



College District Area Action Plan Workshop Results Summary

Overview

A Workshop was held on July 18th, 2017 at the Shores Event Center to begin gathering information that will be used to craft goals and action steps for the Area Action Plan. To help elicit feedback during the facilitation portion of the Workshop, display boards were available to show existing conditions in the following topics:

- Aerial view
- The Mound View Neighborhood Association and Uptown District boundaries, parks, and schools
- Existing and future bicycle facilities
- Future Land Use
- Pedestrian facilities and future sidewalk ramp projects
- Future Paving for Progress projects
- Bus routes
- Zoning
- Age of structures (housing and non-housing)
- Missing Middle Housing (duplexes, townhomes, rowhouses, etc.)

During the facilitation portion, over 100 participants were divided into groups and began by introducing themselves and sharing why they were interested in the College District. Then each table was led through two exercises.

In the first exercise, called Present/Future, participants were asked to think about the District today and what their future vision would be for it and then write down one to three words describing each. In the Conditions Analysis exercise, participants were asked to list things that they believe are strengths and weaknesses of the District and what they felt were opportunities and challenges. This second exercise utilizes participants' local knowledge to identify issues and potential solutions as well as topics to focus on that will encourage development or redevelopment in the District.

Upon reviewing the results of the Conditions Analysis, some themes or focus areas emerge that will be used to develop goals and action steps for the plan. They are as follows:

- Safety
- Affordability
- Connectivity
- Location and Amenities
- Diversity
- Historic
- Appearance and Maintenance



- Partnerships and Communication
- Policies and Programs

Results

Present/Future Exercise

The following lists are the words used to describe the present and future conditions of the District. The number in parenthesis indicates if a word was mentioned more than once. After each condition is a word cloud that helps visualize the responses. The size of the word is indicative of its frequency.

The Present

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> • Less housing Opportunity • Few Ownership • Few retail • Not walkable • Not safe/Crime (20) • Not bicycle friendly • Affordable Housing • Compact • Walkable (3) • Historic (8) • Mixed-Use (3) • Diverse (6) • Bars • Rebuilding mix of old & new • Friendly (4) • Old(er) (3) • Home • Low property value • Beautiful (2) • Run-down (7) • Identity-less (2) • Supportive • Challenged (2) • Struggling (3) • Dark (2) | <ul style="list-style-type: none"> • Messy (2) • Nuisance properties • Vehicles in front yards (2) • No lawn mowing/snow removal • Potential (9) • Transitional (3) • No/limited restaurants (3) • Bad streets (3) • Shootings • Colleges have facilities/programs • Disconnected • Education • Connected • Clean (2) • Pockets of despair • Mixed ages of residents • Isolated • Neighborly (3) • Trees (2) • Schools (2) • Dense | <ul style="list-style-type: none"> • Under developed • Established • Stable • Classic neighborhood • Stressed • Opportunity • Downtrodden • Boring • Hard to Navigate • Below average housing • Renewing • Weak • Possibility • Changing (4) • Fractured Dwellings • Viewed differently by various groups • Bikes • Rough • No low income housing projects • Cramped • Fragmented • Lack of diverse businesses (2) • Sidewalk repair |
|---|---|---|



- Worn
- Improving
- Ignored
- Overgrown
- Hidden
- Inaccessible
- Drivable
- Empty Lots
- Big Trees
- Good bones
- Family neighborhood
- Neglected
- Shabby
- Industrial (2)
- Exciting development at Coe & Mt. Mercy
- Sleepy
- Close to a lot
- Disconnected
- Trouble
- Trash
- Central
- Noisy
- Depressed
- Not family friendly
- No growth
- Visual mish mash
- Lacking sidewalks, curbs, lighting
- Disjointed
- Edge of Opportunity
- Road Maintenance
- Curbs & ramps



The Future

- Malls (2)
- Connectivity (4)
- Safe (21)
- Energetic
- Affordable Housing
- Potential
- Opportunities
- Better Street Pavement (4)



