

# CASPER COMPREHENSIVE PLAN UPDATE

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## Opportunities Summary

In Phase 3 of the Generation Casper Comprehensive Plan we brought 30 big ideas to the Casper community. The Big Ideas represent opportunities for the city, distilled from the previous phases where we collected data from the people of Casper, from prior plans, from best practices, and from local, regional, and national trends.

The Opportunities Workshops for the Generation Casper Comprehensive Plan process were held on October 3rd, 4th, and 5th at CY Middle School, Casper College, the Casper Senior Center, and Imitate the Image Ministries in North Casper. Over the course of the three days we sat down with more than 60 people to get their feedback on the proposed Big Ideas for the Casper Comprehensive Plan Update by listening to their thoughts, ideas, and concerns about their relationship with Casper and the spatial design of their city.

We spoke with residents from North, East, South, and West Casper; with new Casperites and lifelong residents; with 20 year olds, 90 year olds, and ages in between. We spoke with business owners, students, retired oil industry workers, stay-at-home mothers, young professionals, teachers, architects, and developers.

At the beginning of each workshop we presented a progress report and vision statements to the community to offer the foundation for Phase 3 and the Big Ideas. After the presentation, the community participants divided into small groups of three to six and, along with a group facilitator, selected a few interesting big ideas and opportunities to discuss in depth.

In addition to the community meetings, the public was invited to provide feedback via a Virtual Workshop. Participants were asked to respond to each idea and share if the idea should be moved forward, proceed with caution or not to move the idea forward at all. The Virtual Workshop received 40 responses.

### Summary

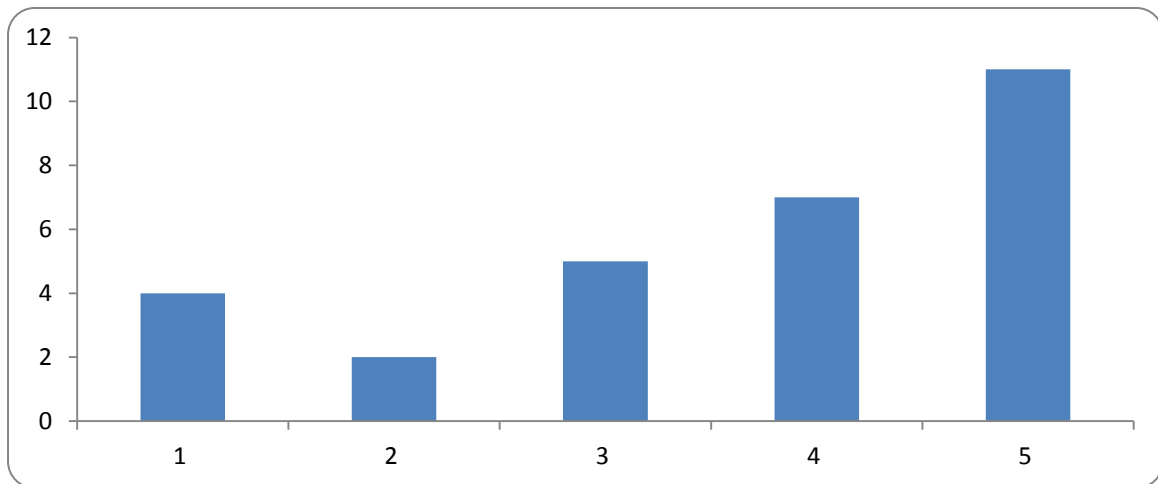
The following summary is divided into the categories of the Big Ideas, which mirror the six themes of the Generation Casper Vision; and either represents direct feedback or an expression of the public's input.

**Enhanced Character:** *Casper will cultivate a dynamic, welcoming community with growth and redevelopment based in best practices and history that sets the stage for a vibrant future.*

**RETHINKING UNDEVELOPED LAND:** Rethinking our future growth areas by creating new zoning codes and guidelines that set the stage for small and walkable blocks, public amenities, a variety of housing types, and places to shop and gather. Key questions to consider: Should design guidelines differ for development in different land use zones (industrial standards, commercial standards, downtown standards, etc.)? What sort of

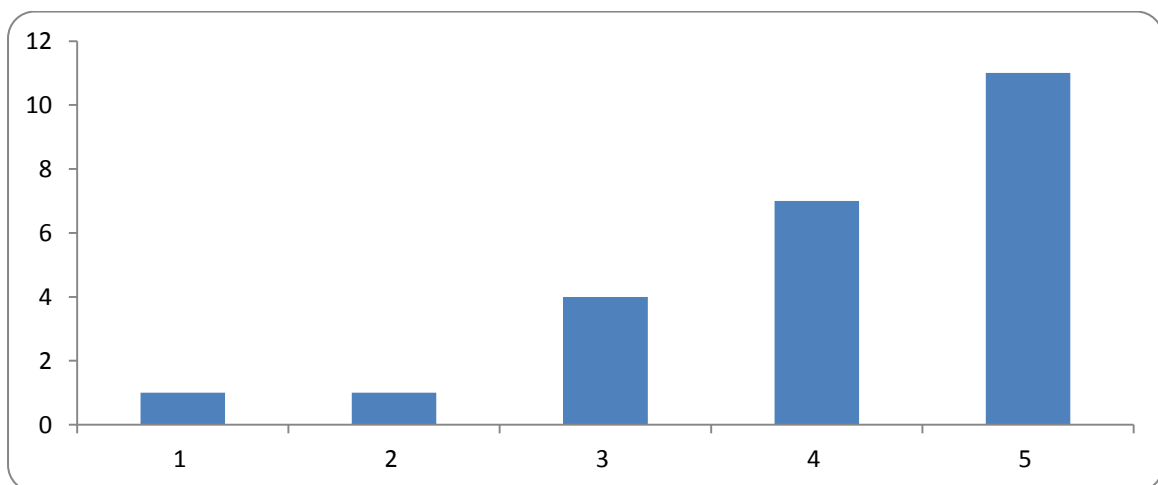
balance should be struck for new development (commercial, industrial, residential)? Should we discourage large lot and estate development?

**Average 3.7**



COMPACT CITY: Create incentives for key catalyst areas (and areas of change) that support redevelopment and encourage new development within existing utility service areas and adjacent municipalities to encourage compact development. Key questions to consider: Should more land be annexed? Should there be an urban boundary where higher density development does not extend beyond? Should we offer incentives for infill development? Where future development should be prioritized? Should there be a smooth transition from urban to rural land use?

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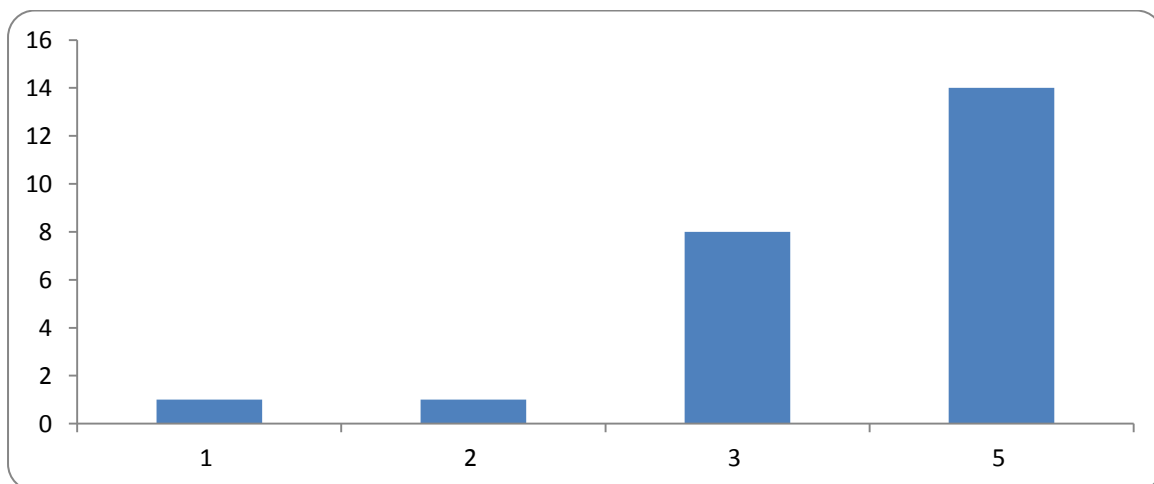


The Compact City Big Idea was a popular idea in the workshops. The overall sentiment expressed was that Casper should contain growth and focus on improving the existing building stock rather than expanding outside the current city boundary.

