

City of Robins, Iowa
**Looking to the Future
Community Survey**



**Prepared by
Strategic Economics Group**

November 2019

Introduction

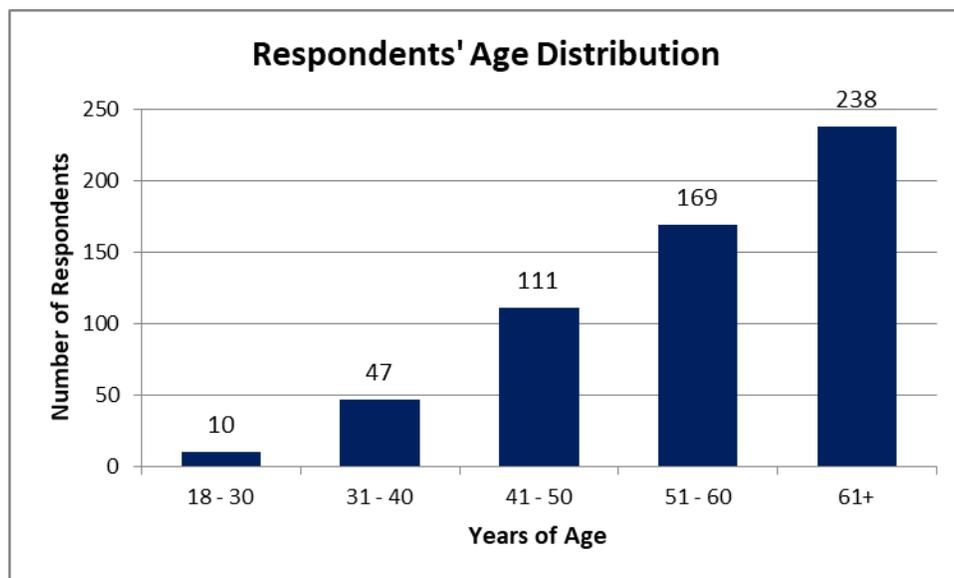
In mid- September, the City of Robins mailed a questionnaire to each household in the city requesting input on a variety of issues. 603 completed questionnaires were returned to the city by the September 27, 2019 deadline. Some additional completed questionnaires were received after the deadline and they are not addressed in this report, but information from these replies will also be added to the survey database and made available to city staff and the City Council.

The questionnaire consists of six parts that each address a variety of issues pertaining to current community concerns and to preferences pertaining to how the city should develop in the future. A seventh part at the end of the questionnaire requested some demographic information that has been used to assess how responses reflect differences based on age, whether households include minor children, years of residence in the community, and residential location. Not all respondents completed the demographic information or all demographic questions.

Following is a demographic profile of questionnaire respondents for those who provided this information.

Age Distribution

575 (95.4%) of the respondents provided age information. As the following chart shows the population of respondents is heavily skewed toward older residents. This distribution does not correspond to the age distribution of residents as estimated by the American Community Survey (ACS). For example, 238 (41.4%) of the questionnaire respondents are age 61 years and over. According to the ACS the share of the city's population in the same age group equals approximately 19.9 percent.

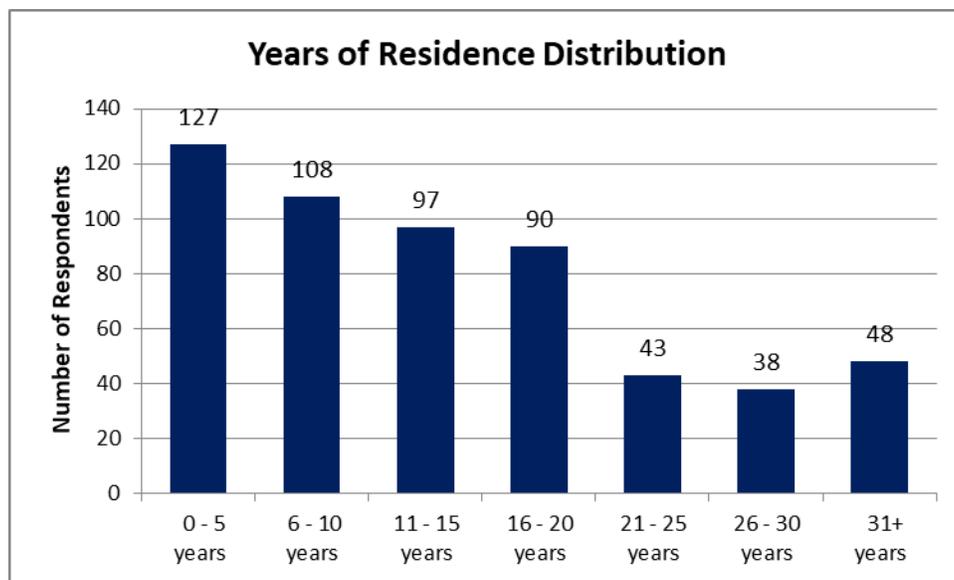


Household Type

Only 442 (73.3%) of the questionnaires include information on the number of adults and the number of minor children in the household. 139 (31.4%) of the questionnaires that include household type information indicated they include minor children and the number of children indicated on these questionnaires equals 260. According to the ACS estimates the city contained 743 children age 17 years or younger during 2017. So, the questionnaires that provide household type information account for only about 35 percent of the minor children residing in Robins.

