



# JOINT CITY COUNCIL & PLANNING COMMISSION WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director Studio Seed (South Ark Neighborhood Plan Consultants)	March 6, 2023

## **ITEM**

Presentation of feedback/results from the January 31<sup>st</sup> South Ark Neighborhood Plan open house and related online community survey conducted 1/31/23 – 2/15/23

## **BACKGROUND**

The City officially kicked off the South Ark Neighborhood Plan process with an open house-style meeting at the SteamPlant Ballroom on January 31<sup>st</sup>, 2023 which was attended by approximately 300 people. Individuals were provided with some basic background information on the site and were asked to indicate their preferences using sticker dots regarding a variety of questions related to overall use(s) of the 100-acre City-owned property. They were also asked more detailed questions about potential specific uses, including: housing, recreation fields/facilities, educational facilities, natural open space, and other uses/attributes. The meeting corresponded with the release of an online survey that covered much of the same information and questions, and provided additional space for comments. Approximately 900 online surveys were submitted (over 10% of the City population, which is a very good response rate/sample size).

From the demographic data collected, the responses represent a fairly good representation of the overall community, though as is typical for most surveys, it is weighted a bit heavier towards the more affluent and home-owner portion of the population. Our consultants on the project, Studio Seed, have amassed all the comments and responses to the questions into a variety of graphs and summary slides that they will present and discuss at the work session with both Planning Commission and City Council (presentation attached).

There were also numerous opportunities to provide additional comments in the survey, and the entirety of those comments (and other raw data) are/will be available on the City's project website and StoryMap page, accessed at: <https://www.cityofsalida.com/commdev> by Monday, March 6<sup>th</sup>. Overall, there were a wide array of interests/desires/values for the site expressed both at the in-person meeting and via the online survey. Though not posed as a specific question, it is estimated that approximately 3 in 10 participants/respondents indicated a desire to leave the site entirely or undeveloped. As a reminder, there is already an overall development plan for the site (from 2011) which anticipates a variety of uses, including up to 400 dwelling units, 25,000 SF of non-residential development, and approximately 32 acres of natural open space (not including athletic fields). Staff has also determined that approximately 8-10 additional acres are not recommended for any type of development (including athletic fields) due to their likely wetland nature or other hydrologic or topographical features/constraints. This leaves approximately 55-60 acres for other potential use (including athletic fields).



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Staff and Studio Seed appreciate Planning Commission and City Council's review and consideration of these results, as well as additional guidance/direction on options that can be eliminated from the myriad possibilities. The next round of public engagement regarding the site is slated for the **week of March 27-30**, and will likely include guided tours of the entire site, formal presentations, opportunities to provide recommendations on site design, and another open house-style meeting to provide feedback on 2-3 preferred site alternatives created by the design consultants based upon public input and direction of City Council. A calendar of events is anticipated to be advertised in various locations, in print and online, beginning the week of March 13<sup>th</sup>.

Attachment

Studio See PowerPoint Presentation/Summary of Responses

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# SOUTH ARK VISIONING SURVEY RESULTS

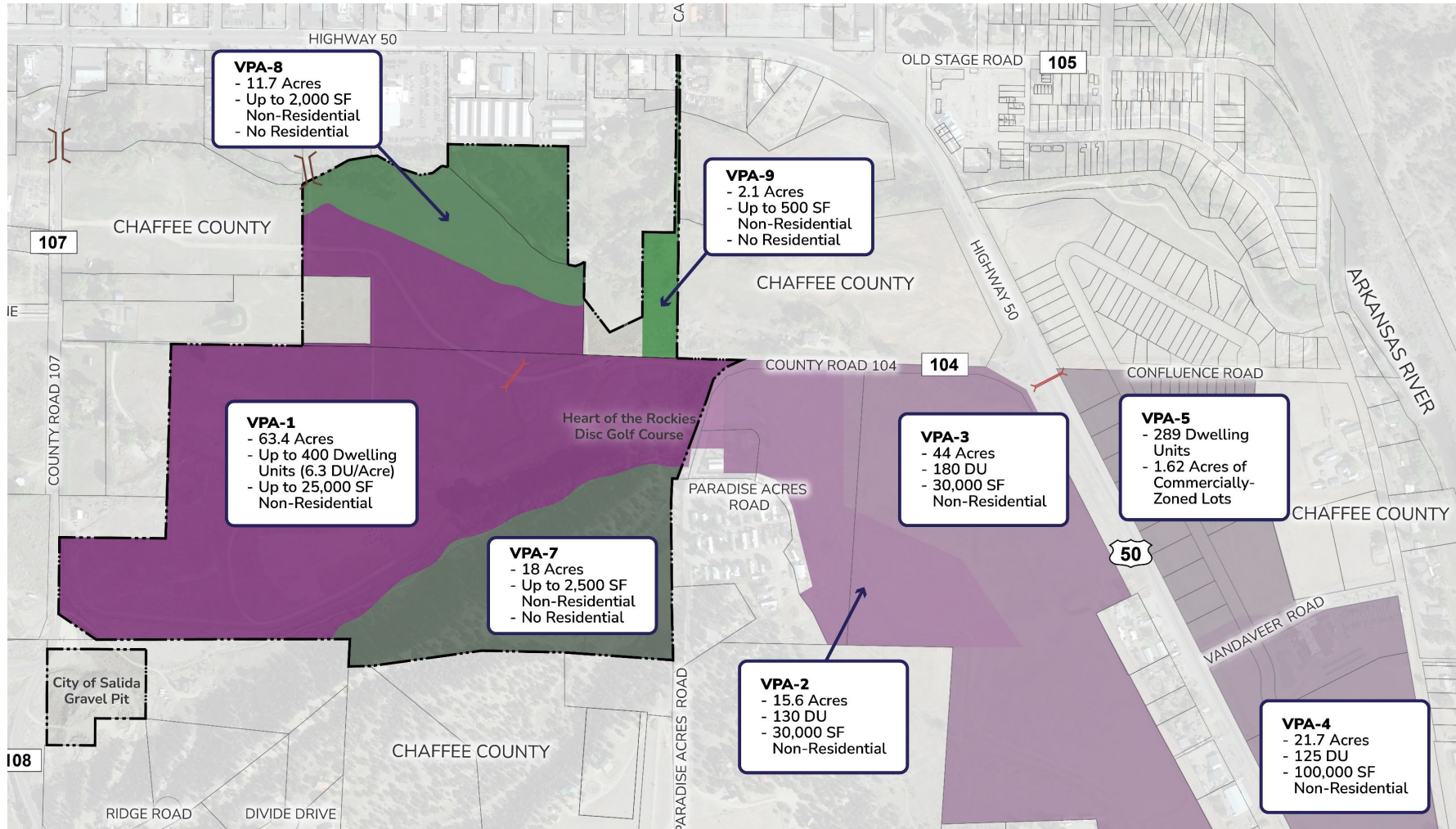
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*Online Survey – January 31, 2023 – February 15, 2023*