- Compact City, focus attention downtown, rather than supplying utilities to area within the county.
- Controlled growth, take care of and work with what we have rather than expanding east and west.
- Downtown development rather than on outskirts.
- Don't make it so easy to expand growth.
- Development is not necessarily growth, Mill levy increase for new development on edge, and impact fees for new development.
- Expanding city services for geographical growth is expensive and not necessary; we should grow within our existing boundaries.
- Growth is development, but not all development is growth; meaning: we can focus on quality development through infill or redevelopment without growing beyond our means or borders.
- Utilize the space we already have, don't jump further east or west.

CREATIVE DESIGN: Create design guidelines to allow for more creativity and unique architectural design that fits within the community's existing architectural and cultural character; and explore the option of design standards and sign code reform. Key questions to consider: What does Casper's character look like to you? What architectural styles or design characteristics throughout Casper do you like the most?

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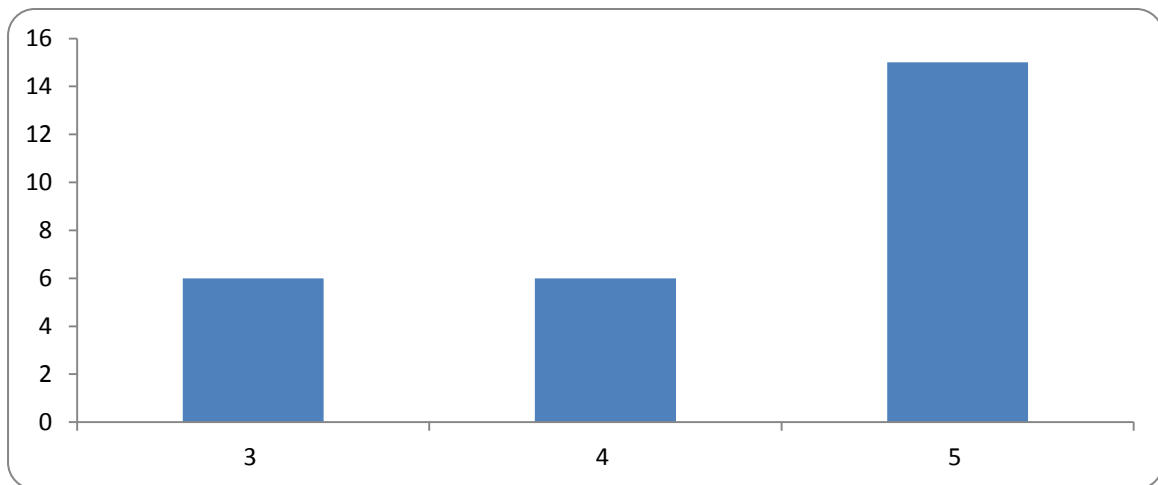
The Creative Design Big Idea was often discussed, with participants advocating for design guidelines, and the preservation of the modern Googie architecture of Casper, along with signage regulations that allow for a more modern emulation of Casper's unique character.

- Additional signage regulations- already changed in OYT to allow old neon.
- Design standards for signage throughout Casper to preserve architectural character.
- Design guidelines take a long time but they work. Look at OYD. Allow for flexibility, no "theme parks".
- Case studies for 50s/60s redevelopment.
- Cool stuff- old signage, old paintings, and murals.

- Design guidelines for residential fence materials and standards to help create a cohesive community feel and increase property values.
- Preserve Google architecture, seen in many 1950s and 60s era theaters, drive-ins, diners and other commercial buildings.
- Sign and design/branding in downtown and OYD and grant program for application, expectation in business plan, and at beginning.

**GATEWAYS, PLACEMAKING AND WAYFINDING:** Create gateway guidelines for gateways into downtown Casper to encourage the preservation of local landmarks, scenic views, and monuments; create higher quality of design amongst gateway signage; and the beautification of key corridors. Integrate art into wayfinding and signage. Key questions to consider: Do you support guidelines for signage around gateways and entryways? Where should gateway features be improved? Should we have higher design standards at our gateways? Should there be hillside regulations?

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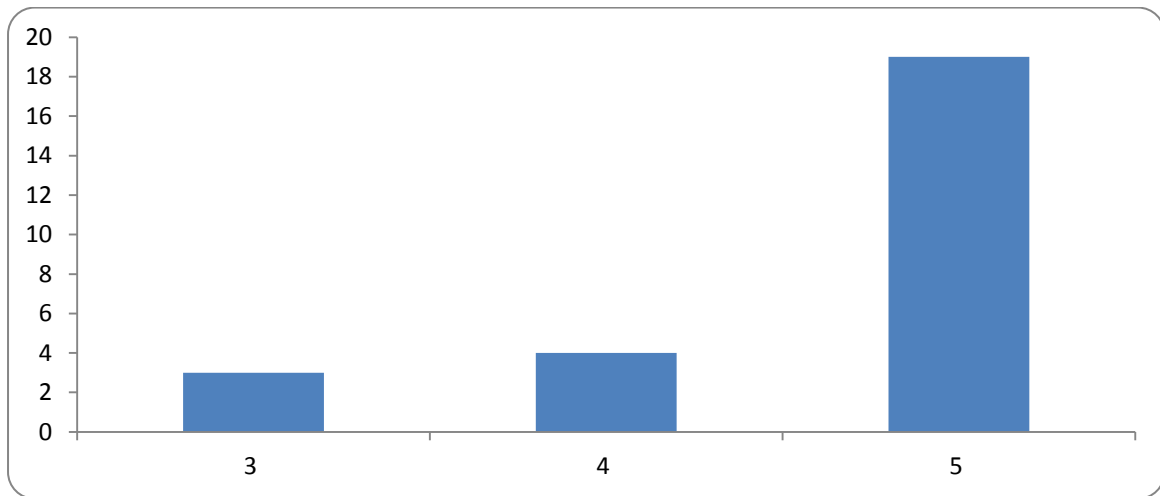
The Gateways, Placemaking, and Wayfinding Big Idea was of interest to many people, especially those with memorable negative first impressions of Casper.

- Casper has a weak first impression: unattractive gateway, empty buildings, constant construction in summer, and industrial legacy.
- Gateways are huge! I was horrified when I first came here.
- Improve the gateways at Wyoming Blvd, Hat Six, Center St, and Poplar St.
- The gateways need attentions, they act as many people's first impression of Casper, and have a legitimate impact on whether someone decides to move to or visit Casper.

**HISTORIC PRESERVATION:** Encourage a commitment to the adaptive reuse of vacant buildings from a prior form of use to a new form of use (ex: a public school into a business center), an investment in architecturally and culturally historic structures, and the creation of economic incentives to promote neighborhood preservation and downtown

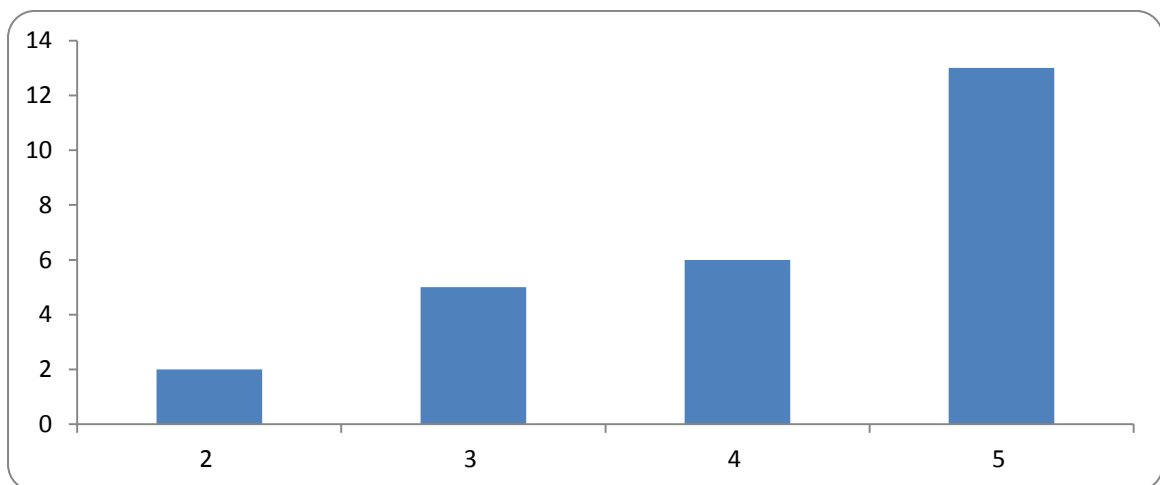
revitalization. Key questions to consider: What neighborhoods and buildings should be encouraged for adaptive reuse? What does Casper's character look like to you? What neighborhoods and buildings are important to preserve?

**Average 4.6**



**AGING IN PLACE:** Encourage developments that allow for senior housing and amenities for all stages of life that are integrated with transportation options and located near neighborhood amenities and medical facilities. Key questions to consider: How will aging in place effect residential property turnover? Will it create property value stagnation? How do you create an age-diverse intentional community?