Years of Residence

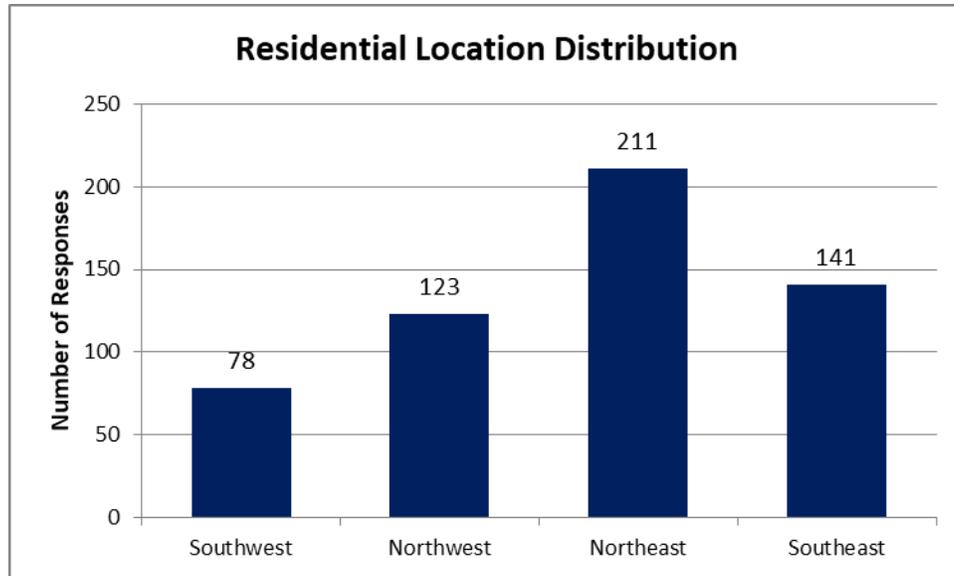
551 (91.4%) of the questionnaires contain information for the number of years of residence in Robins by the respondents. As the following chart shows 127 (23.0%) have lived in the city for 5 years or less and another 108 (19.6%) have lived in the city for between 6 and 10 years. At the other extreme, 48 (8.7%) have resided in Robins for 31 or more years. This means these long-term residents would have moved to the city when its population was a quarter or less of its current number.



Location of Residences

In order to determine how where one lives may impact responses relative to potential future locations of business development, the questionnaire asked for information on the quadrant of the city in which respondents live. For this purpose the city was divided by the Cedar Valley Nature Trail and Main Street. 553 (91.7%) of the respondents provided this information.

The following chart provides the number of responses by quarter of the city.



Ranking of Issues

The first part of the community questionnaire asks respondents to rank the six most important issues confronting the city from a list of eleven choices, with 1 being most important, 2 being second most important, 3 being third most important, etc. Following are the response counts by rank for each of the eleven issues. The total number of 1st place rankings equals 620 because some respondents indicated ties for first place as well as for some of the other rankings and some did not indicate six priorities.

No. 1: Rank your top six issues in the order of importance you would place upon them being accomplished by the city.

No.	Issues	Number of Responses					
		1st	2nd	3rd	4th	5th	6th
1	Maintain and improve local streets	131	124	73	50	48	44
2	Improve appearance of the community	30	31	49	55	46	64
3	Expand multi-purpose bike and pedestrian trails	22	35	32	33	38	37
4	Correct storm drainage issues	104	75	86	47	41	33
5	Extend water and sewer to remaining city residents	27	37	32	50	31	34
6	Plan for future growth in appropriate areas	61	64	66	60	66	54
7	Attract new business (economic development)	86	71	62	53	36	46
8	Develop additional parks, trails and recreation areas	16	30	48	30	49	38
9	Increase housing opportunities	7	11	21	26	20	22
10	Focus on citizen safety (police and fire)	87	69	72	55	66	40
11	Increase recreation opportunities (youth programs, splash pad, tennis courts, etc.	49	53	53	46	38	43

“Maintain and improve local streets” received the highest number of first place rankings followed by “Correct storm drainage issues.” These two choices also received the highest numbers of second place

rankings. In addition, many written comments mention high traffic levels, heavy truck traffic, excessive speeds, and storm drainage problems.