*Community Open House Inputs – January 31, 2023*



# PROJECT OVERVIEW



**What's Currently Allowed in the ODP**

# ONLINE SURVEY PARTICIPANT DEMOGRAPHICS

Total Respondents = 898

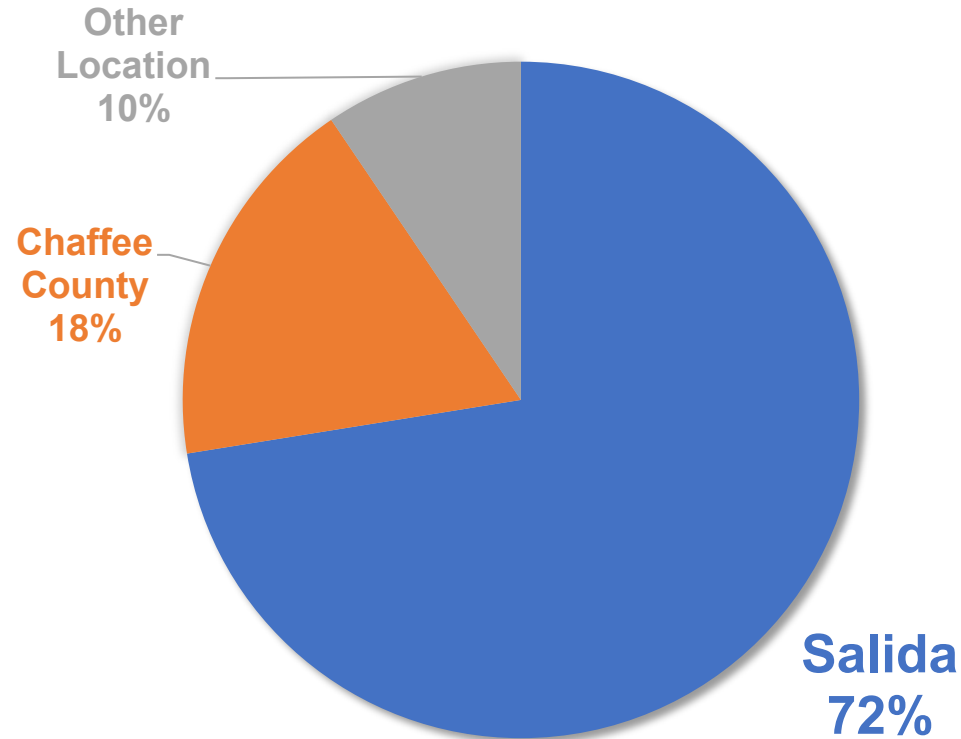


# WHERE DO YOU RESIDE FULL-TIME?

**~ 11%  
OF SALIDA  
POPULATION TOOK  
SURVEY**

**2021 Population Est.  
= 5,812  
Salida Residents in Survey  
= 650**

## ONLINE SURVEY RESPONDENTS (897)

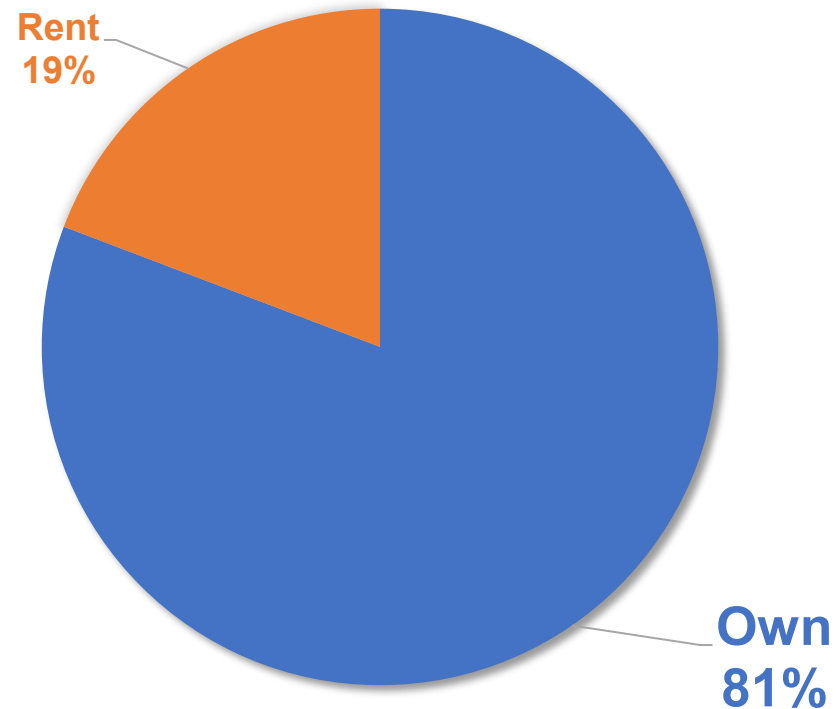


# DO YOU CURRENTLY OWN OR RENT?

**81%**  
**OF RESPONDENTS**  
**ARE HOMEOWNERS**

**Owner-Occupied Housing  
Rate in Salida (2017-2021) =  