- Restaurants (3)
- Trails (8)
- Attractions
- Family friendly (10)
- Vibrant (11)
- Updated Buildings (2)
- Invested neighbors
- Up-kept houses
- Peaceful (3)
- Identity (2)
- Mixed use (4)
- Pleasant (2)
- Gun less
- Know Neighbors (3)
- Innovative
- Diverse (4)
- Clean (9)
- Lively
- Cultural
- Artistic (3)
- Maintained
- Destination (7)
- Fun (3)
- Street lighting (4)
- Business development (2)
- City projects with colleges
- Housing options (2)
- Library branch
- Open rec facilities
- Sidewalks (7)
- Mix of housing options
- Tiered income available solutions
- Exciting
- Embracing urbanism
- Vibrancy of colleges accentuated
- Preserved
- Revitalized
- Trees
- Schools
- High values
- Sought after place to live
- Activities
- Rejuvenated
- Prosperous (2)
- Rebuild homes
- Preserve old buildings
- Transitioned
- Livable
- Educational opportunities for all
- New amenities
- Retail (3)
- Beautified
- Activity hub
- Community resource
- Keep trees
- Inclusive growth
- Active (2)
- Community driven economy
- Higher property values (2)
- Attractive
- Modern
- Young (2)
- Less industrial
- Calmer
- Revival
- Friendly
- Resources
- Inviting
- Visual continuity
- Curbs on Maplewood along Daniel's Park
- Make nuisance laws easily known
- Cared about
- Forward looking



Conditions Analysis

Feedback from participants is organized below in one of four categories: Strength, Weakness, Opportunity, or Challenge. It is important to note that some descriptions may be found in more than one category.

Strengths

- Affordable housing (5)
- 2 colleges (4)
- Proximity/close to other areas (4)
 - Downtown, Cedar Lake, trails, interstate, Med quarter
- Location (3) – close to the heart of the city, interstate access
- Floodplain (elevation in relation to – outside of it) (3)
- Bike trails (3)
- Walkability (3)
- Neighborhood Association (strong) (3)
- Communication network (900 of 1100 residents)
- Historic character, connections, and heritage (3)
 - Judge Greene
 - Grant Wood
 - Cherry Sisters
 - Good People
 - Diverse
- Affordability (2) – Housing – Startup businesses
 - Neighborhood Services proximity (it’s right here)



- Housing Options
- Rental
- 1st Time Home buyers
- Education
- Dairy Queen (2)
- Diversity (2)
- New sports complex (2)
- 1st Ave—busy road which is good for business
- Activeness-biking
- Access to grocery stores
- Accessible to:
 - Downtown
 - 380
 - Trails
- Age of the area (buildings)
- Areas within the neighborhood that have long-term homeowners
- Bars
- B Ave Historic District
- Because we lived in this neighborhood we were eligible for the city’s Lead Hazard Removal program. We received the grant to have our windows replaced and the lead paint in our home abated. This is a bonus for safety and for curb appeal.
- Bike trails being installed
- Brucemore – cultural amenities nearby
- Buses
- Class and racial diversity
- Close to good schools—Franklin, Regis, Garfield, Arthur
- Close to interstate
- Close to MedQ
- Community
- Compact and lively neighborhoods
- Concerned community
- Connectedness. Our neighbors actually act like neighbors: looking out for each other, borrowing tools, having get-togethers, sharing sweet corn, etc.
- Connection to quality education
 - Higher education
 - Secondary education
- Daniels Park
- Daniels Park – splash pad and playground and those huge, beautiful trees.
- Diversity
 - Diverse population
 - Diverse architectures
 - Diverse amenities
- Eastern Iowa Arts Academy
- Educational Facilities
- Employers (E Avenue)
- Engaged neighbors/neighborhoods
- Events coordinated with City (jugglers)
- Excellent connectivity
 - Bike facilities
 - Public transit system
 - Walkability
- Family Community
- Fire Department
- Good community spirit
- Good urban green spaces
- Grant Wood history
- Great soil (gardening)
- Green space
- Heritage
- Home to two growing universities
- Hospitals
- Housing character
- Hy-Vee
- Increase in sidewalks
- Institutional growth (both Coe and Mount Mercy are experiencing growth)
- Invested citizenry
- It is not noisy
- It’s a pretty neighborhood. Lots of trees, well tended yards and houses, and both college campuses are well kept.
- Lots of support from police, city employees, city council, etc. when things have been difficult. (For example, after the shooting



that took place in front of Garfield Elementary last year.)

- Lots of trees
- Mature trees
- Mixed ages
- Mix of building types (single family, commercial industrial, various sizes)
- Mound View garden
- My neighbors
- Neighborhood
- Neighborhood interest
- Neighborhood schools
- No “name recognition” (association w/negative issues)
- Not sprawling, good lot sizes
- Park
- Park and Coe
- Presence of colleges/schools
- Presence of many families
- Proximity of College and University
 - Sports, culture, etc.