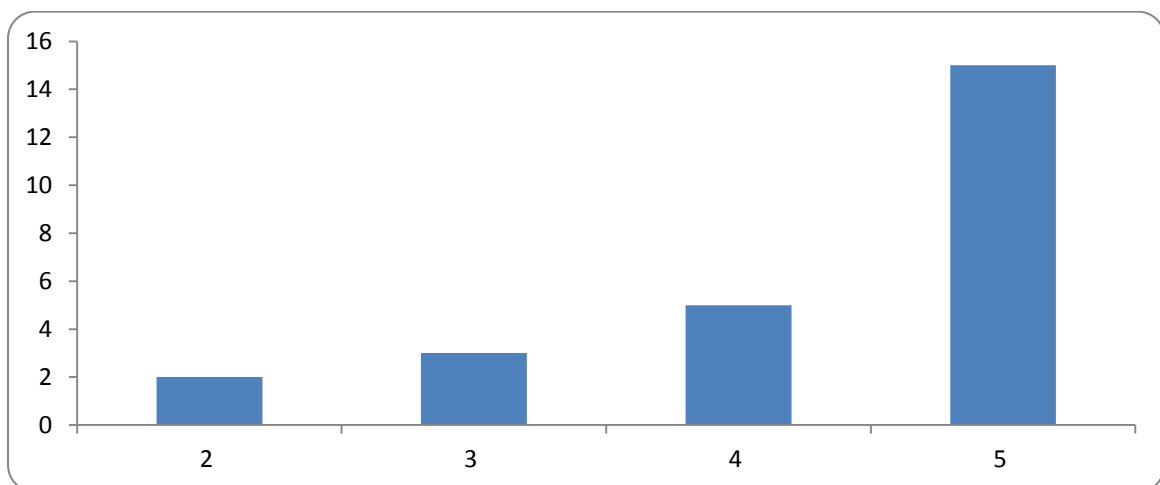
**Average 4.2**



**Vibrant Downtown:** Casper will work to realize untapped potential and foster a vast network of entrepreneurs to support a thriving downtown with unique character that anchors the community.

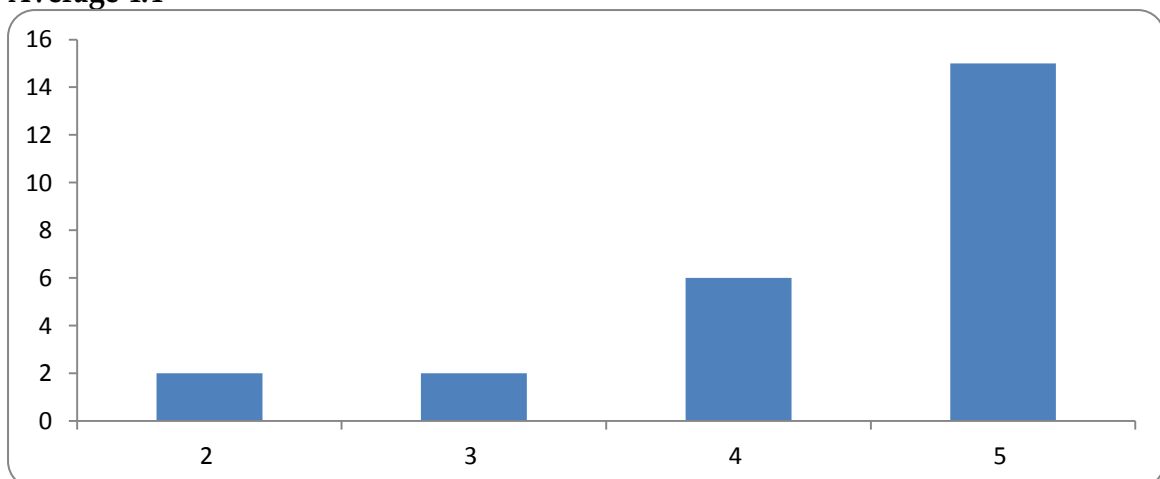
**RETAIL AND TOURISM:** Capitalize on the downtown retail core and continue to develop key streets like 2nd street and Yellowstone Highway that connect to the river and create a year-round environment with larger overhangs, building orientation, larger sidewalks and indoor and outdoor modular space. Key questions to consider: Should there be design guidelines implemented to improve the look and feel of downtown? What partnerships can be capitalized on to improve downtown? What barriers exist to expanding downtown businesses?

**Average 4.3**



**DOWNTOWN RISING:** Promote infill development and the transition of vacant, underutilized buildings and public spaces, and increase new public investments in streets, infrastructure, and public spaces in order to foster redevelopment. Key questions to consider: What specific locations should be redeveloped? What types of elements should be used to improve the streetscape (medians, wider sidewalks, planters, benches, etc.)?

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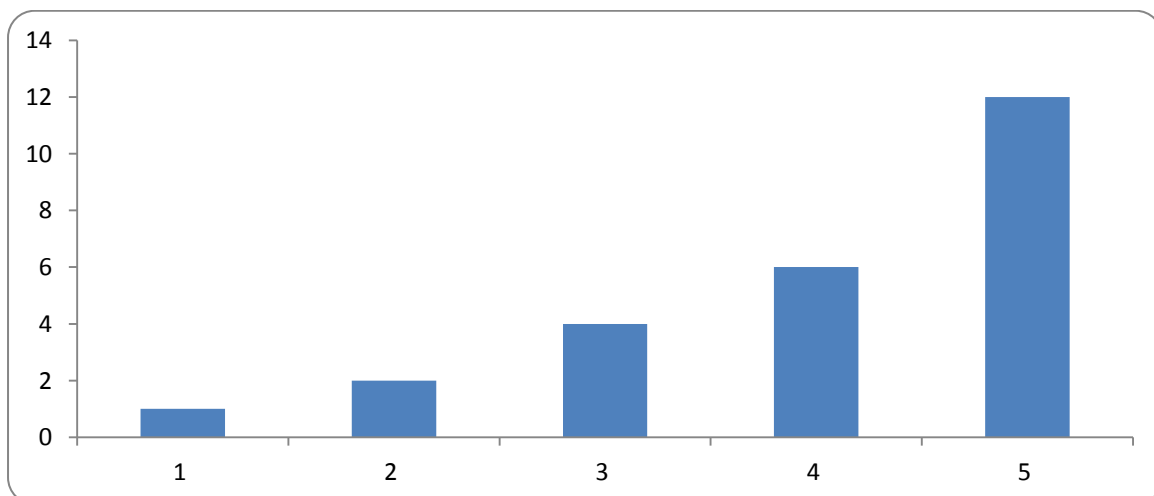


Downtown Rising Big Idea was an important idea, especially amongst young professionals, but also to older residents who have relocated to Casper after living elsewhere:

- Brewery downtown, liquor laws
- Cater to developers, grow up, talk about successes (Hotel Virginia and Catholic School)
- DDA should have the ability to ask P's on properties that haven't done anything, State Building –rehab, Gildstein Building –rehab. Hasn't been incentive to do other things
- Downtown reuse of old buildings
- Downtown convenience store, candy store for quick errands
- Encourage downtown to stay open past 5pm, to 8pm
- Encourage owners downtown to reinvest in their buildings
- Encourage vacant owners and landlords to sell for redevelopment
- Hotels downtown
- Involve absentee owners, actively involved in Crandall Arambula Downtown Plan
- Longer downtown hours
- More shops downtown, and longer shop hours
- Rethinking commercial spaces
- Smart parking garages, kills street life because there's no business at street level
- Strategies to encourage redevelopment downtown: tax incentives, utility costs revive downtown, improve infrastructure, rezoning housing downtown, rethink OYD concept.