64.5%**

**ONLINE SURVEY RESPONDENTS  
(895)**

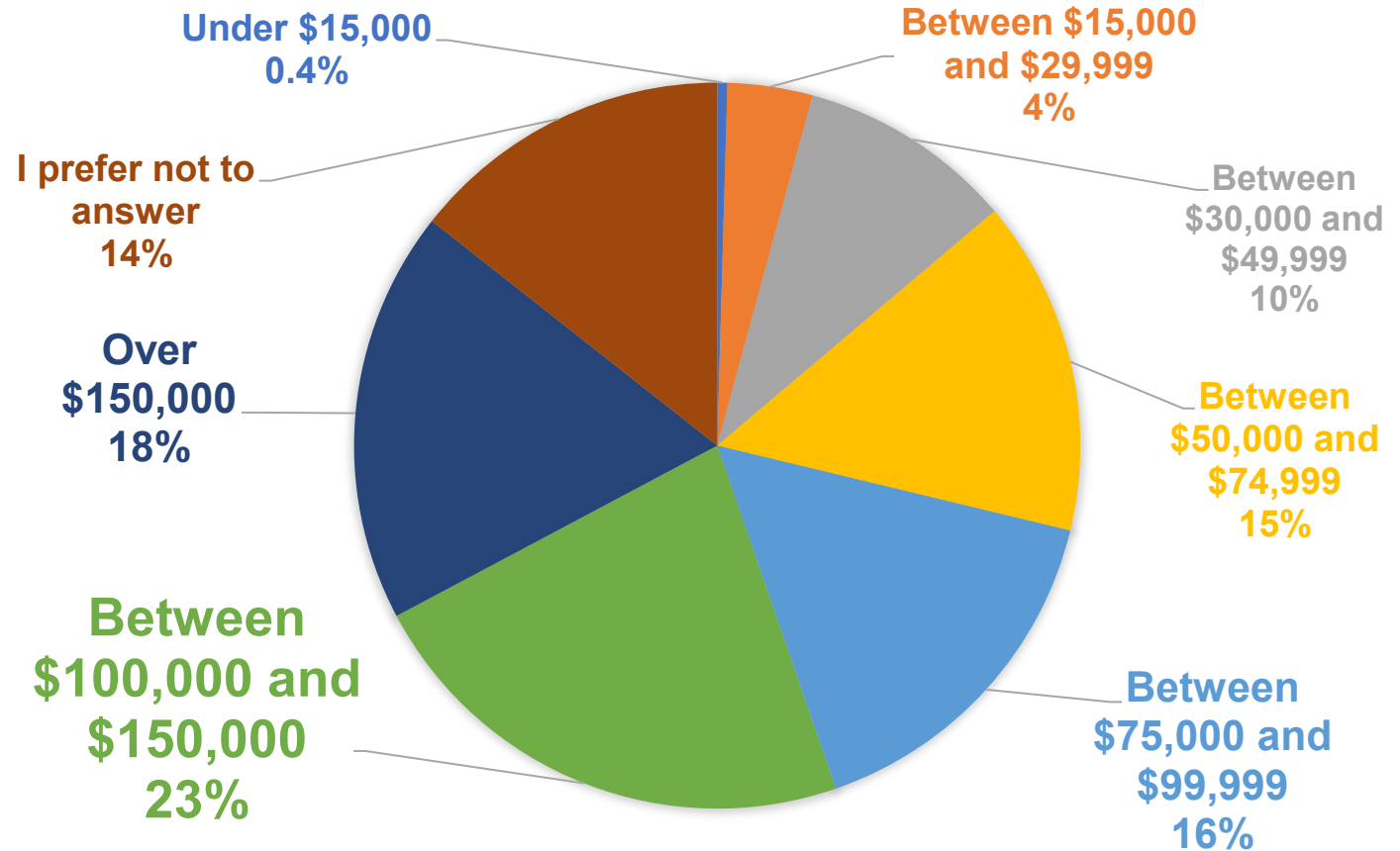


# WHAT IS YOUR COMBINED HOUSEHOLD INCOME?

**57%**  
**OF RESPONDENTS**  
**HAVE A COMBINED HH**  
**INCOME OF >\$75K**

Median HH Income in Salida  
(2017-2021) = \$62,668

## ONLINE SURVEY RESPONDENTS (897)



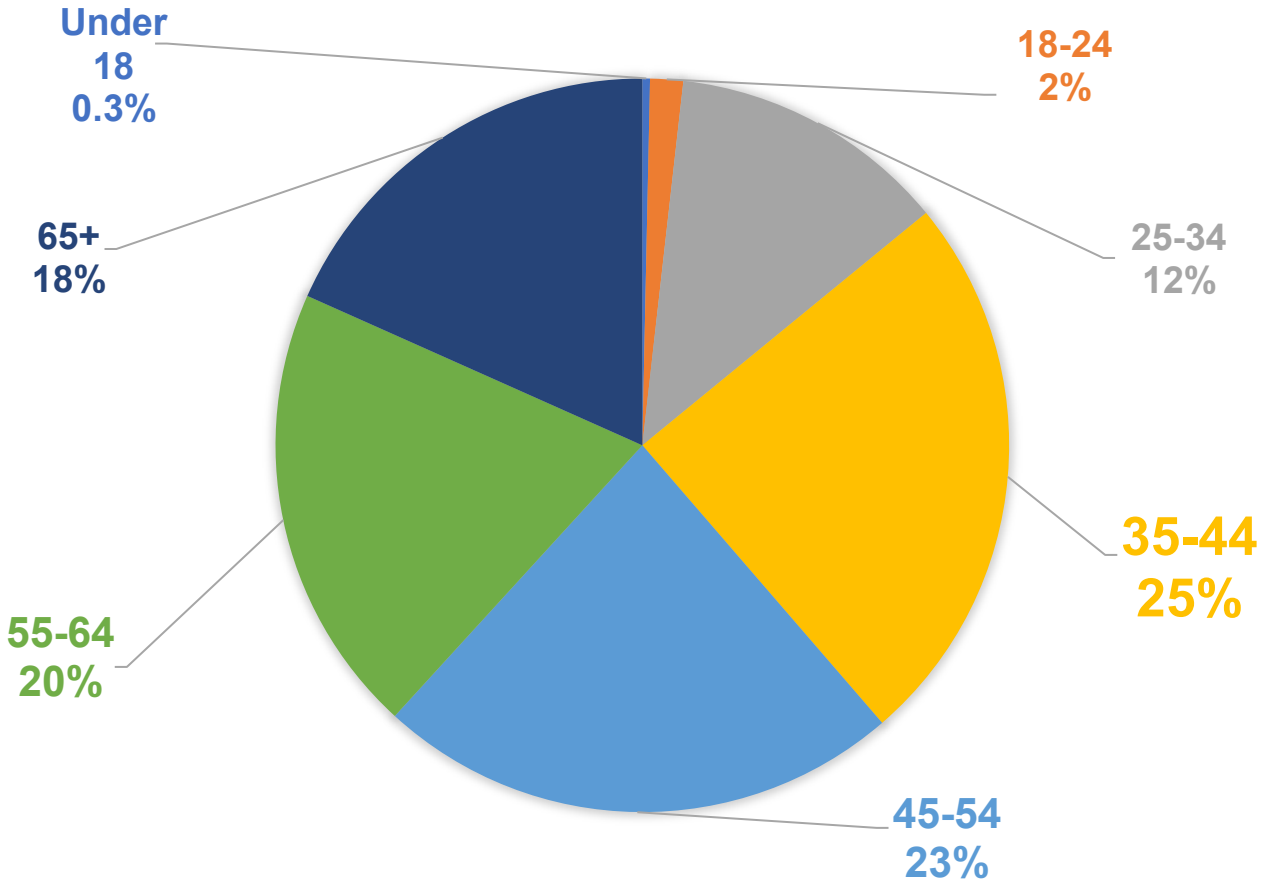


# WHAT IS YOUR AGE?

**68%**  
**OF RESPONDENTS**  
**WERE BETWEEN 35-64**

**Median Age of Salida**  
**= 44 years**

## ONLINE SURVEY RESPONDENTS (895)

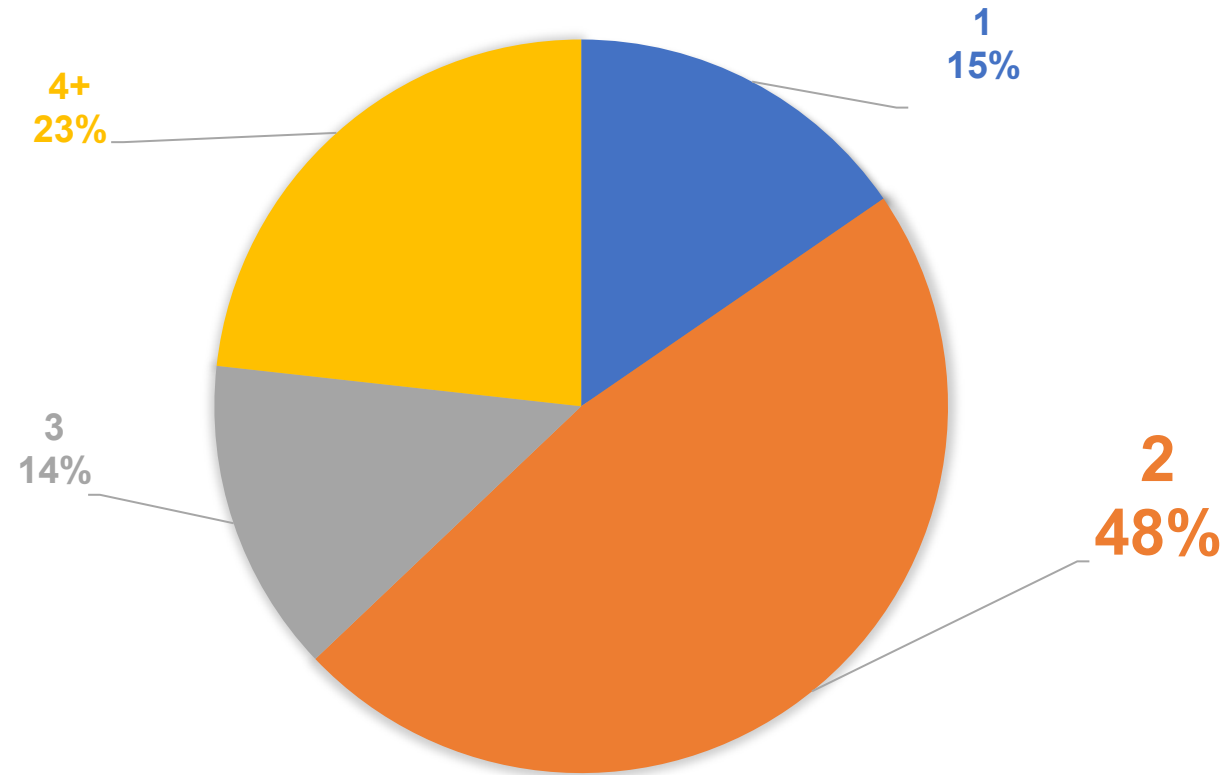


