

Big Ideas Worksheet - Use this worksheet as homework - Due January 13, 2023

Welcome new Neighbors

Enhance the community and improve affordability through a welcoming, historically respectful, and context sensitive approach to growth, infill, redevelopment, and housing diversity.

- Mix of housing types
- Housing affordability
- Context responsive design
- Quality development
- Reduced displacement
- Sensitive infill development
- Historic preservation topics & options

What objective will be most effective to reach the goal? Why?

- Affordability and a mix of housing types. The westside is a diverse part of town with many different needs. Balancing existing historical preservation/restoration efforts with sensitive infill and quality developments that meet those mixed housing needs should speak to the diverse requirements.
- Sensitive infill development, quality development – that is how new neighbors join the community, the rest of the options don't "get new neighbors" to be able to move in. To have them "welcomed" to the neighborhoods the development must be thoughtful and appropriate for the specific, existing neighborhood. Quality development can facilitate affordability.
- I really struggle with the names of some of these categories. In particular the first one, "Welcome new neighbors". Realistically, this has to do with development which in itself is not a bad word, esp with the paragraph that explains the Big Idea.
- Several of us wonder how to put together all the plans- Plan COS, PPACOG plans, development, HOAs and how our input fits in with all of this. We are excited and want to take part but wonder if we will be heard and what happens with this.
- Addressing, in creative ways, housing affordability. With the new Prop 123 funds, there is greater potential than ever to reach this objective. If folks are priced out due to property taxes or just the lack of housing, the Greater Westside will lose the varied population that is there presently. This means building mixed-use/economic properties, esp. apartments along transportation corridors, Allowing a variety of types of housing,
- incentives to landlords to keep properties affordable, and encouraging new development in some of the areas in need of new/changed development. (Such as the former meat processing plant on the 21st and 24.
- Quality development (across all zoning types) because it is broad enough to cover all the rest
- Reduced displacement.

- It seems like this is a major problem across the board. People get shuffled from one low income area to the next after their neighborhood gets “improved” or gentrified.
- Mix of housing types, Sensitive infill development. We've seen scrape and build locally, generally with large townhomes being built in place of rundown single family homes. We need a mix of renter and owner-occupied homes, not just the high-end units that make the most profit for developers. However, this does need to be done in context and not 'densify on acid' (e.g. cram a 7-story apartment block into a small lot!!).

What will be least effective to reach the goal? Why?

- Historic preservation. Historical preservation, though worthwhile, limits the development options for the area. Things that limit development limit the ability for new people to move into the neighborhood.
- “Historic preservation” seems to mean something different to each person on the board. I believe that this term is used in an anti-development term or an excuse to not allow changes in homes on properties. For instance, I live in a home that was a Camp Carson barrack that was moved to this location in 1950 or so. The land is worth more than the house due to the improvements that should be made. It would be better to start over and build something new so which type of home is historic on the Westside? I love the incredible mix of styles of homes. If I were rebuilding, I would likely choose a 2 story, with a more modern look. Each of the 9 neighborhoods has its own historical look, some more unified than others. The Westside and OCC have a large variety. Who determines what is historic? I do value keeping historic properties, but just because it is old doesn't mean it is worth preserving. As individual neighborhoods, this will have to be addressed.
- Context responsive design and Historic Preservation seem to require additional oversight authorities
- Hard to say. All of these are very important.

What can we add?

- Cultivate community pride – meetings, socials, block parties
- Identify best practices from other neighborhoods to utilize and help welcome new people
- How does the environment, or climate change fit in with development? Creating shade, improving energy efficiency, and yards that require the ever-decreasing amount of water available, invasive plants, etc.
- Prioritize redevelopment funds that encourage cohesive and attractive neighborhoods

Provide Better and Safer Transportation Options

Ensure our streets are a comfortable environment for everyone in the neighborhood to enjoy, balancing existing vehicular connections with safe and comfortable walking, biking, and transit options that provide greater choice and an improved experience.

- Safety for All Modes
- Pedestrian Comfort
- Bike Facilities
- Traffic Calming
- End-of-Trip Facilities at Destinations
- Mobility Hubs
- Parking
- Transportation Choices

What objective will be most effective to reach the goal? Why?