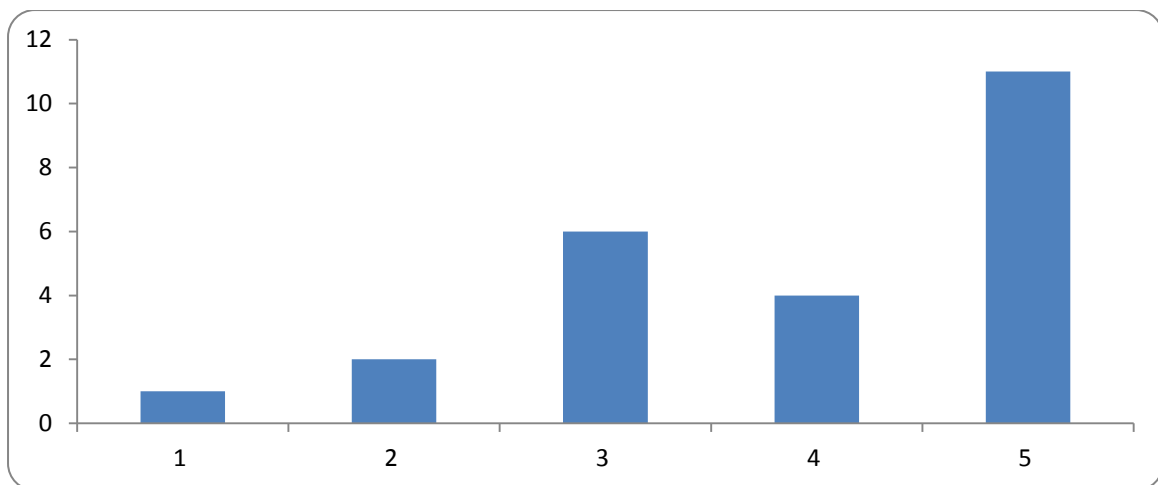
UNIQUE PUBLIC SPACE: Invest and create unique and themed districts and public spaces such as the Old Yellowstone District and David Street Station (community events, splash pad, stage, etc.) to entice families, businesses, and talent to stay and grow. Key questions to consider: Should 2nd Street between Durbin and David Street be pedestrian-only? Where can the Old Yellowstone District concept be replicated?

**Average 4.0**



A DOWNTOWN NEIGHBORHOOD: Identify barriers and incentives to encourage a variety of downtown living options (condos, row homes) for all income levels, and provide neighborhood services (coffee shops, grocery stores and restaurants) within walking distance of adjacent residential neighborhoods. Key questions to consider: Housing downtown is primarily affordable and workforce, do we need to encourage higher-end and market-rate housing? Would you support tools, such as density bonuses, height minimums, restricted housing, and other tools to encourage housing downtown? Would you support the development of specific and appropriate commercial properties integrated within or adjacent to residential neighborhoods?

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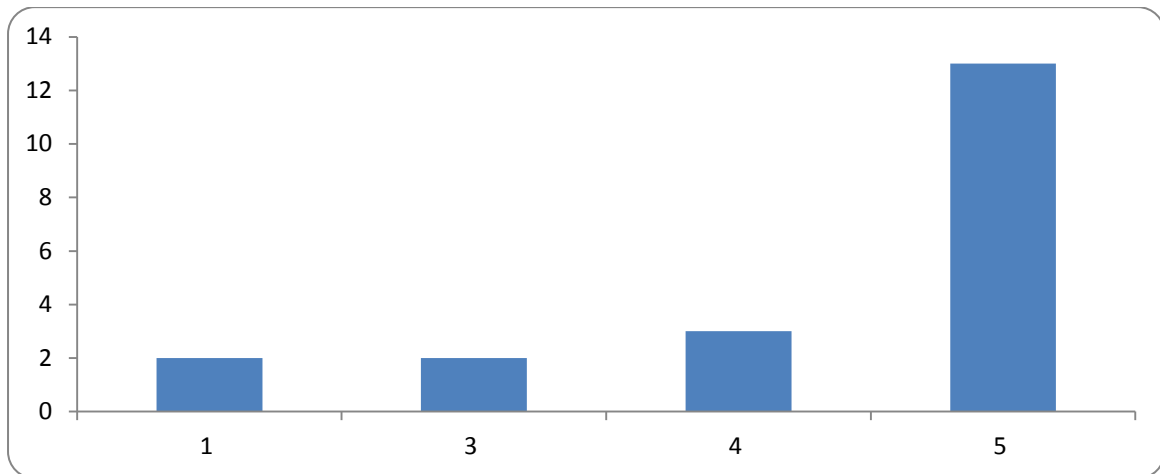
Many groups discussed the Downtown Neighborhood Big Idea as demand for downtown living and mixed-use development continues to grow.

- Downtown housing: 2nd floor, 4th & 5th at Wolcott, Old Bi-Rite, 1st & Beech
- Downtown Housing: studios, micro-units, student housing
- Grocery in downtown
- If people move downtown, the market will drive a lot of other things people want to see happen
- More diverse urban housing
- Multi-use buildings
- Need grocery store right downtown incorporated with parking garage, mixed income housing within same block and serve different generations
- Renovate old buildings, but use for mixed-use, don't keep them vacant on higher floors
- Variety of housing price points
- We need an affordable grocery store in downtown area



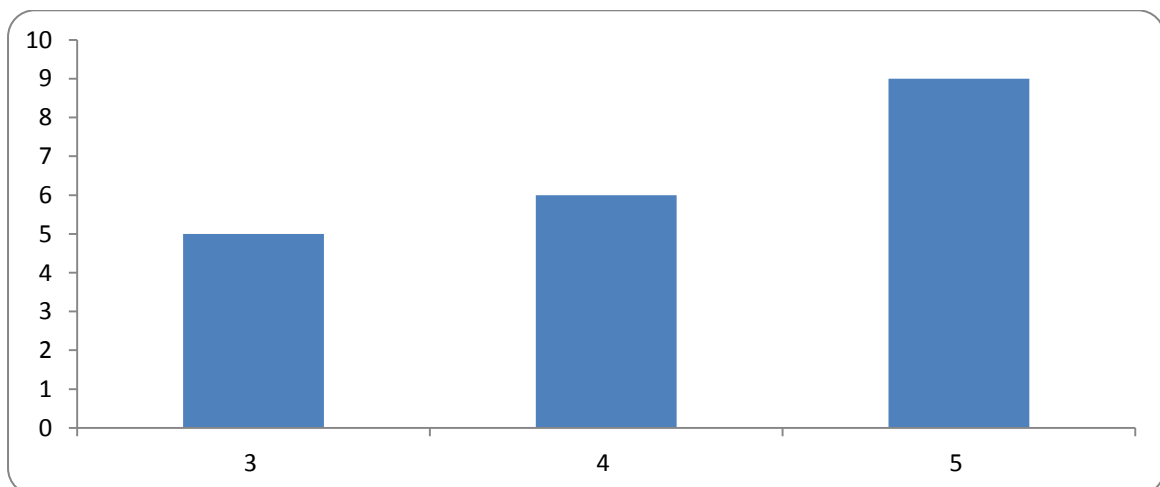
**CREATIVE ENERGY:** Foster a culture of creativity and entrepreneurship with a variety of incubator space, art space, live-work units, shared workspaces, and a new high-tech library. Key questions to consider: Are you supportive of a library expansion for community space and facilities? What locations would be best served by a nearby business incubator?

**Average 4.3**



**MANAGING STATIONARY VEHICLES:** Invest in new types of parking garages that serve multiple purposes. Garages could include storage for downtown living or vertical greenhouses; they could be incorporated into mixed-use buildings; or they could offer direct access to retail shops and apartments. Key questions to consider: Should the City create a parking plan to include metered parking, demand pricing, etc.? Should we identify principle locations for parking expansion? Should we invest in a single centralized public parking facility downtown combined with metered street parking to decrease the frequency of short trips?

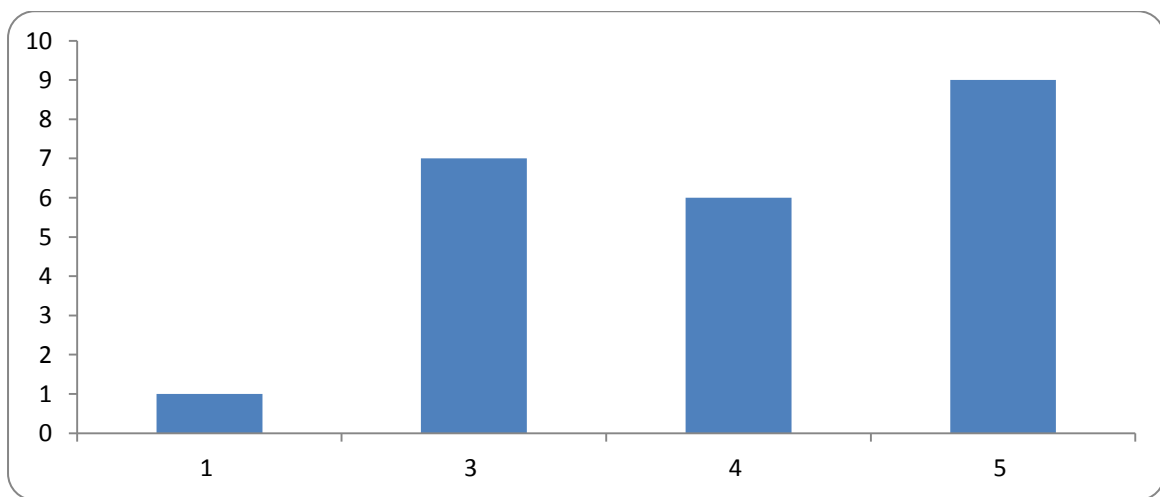
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**Distinctive Regional Hub:** *Casper will embrace strong relationships between education and industry to retain talent, promote business friendly policies, and cultivate incubators aimed at fostering fresh ideas and allowing small businesses to make their mark on Casper.*