# WHAT IS YOUR HOUSEHOLD SIZE?

**48%**  
**OF RESPONDENTS**  
**HAVE A HOUSEHOLD**  
**SIZE OF 2 PERSONS**

Average Household Size in  
Salida = 2.3

## ONLINE SURVEY RESPONDENTS (895)

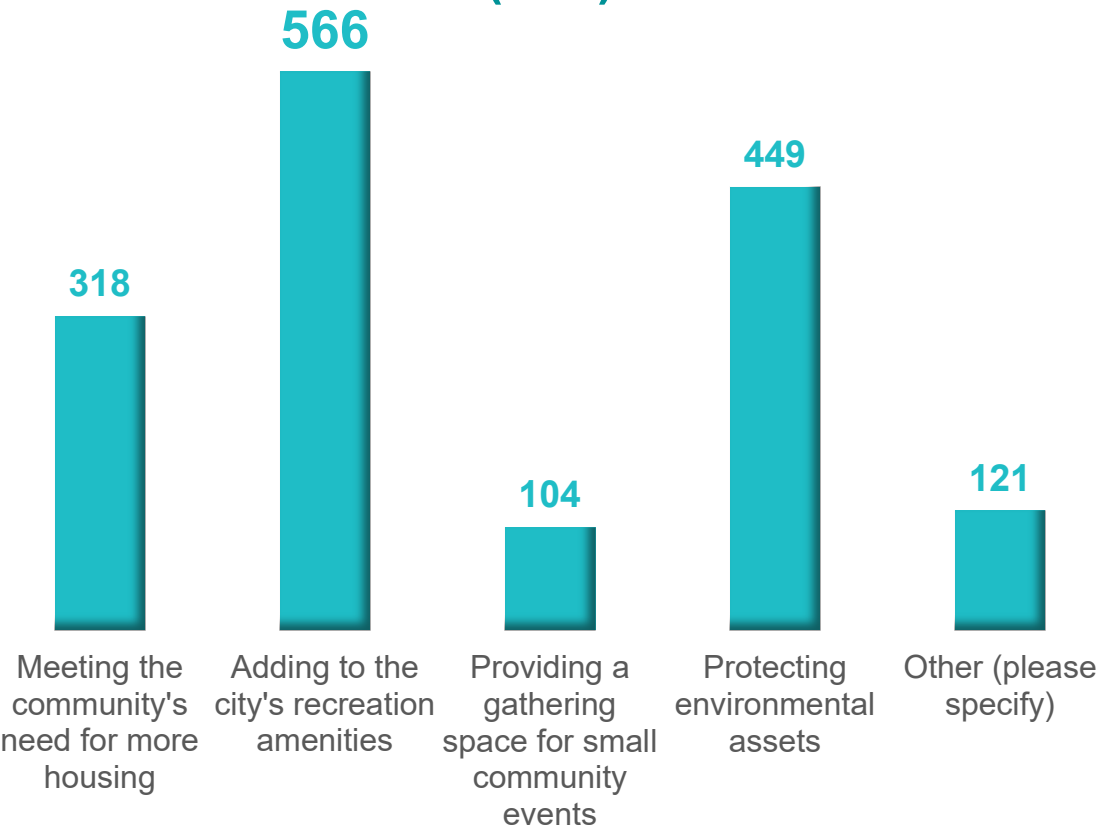


# PRIORITIES & CONCERNS

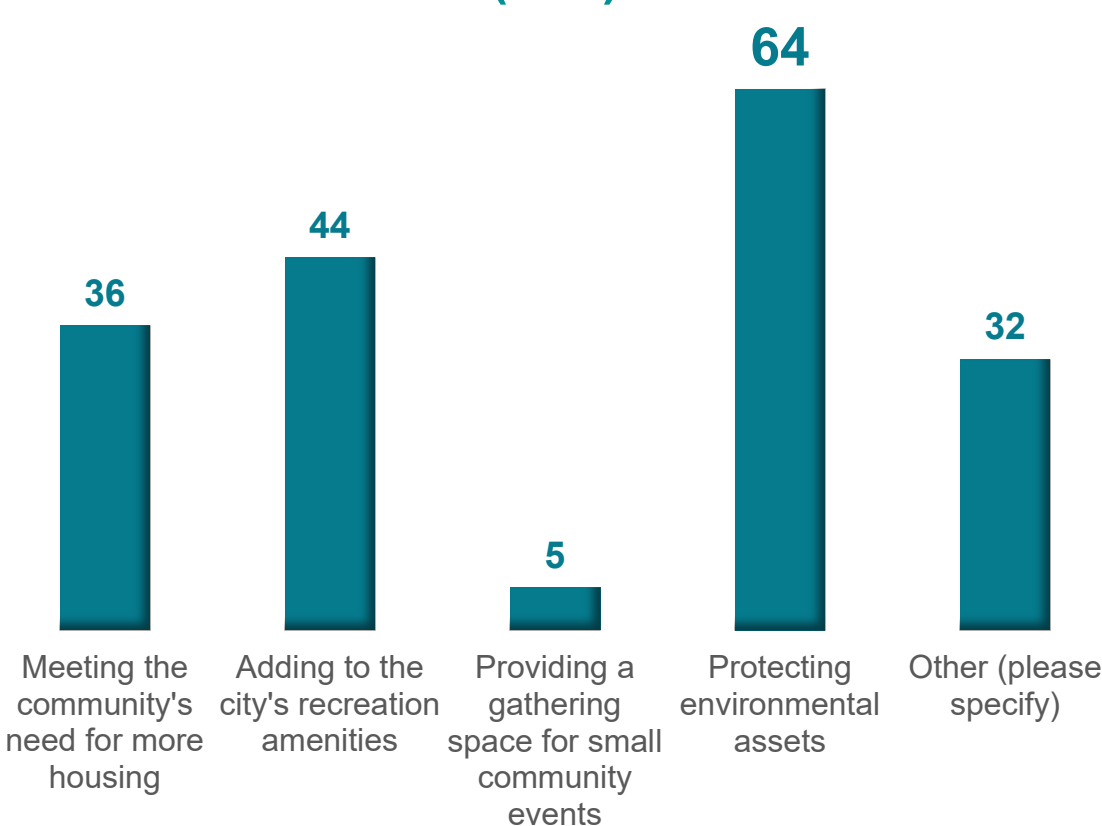


# WHAT DO YOU BELIEVE ARE THE TOP TWO PRIORITIES FOR THE SITE? *(SELECT UP TO TWO)*

## ONLINE SURVEY RESPONDENTS (832)



## OPEN HOUSE RESPONSES (181)



# WHAT DO YOU BELIEVE ARE THE TOP TWO PRIORITIES FOR THE SITE?

