

### **Public Comments by Category**

#### **Character**

- Clean up the Residential Property on Mt. V Rd. that are unsightly.
- I would like to remove the trash at the corner of Memorial and Mt. Vernon.
- Tall weeds, dead trees, shacks, cars all over the lawns of homes, sidewalks covered in debris, empty lots not maintained.
- Please differentiate the corridor into 3 segments:
  - Memorial East – Commercial
  - 19<sup>th</sup> to Memorial – Historical Residential
  - 10<sup>th</sup> to 19<sup>th</sup> – The Hood? (provide options for the three different areas)
- Bury the lines 19<sup>th</sup> – Memorial.
- Remove ownership of the lots at the intersection of memorial – the weeds are a foot tall – Give incentive to those looking to make improvements.
- Trees for aesthetics – more important than a theme.
- Make an open space like Newbo Market for gatherings, concerts, games – fitting ex. At Memorial Drive section – Terraced wall, seats, patio for public on any city owned land.
- Clean up Dick's Tree Service!!!
- Up-scape visually!
- So very glad to finally have the focus on this corridor. The SE side has been waiting for important development to encourage the neighborhood in positive experiences.
- Coffee shops, landscaping, patios, better traffic flow... we welcome that!
- If this is to become a gateway to CR the city should pay attention to the establishments and homes lining the corridor.
- We do not need a huge archway or corner signage announcing we are in Cedar Rapids. It blocks a lot of view and creates maintenance costs.
- I like the idea of paving center medians. Plantings are hard to mow/maintain and look unkempt.
- How can we enforce zoning/nuisance abatement without making enemies of the neighbor? My next door neighbor at 725-30<sup>th</sup> St. SE continues to drag in junk/metal/old frigs, a junk car on a trailer and it looks like a salvage yard! (This is behind his house).
- Build on the character and history of this area.
- Do not allow this part of the city to lose ground. It has the most character of any part of the city.
- Please blow out the Lincoln Highway identity. We should celebrate this!
- Love the gateway marker idea and Lincoln Highway identifiers.
- Improve retail appearance – Buildings and signs are unattractive and many have not had significant improvements for years.
- Work to enforce landlord owner properties and to encourage owner-occupied grants/funding for people to improve/maintain their property.
- Limit pole signs and restrict hours they can be on. Not after midnight.
- Trees to provide hedge to soften view out by Dick's Tree Service; other business buildings. These buildings serve their purpose well but are not that pleasant to look at.
- I would love for the planning to examine the amount of trash along the corridor. My home is at the east end of a long retail stretch, and the strong winds regularly blow a substantial amount of

trash and litter into my yard (920 36<sup>th</sup> St.). Incorporating windbreaks into vast parking lots could help, and ensuring that receptacles are wind proof would make a difference.

- Business should also not be allowed to store refuse/trash in front of their business (Dollar General regularly does so).
- No matter how much we invest in improvements, with the amount of trash that blows along the road and parking lots, we will always be perceived poorly.
- Council needs to adopt limiting light (Like I.C. at night).
- Mt. Vernon Rd. Businesses should be cleaned up – no more liquor stores, auto parts stores, etc. New development should reflect the character and nature of the existing neighborhoods and should not be allowed to decline or have negative impact on neighborhoods.
- Trash from proposed businesses – we live at 920 36<sup>th</sup> Street across from the Tru-Value and Dollar General. We pick up bags of trash from our yard daily that are blown through the parking lots and alleyways of those businesses. With the improvements to those shops we would like measures to put in place to curb trash. Suggestions:
  - Dumpster regulations (the businesses must have their dumpsters fenced in etc.)
  - Hedges or wind breaks set up in landscaping to block trash from rolling thru vast open parking lots.
  - Tighter restrictions or enforcement of restrictions of nuisance codes such as not allowing boxes or packaging to be stacked at the front or back of the business.
  - Only allow businesses that would produce little trash. However, this would be a last resort as we enjoy having the Tru-Value and Dollar General across the street.
- As for aesthetics, at 35 MPH we should be concentrating on our driving.
- Unified aesthetic would help accentuate the Mt. Vernon area character, distract from the “ugly” aspects of the street (such as the overhead utility lines and humble yellow median) and unify this area as a whole.