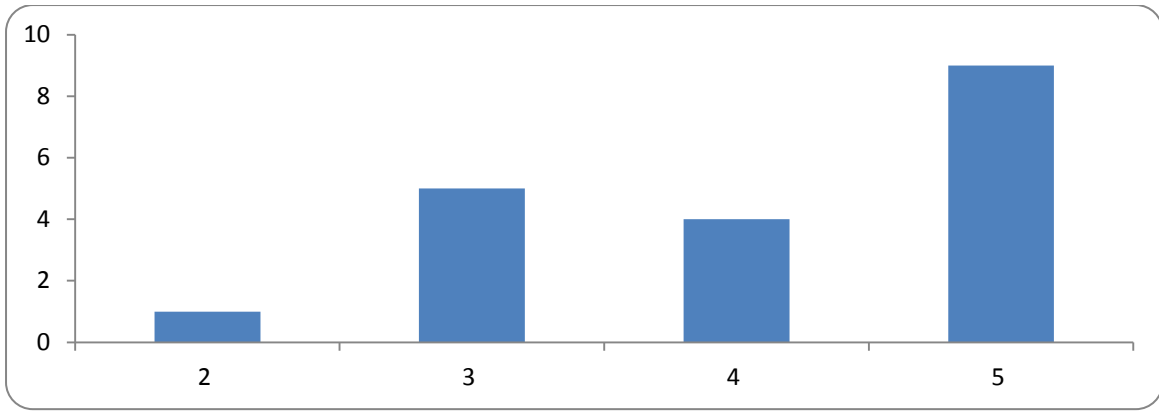
**FULL SERVICE COMMUNITY:** Position the area as a medical, shopping, cultural, and educational hub by concentrating on commercial cluster in key areas of the city. Foster partnerships with Casper College and the medical, marketing, and tourism agencies. Key questions to consider: When you think of Casper College, what is the focus - workforce training, associate's degree, adult education, or high school concurrent enrollment? What continuing education programs would you like to see? Where would you like to see these key commercial centers?

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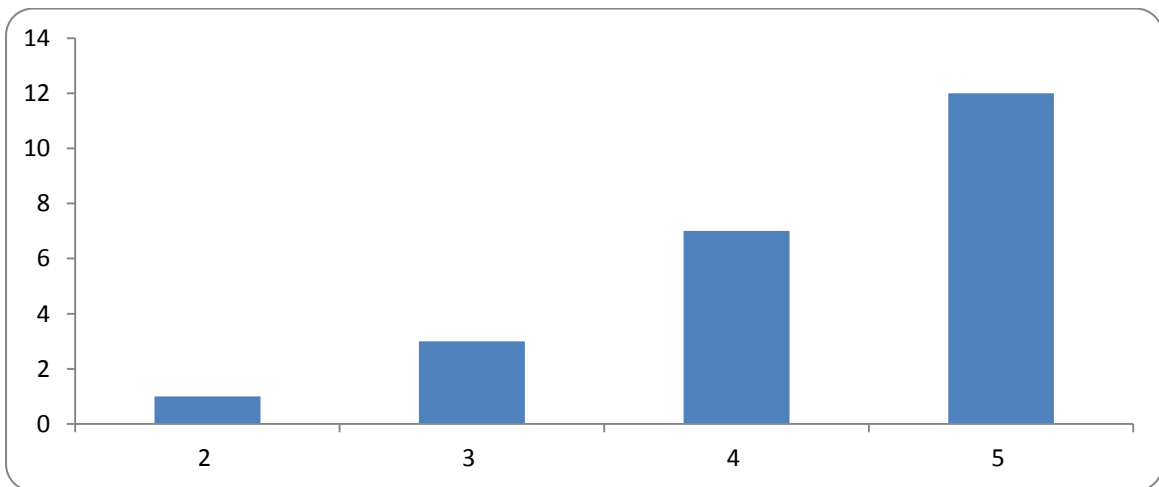
**LIFESTYLE LIVING:** Re-envision and transform the Eastridge Mall into a community destination that offers a unique shopping, dining, and entertainment experience with indoor and outdoor spaces, and smaller commercial storefronts on the perimeter, focusing on improved walkability and quality public gathering spaces. Key questions to consider: Do we want to open up the Eastridge mall and incorporate outdoor public spaces, dining and entertainment venues? Should there be economic incentives for large commercial redevelopments? Should we incorporate housing and public amenities into commercial redevelopments?

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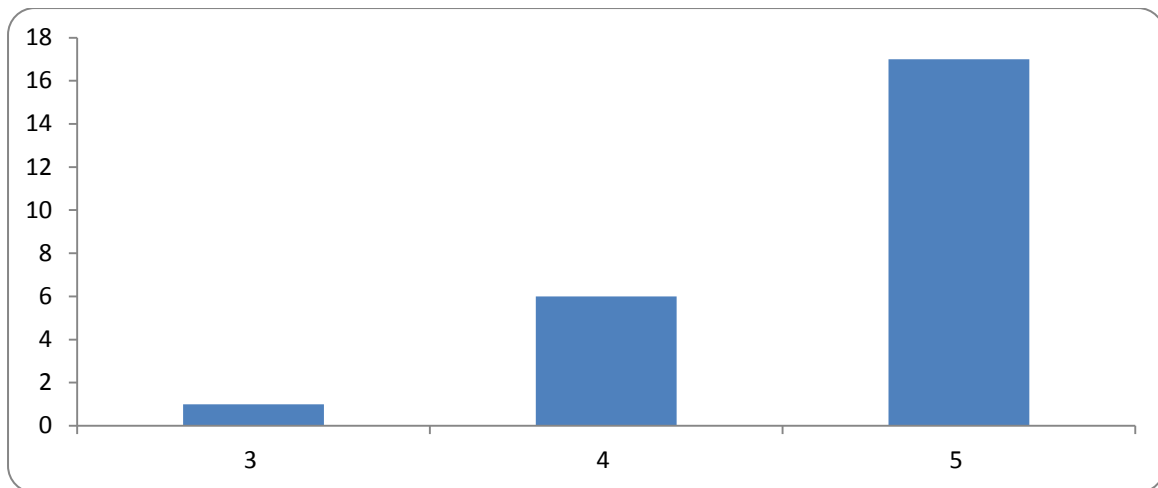
**HIGH TECH:** Invest and expand infrastructure that promotes a high-tech hub with expanded programs focusing on connectivity, technology, and businesses that are not location-based. Key questions to consider: Should the City and its partners explore fiber optic infrastructure and free Wi-Fi downtown? What types of businesses should we focus on recruiting and retaining? What infrastructure needs to be improved (broadband, water, sewer, transportation)? What should be a focus of capital improvements? Where should the high-tech hubs be clustered?

**Average 4.3**



**BUSINESS FRIENDLY:** Streamline policies and processes to be more adaptable and business-friendly, such as easing the ability to obtain business licenses and increasing non-traditional businesses such as food trucks, cottage industry purveyors, and local agriculture. Encourage the development of partnerships to provide start-up business support. Key questions to consider: What are the most significant barriers to forming a business (available sites, adequate infrastructure, existing skilled workforce, ability to attract people, limited start-up support network)? What types of tools should be used to encourage small businesses (industry organization, startup network, small business loans)?

**Average 4.7**



The discussions within the Distinctive Regional Hub theme were not as focused on a singular Big Idea, rather, the conversations were more reflective of residents' desires for Casper's economy: diverse, with different topics and ideas.

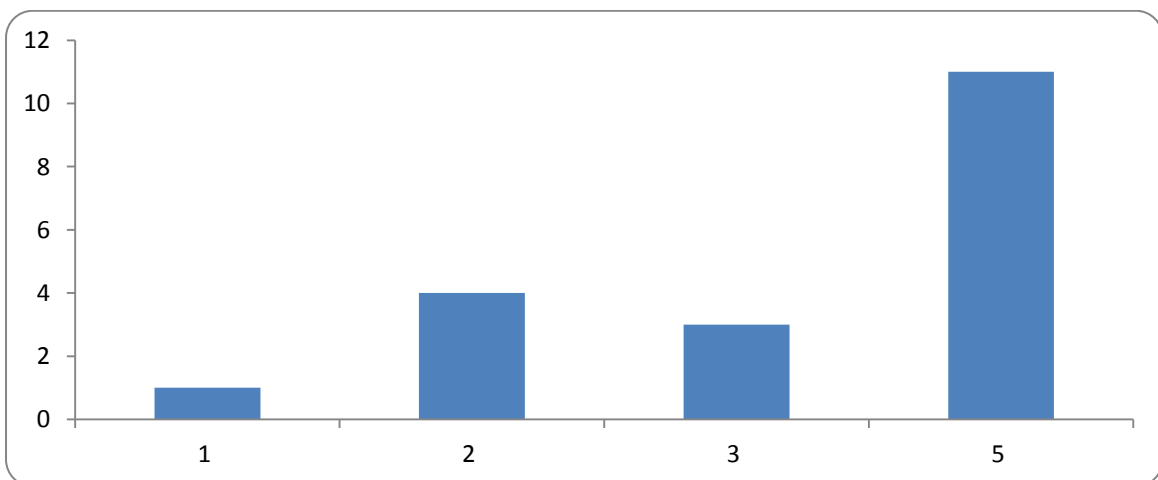
- [Small] Business friendly.
- Backwards Distilling, how do we get more manufacturing here? Could diversify just by expanding manufacturing.
- Business competition is healthy, drives improvements, does a better job at meeting the community's needs, and leads to more positive consumer experiences.
  