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- Consistent Themes in Online Survey & Open House “Other” Responses:

“Colorado Mountain College (CMC) Campus”

“AFFORDABLE housing. Key word – AFFORDABLE”

“All of the above! I feel like this can all be accomplished!”

“Open undeveloped space”

“DO NOTHING!”

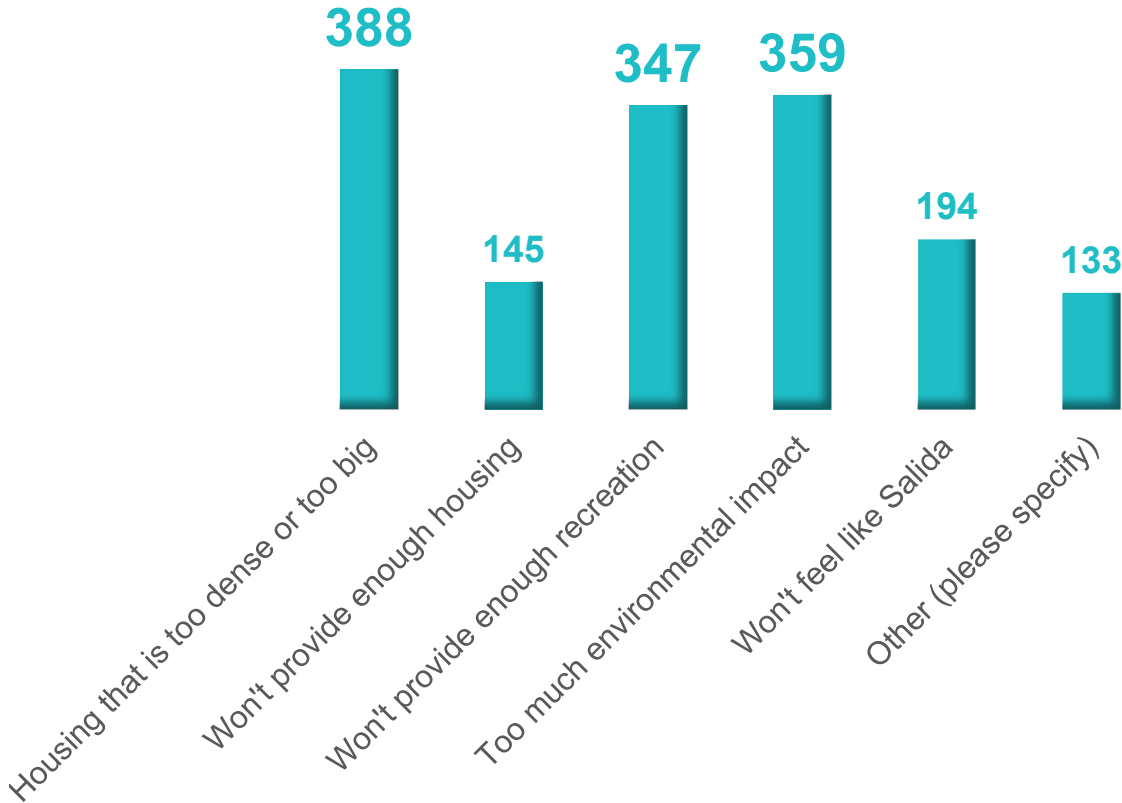
“This is such a beautiful open space, migration area. I'd love to see it remain so; a beautiful welcome into the city limits”

“Off leash dog area”

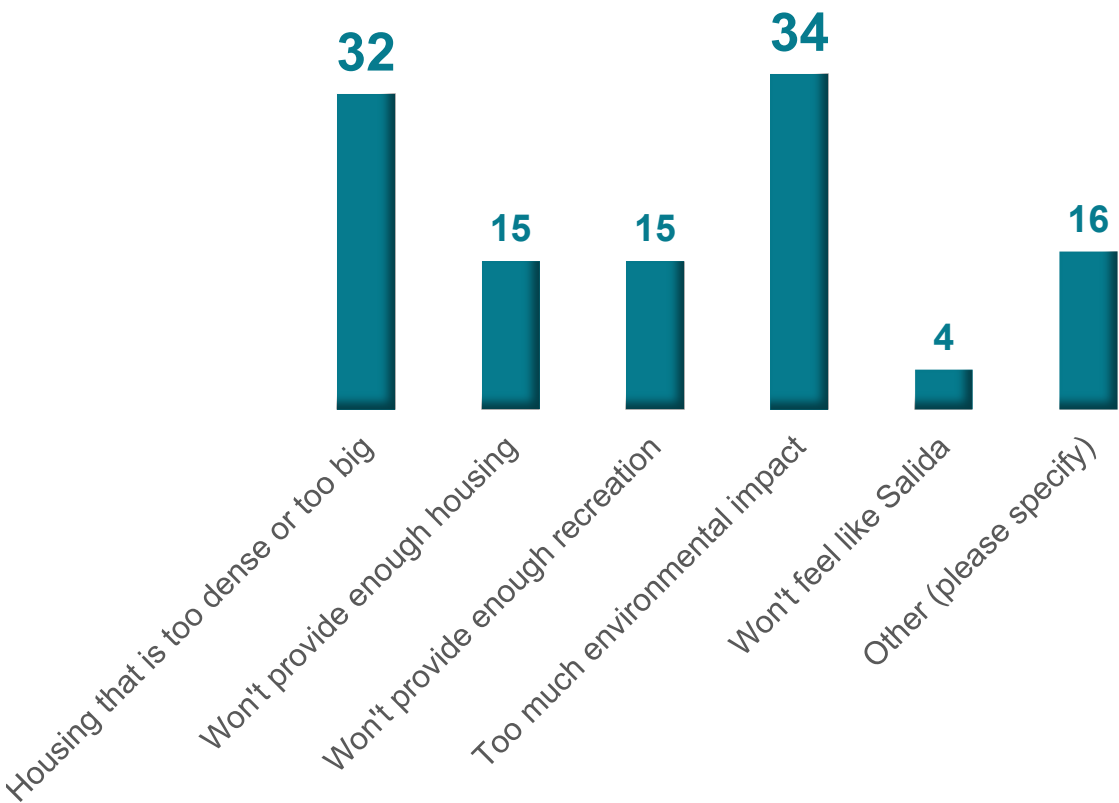
“Assisted Living / Senior Housing”