### Land Use

- Select areas that will accommodate a use other than single family/multifamily. Change the zoning in advance of development to encourage the new use.
- Must change the zoning back to the first street off of Mt. Vernon Rd to allow sufficient room for new buildings and parking lots.
- On the property on Mt. Vernon Rd – Just across from east post at junction No high traffic – (Walmart). Propose Condo’s – etc.
- U-MI / 42<sup>nd</sup> Street East: No Commercial.
- Zeman Drive – Good for condos.
- Incentive for new business!!!
- Encourage infill development. Thanks!
- Please preserve the Ambroz building! And do not turn it into an apartment complex.
- Also consider the commercial buildings – True Value/Dollar General in the empty lot of Vernon Inn – Such a waste of great space!
- Please do not change the land use of Memorial Drive eastward to 35<sup>th</sup> Street to multifamily development. You will wipe out a lot of affordable single family homes. I live at 721-30<sup>th</sup> Street SE & do NOT want large apartment complexes in my neighborhood. Our property values have already dropped and a lot of renters to not take pride or upkeep where they live. I already witness cars parked on front lawns.
- Do not allow Commercial/Mixed Use on U-MI C from 42<sup>nd</sup> Street eastward. This would be more suitable for residential use.

- Regarding Circulation Issue: I oppose Action C proposal as it would probably take out a lot of homes on Mt. Vernon Rd.
- Land Use – No multi-family development from Memorial Drive to 35<sup>th</sup> – Eastward.
- No Commercial/mixed use on U-MI C 42<sup>nd</sup> St. eastward.
- One of maps – planning for multi-family housing – North of Mt. Vernon Rd – In 29<sup>th</sup> – 34<sup>th</sup> St. area. That area is overwhelming single family development housing is in 1960's vintages. There is a fair amount of both retail and owner-occupied. Is this an area the city / residents do to maintain character of area – rather than allow it to deteriorate – as what happened to Wellington Heights / Moundview – due to neglect by landlords, commercial, educational expansion + city departments – police, housing, development.
- Revise the parking zoning so the CVS parking lot never happens again. So much dead space at the major intersections.
- More establishments to support future and enhance the appearance of the surrounding area, with entertainment like a bingo hall for residents, and visitors to enjoy while visiting Mt. Vernon Rd. Corridor area. Things like ice cream socials, neighborhood gathering, cook outs. Others like more neighborhood friendly gatherings in the area and a new Aldi store, recommendations for character improvements along Mount Vernon Road. Streetscaping, branding, the historic Lincoln highway, building facades. Enhance the cleanliness and overall appearance of Mount Vernon Road. Preservation, long-term maintenance of the corridor, energy conservations, exteriors that complement and enhance the future impact of the area and its surroundings.
- Area south of Mt. Vernon Rd. and East Post intersection \*Residential\*.
- NO BIG BOX STORES in this corridor, or further past it on county land... much of the retail we have is already unattractive.
- Work to attract businesses like coffee shops and restaurants – they are sorely lacking (local restaurants not chain/fast food, etc.)
- Continue to promote new retail development and redevelopment along the corridor, like more retail variety. Limit of large box type retail.
- Right now along the corridor needs a way to encourage neighborhood scale, and focus with multi-family developments and redevelopment to major intersections and existing commercial areas, and continuing on tracking, effectiveness of City financial incentive assistance programs that one day could benefit redevelopments of vacant or existing sites.
- Restrict or prohibit uses that are not considered neighborhood-friendly.
- Would like to have Ambroz Center used for coffee shop; meeting place.
- Land at the end of East Post Rd's Mt Vernon Road – Who owns? Great place to put pond, walking, biking, running trail. Maybe use pond for ice skating in winter with warming area.
- Do not remove or diminish single family homes to add multifamily structures or low income housing.
- Help promote neighborhoods that qualify for becoming Historical Districts, and eliminate future new construction that would deter a neighborhood from ever getting a landmark listing.
- Do NOT change "Land Use" zoning to make it possible for large commercial construction: is. The location where The Greek Place Restaurant was. Our neighborhood stopped the changing of the Land Use zoning to stop Kum and Go to go into that location. Neighborhoods should not lose the current feel that they have in order to put in inappropriate commercial expansions.
- Enforce all properties to maintain all structures on that said property. Properties should not be able to become uninhabitable or worse, turn down because of neglect.
- Keep future expansions for commercial building to local. Stop the growth of large scale businesses such as Walmart, etc.