- Relatively quiet
- Retail (somewhere to walk to)
- Schools – All – Colleges are interested in neighborhood
- Shores Event Center – brings events and activity
- Sporting events
- Stable neighborhood—longtime residents
- The area is near the interstate and it is close to everything
- The history of the area
- The new bike path through Daniel’s Park is GREAT.
- The potential of Cedar Lake/trails
- There is a grocery store
- Trail development
- Trail System Connections to (everywhere)
- University art galleries and libraries
- Vested Homeowners
- We are very happy with the addition of the stoplight on 29th and Prairie Dr

Weaknesses

- Crime (3)
- Safety (3)
- Upkeep of properties and deferred maintenance (3)
- Parking (2)
- Roads and other aging infrastructure (2)
- A lot of cars on private property and the streets—unsightly
- A lot of rental turn over
- Abandoned buildings
- Abandoned homes near uptown district
- Absence of enough dining places
- Age of housing stock
- Apathy of neighborhood
- Appearance of intensive land uses (shabby)
- Attitude of “some” landlords (consistency of 5 year review of rental units) and follow-up/enforcement

- Frequency of inspection
- Quality (exterior aesthetics impact entire neighborhood)
- Bad Landlords
- Bad lighting
- Bad press/image impacts willingness of visitors or outsiders to come to area
- Bad quality of buildings
 - Decaying infrastructure
 - Age of the houses
 - Badly maintained houses
- Bad Rentals
- Bad storm drainage
- Businesses being proactive about crime
- Cleaning up Neighborhood
- Communication of municipal departments and neighborhood
- Communication with residents



- Concern walking from one end to the other (not safe)
- Condition of and lack of sidewalks in places
- Deterioration of households, streets, sidewalks
- Drug deals
- Drugs/Violence
- Expansion of dangerous areas
- Expansion of higher education at expense of housing stock. (Coe 76 houses. Impact on school closing – student population)
- Fighting for something and losing (i.e. school closing)
 - Bigger not better
- Gun activity/violence
- Hard to get to our house from the North. Since Oakland Rd. is a one way, we have to “go around” when driving home.
- High density rental (single room/boarder houses)
- Increase in crime
- Inflated perception of crime
- Isolated seniors—stay in, don’t know their neighbors
- Lack of bike lanes—Oakland, 32nd St
- Lack of business diversity—they want to be able to walk to daily services
- Lack of marketing
- Lack of retail/diversity of retail
- Lack of restaurants; no coffee shops and retail
- Lack of vibrancy
- Less no of small retails
- Lighting, cameras
- Lighting (street)
- Loss of industrial/commercial jobs as industries left, provided jobs for the neighborhood
- Marketing (Coe students do not see us as a “slum”)
- Missing middle
- Need community center with better acoustics
- Need more commercial – zoning doesn’t allow mixed use and commercial
- Need more infill development
- Need to pave Maplewood along Daniels Park and curbs
- No coffee shops in the area
- No direct/easy connection to 380
- Not enough activities for kids
- Not enough lighting of streets
- Not enough lighting—16th St
- Not enough people out and about with “eyes on the street”
- Not enough sidewalks and old
- Nuisance issues – parking on lawn
- Perception of crime and safety
- Poor housing and bad landlords
- Poor roads—lower Maplewood, 16th St
- Property management need informant
- Public safety/perception and reality
- Resident interaction (lack of time, opportunity, desire?)
- Rental properties
- Rental property not maintained
- Respect – easier process to address issues
- Run down homes and buildings
- Safety. Obviously the shooting was an issue, but there have been regular issues with things being stolen from cars. I love Daniels Park but I know it has a reputation for having drug activity.
- Safety of Daniels Park
- School-quality
- Security and crime (some areas safer than others)
- Sidewalk gaps—on the way to Garfield
- Snow and leaf removal
- The only places within walking distance are gas stations, bars (not for kids), Hy-Vee (no sidewalks on Oakland), or the Dairy Queen



that had a shooting in front of it last year (on 16th, I think). So we don't feel like there is much opportunity to choose to walk places instead of drive.