# WHAT DO YOU BELIEVE ARE THE TOP TWO CONCERNS FOR THE SITE? *(SELECT UP TO TWO)*

## ONLINE SURVEY RESPONDENTS (828)



## OPEN HOUSE RESPONSES (116)



# WHAT DO YOU BELIEVE ARE THE TOP TWO CONCERNS FOR THE SITE?

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- Consistent Themes in Online Survey & Open House “Other” Responses:

“Not Adequate Water for Resources Planned”

“Not actually “affordable” housing”

“The housing won't be targeted for local residents and employees”

“Not enough connectivity between town and the Methodist Mountain Trail System”

“Will take too long to make a decision on what to do & do it”

“Will put undue stress on already overstressed utilities”

“I really don't have any concerns”

“Compatible with Salida feel”

# RECREATION AMENITIES & FACILITIES

Location Prioritization



# CENTENNIAL PARK PREFERENCES:



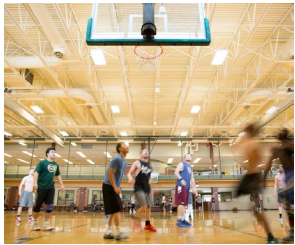
**OUTDOOR POOL(S)**  
(SOAKING, FAMILY-STYLE)

**604**  
Centennial Park



**FITNESS CENTER**  
(WEIGHT ROOM, YOGA/EXERCISE CLASSES, ETC.)

**416**  
Centennial Park



**INDOOR SPORTS COURTS**  
(BASKETBALL, VOLLEYBALL, PICKLEBALL, FUTSAL, ETC.)

**386**  
Centennial Park  
**301**  
South Ark



**OUTDOOR SPORTS COURTS**  
(BASKETBALL, TENNIS, PICKLEBALL, ETC.)

**365**  
Centennial Park  
**333**  
South Ark

# MARVIN PARK OR SOUTH ARK PREFERENCES:



**SMALL OUTDOOR COMMUNITY GATHERING/FLEX SPACE**  
(AMPHITHEATER, PAVILION, ETC.)

**347**  
**Marvin Park**  
**246**  
**South Ark**



**ATHLETIC FIELDS**  
(BASEBALL, SOFTBALL, SOCCER, FOOTBALL, LACROSSE, ETC.)

