-of-town guest and you wanted to encourage them to visit the North Nevada Avenue Corridor, how would you finish this sentence: "You should go to North Nevada Avenue because it's..."?***

- Young. Trendy.
- Young, trendy, neat start-up business influence.
- Where it's happening. We don't really have a place where you get a snapshot of living and businesses. If you have a limited amount of time, go here. No trouble getting there and back.
- Make that type of impression – this is where it is and where it's happening. Proximity to everything.
- When businesses who want to move come to town, you don't have to have them look the other way as you go by or through the area. It sells the city.