

North Avenue Advisory Committee

March 28, 2012

Photo Tour of North Avenue Existing Conditions

Committee members commented, discussed and asked questions about the following topics during the course of the meeting.

Sidewalks

- ✧ New project had to close an existing curb cut (with raised curb) but didn't construct a new sidewalk. Original curb cut/dip in sidewalk remains.
- ✧ Some new projects (5th/North Avenue) did have to reconstruct sidewalk. Why not all new projects?
- ✧ Should hire local contractors to shoot the slopes and pour new concrete sidewalks along North Avenue. Give North Avenue a bath and build it. It needs to be cleaned up.

Bike lanes

- ✧ Each lane (4) is 2 ½ feet wider than it has to be. Reducing the existing width will allow creation of new bike lanes.
- ✧ How would bike lanes be created?
- ✧ Concerns with traffic, buses, etc.

Power Poles

- ✧ How will the City get power lines underground?
- ✧ Concerns regarding everyone following the same rules for underground utilities.
- ✧ Concerns regarding abandoned power pole at 28 ½ Road and North Avenue. Power pole has no purpose or use now.
- ✧ City projects get a discounted rate to underground utilities. Developers have to pay full cost.
- ✧ Need to revisit the terms of Xcel's franchise agreement concerning the fee in lieu of and/or the cost of putting utilities underground.

Destination

- ✧ There doesn't seem to appear to be a single site or business to make North Avenue a destination.
- ✧ Why can't Teller Arms be developed into a destination spot like the Avalon Theater?
- ✧ Downtown has the DDA, which taxes themselves to help make improvements to their business district.

Colorado Mesa University

- ✧ Does CMU pay property taxes on retail space that's leased out to businesses?
- ✧ CMU shouldn't be in competition with other small businesses that have to pay property taxes (and include that in their leasing costs).
- ✧ CMU introduced the "street mall" concept to the committee. That same concept is needed on the east end of North Avenue.

Landscaping

- ✧ Why didn't Hastings have to landscape their street frontage with their remodel?
- ✧ Furr's Cafeteria site – Why didn't they landscape their street frontage with their re-use to a catering business?
- ✧ Landscaping overgrown where sidewalks don't exist. Plant materials aren't maintained and there's no place for pedestrians to safely walk. Trees and bushes are overgrown.
- ✧ Concerns regarding condition of street frontage/sidewalks (especially when dirt or unconstructed). Business liability for unsafe pedestrian conditions and driveways.
- ✧ Unsightly street frontage – Have to clean up the trash and sweep the streets. Cluttered with trees and dirty.

Overlay Zone

- ✧ What's an overlay?
- ✧ What are the requirements?