**438**  
**South Ark**  
**312**  
**Marvin Park**



**MOUNTAIN BIKE PUMP TRACK / BMX SKILLS COURSE**

**347**  
**South Ark**  
**238**  
**Other Location**

# MIXED OPINIONS ON LOCATIONS:



**ICE RINK**  
(ICE SKATING, HOCKEY, CURLING)

**Mixed Opinions  
for Ice Rink  
Location**  
*(Hockey Club prefers  
Marvin Park)*



**FLEXIBLE INDOOR COMMUNITY SPACE**  
(COMMUNITY EDUCATION, MEETING SPACE, CRAFTING, ETC.)

**Mixed Opinions  
on Indoor  
Community  
Space Location**



**TRAINING AREA**  
(INDOOR TURF, CLIMBING WALL, TRAMPOLINE, FOAM JUMPING PIT, ETC.)

**Mixed Opinions  
on Training Area  
Location**

# PREFERRED SPORTS FACILITY TYPE FOR THE SOUTH ARK NEIGHBORHOOD



**305**

ONLINE SURVEY

**31**

OPEN HOUSE



**269**

ONLINE SURVEY

**18**

OPEN HOUSE



**150**

ONLINE SURVEY

**73**

OPEN HOUSE

# PREFERRED COMMUNITY GATHERING / EVENTS TYPE FOR THE SOUTH ARK NEIGHBORHOOD



**379**  
ONLINE SURVEY  
**16**  
OPEN HOUSE

**267**  
ONLINE SURVEY  
**25**  
OPEN HOUSE

**210**  
ONLINE SURVEY  
**13**  
OPEN HOUSE

# PREFERRED BIKE AND PEDESTRIAN TRAILS TYPE FOR THE SOUTH ARK NEIGHBORHOOD



**463**

**ONLINE SURVEY**

**29**

**OPEN HOUSE**



**211**

**ONLINE SURVEY**

**12**

**OPEN HOUSE**

# PREFERRED CHILDREN PLAY TYPE FOR THE SOUTH ARK NEIGHBORHOOD



**531**  
**ONLINE SURVEY**  
**34**  
**OPEN HOUSE**

# HOUSING

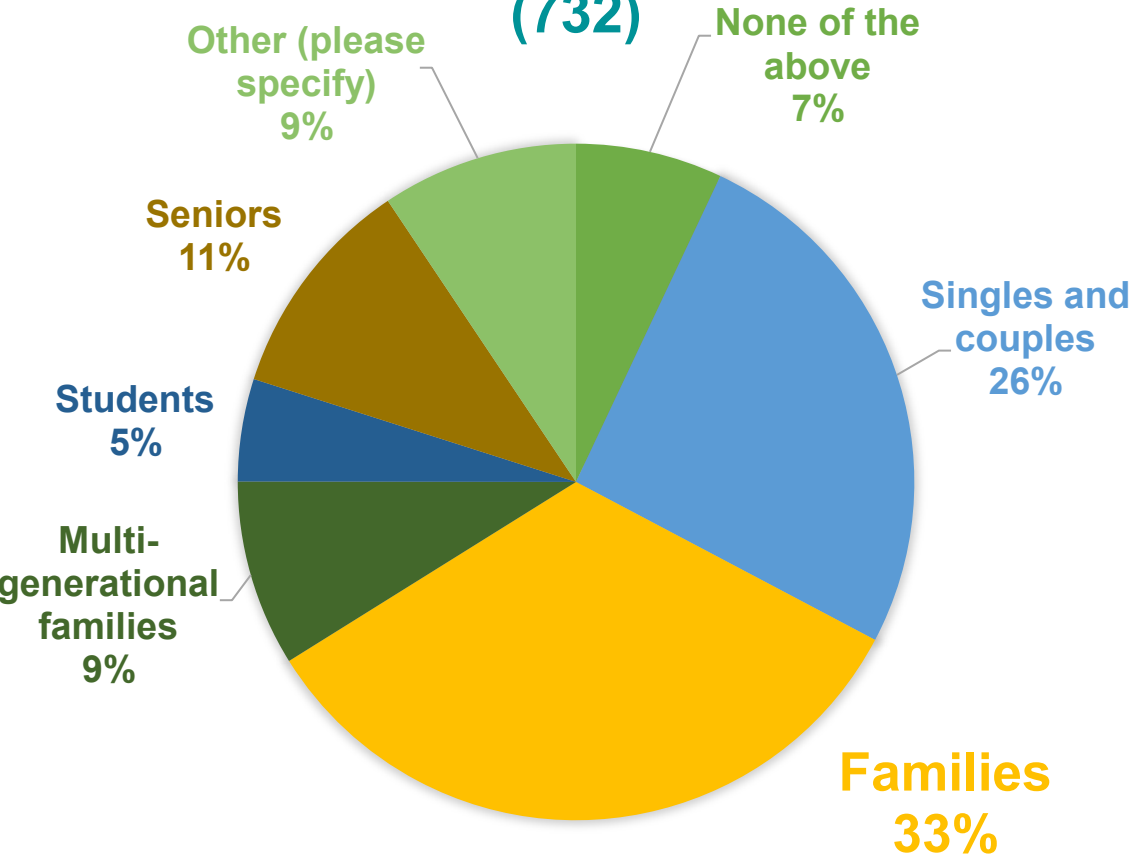
## Housing Type Preference



# WHO SHOULD SOUTH ARK HOUSING BE DESIGNED TO SERVE? (SELECT UP TO TWO)

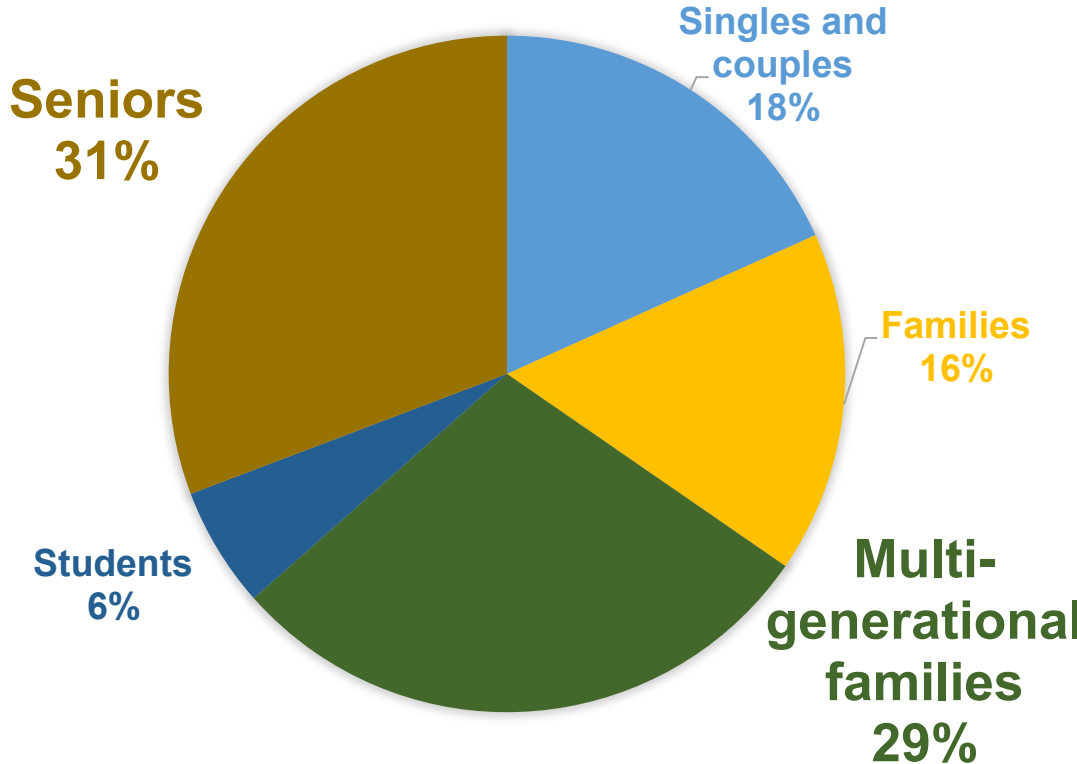
## ONLINE SURVEY RESPONDENTS

(732)



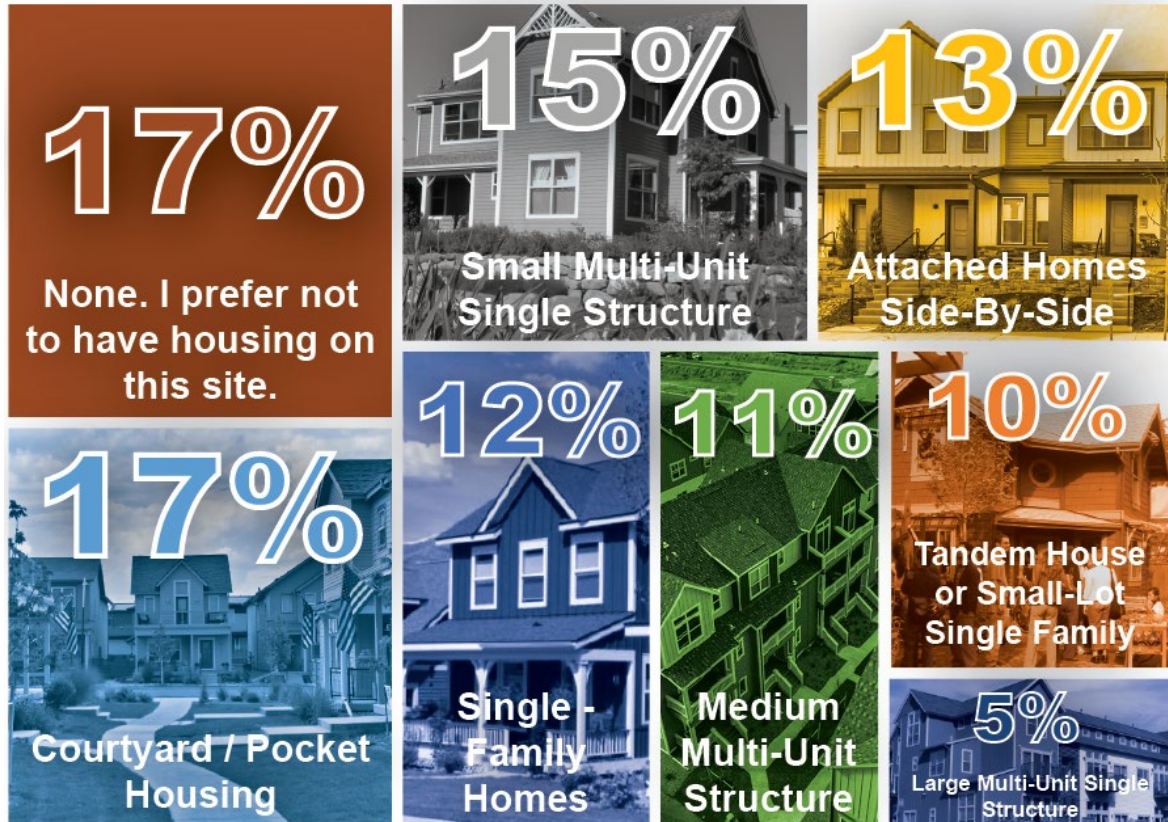
## OPEN HOUSE RESPONSES

(104)