- The road conditions are bad
- There are a lot of liquor stores, pawn shops, check to cash places
- There aren't many eating options especially on the Daniels Park side
- Threatened potential due to aging housing stock
- Tic Toc and Xavier's closed
- Too many cars park on the streets
- Trash in the area
- Uncertainty of Coe's plans
- Uncooperative residents

Opportunities

- More street light infrastructure (2)
- Partnership with colleges/schools (2)
- 16th Ave and H Ave are great locations for investment
- Access to trails and parks
- Acknowledge/accept the crime and behavior occurring is "gang" related
- Arts festival in the summer between Coe and Mt. Mercy
- Attract small businesses—lead to neighborhood employment opportunities
- Attractiveness to business
 - Small businesses, such as restaurant
- Better streetscapes—light, benches, along the Grant Wood walking tour
- Bike oriented commercial development
- Bike paths
- Branding the area
- Brownfield redevelopment!
 - Coffee shop, bakery, music venue, shops, food/bars, Tic Toc, businesses that cater to students.
- Building on location

- Understanding of higher education's role in health of area.
- Unsafe for children- drug traffic
- Vacant houses or poorly maintained
 - Older housing stock requires additional maintenance.
- Vacant lots
- Vandalism
- Violence
- Visual incongruity
- We love to go on walks but there aren't always sidewalks. We have to cross the street and take our stroller up and down curbs a lot. It's especially an issue to have no sidewalks on the bigger streets like 29th and Oakland Rd.

- Businesses that benefit the neighborhood
 - Family friendly
 - Daycare
- Buy-in from local businesses
- Capitalize on the diversity of the people in the community
- Cedar Lake amenity
- Clearing abandoned properties
- College buy in
- College interaction
- Commercial zoning for businesses exists
- Connect sidewalks
- Connect trails by Cedar Lake and Daniels with CeMar
- Connect to neighbors—National Night Out, block parties, nextdoor.com
- Co-op housing
- Cute sidewalks, lighting
- Develop underutilized properties
- Diverse housing types
 - Single families, apartments
- Duplicate aspects of NewBo
- Educate about homeownership



- Enforcing housing codes
- Establish a SSMID
- Forgivable loan program for homeowners
- Get colleges more involved in community – more collaboration between schools
- Get students off campus
- Good building stock to redevelop and reuse
- Government’s sources for housing maintenance
 - Grants
 - Loans
 - Policies
- H Ave exit – sidewalk access to Cedar Lake
- Historic tax credits for development
- Incentives/Grants for home repair/maintenance (matching grant/targeted at tax assessed down. Current program inefficient)
- Increase public investment
- Increased events in open spaces
- Information from the Colleges about events
- Involve other City departments to organize activities (Parks and Rec., Police etc.)
- Look at other cases of neighborhood revitalization (Wicker Park, Chicago)
- Lots of land that could create positives for neighborhood
- Market in the area
- Mixed land use
 - Mixed residential
 - Mixed commercial
 - More community engagement
- Mixed use commercial and residential on E Ave to connect the two campuses
- More businesses to walk to. We would love to have more within walking distance. Especially a coffee shop or a lunch place!
- More community events
- More opportunity for small businesses
- More owner occupied homes
- More sidewalks! As I mentioned, we love

walking with our stroller and biking. I would especially recommend one on Oakland Rd. I see people walking to and from Hy-Vee (on the grass or in the street) all the time. We would also use it to bike to Noelridge Park.

- More street lamps- mainly in alleys
- National bike to school day
- Neighborhood engagement and support
- Neighborhood finance Corp
- Neighborhood oriented businesses
- Neighborhood shops
- NewBo
- New businesses
- Offer incentive programs to entice retail developments in the area
- Opportunities for families and children
 - Playgrounds
- Opportunities for partnerships with MedQ and Downtown
- Organized neighborhood activities
- Partnerships (colleges, business...)
- People that care and want to help
- Police hub or presence in the area
- Police interactions (on bikes)
 - More visibility and less afraid of officers
- Program to flip homes/improve \$\$
 - Brush with kindness
- Promotion of current amenities
- Public Safety needs to show force
- Recreational hub: bike trails, parks, lakes
- Redevelop from the Tic Toc to the softball diamond—E Ave Corridor
- Rehabilitating older homes
- Rehabilitating the streets
- Reinvention of the identity of the area
- Replacement of housing stock (townhouses)
- Resident engagement with neighborhood association
- Restaurants needed
- Revitalization of historic housing



- Shops needed
- Similar lighting
- Social hub
- Student population for 8 months of the year
- The city needs to show more of a commitment for improvements and prove to residents things will change
- The two colleges
 - This may be a long shot, but it'd be super nice to make Center Point and Oakland Rd into two way roads instead of one ways. This would help us to get home more easily, give us an easier option for avoiding after school traffic (Garfield), and help with access for businesses. (I used to work on Center Point Rd. and directing clients to our building was challenging because of it