- Safety/infrastructure improvements will in turn allow for more pedestrian and bikers to commute more mobility hubs provide greater access to all.
- Transportation choices, safety for all modes – expanded transportation options (effective mass transit, bikes, ped, motor vehicle) helps to improve overall transportation by giving options and spreading out use. But choices narrow once people figure out that some are not safe alternatives.
- Traffic calming seems to be needed in many areas and brings safety when done well.
- An easy goal; is bike parking at our parks, shopping areas, and restaurants. If I ride a bike to Red Rock Canyon in order to hike, where can I safely lock my bike?
- Transportation Choices because it will continue the trend to less reliance on single vehicle usage
- Safety for all modes.
- Transportation Choices: walk, bike paths, bike racks, scooters, small buses, transit, trolleys, park and ride... we need all of these. PikeRide or other bike share doesn't cover much of the area. There's a huge lack of safe bike parking and safe sidewalks. Etc.

What will be least effective to reach the goal? Why?

- Parking – though parking is an important aspect that needs to be added/addressed in commercial areas (Colorado Ave, Nevada corridor) it is not important in the majority of neighborhoods in the Greater Westside network.
- Pedestrian comfort and safety. Many areas lack sidewalks, safe crosswalks and motorists driving faster and faster.
- Parking seems to be the opposite of what is needed if the goal is less reliance on single vehicles - unless we mean reducing parking options

What can we add?

- I don't think that it goes along with "bike facilities" or "end of trip facilities" so I will add here - more hard infrastructure to support the transportation choices, specifically bicycle. Thinking here is adding bike racks in shopping/tourist areas, adding biking lanes/designating certain streets as biking routes, improving trails (less homeless, more off road routes, less at grade crossings) to help encourage biking.
- Utilizing best practices from other communities

- How to get folks to look at alternative transport beyond our individual cars-what is the incentive?
- Begin creating new habits. Initiate pilot projects (no pun intended) that improve access and convenience to public transportation in neighborhoods with the greatest need

Cultivate Community Pride

Build community and further a sense of community identity, character, and belonging by creating opportunities and tools to connect people to people, and people to places.

- Character
- Neighborhood Promotion and Celebration
- Public Art
- Historic Preservation & Storytelling
- Arts, Culture, and Events

What objective will be most effective to reach the goal? Why?

- Promoting and celebrating neighborhoods in order to provide more opportunities for communities to come together and continue to grow.
- Neighborhood promotion and celebrations – the only way to create pride in something is to celebrate it and create relationships between neighbors.
- I think all of these are great objectives and could be accomplished to create a Greater Westside that values each neighborhood within it.
- Arts, Culture, and Events because it seems broad enough to be adapted to individual neighborhoods.
- Arts culture and EVENTS!!! People want to get out and engage with people in their area
- Arts, Culture, and Events: these neighborhood/area-specific events can be tailored to what fits locally (be it art, history, celebration, culture etc). Good examples: Ivywild's Garden Art Toure, and neighborhood Murals. If there was an area/city-wide program to help plan, promote, assist, coordinate, purchase/site art, recruit volunteers, etc that would be beneficial. Also, if each neighborhood boundaries and/or street signs had unique signage, it would help foster community pride.

What will be least effective to reach the goal? Why?

- N/A – all options are good options
- Not really an objective, but how to get many people involved and interested in having community pride
- Character seems too vague and hard to define
- All of these are great.

What can we add?

- I want to emphasize neighborhood promotion in the form of signage like the old north end has as people enter into the designated area
- What are the best parts/practices/festivals/art in each individual neighborhood that would then be included in Greater Westside pride? For example, Ivywild has garden tours, but what is unique and special in Stratton Meadows (or wherever?)
- Also, the use of volunteerism to accomplish this big idea
- Neighborhood Park Councils to promote “Art in the Park” events and structures

Build a Community-Based Economy

Take a measured approach to economic growth that creates opportunities for the community and tourism with a variety of local businesses, diverse jobs, and creative and entrepreneurial small businesses.

- Local Businesses
- Entrepreneurial Development
- Training & Capacity Building
- Small-Scale Manufacturing
- Commercial Affordability
- Reduced Displacement

What objective will be most effective to reach the goal? Why?