- Casper College can team with existing businesses to offer training to them
- College, relationship between college and start ups and business incubator
- Casper College dorms are too expensive for some of the student population
  
- Commercial centers, east 2nd street, but the number one road block is liquor licenses.
- CY Avenue to Poplar to HS, Poplar to OYD, rezone. Poplar rezone from FBC to C2 zoning, developers said will never be developed.
- Draw more people to north Casper by incorporating economic development.
- Encourage local businesses to stay open later.
- Encourage small and niche businesses.
- Incubators on fringes, we need to bring them closer.
- Investment needed in North Casper through jobs (construction, plumbing, landscaping), commercial opportunities (grocery stores), and schools.
- Low taxes and open space should make attracting new and large tech businesses easy.
- Low taxes are not a sustainable strategy for economic development, talent is the main priority; and low taxes aren't a driving factor in where millennials decide to live.
- Keep the smart STEM kids through tech and engineering jobs.
- Mixed-use shopping/living experience for the Eastridge Mall retrofit (look to Belmar in Lakewood CO), mall into smaller shops, cafes, with grocery anchor, theater, an open-air experience.

- Most small business startups only need \$2-5k for start, its manageable with Angel investors. But the state doesn't know quite how to categorize certain new business (coffee roasting, brewing co, etc., most has to do with food production and alcohol)
- Mountains and river are right here, let's invest in the growing recreation technology sector.
- Free Wi-Fi.
- No-Build zones at edges of Casper to refocus building within core of city.
- Roosevelt school, incubator or school and youth programming (there is no school in North Casper, decreases desirability of neighborhood, decreasing property values).
- People are tired of boom and bust cycles.
- Redevelop old highway shopping centers.
- Trailing spouse is a big barrier to bringing talent here.
- We need an anchor, such as Whole Foods or Trader Joe's, to attract and support smaller businesses.

**Enhanced Connectivity:** *Casper will offer transportation choices through safe, reliable streets and a trail network that connect all residents to their destinations through a variety of traditional and emerging transportation modes.*

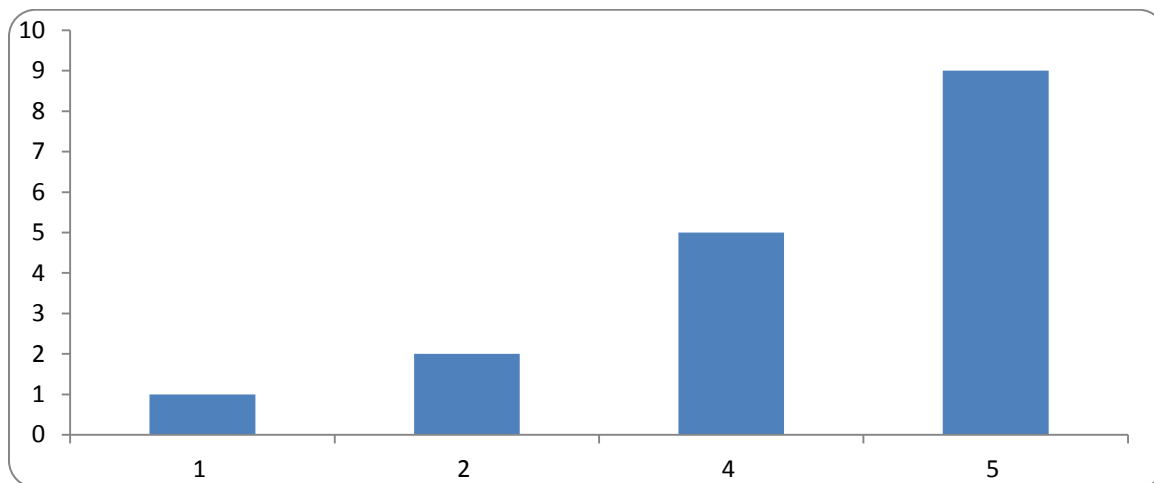
TRANSIT CENTERS: Rethink and enhance our transit centers to support shared vehicles and bike sharing, integrating art, and creating new pedestrian amenities. Alternative Transit Options: Improve the regional transportation system with fewer routes but higher frequency service with dedicated lanes. Consider alternative modes for transit riders to reach the high frequency travel corridors such as electric bikes, Uber, carpool lots, dedicated bike infrastructure, bike shares, or taxis, and a year round trail network. Key questions to consider: Where should the transit centers be located? Should we provide free public transit passes? Should bicycle lanes be provided with future roadway improvements where parallel pathways don't already exist?

**Average 3.8**



**SAFETY BY DESIGN:** Begin to implement complete streets, designed to equally prioritize walking, biking, and driving when updating the street network. Regulate traffic flow with roundabouts at key intersections, and construct protected bus shelters to shield transit riders from the wind, rain, and snow. Key questions to consider: Where are the intersections and sidewalks the need improvements? What infrastructure improvements are priorities and to what level should they be improved? Should the City enforce a sidewalk snow removal policy requiring private responsibility or develop a funding source for public responsibility?

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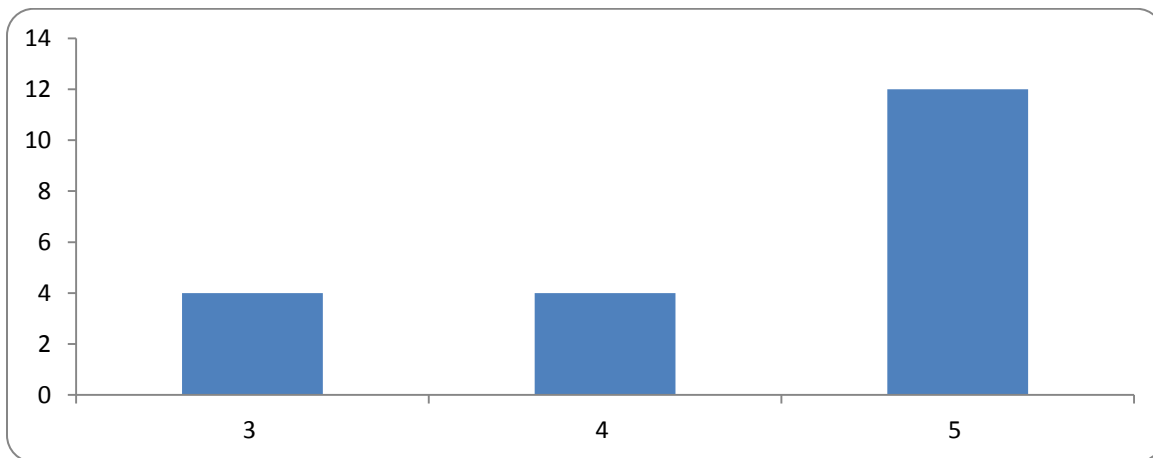
The conversations on the Safety by Design Big Idea ranged from safety for the visually impaired, safety for bicycle commuters, safety for drivers, and safety for the average pedestrian. A significant part of these conversations focused on the need to connect the existing links in Casper rather than building additional infrastructure on the periphery or on undeveloped land.

