

### STREETSCAPE CONCEPTS

- + I think the tightening up of Main Street is great and think the reverse parking is great!
- + Bumpouts are so important; At least at Walnut and Main and Oak and Main. Circle design is very pleasing
- + I like the idea of 'reverse parking' when I got my head around it.
- + I like the reverse parking idea.
- + There is reverse parking in St James Minnesota.
- + I like narrowing of Main Street to create larger sidewalks. Anything that improves the appearance and the view into the downtown from the HWY is very welcome.
- + I like consistent sidewalks with trees, benches throughout the downtown.
- + Reverse parking is a great safety idea.
- + Like the city downtown entrance sign
- + Like the bridge to wagon wheel.
- + Like the colored pavement
- + Favor the inclusion of trees, planters and benches.
- + Have functional art-not too modern like the yellow and blue on the poster board; but if the seating were stylized apples that would fit in.
- \* Consider speakers for downtown music and small performance space in downtown.
- + No weaknesses love it all
- + Changes to South 3<sup>rd</sup> will increase traffic on N 4<sup>th</sup> which is residential with vocal opponents regarding traffic. The lane expansion was critical and now we want to take it away. Traffic on 4<sup>th</sup> for Kwik Trip is nuts and backs the area up.
- + Narrowing of roads is not required for streetscapes. Current is a strength.
- + Not found of reverse parking.
- + Trailhead adjacent to bike bridge could include signage and directions to the hiking and biking trails in La Crescent, also a bike ped connection to main Street, elm street, and south 3rd street. Signage is important.
- + I feel that downtown street lighting with historical fixtures and poles don't fit well in many communities with new development, they mix and old look with new buildings. I'd favor more modern looking clean fixtures and poles
- + I've read research that shows when people bike and walk to commercial areas they spend more money at those businesses. Expanded sidewalks are a great idea to encourage this
- \* Where do cyclists go on the proposed main Street and walnut street?
- \* Need to be certain that slope (grade) of highway bridge does not exceed 5%.

### REDEVELOPMENT CONCEPTS

- + I love them all. Let's get started.
- + Love civic building at Oak and Main with nice plaza. Invest in our community first!
- + Love the trailhead for the bike ped. Trail/bridge coming to town with parking. Great design, retail, visitor center.
- + Supermarket HWY to capture North/South traffic as well as residents is a good one. A signal would be needed. Improving Chestnut/access road is also essential to make safe.
- + If we build a new school turn elementary area into homes.
- + Both sides of Main Street concepts seemed cohesive where on both sides of Walnut (across from Wieser Law and Bank it is not cohesive.

- + Grocery store on N4th seems a bit 'removed' from downtown with a dangerous intersection. Perhaps housing could be on 4<sup>th</sup> and the grocery store remain in the core of downtown.
- + We need more townhomes, single family homes and units for young retirees.
- + I like the school property idea very much. There is already a park nearby, if the school moves someday.
- \* Common spaces: recall to include play structures like the ones across from Food Co-op.
- + How do we include affordable 'houses' for multipurpose buildings. We need affordable homes, lots. People want to live here but cannot find houses.
- + Placing development on N 4<sup>th</sup> exponentially increases traffic on the residential street. How will this be addressed?
- + Taking out homes for commercial development looks nice but does not make sense with a shortage of homes in that price range and there is no clamoring for commercial space? It is cheaper to do business in Wisconsin as we are at a tax disadvantage.
- + Weakness that there is no feasibility plan or analysis
- \* Remember the cost of the maintenance of Planting areas.
- \*Remember to consider snow removal from bump-outs and brick or stamped pavers.
- \* Conflicts with parking for Knights of Columbus building.
- \* Drawing does not include former VetClinic on N 2<sup>nd</sup> but site plan does.

#### GENERAL

- + Lots of good ideas. Prioritize as we can't do them all.
- + Thanks for showing redevelopment of elementary school preferred use.
- + I like downtown residential opportunities. This is very promising. First choice would be at trailhead, second where Quillins is located, third is South 3<sup>rd</sup> Street.
- + Like the green ideas of rain gardens/green space; permeable pavers, planters.
- + If we look for a market make it unique brand like Whole Foods or Trader Joes. Something La Crosse does not have. A reason to stop here and shop. I drive to Rochester to shop at Trader Joe's.
- + Minnesota taxes are a big disadvantage for businesses—how do we overcome? Worker comp; payroll taxes. Please do not make a plan that makes it more unaffordable to be here.
- + The tax burden on newer commercial buildings is terribly high making business growth and development difficult. While all of the ideas are very nice in reality how many cups of coffee would have to be sold to pay the real-estate taxes? This is why rents have to be higher and why people that would love to own a storefront business do not. This is why we have so many service business as their margins are higher.
- + New building costs are also very high today. It will be a question of 'if we build it they will come'. Fixed costs have to be addressed by small businesses and the slow and slow growing foot traffic do not make a small business viable choice. A good question is how can we as a community or a government make a financial or business investment in La Crescent appealing investment. Trees and planters don't cut it for a young family attempting to get by.
- + Would like to see plans that include the old Montessori school. Perhaps a skyway over Oak from the proposed City Hall to the future Montessori site building.
- + In the City Hall lobby have a place to display (show off) animals that are up for adoption from La Crescent animal rescue. The traffic would enhance adoptions as shown by the experience of other cities.
- + Keep the driveby mail box. Smile face.
- + Have some downtown housing that has an elevator and is possibly 65+ housing.

+ The ideas are interesting though I don't see a large influx of businesses into La Crescent so we need to tread carefully before adding too much commercial and especially if we take too much housing from the urban core. Take care of residential first as that is 'who we are'.

\*Any opportunity for Roundabouts?