- I like to think the greater westside is already on the right track for boosting and encouraging local businesses and entrepreneurial development. I think commercial affordability is a huge piece of that.
- Entrepreneurial development to help create local businesses – this helps to create jobs locally. But this idea of “local job creation” specifically for people who live in the Greater Westside is hard to achieve – as compared to the city as a whole. This should not be seen as a neighborhood issue but as a city wide issue.
- Hmm, so many of these seem very tied together. Having commercial affordability, entrepreneurial development, and training could all lead to more stabilized local Businesses.
- Entrepreneurial Development because success breeds success
- Commercial affordability. As a small business owner I can say with certainty that finding affordable commercial space in Colorado is impossible.
- Local Businesses, Reduced Displacement: the two go hand in hand. The survey results are very clear on people wanting to keep things local. What can be done to assist businesses that are already here or to help keep them here/in business? The city is willing to consider tax breaks for larger businesses and employers. What about the little guys?

What will be least effective to reach the goal? Why?

- Bringing in larger commercial organizations to “bolster” what is already a very vibrant economy.
- N/A
- Small-scale manufacturing is challenging due to the lack of available spaces.
- Small-Scale Manufacturing because it is restrictive to only a few locations

- Small scale manufacturing: not really too applicable for the area.

What can we add?

- Training and capacity building classes spread into the different neighborhoods targeted for the residents would be the most effective way to get citizens of the local community work-place ready.
- It seems that the city goes after large new businesses and development to bring jobs into the city. For the Greater Westside, jobs are needed that allow folks to also live in the area. Perhaps government incentives would help?
- Protect our privacy by directing tourism away from residential neighborhoods

Protect and Connect the Great Outdoors

Acknowledge that the natural landscape is one of this area's greatest assets. For many a way of life, that should be both celebrated through improved connections, recreational opportunities, and continued stewardship and preservation for future generations.

- Recreational Tourism
- Outdoor Access
- Community/Pocket Parks
- Views
- Gateways
- Outdoor lifestyle

What objective will be most effective to reach the goal? Why?

- Improving the views, IE cleaning up homeless camps and ensuring the trails and waterways are free of pollution. The westsides biggest environmental challenge.
- Access to the wide array of outdoor resources in the greater westside area – the more people appreciate something, the harder they will work to preserve and steward those locations
- I think TOPS and expanding TOPS would be a great benefit to all these objectives.
- Outdoor lifestyle because it is a way of improving community-wide physical and mental health
- Community and pocket parks can take some of the stress off of the more touristy parks.
- Community/Pocket Parks: many areas are still more than a mile from a pocket park or playground. These are vital community gathering spaces. The major city parks are likely over-used, but local parks and benches etc could be used more/increased if people can walk or bike to them.

What will be least effective to reach the goal? Why?

- Promoting recreational tourism without an effort to give back to the PROTECTION and PRESERVATION of Fountain Creek and the Midland Trail.
- Views – views only work for a few and not the masses. Though they help increase property values they do nothing to help protect them or connect others

to them. Community/pocket parks don't seem to get the attention needed. So many lack basic

- maintenance and landscaping. Few benches or bathrooms are provided.
- Community/pocket parks don't seem to get the attention needed. So many lack basic maintenance and landscaping. Few benches or bathrooms are provided.
- Recreational Tourism because our city is already overloaded

What can we add?

- Better planning for the use and maintenance of the parks, trails and open space. There are several open spaces (Sondermann, Broadview, Mesa Valley, Mesa, Westend) that have no master or management plans – a fact that reduces the amount of work and restoration that can be done in the area.
- Improve existing urban/regional trails – this will lead to better access.
- Preservation of what we have and curtailing overuse and misuse of the Cheyenne Canon, Red Rocks, GOG
- Establish skyline protection laws that limit obstruction of views and sunshine

Connect Across Barriers

Create new and improved connections across manmade barriers (highways, major roads, large developments, etc.) and environmental barriers (steep grades, drainage ways, large open spaces, etc.) for everyone, including those of limited means or mobility

- Connecting Across Major Highways and Rail Corridors
- Connecting Across Major Roadways and Intersections
- Interconnecting Neighborhoods
- Connecting Neighborhoods to Nearby Destinations
- Multi-Use Trails Across Open Spaces, Drainage Ways, and Creeks

What objective will be most effective to reach the goal? Why?