The issue ranked 1st by the fewest respondents is “Increased housing opportunities” and the issue with the next fewest 1st place rankings is “Expand multi-purpose bike and pedestrian trails. On the other hand, 49 respondents indicated “Increase recreation opportunities” as their top priority and another 53 respondents picked this choice as their second priority. Furthermore, a number of written comments expressed support for improving parks and adding recreation facilities, such as a pool, splash pad, and tennis and pickleball courts. Also, a number of respondents indicated they support the city adding a community building or center that could be used for a variety of social and civic purposes.

As indicated in the previously summarized demographic information, the age distribution of respondents does not match the age distribution for all of the city’s residents. Therefore, rankings have also been looked at by age of respondent. The following table shows the 1st place rankings of issues by age group. This table shows that the two youngest age groups have a somewhat greater preference for “Increase recreation opportunities” than do all respondents. Among respondents ages 51 and over “Maintain and improve local streets” received the most 1st place rankings. For respondents ages 41 to 50 “Correct storm drainage issues” received the most 1st place rankings.

No. 1: 1st Place Rankings of Issues by Age Group

No.	Issues	Age Groups - Years of Age Counts						Total
		18-30	31-40	41-50	51-60	61+	NR	
1	Maintain and improve local streets	1	4	14	38	68	6	131
2	Improve appearance of the community	1	1	5	12	11	0	30
3	Expand multi-purpose bike and pedestrian trails	1	1	10	6	4	0	22
4	Correct storm drainage issues	0	11	19	21	47	6	104
5	Extend water and sewer to remaining city residents	0	2	6	8	10	1	27
6	Plan for future growth in appropriate areas	0	3	10	22	23	3	61
7	Attract new business (economic development)	2	2	15	25	39	3	86
8	Develop additional parks, trails and recreation areas	0	4	6	3	2	1	16
9	Increase housing opportunities	0	0	2	1	4	0	7
10	Focus on citizen safety (police and fire)	1	4	13	25	38	6	87
11	Increase recreation opportunities (youth programs, splash pad, tennis courts, etc.	4	13	9	10	13	0	49
Total		10	45	109	171	259	26	620

Another characteristic of Robins’ population that could be expected to influence the ranking of issues is the location of their places of residence within the city. The numbers of 1st place rankings of the eleven issues by quadrant of the city are presented in the following table.

For respondents that live in the Southwest (SW) quadrant of the city “Maintain and improve local streets” received the most 1st place rankings followed by “Focus in citizen safety.” Responds from the other three quadrants of the city also ranked “Maintain and improve local streets” first. However, there are differences among the residents of the other three quadrants of the city regarding their rankings of the other issues. For example, the residents of the Southeast (SE) quadrant of the city concentrate their 1st place rankings among four issues: “Maintain and improve local streets”, “Correct storm drainage issues”, “Attract new business”, and “Focus on citizen safety”.

No. 1: 1st Place Rankings of Issues by Residence Location

No.	Issues	Residence Quadrant Counts					Total
		SW	NW	NE	SE	NR	
1	Maintain and improve local streets	20	22	41	38	10	131
2	Improve appearance of the community	2	8	10	7	3	30
3	Expand multi-purpose bike and pedestrian trails	6	2	11	2	1	22
4	Correct storm drainage issues	8	18	35	29	14	104
5	Extend water and sewer to remaining city residents	2	6	12	3	4	27
6	Plan for future growth in appropriate areas	8	18	18	7	10	61
7	Attract new business (economic development)	7	17	28	26	8	86
8	Develop additional parks, trails and recreation areas	3	7	4	1	1	16
9	Increase housing opportunities	0	1	1	2	3	7
10	Focus on citizen safety (police and fire)	14	17	29	18	9	87
11	Increase recreation opportunities (youth programs, splash pad, tennis courts, etc.	5	13	20	8	3	49
Total		75	129	209	141	66	620

The number of years someone has lived in Robins may be another factor that influences how they rank future priorities for the city. As the following table shows there does appear to be some difference in the top priority for residents who have moved to Robins during the past 10 years versus residents that have lived in the city over 10 years.