- Maintain Ambroz Center as Recreational Facility! Or museum/historical landmark about Cedar Rapids and Lincoln Memorial Highway and park (still use the space as meeting place and path).
  - This would allow for “green” space in the area where it is lacking.
  - Please no multi-tenant housing or commercial. It would conflict with aesthetics and be counter to the Character Action Items.

### Circulation

- Rid the Highway of Trucks.
- When you restrict left turn in/out you greatly discourage any commercial use.
- Walkability – Connecting streets east of 19<sup>th</sup> are in the ring where sidewalks were not required during development – get some sidewalks along our least connected streets. (City taking more feet of my front yard in Memorial Drive but not sidewalk) I object!
- Make Mt. Vernon Rd. a “bicycle free zone”! Please.
- Align 15<sup>th</sup> + 19<sup>th</sup> intersections or synchronize offset stop lights so left turns do not block Mt. Vernon Rd (May require three cycles of green like at Memorial Dr.)
- I can see that you’re doing a great job to placate residents of this study areas, particularly in terms of Mt. Vernon Rd’s use as a highway through Cedar Rapids, however, I think the community could use more education on the benefits in tax income by creating a neighborhood that is worth driving to rather than through, which would mean slowing traffic speeds and growing businesses along the corridor.
- Traffic studies may tell you this road needs widened, however a better study area would include the great driving facilities on nearby streets such as Bever Ave.
- Add bike lanes through the wider commercial areas of Mt. Vernon Road.
- Slow the traffic.
- The least impact (acquiring) on the more R.O.W.
- Correct curb by new Kum & Go.
- Why is there no signal light control on Mt. V Rd @ 26<sup>th</sup> St.?
- Circulation – Action C would take out a lot of homes.
- Please add sidewalks in the whole area. It is dangerous for children walking to both schools.
- When I go for a walk most of the times I must walk in the street due to lack of sidewalks in the more residential area. I don’t want to take a leisurely walk on Mt. Vernon Rd.
- Concern of requiring residential sidewalks – residents responsible for cost – then on other side giving businesses financial incentives and advantages.
- The curb on Mt. Vernon Rd west of 15<sup>th</sup> extends too far out into the street by a foot or more. It is dangerous every day; more so in the winter.
- Get the trucks off Mt. Vernon Rd. Be creative. Our road can handle some into downtown.
- Bikes should not be on Mt. Vernon Rd. Bever is a safe, smart route from 19<sup>th</sup> to 34<sup>th</sup>.
- Get side streets fixed and paved (not with asphalt) soon... before all the prettification.
- This project needs to consider the total traffic plan in the area. Specifically, routing across the river via 42<sup>nd</sup> street and along Otis Road to improve development of that SE Area.
- Please focus on improving the street aspect of Mt. Vernon Rd., which will enhance commercial development improvements via a walkable (human scale) commerce oriented street. It needs to be less of a road, which just moves traffic.
- Anything to move the grain trucks off the road would be helpful as well.
- As Cedar Rapids and surrounding areas grow the Mt. Vernon Corridor will become more congested. Please widen road where possible to include turn lane East Post – 34<sup>th</sup>, 19<sup>th</sup>-Memorial.