- ADA accessibility, accessible routes, continuous routes, and safe harbors after crossing intersection.
- Bike Lane on Poplar from Wyoming Blvd to River.
- Bike Route from Poplar to 25th to Wolcott/Durbin to Center.
- Combination of bike lanes on main streets and parallel side streets for commuting
- Connect Trail Gaps for biking
- Currently not friendly to handicap people.
- Improve safety.
- In residential neighborhoods in North Casper the speed limit needs to be lower, at 20 mph. 30 mph on main arterials (Center St) is okay, but not near parks and schools; a tabled crosswalk and LED lighting at Lincoln School would help.
- North Casper pedestrian bridge to access city.
- Improve access to parks through establishing connections between pedestrian and bicycle trails and parks.
- In Wolf Creek you can see Walmart but can't walk to it (sidewalk connections)

- Increase multimodal transportation downtown to include additional public transportation options and improved bikability.
- Sidewalk connections need to be built, North Casper is not walkable or ADA compliant.
- Sidewalk repairs and connections (Wyoming Blvd from Poplar to Casper Mt Rd).
- Sidewalks need more street lights in North Casper.
- The McKinley Underpass out of North Casper is neglected; needs lighting for safety, needs to be cleaned and gasoline smell addressed, it is the only way to walk South.
- Walkability to schools to bus stops to parks in North Casper.

**DOWNTOWN CONNECTION:** Create a connected trail system and dedicated bike lanes within downtown with connections to key destinations. Enhance the Rail Trail with shelters, kiosks, murals, and public amenities to increase economic development. Key questions to consider: Where are we willing to trade parking or travel lanes for designated bicycle lanes? What other destinations do you bike to? Are there specific high-need connections?

**Average 4.4**



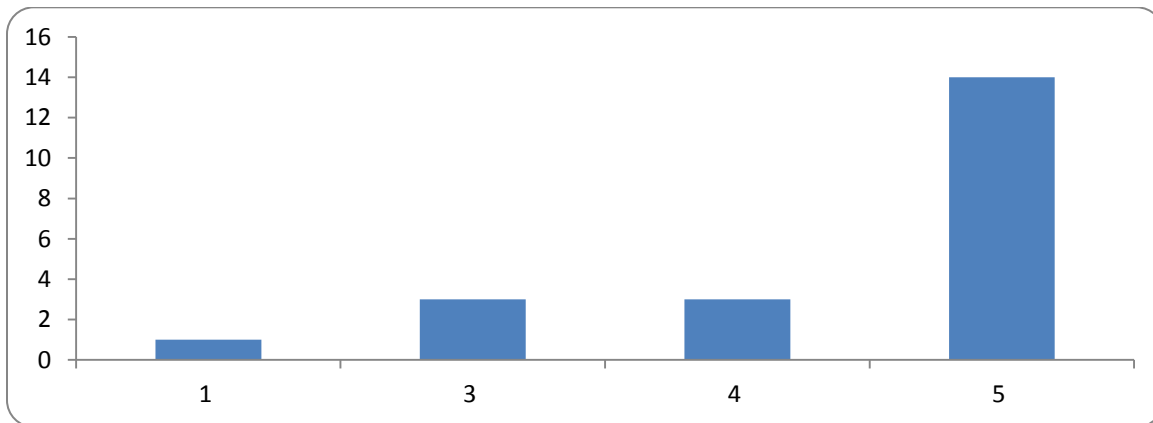
**The Downtown Connection Big Idea:**

- Bikeshare
- Biking downtown to trails, pedestrian improvements on 1st street
- Connect Casper College to downtown with trolley, especially related to events or job fairs
- Connect downtown mall to McMurry Business Park
- Downtown transit options
- Egginton’s alleyway would make a good connector from Beech to David St.
- Incorporate downtown bike routes

**ENHANCING ENTRYWAYS AND IMPROVING BARRIERS:** Improve access to parts of the city that are separated by I-25 and the railroad. Improve the visual image of the community by

enhancing the look and feel of the corridors and protecting our scenic view sheds. Improving Transportation Flow: Continue to develop a street network of small blocks and gridded streets to improve transportation options throughout the city. Retrofit our streets to improve the mobility of the car through the implementation of new transportation tools and mechanisms. Key questions to consider: Are we willing to limit development to protect our scenic views? Should there be guidelines for signs along the I-25 corridor? Where are additional street connections needed? Should developers pay impact fees? What should be the highest priorities for future investment in the Casper transportation system?

#### Average 4.4



Additional ideas that came from the Enhanced Connectivity theme include the following:

- Arterials: 2nd, 12th, 21st. East to West, Fix one at a time.
- Central bus system (like Steamboat)
- I-25 beautification through Casper (i.e. Denver T-Rex project).
- Increase sales tax to pay for trails and sidewalks.
- More frequent transit or alternatives such as call-a-ride in North Casper.
- Trails to Edges of Community (along drainages).
- Trail crossing Yellowstone highway from newspaper.
- The Centennial Hills neighborhood streets are too narrow, especially in winter with the drifting and plowed snow.

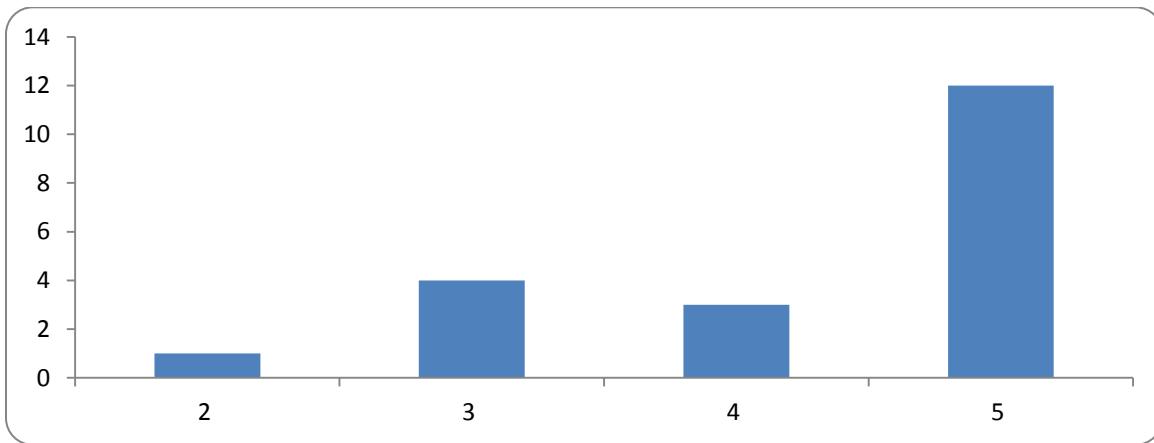
**Embracing the River:** *Casper will engage with the world-class North Platte River and a network of trails that are visually and physically linked to commercial centers to foster economic opportunities.*

RIVER HEALTH: Promote the health of the North Platte River by limiting development in our natural water corridors, invest in river restoration, and protect our ecosystems, thereby creating a unique place to recreate (additional trail corridors, kayak park, whitewater paddle boarding,



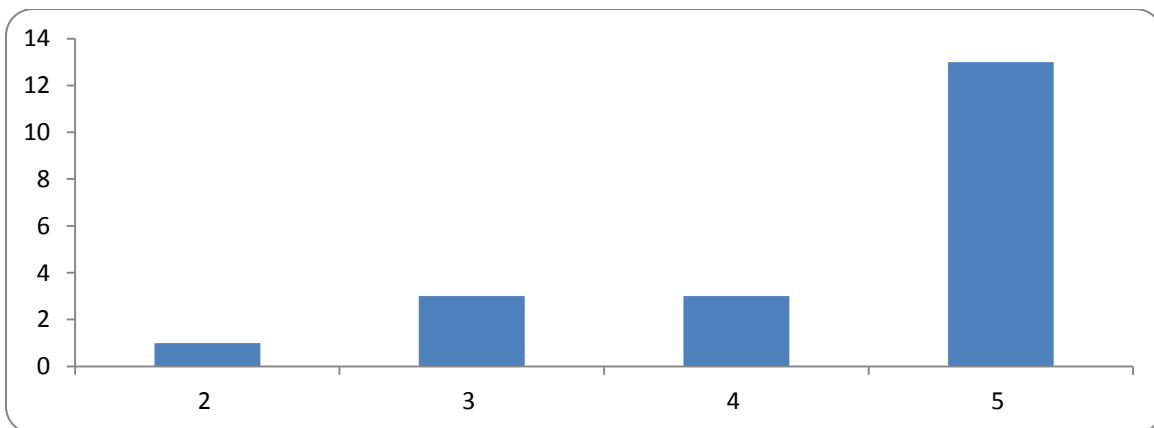
tubing, etc.), and expanding the Blue Ribbon Fishery. Finishing the gaps: Complete the gaps in the trail system and connect the Platte River Trail to regional trails, neighborhood parks, and adjacent communities for ease of access. Key questions to consider: How do we balance river conservation with river recreation? Are there preferred recreational areas? Where should Casper focus on preserving the health of the river? We know how important public access to the river is for many Casperites; which areas are preferred for private development? What specific locations need connections? Where should pedestrian bridge over the river be built? Should drainages be protected from development and used as greenways? Where?