# WHAT TYPES OF HOUSING ARE APPROPRIATE FOR THE SOUTH ARK NEIGHBORHOOD? (SELECT UP TO THREE)

## ONLINE SURVEY RESPONDENTS (732)

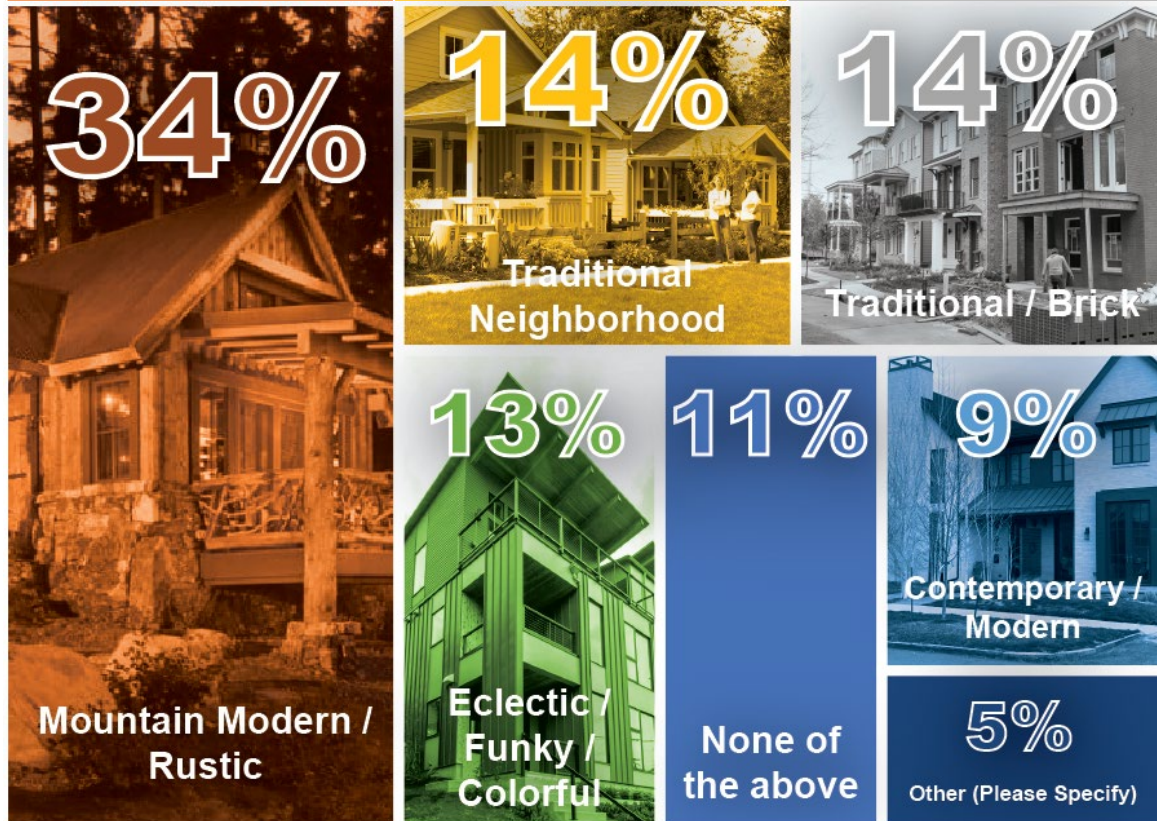


## OPEN HOUSE RESPONSES (123)



# WHAT STYLE(S) OF ARCHITECTURE ARE YOU DRAWN TO FOR THE SITE? (SELECT UP TO TWO)

## ONLINE SURVEY RESPONDENTS (731)



## OPEN HOUSE RESPONSES (134)



# ADDITIONAL USES

Other Use Preferences

# WHAT OTHER TYPES OF USES ARE DESIRED AND APPROPRIATE FOR THIS LOCATION? *(SELECT UP TO THREE)*



**216**

ONLINE SURVEY

**28**

OPEN HOUSE



**156**

ONLINE SURVEY

**14**

OPEN HOUSE



**143**

ONLINE SURVEY

**12**

OPEN HOUSE

# WHAT ARE YOUR ENVIRONMENTAL PREFERENCES FOR THE SITE? *(SELECT UP TO TWO)*



**49**  
OPEN HOUSE

**41**  
OPEN HOUSE

**30**  
OPEN HOUSE

**29**  
OPEN HOUSE

# WHAT ARE YOUR ENVIRONMENTAL PREFERENCES FOR THE SITE? *(SELECT UP TO TWO)*

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**ENVIRONMENTAL DESIGN OF BUILDINGS**  
(GEOTHERMAL, SOLAR, PASSIVE DESIGN, HEAT PUMPS GREYWATER SYSTEMS)

**LESS CAR USE**  
(WALKABLE, BIKEABLE, TRANSIT USE)

**LEAVE AS IS**  
(NO DEVELOPMENT)

**NATURAL LANDSCAPES**  
(BIOCHAR, XERISCAPE, NATIVE PLANTS)

**PROTECT WILDLIFE HABITAT** (PROTECT RIVER AND WETLANDS AS NATURAL, INCORPORATE INTO DESIGN OF FUTURE DRAINAGE)

**HEALTHY PLACES**  
(COMMUNITY GARDENS, EXERCISE AREAS, TRAILS, ETC.)

**ECO-CONSCIOUS**  
(RECYCLE, COMPOSTING, ELECTRIC CAR CHARGING ETC.)

**ENVIRONMENTAL EDUCATION**  
(COLLABORATE WITH GARNA, TROUT UNLIMITED, CCC, ETC.)

# STAKEHOLDER MEETINGS





# WHO ELSE WE'VE HEARD FROM:

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## Adjacent Property

### Owners:

- Ongoing – have met with 10 neighbors so far.
- Clifton Jones meeting with staff on Jan. 12

## Education:

- Colorado Mountain College
- Salida School District

## Chaffee County:

- Planning Director

## Salida:

- City Council
- Planning Commission

## Affordable Housing:

- Chaffee Housing Authority
- Chaffee Housing Trust
- More on our list – will contact when have alternatives.

## Parks and Recreation:

- PROST Board
- SPOT
- Soccer Club
- Disc Golf
- Hockey Club
- Pickleball Club

## Economic Development:

- Economic Development Corporation
- Also plan to contact Chamber of Commerce

## Environmental:

- Trout Unlimited
- GARNA
- Fluvial Morphologist
- Central Colorado Conservancy
- Chaffee County Heritage Advisory Board

# NEXT STEPS