No. 1: 1st Place Rankings of Issues by Years of Residence

No.	Issues	Years of Residence Counts					Total	
		0-5	6-10	11-20	21-30	31+		NR
1	Maintain and improve local streets	23	12	39	24	21	12	131
2	Improve appearance of the community	6	4	14	2	2	2	30
3	Expand multi-purpose bike and pedestrian trails	5	6	7	1	1	2	22
4	Correct storm drainage issues	25	25	25	13	7	9	104
5	Extend water and sewer to remaining city residents	5	1	10	4	4	3	27
6	Plan for future growth in appropriate areas	11	13	20	5	4	8	61
7	Attract new business (economic development)	17	19	26	13	2	9	86
8	Develop additional parks, trails and recreation areas	4	5	6	0	0	1	16
9	Increase housing opportunities	1	0	2	1	1	2	7
10	Focus on citizen safety (police and fire)	16	11	31	12	9	8	87
11	Increase recreation opportunities (youth programs, splash pad, tennis courts, etc.	12	16	12	3	4	2	49
Total		125	112	192	78	55	58	620

The newer residents rank “Correct storm drainage issues” as their top priority more so than do longer term residents. The concern about storm drainage issues may be so important for these newer residents because they have moved into areas of new construction, which can create drainage problems as ground cover is stripped away. Also, the newer residents favor “Increased recreation opportunities” more strongly than do longer term residents. Furthermore, residents that have lived in the city for 20 or fewer year seem to put a greater priority on “attracting new business” and “planning for the future” than do respondents that have lived in Robins for over 20 years.

For the respondents that have lived in Robins for 11 or more years the top priority is “Maintain and improve local roads”. This is particularly true for those who have lived in Robins for over 30 years. A number of comments note concerns regarding increased traffic resulting from the city’s population growth. Longer term residents no doubt have the memory of when the city was much more rural and the roads less traveled. Longer term residents also put a slightly higher emphasis on “citizen safety”.

Finally, for the respondents that indicated whether or not their households include minor children, there are noticeable differences in priorities relative to recreation opportunities compared to households without minor children.

- The issue “Expand multi-purpose bike and pedestrian trails” was ranked 1st by 5.8% of households with minor children but by only 2.2% of households without minor children.
- The issue “Develop additional parks, trails, and recreation areas” was ranked 1st by 5.8% of households with minor children but by only 1.0% of households without minor children.
- The issue “Increase recreational opportunities” was ranked 1st by 16.8% of households with minor children compared to by 4.4% of households without minor children.

Significance of Issues

The second part of the questionnaire addressed some of the same issues as the first part of the questionnaire as well as some additional issues by asking respondents to indicate whether they felt each of eleven issues are Very Significant, Significant, or Not Significant. Three of the respondents did not provide any answers for this part of the questionnaire and up to 30 respondents did not provide choices for one or more of the issues. The following table summarizes the responses for this part of the questionnaire.

No. 2: How significant of an issue is each of the following?

No.	Issues	Number of Responses				Total Responses
		Very Significant	Significant	Not Significant	No Response	
1	Price of housing	91	252	237	23	580
2	Housing availability	39	200	337	27	576
3	Storm water flooding	230	252	100	21	582
4	Lack of sidewalks	106	242	227	28	575
5	Location of new development	196	231	146	30	573
6	Street maintenance	283	255	50	15	588
7	General appearance of residential areas	164	320	98	21	582
8	General appearance of commercial areas	171	302	104	26	577
9	Lack of connecting trail system	65	189	319	30	573
10	Property taxes	372	180	45	6	597
11	Development of existing commercial areas	169	258	153	23	580

The issue that is identified by the greatest number of respondents as Very Significant is “Property taxes” and the issue with second most Very Significant responses is “Street maintenance”. The answer chosen as Very Significant by the third greatest number of respondents is “Storm water flooding.”

The issue identified as Very Significant by the fewest respondents is “Housing availability”. However, a fairly large number of respondents identified this issue as Significant, but nevertheless it was selected as Not Significant by the greatest number of respondents. The issue identified as Very Significant by the second lowest number of respondents is “Lack of connecting trail system”. As the following table shows, these two issues are the only ones among the eleven choices picked as either Very Significant or Significant by fewer than 50 percent of the respondents.

No. 2: How significant of an issue is each of the following? (Percentages)

No.	Issues	Percent of Responses			
		Very Significant	Significant	Not Significant	No Response
1	Price of housing	15.7%	43.4%	40.9%	
2	Housing availability	6.8%	34.7%	58.5%	
3	Storm water flooding	39.5%	43.3%	17.2%	
4	Lack of sidewalks	18.4%	42.1%	39.5%	
5	Location of new development	34.2%	40.3%	25.5%	
6	Street maintenance	48.1%	43.4%	8.5%	
7	General appearance of residential areas	28.2%	55.0%	16.8%	
8	General appearance of commercial areas	29.6%	52.3%	18.0%	
9	Lack of connecting trail system	11.3%	33.0%	55.7%	
10	Property taxes	62.3%	30.2%	7.5%	
11	Development of existing commercial areas	29.1%	44.5%	26.4%	

So, generally, the responses to this part of the questionnaire appear to be consistent with the responses to the first part of the questionnaire. Street maintenance and dealing with storm water problems are again identified as Very Significant issues.