- being on a one way. Also, I sat at the front desk and about once a week I saw people driving the wrong way on the one way. It was shocking how often it happened.).
- Turn factory spaces into housing and artist space
- Wayfinding to destinations and banners
- Willing customer base in the area
- You can “get started” in this neighborhood – need Realtors
- Younger families – owner-occupied homes
- Youth activities
- Zoning that facilitates high-quality infill redevelopment (similar to Oakhill Jackson)
 - Design overlay? To create unique place on E Avenue
 - Commercial

Challenges

- Crime (5)
- Drugs (2)/Violence/Shots fired
- Perception of crime (particularly violent crime) (2)
- 15th/16th/17th St are main gateways 1st Ave to Interstate
- 16th and B park; Daniels – dark – need lighting
- 16th St to Interstate important
- 16th to A Ave is congested
- 1st Ave and Oakland congested
- 1st Avenue and E Avenue aesthetic improvements (ie. Street scape, etc.)
- A Ave – 16th to 17th Street – replace existing houses
 - 18th to 19th – replace apartments
- A Avenue near Hy-Vee and 1st St stormwater management issue (foundation issues)
- Absent landlord and the increased amount of rental properties
- Absent landlords

- Aesthetics
 - Unkempt housing
- Animal control
- Arts Academy
- B Ave historic houses
- Bad landlords
- Bar litter—glass
- Bureaucracy
- Businesses may avoid the area if it cannot be shown it is safer
- Businesses that are associated with criminal behavior
- Buy in from non-resident property owners
- China Inn
- City doesn't stay engaged
- City Hall
 - City priorities, funding
- City not keeping residents/businesses involved
- City services moved out after the flood
 - Including police services
- Coe demolitions



- Communication gaps in community
- Competition between neighborhoods (jobs, residents, businesses)
- Connectivity/flow of the area for general transit of all modes (also a weakness?)
- Conversion of single-unit to multi-unit
- Culture of not reporting crimes
- Curb appeal, especially on 1st Ave
- Current lighting – not enough well-lit streets
- Daniels Park
- Destroying historic value
 - Structures
 - Trees
- Disbelief things will change
- Don't compete with yourself at a city level
- Don't know CR Community School District plans for the schools in the area
- Don't know if there will be congestion with Mt. Mercy's new sport facilities, Will there be parking? Will there be a lot of people parking in the streets? Especially on Elmhurst
- Don't know Mt. Mercy's intentions with the property they are buying
- Dairy Queen
- E Ave business adjacent to Mt. Mercy University
 - Clean up graffiti wall, especially with new trail
- Empty businesses—vandalism
- Encouraging new housing development
- Environmental concerns
 - Street flooding from Cedar Lake
 - Lack of stormwater facilities
- Funds and/or commitments for identified priorities
- Grocery, restaurants, free WiFi to attract college students
- Health Hut
- High cost/time to develop
- Hy-Vee
- Improve the marketing of the plan and advertise the neighborhood better
- Increase in traffic on 16th St—fast cars, straight street, unsafe for pedestrians
- Increased crime
- Junk cars on properties, nuisance issues
- Kids with nothing to do
- Lack of adequate parking for community
- Lack of available \$ for re-investment
- Lack of communication on nuisance laws
- Lack of community feeling
- Lack of confidence in the City (respect)
- Lack of disposable income
- Lack of families with young children
 - Closure of schools?
- Lack of investment in existing schools by school district?
- Lack of follow through (inaction by all or some)
- Lack of investment
- Lack of participation by the residents
- Lack of resources
- Lack of sidewalks
- Lack of stormwater infrastructure
- Lack of strict enforcement/penalties for crimes
- Lack of upkeep or code compliance
- Landlords
- Land use restrictions
 - Encourage “permeable boundaries”
 - Mixed-use
 - Maintain residential character at residential areas (prevent speculation by higher ed and others)
- Limited governmental resources (at all levels) for enforcement
- Liquor store on 1st/15th
- Mickey's