- Safer connections- ex: Midland neighborhood to OCC, 3 major intersections all have dangerous pedestrian crossings. Pedestrian bridge would offer a much safer way of connecting the two neighborhoods.
- Multi-use and both Connecting Across' – They focus on connecting people to locations. Trails, especially ones with no at grade crossings, are safer for users and have standards to make them as accessible as possible.
- I think there is great potential for more multi-use trails and creek improvements. And I now there are groups working on connecting these.
- Connecting Neighborhoods to Nearby Destinations because it allows for alternate means of transportation
- Neighborhoods to nearby destinations! People need more reasons to get out and explore.
- Connecting Across Major Roadways and Intersections, Interconnecting Neighborhoods: large overlap with these items. Lack of safe sidewalks/trails, homelessness concerns, crime and traffic are all barriers. The city is really

designed for cars, not people: especially crossing S. Nevada, Hwy 24, I-25. The creeks/trails are under-utilized.

What will be least effective to reach the goal? Why?

- Interconnecting and Connecting Neighborhoods – if the other ideas are done well they will connect neighborhoods without having to focus on these.
- Connecting across major roadways, intersections and highways due to the lack of funding as the solutions are likely very expensive. I don't even know of plans for improvements. There are the obvious 24 and I25 that are barriers. But, a major cross street from Colo Ave to Uintah is 17th- no crosswalk across Uintah to Uintah Gardens, no sidewalk west on the southern side of Uintah.
- South Nevada is a challenge to walk across or to cycle on.
- All of the remainder because they require serious planning, approval and implementation by "multiple authorities"

What can we add?

- Biggest part of this idea is to limit the amount of at-grade crossings. Elevated or under-roadway connections are vital to making this plan work!
- Reduce additional congestion by requiring new development to pay for additional improvements identified through traffic impact studies.
- Increase and earmark additional visitor taxes to cover additional costs for alleviating congestion to recreational facilities and landmarks

Support Healthy People and Places

Improve physical health, infrastructure, environment, community facilities, education and employment, and socioeconomic health, so that residents and their environments can flourish.

- Outcomes of the Health Assessment
- Sustainability
- Additional Health Resources

What objective will be most effective to reach the goal? Why?

- Community facilities and access to healthcare are far and few between on the westside. Additional rec centers and community centers would be welcomed. Improved infrastructure (ex: sidewalks) would allow for safer pedestrian environment.
- Sustainability! All parts of all of these ideas need to be planned and built sustainably. One – to save money in regards to repairs; Two – the future maintenance needs of any parts of these plans is not guaranteed to be funded or completed.
- I guess I look at socioeconomic health as key an attainable through affordable housing (and addressing more housing for those that are homeless),as it ties in with education and health outcomes in huge ways.

- Sustainability because it can have both long and short-range actions that can have immediate and long-term effects.
- Additional health resources. We need to find a way to provide help to people with mental health issues. Maybe a hotline? Some sort of neighborhood outreach that isn't affiliated with a church.
- The health facilities are less than indicated in the 'existing conditions' document, so 'Additional Health Resources' is probably very relevant. I am not sure what to make of the other options listed. There are few fitness centers in the area. See specific comments on existing health facilities below.

What will be least effective to reach the goal? Why?

- All work great
- More health resources, especially affordable mental health. It seems like so many health facilities end up in hubs near the hospitals or at corners like Union and Fillmore. We don't have that on the Greater Westside. But, we also are not that far from 2 major hospitals.
- Additional Health Resources seems vague and covers too many administrative entities

What can we add?

- n/a
- Non-profit and community focus in this area?
- Support adequate funding for parks in order to ensure that every household is within short and easy walking distance of an outdoor park because it is the one factor that consistently has been proven to improve mental health
- Mental health hotline of some kind?
- 'Health Facilities listed in 'existing conditions' were missing and thus, are not fully appreciated in this "Big idea'. This changes the conclusion on 'health facilities' (which aren't defined) since all of Skyway and most of Ivywild are not within the 1/2 mile buffer