However, there are some issues presented in this part that were not in the list of choices for the first part. For example, this part includes the issue “Lack of sidewalks” and two issues related to community appearance. The lack of sidewalks is identified as either Very Significant or Significant by almost 60 percent of respondents. The residential and commercial areas appearance issues are identified by over 80 percent of respondents as either Very Significant or Significant.

As with part one of the questionnaire, it is reasonable to ask whether different groups of citizens place different levels of importance on the issues. The following two tables show the number of respondents and the percent of respondents by age range that rate each of the eleven issues as Very Significant.

The highest percentage of each age group rates “Property taxes” as Very Significant. The percentages of respondents that rate this issue Very Significant increases with age beginning at 50.0% for the 18 to 30 years old group and equaling 65.7% for the 61 and over age group. And for those that did not provide age information 76.9% indicated that “Property taxes” are Very Significant.

No. 2: How significant of an issue is each of the following? Very Significant By Age (Counts)

No.	Issues	Age Groups - Years of Age Counts						NR	Total
		18-30	31-40	41-50	51-60	61+			
1	Price of housing	0	6	10	29	37	9	91	
2	Housing availability	0	2	6	12	17	2	39	
3	Storm water flooding	3	16	31	70	99	11	230	
4	Lack of sidewalks	4	14	23	28	31	6	106	
5	Location of new development	0	14	38	53	79	12	196	
6	Street maintenance	2	19	41	81	125	15	283	
7	General appearance of residential areas	2	6	35	53	63	5	164	
8	General appearance of commercial areas	2	13	30	56	64	6	171	
9	Lack of connecting trail system	1	9	13	21	18	3	65	
10	Property taxes	5	27	59	106	155	20	372	
11	Development of existing commercial areas	2	14	20	52	72	9	169	

No. 2: How significant of an issue is each of the following? Very Significant By Age (Percentages)

No.	Issues	Age Groups - Years of Age Percentages						NR	Total
		18-30	31-40	41-50	51-60	61+			
1	Price of housing	0.0%	13.0%	9.2%	17.4%	16.4%	36.0%	15.7%	
2	Housing availability	0.0%	4.3%	5.6%	7.2%	7.7%	8.0%	6.8%	
3	Storm water flooding	33.3%	34.8%	28.7%	42.2%	43.2%	45.8%	39.5%	
4	Lack of sidewalks	40.0%	30.4%	21.5%	16.7%	14.0%	26.1%	18.4%	
5	Location of new development	0.0%	31.1%	35.2%	31.7%	35.9%	50.0%	34.2%	
6	Street maintenance	20.0%	41.3%	36.9%	48.2%	54.3%	62.5%	48.1%	
7	General appearance of residential areas	20.0%	13.0%	32.4%	31.5%	27.9%	20.0%	28.2%	
8	General appearance of commercial areas	20.0%	28.3%	27.8%	33.9%	28.6%	25.0%	29.6%	
9	Lack of connecting trail system	10.0%	19.6%	12.3%	12.7%	8.1%	13.0%	11.3%	
10	Property taxes	50.0%	57.4%	53.6%	62.7%	65.7%	76.9%	62.3%	
11	Development of existing commercial areas	20.0%	30.4%	18.7%	31.3%	31.7%	37.5%	29.1%	

The “Lack of sidewalks” issue is rated as Very Significant by 40.0% of respondents between 18 and 30 years old, but the percentage drops as respondents increase in age being rated Very Significant by only 14.0% of age 61 and over respondents. “Street maintenance” seems to increase in importance with age. “Location of new development” and the general appearance of residential and commercial areas are rated as Very Significant by about one-third of respondent age 31 and older.

Along with the influence of age, the location of where respondents live in the city may be expected to influence their priorities. The following two tables present the number and percentage of questionnaire respondents that indicated an issue is Very Significant by the quadrant of the city in which they reside.

Based on written comments, there is the impression that storm water drainage problems affect the Northwest (Quass Road) and Southeast (Westfield Elementary School) parts of the city most. However, responds to this part of the questionnaire seem to indicate that storm water flooding is a Very Significant concern throughout the city.