- Money
- Need a better way for trucks/semis to get to ConAgra
- No increase of patrols and communication from Police
- Noise—fireworks, loud vehicles on 16th St, parties at Daniels Park after hours
- Not on same page
 - Residents
 - “Some” landlords
- Not safe—E Ave, 17th St to Mt. Mercy
- Opportunity
 - Pool
 - Live/work nail salon
- Other new/improved areas
- Overflowing dumpsters at housing
- Panhandlers in close proximity to businesses.
- Parking on the streets is problem
- Pawn shops, liquor stores, check to cash places
- People living in rental properties are not included in the neighborhood
- People that don’t care
- Perception of crime is worse than reality
- Police Substation
- Potential for lack of parking as things redevelop
 - Don’t want parking lots out front
- Poverty
- Remaining Terex buildings
- Rents are too high
- Reputation
- Residents leaving
- Reuse of warehouses/vacant buildings
 - E Avenue
- Reexamine complaint-based enforcements policy – can garbage trucks and others make these complaints?
- Safety and security
 - Shootings that negatively impact residents and business owners
 - Lack of gun control
- Safety issues with abandoned, condemned house
- Sale or unrecorded contract of cash rental (defaults, other issues)
 - Quality of tenants
- Shared vision for the future of the area (regarding development) not thought of or followed
- Small areas create majority of problems
- Sometimes smelly because of the factories
- Slum lords
 - Stricter rules
- Taxes will be too high to buy
- The name- College District Area Action Plan is making residents feel left out (the President of Mount Mercy agreed and wished it was something else other than College District)
- The neighborhood is at the tipping point, it will either thrive or decline significantly
- Those buying into neighborhood are not investing – slum lords
- Threats from universities, neighborhood association and downtown association taking properties
- Timeline of improvements
- Transitional residents
- Turnover rate of renters
- Zoning



Comments

The following are comments received from participants of the workshop. These are reproduced word for word as they were written.

- “The big 4 entities do NOT need to displace the low income people from Mound View from their own private single family homes!! Stop your land grab!!! Nobody needs it!!!!”
- “We can't afford a SSMID...shove this down someone else's throat!!!”
- “Leave the low income people's homes alone!!!! We don't need them bought out by the college/univ. for pennies on the dollar.”
- “O.K the same”
- “Noticing the zoning map...is the city planning on re-zoning plats of property to develop or developers are left to determine use”
- “I grew up in the neighborhood - own property in the district. Concerned how the area has deteriorated. Coe College & Mt. Mercy city list for the district upgrade structures”
- “We don't need the 2 college and universities to run together at the expense of displacing low income people!! We don't need 13 new schools. Find a different way to deal with the blight!! Leave the poor alone!!!!”
- “I love that you're working on this! My childhood stomping ground was around Franklin, Regis, etc. Loved going to Tic Toc as a kid. Daniels Park too! I hope you think big about connecting the colleges to each other, the neighborhood, the trail system, and THE LAKE. College kids walking down to the beach and boathouse has student attraction all over it! The historic homes in this area are fantastic. If school district makes change with Garfield/Arthur, I hope those cool old bldgs.. can be repurposed. Does Mt. Mercy now control all the old industrial? May be some public space options there? I personally love the idea of improving both the authenticity/identifiability of their area and its connectivity with downtown.”
- “I think one of the biggest opportunities for an economic/residential revitalization of the Moundview/College District is connecting the recreational trails and improving accessibility for bikers. Small businesses could crop up near these improved routes - businesses that cater to the very active bike community - such as bike shops, cafes, restaurants and pubs. There is such a vibrant community built-in already in Cedar Rapids - residents who want to "stay and play" - we just need them to do so in Moundview. We have the historic charm of Newbo, we just need the retail/shops/ restaurants to attract these consumers. Thank you for the opportunity to share our thoughts!”
- “Poor acoustics in Shores Event Center for this type of meeting. Kind of chaotic & hard to hear. Having the meeting at Coe or Mt. Mercy might have been better.”
- “We were looking at co-op (different from condos & apartments) housing going up in far west CR but we'd really like to see this on this area as we're close to many amenities and like our



neighborhood or for in-fill. Historical: on Maplewood we have many/several GARLOWS & some need to be preserved & or a sign/signs put up to point them out, like the Lincoln Highway signs on Johnson Ave NW.”

- “Room is way too loud for this type of meeting”
- “Small map error: sidewalk along E side Oakland Rd by Daniel's Park extends to near I Ave (goes to bus stop) north of drive by baseball field. Lack of any mention of stormwater (street flooding) issues is a problem.”
- “The name College District is confusing – sounds like this is for Prairie school.”
- “Noticing for workshop was not clear.”