- If you want to divert traffic off Mt. Vernon consider repaving 12<sup>th</sup> NE from 15<sup>th</sup> St. to 19<sup>th</sup> St. – TERRIBLE.
- Try to get the grain trucks off Mt. Vernon.
- Keeping traffic levels down to the extent possible to maintain the quiet residential nature of the corridor.
- Right of way procurement is important. If you make it impossible to turn left on 15<sup>th</sup> and 19<sup>th</sup>, it would be very problematic.
- I'm glad to NOT see a road diet in the plans. It needs to remain a thoroughfare.
- Get the trucks off of Mt. Vernon Road.
- No bike lanes on the street.
- More action plans to phase roadway, median, turn lanes, sidewalks, crosswalks, with priorities to areas with the most congestion.
- 15<sup>th</sup> Street SE intersection needs improvements to connect hard-to-cross streets, like 15<sup>th</sup> and 19<sup>th</sup> southeast streets. Both located off Mt. Vernon Road. Both have a lot of potential in the future.
- I would like to see reduced number of and impacts of existing off-set streets in intersections even Mount Vernon Road. Reduce number of commercial driveways that directly access off Mount Vernon Road.
- Restrict left turns with a center median. Also on Mount Vernon, improve access to use of public transit, including bus stop locations, such as, sidewalk accessibility, signage, benches, and shelters. Like to see rental property owners to keep sidewalks shoveled during winter to avoid injuries.
- I would like to speak for the average person who wants to get his kids to school on time, not be late to their job, and not have to waste more than an hour and a half driving per day; get bikes off the roads! They should be riding on the sidewalks so cars can travel with less obstruction and spend less time idling at intersections which causes cars to waste gas.
- Do not add, and when possible, remove center medians.
- I believe that although our city wants to encourage Blue Zone beliefs, there are places in town that bicycles will never be safe. Nearly the entire Mt. Vernon Road Corridor, specifically on Mt. V Road itself, is unsafe for bicycle traffic. There are other ways through the corridor – Bever Ave. etc. but I would highly discourage bicycle traffic on any portion of (Specifically) Mt. V Road.
- I would also like to emphasize walkability. This seemed to be combined with other features in our options to vote. Among other reasons, walking would reduce the need for parking. Larger parking lots or ramps are not attractive.
- Need to consider elevating intersections like 15<sup>th</sup> and 19<sup>th</sup>. Square that off.
- Extend the turning lane from Memorial to 19<sup>th</sup>.
- Eliminate some smaller connecting streets between 19<sup>th</sup> and memorial. It will make the neighborhood much quieter and cut down on through traffic.
- Don't go to 2-way on 5<sup>th</sup> Ave.
- Bike lanes need to be addressed.
- Please consider the people who live in the neighborhood and how they use Mt. Vernon Road. Many of my neighbors are elderly and are afraid to drive on some of the newly configured streets. Bever Ave with the traffic calming devices of corner bump-outs are confusing to them.
- No road diet for Mt. Vernon Road – truck traffic makes this a difficult road to drive and narrowing the road makes it all the more dangerous.
- Why can't truck traffic be diverted to Highway 13 to 30 and to I380 into CR.
- None of the Circulation Action Items addressed truck traffic\*.

- I favor the 19<sup>th</sup> Street/Mt. Vernon Rd. ¾ Intersection Design.

#### Other

- Great layout and format tonight. Thank you!
- Residents along MVR should be at the top of consideration list. One always pushes “new and improved” to benefit people who travel through on residents (and tax paying owners) enough of CR is under concrete already – more land covered with concrete creates more runoff and flooding – example corner of MVR and 36-38<sup>th</sup>.
- Practical functionality – my priority.
- This is such a heavily controlled process that it seems pre-determined even if it’s not.
- Do not diminish property values with your decision. We feel neglected near and around Mt. Vernon Rd.
- I think one important point to remember is that Cedar Rapids depends to a large degree for commerce and jobs to our corn and bean plants. That being said, Mt. Vernon Rd is a main artery for commodities moving in and out of town. We need to treat it like a main artery and not restrict the traffic or truck traffic. I can see some good ideas with more turning lanes and improvements.
- Take care of flood protection first.
- Thank you for providing opportunities for public input.
- Desire for local shops and boutiques, analyze for improvements to reduce traffic congestion and improve road and sidewalk maintenance. (fits into multiple categories)
- Thanks for your time and research to better the Mt. Vernon Corridor.
- Thank you for seeking our input.
- No more tax rebates (10 yr.) for development if developers need the tax incentives for development they should be required to reimburse the city for those rebates when they sell the property / business. Encourage neighborhood stabilization using tax to help low income/elderly to maintain their residence (paint, windows, roofing, etc.).
- Adding texture to sidewalks and pedestrian intersections would help less sighted individuals walk since they cannot rely on heavily for the loud traffic.
- The worst I heard was from the gentleman that said a round-about was being considered for Mt. V. Rd where it dumps into 10<sup>th</sup> St. or 8<sup>th</sup> Ave. You’ve got to be kidding with a school and hospital there.
- Leave Mt. Vernon Rd. alone.
- Use common sense.
- This was not very well publicized. More city people and development people from Des Moines than people of CR.
- At the highest elevation point it would be interesting to have a place for looking out over the neighborhood and the City. Either a tower (stand-alone) or outlook on top of a building. Line of sight could include Mt. Trashmore! Definitely an “out of the box” idea but don’t you agree it would be a unique feature?
- Thank you for asking our opinion.
- Too many homes are being purchased by landlords.
- Interested in being part of a Neighborhood Association.