No. 2: How significant of an issue is each of the following? Very Significant By Residence Location

No.	Issues	Residence Quadrant Counts					Total
		SW	NW	NE	SE	NR	
1	Price of housing	10	19	26	25	11	91
2	Housing availability	3	8	10	12	6	39
3	Storm water flooding	28	47	78	57	20	230
4	Lack of sidewalks	12	26	32	25	11	106
5	Location of new development	18	49	75	33	21	196
6	Street maintenance	40	62	91	66	24	283
7	General appearance of residential areas	22	37	55	41	9	164
8	General appearance of commercial areas	22	39	58	39	13	171
9	Lack of connecting trail system	9	12	25	13	6	65
10	Property taxes	44	86	124	86	32	372
11	Development of existing commercial areas	14	44	57	40	14	169

No. 2: How significant of an issue is each of the following? Very Significant By Residence Location

No.	Issues	Residence Quadrant Percentages					Total
		SW	NW	NE	SE	NR	
1	Price of housing	13.2%	16.1%	12.7%	18.0%	25.0%	15.7%
2	Housing availability	4.0%	6.8%	5.0%	8.6%	13.6%	6.8%
3	Storm water flooding	37.3%	39.8%	38.2%	40.7%	44.4%	39.5%
4	Lack of sidewalks	15.8%	21.7%	15.8%	18.4%	26.2%	18.4%
5	Location of new development	24.0%	42.2%	36.6%	24.3%	50.0%	34.2%
6	Street maintenance	51.9%	50.8%	44.4%	47.1%	53.3%	48.1%
7	General appearance of residential areas	28.6%	30.8%	27.1%	29.9%	19.6%	28.2%
8	General appearance of commercial areas	28.6%	32.8%	29.0%	28.9%	28.3%	29.6%
9	Lack of connecting trail system	11.8%	10.2%	12.4%	9.5%	14.3%	11.3%
10	Property taxes	56.4%	69.9%	59.0%	61.9%	66.7%	62.3%
11	Development of existing commercial areas	18.4%	37.0%	28.2%	29.2%	30.4%	29.1%

One issue that does seem to be of most concern within one of the city’s quadrants is where new commercial development will occur. Respondents who reside in the Northwest part of Robins seem more concerned about this issue than do those who reside elsewhere in the city. This could reflect current zoning that designates the areas around the I-380/County Home Road interchange and along North Center Point Road north of Main Street for future commercial development.

Housing Development Preferences

The third part of the questionnaire asks for preferences regarding types of housing that should be encouraged to be built in Robins in the future. From both the written comments and the responses to parts one and two of the questionnaire there is an impression that providing additional housing for future residents of the city is not a high priority for most existing residents. In the first part of the

questionnaire only 7 (1.2%) of the respondents selected “Increase housing opportunities” as their top priority, only 11 (1.9%) made this their second choice, and only 107 (18.1%) made it one of their top six priorities. In part two of the questionnaire only 39 (6.8%) rated “Housing availability” as a Very Significant concern.

The following table shows both the numbers and percentages of respondents that indicated support for encouraging different types housing to be added to the city. 48 of those who returned their questionnaires did not indicate any preferences for new housing.

No. 3: Check any of the following housing types the city should encourage to develop in the future.

No.	Housing Type Options	Counts	Percent
1	Senior citizen housing/ assisted living	139	25.0%
2	55-year plus housing	208	37.5%
3	Starter single-family homes	145	26.1%
4	Moderately priced single-family homes	431	77.7%
5	High value single-family homes	272	49.0%
6	Duplexes	73	13.2%
7	Town homes/ condominiums	168	30.3%
8	Apartments	23	4.1%

Among the responses, moderate priced single-family homes (77.7%) and high value single-family homes (49.0%) received the most support. One-quarter of the responses indicate support for senior citizen housing/assisted living facilities. A slightly higher share (37.5%) show a preference for 55-year plus housing. In addition, a number of comments mention the need for housing to accommodate the wishes of older residents who want to downsize and be able to rid themselves of the need to maintain large yards. Some support for duplexes (13.2%) and town homes/condominiums (30.3%) is consistent with these comments.

Given that a number of the housing type options may be expected to appeal differently to different age groups the following two tables present housing type preferences by age. The first table presents the number of respondents that indicate support for each housing type and the second table presents the percent of respondents that support each type of housing.

There are some interesting and sometimes surprising variations in housing preferences among the different age groups. As expected the preference for senior citizen/assisted living housing increases with age for those ages 31 and older, but surprisingly the group that is most supportive of this housing choice appears to be those ages 18 through 30. However, the preference of younger residents for senior housing may be a statistical aberration because only 10 questionnaires were received from people in this age group. Respondents age 61 and over also show the greatest support for 55-plus housing.

Not surprising the youngest two age groups show the most support for starter homes. They also show the most support for townhomes and condominiums and for moderately priced single-family homes. The age groups 31 to 40 years and 41 to 50 years exhibit the greatest preference for high value single family homes.