**Average 4.3**



**INTERACT WITH THE RIVER:** Transform the North Platte River into a significant part of the downtown experience with activities and events, and through encouraging riverfront cafes and restaurants to interact with the river, as a way to grow local and regional tourism and increase the length of stay. Key questions to consider: Do you think more of the riverfront should be prioritized for public access?

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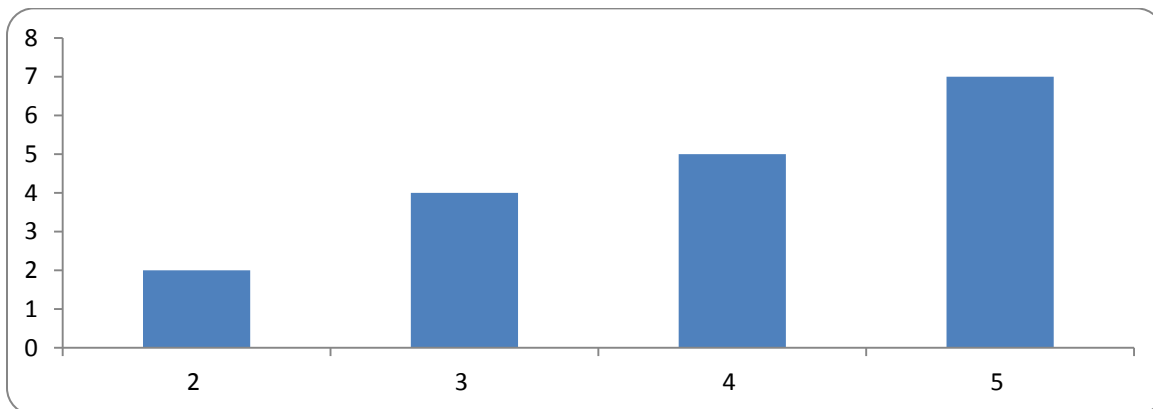
Interact with the River was a popular Big Idea. The river is an important part of the community in Casper, and residents want to see their connection to it strengthened.

- Arts and theater should be linked to the river.
- Destinations along the river: commercial businesses (retail and restaurants), and housing. Turn the destination of the river into a place of activity.
- Fun activities promoted on river (rafting river).
- North Casper needs a public riverfront place, with picnic space, grill, and pier.
- Rebrand: River Front District.
- Tie economy and new companies to river. Think about ski biathlon as well.
- Trail in North Casper along the north bank of the river.
- Trail connections to River Trail.

**Unexpected Quality of Life:** *Casper will be comprised of creative, safe, family- friendly neighborhoods and gathering areas where all residents and visitors can enjoy rich culture, stunning vistas, vast open spaces, recreational opportunities, and big city amenities.*

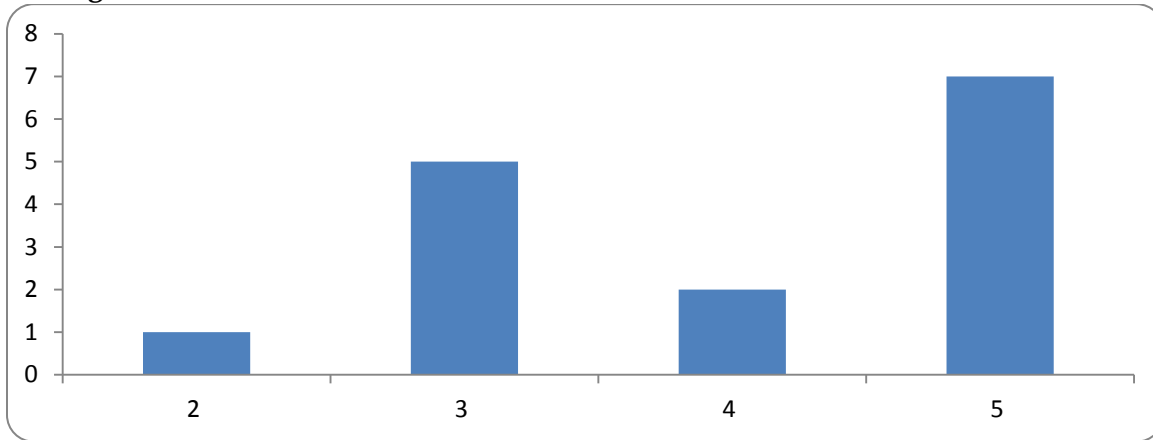
NEIGHBORHOOD STREETS: Implement standards for residential neighborhood streets to create safe pedestrian connections and characteristics similar to traditional neighborhoods. Housing Our Community: Implement land use changes that encourage diverse housing options and affordability by integrating the latest tools, incentives, and code options. Key questions to consider: Where are residential street improvements needed? Should we encourage a block size and or arterial/collector spacing in new residential areas? What are compatible neighborhood commercial uses? Should there be design standards (signage, lighting, buffers, parking)? What are barriers to affordable housing development?

**Average 3.9**



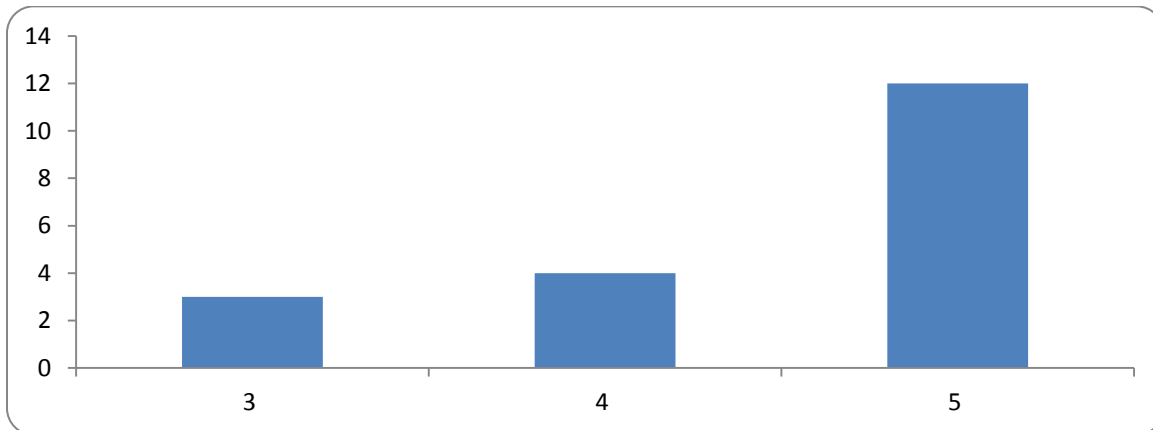
**PLAYFUL ART:** Promote culture and arts through improving art venues, creating a unique arts district, and encouraging interactive art. **Getting the Community Involved:** Enhance community pride through celebrating Casper's amenities and assets. Explore new ways to provide consistent messaging through apps, kiosks, and educational art. Key questions to consider: Should art be a higher priority of the One Cent Funds? Should art be required as part of development proposals? What sort of events would you like to see in Casper? What is the best way for the City to connect with you? How would you like to connect with the City?

**Average 4.0**



**OUTDOOR RECREATION LIFESTYLE:** Promote and enhance our recreational amenities that support and retain young families through including neighborhood parks, day care, recreation centers, and other recreational assets. Key questions to consider: Are Casperites willing to allocate more of the One Cent Funds to the City's parks and recreational amenities? Where are new neighborhood parks needed? Would you support a new park along the river?

**Average 4.5**



Within the Unexpected Quality of Life theme, participants focused on specific ways to improve opportunities for youth, places for arts and culture, and specific items that would contribute to an increase quality of life for Casperites.

- Adventure, surprise places for kids, more rugged playgrounds.
- Affordable senior housing.
- Community beautification service projects.
- Design our environments and spaces to be enjoyable 365 days/year.
- Engage graffiti artists, youth in Street Art projects (Rapid City Alley).
- Historic Preservation.
- Support blooming and smaller artists and musicians, no supportive venue at the moment.
- Venues for local musicians.
- Library expansion and better facility.
- Recycling services in neighborhoods.
- Waterpark at Mike Cedar is great, need replicated in Eastgate, North Casper, and Paradise Valley.

The following Unexpected Quality of Life ideas came from the opportunities workshop with the North Casper community, and are reflective of the specific needs and desires of that subset of the Casper population.

- Block parties to celebrate what we have.
- Bulletin boards, indoors and at bus stops, to provide places for shared news since we can't post on telephone poles.
- DARE program, a positive role in the community.
- Food options and more “mom and pop” shops.
- More activities in the community and a larger presence from the City.
- More small and walkable businesses.
- Park programs and youth programs within walking distance.
- Reduce perception of higher crime rate, increase/clean up maintenance through code enforcement.
- Smaller parks closer to each neighborhood, plus a skate park.
- Social services, workforce agencies.
- The existing vandalism is an issue, need improved maintenance of parks.