No. 3: Check any of the following housing types the city should encourage to develop in the future - By Age

No.	Housing Type Options	Age Groups - Years of Age Counts						Total
		18-30	31-40	41-50	51-60	61+	NR	
1	Senior citizen housing/ assisted living	3	6	20	32	69	9	139
2	55-year plus housing	2	9	24	62	100	11	208
3	Starter single-family homes	5	16	19	47	51	7	145
4	Moderately priced single-family homes	10	34	84	126	161	16	431
5	High value single-family homes	5	29	72	80	79	7	272
6	Duplexes	0	6	9	20	36	2	73
7	Town homes/ condominiums	4	8	29	46	76	5	168
8	Apartments	0	3	5	7	8	0	23

No. 3: Check any of the following housing types the city should encourage to develop in the future - By Age

No.	Housing Type Options	Age Groups - Years of Age Percentages						Total
		18-30	31-40	41-50	51-60	61+	NR	
1	Senior citizen housing/ assisted living	30.0%	12.8%	18.0%	18.9%	29.0%	32.1%	25.0%
2	55-year plus housing	20.0%	19.1%	21.6%	36.7%	42.0%	39.3%	37.5%
3	Starter single-family homes	50.0%	34.0%	17.1%	27.8%	21.4%	25.0%	26.1%
4	Moderately priced single-family homes	100.0%	72.3%	75.7%	74.6%	67.6%	57.1%	77.7%
5	High value single-family homes	50.0%	61.7%	64.9%	47.3%	33.2%	25.0%	49.0%
6	Duplexes	0.0%	12.8%	8.1%	11.8%	15.1%	7.1%	13.2%
7	Town homes/ condominiums	40.0%	17.0%	26.1%	27.2%	31.9%	17.9%	30.3%
8	Apartments	0.0%	6.4%	4.5%	4.1%	3.4%	0.0%	4.1%

None of the age groups show much support for apartments. Many of the written comments very explicitly indicate opposition to the building of apartments in Robins. For some the opposition is narrowly expressed by opposing apartments in Robins Square. Some comments express limited acceptance of apartments provided they are not low value or parts of large complexes. The reasons for opposition to apartments are varied. They include:

- The feeling they will bring down property values.
- A fear they will lead to increased property taxes.
- Concern regarding increased traffic and noise.
- Fear of increased crime.

Support, Opposition, or Unsure regarding Potential City Initiatives

The fourth part of the questionnaire presents seven statements phrased as potential future policy initiatives the City may pursue. Respondents are asked whether they Agree, Disagree, or are Not Sure regarding each statement. 21 of the respondents did not provide any answers for this part of the questionnaire. The following two tables summarize the number of responses and the percentage of responses for each of the statements.

No. 4: Do you agree or disagree with the following statements?

No.	Statements	Number of Responses				Total Responses
		Agree	Disagree	Not Sure	No Response	
1	Robins should promote increased residential growth	271	143	155	34	569
2	Robins needs more diverse housing options	112	350	114	27	576
3	Robins should establish more recreational opportunities	319	103	150	31	572
4	Robins needs more business/ commercial development	342	138	100	23	580
5	Robins should establish a comprehensive trail and sidewalk plan	295	126	149	33	570
6	Robins should develop a business/ commercial park	227	195	152	29	574
7	Robins should diversify its tax base (95% residential) by promoting new business/ commercial development	336	113	128	26	577

No. 4: Do you agree or disagree with the following statements?

No.	Statements	Percent of Responses				Total Responses
		Agree	Disagree	Not Sure	No Response	
1	Robins should promote increased residential growth	47.6%	25.1%	27.2%		
2	Robins needs more diverse housing options	19.4%	60.8%	19.8%		
3	Robins should establish more recreational opportunities	55.8%	18.0%	26.2%		
4	Robins needs more business/ commercial development	59.0%	23.8%	17.2%		
5	Robins should establish a comprehensive trail and sidewalk plan	51.8%	22.1%	26.1%		
6	Robins should develop a business/ commercial park	39.5%	34.0%	26.5%		
7	Robins should diversify its tax base (95% residential) by promoting new business/ commercial development	58.2%	19.6%	22.2%		

The strongest support is expressed for “Robins needs more business/commercial development” followed closely by “Robins should diversify its tax base”. In addition, “Robins should establish more recreational opportunities” and “Robins should establish a comprehensive trail and sidewalk plan” each received majority support. The strongest disagreement was expressed for “Robins needs more diverse housing options”.

As with the other parts of the questionnaire, there may be expected to be some differences in support for the proposals based on age. So, the next two tables summarize the number and percentage of respondents that agree with each statement by age group.

No. 4: Do you agree or disagree with the following statements? Number that Agree by Age

No.	Statements	Age Groups - Years of Age Counts						Total
		18-30	31-40	41-50	51-60	61+	NR	
1	Robins should promote increased residential growth	4	19	40	74	121	13	271
2	Robins needs more diverse housing options	2	6	15	34	52	3	112
3	Robins should establish more recreational opportunities	10	38	68	89	101	13	319
4	Robins needs more business/ commercial development	6	24	60	102	136	14	342
5	Robins should establish a comprehensive trail and sidewalk plan	7	28	69	90	92	9	295
6	Robins should develop a business/ commercial park	4	13	42	62	97	9	227
7	Robins should diversify its tax base (95% residential) by promoting new business/ commercial development	7	24	60	96	138	11	336

No. 4: Do you agree or disagree with the following statements? Percent that Agree by Age

No.	Statements	Age Groups - Years of Age Percentages						Total
		18-30	31-40	41-50	51-60	61+	NR	
1	Robins should promote increased residential growth	40.0%	40.4%	38.5%	46.3%	54.5%	50.0%	47.6%
2	Robins needs more diverse housing options	20.0%	13.0%	14.0%	20.7%	23.3%	11.5%	19.4%
3	Robins should establish more recreational opportunities	100.0%	80.9%	64.2%	55.3%	44.9%	56.5%	55.8%
4	Robins needs more business/ commercial development	60.0%	51.1%	55.6%	63.0%	59.4%	58.3%	59.0%
5	Robins should establish a comprehensive trail and sidewalk plan	70.0%	60.9%	65.1%	55.6%	41.3%	39.1%	51.8%
6	Robins should develop a business/ commercial park	40.0%	27.7%	39.6%	38.5%	42.9%	37.5%	39.5%
7	Robins should diversify its tax base (95% residential) by promoting new business/ commercial development	70.0%	51.1%	56.1%	60.0%	60.3%	45.8%	58.2%

One interesting finding is that the oldest age group seems to most strongly support increased residential growth and the provision of more diverse housing options. On the other hand, the oldest age group expresses the lowest level of support for more recreational opportunities and for establishing a comprehensive trail and sidewalk plan.

The strongest support for more recreational opportunities and for establishing a comprehensive trail and sidewalk plan is expressed by respondents ages 18 to 30. The support for these two proposals declines with the age of the respondents.

The youngest age group also most strongly supports the diversification of the tax base. The strongest support for increased business/commercial development is expressed by the 51 to 60 age group.

Where one lives within the Robins may also influence one's support or opposition to the policy proposals. The following two tables present the number and percentage of responses that agree with each statement by quadrant of the city in which the respondents live.

There is not a great amount of difference among the different parts of the city with respect to the promotion of increased residential growth. But residents of the Southwest quadrant are much more supportive of more diverse housing opportunities than are residents of the Northeast quadrant.

Residents of the Northwest quadrant of the city are the most supportive of more recreational opportunities, while residents of the Northeast quadrant are most supportive of establishing a comprehensive trail and sidewalk plan. Based on written comments the residents of the Northeast part

of the city may more strongly support the creation of a trail and sidewalk plan due to the large amount of heavy truck traffic in the area originating from the quarry. Also, the location of East Knoll Park in this area raises concerns regarding children walking in the streets.

No. 4: Do you agree or disagree with the following statements? Number that Agree by Residence Location

No.	Statements	Residence Quadrant Counts					Total
		SW	NW	NE	SE	NR	
1	Robins should promote increased residential growth	32	61	86	69	23	271
2	Robins needs more diverse housing options	20	24	31	29	8	112
3	Robins should establish more recreational opportunities	39	78	115	66	21	319
4	Robins needs more business/ commercial development	43	76	112	82	29	342
5	Robins should establish a comprehensive trail and sidewalk plan	37	59	112	69	18	295
6	Robins should develop a business/ commercial park	25	50	82	51	19	227
7	Robins should diversify its tax base (95% residential) by promoting new business/ commercial development	42	77	114	80	23	336

No. 4: Do you agree or disagree with the following statements? Percent that Agree by Residence Location

No.	Statements	Residence Quadrant Percentages					Total
		SW	NW	NE	SE	NR	
1	Robins should promote increased residential growth	43.8%	51.7%	42.4%	51.9%	51.1%	47.6%
2	Robins needs more diverse housing options	26.3%	19.8%	15.3%	21.5%	17.8%	19.4%
3	Robins should establish more recreational opportunities	52.0%	63.9%	57.2%	49.3%	48.8%	55.8%
4	Robins needs more business/ commercial development	55.8%	62.8%	54.6%	60.7%	64.4%	59.0%
5	Robins should establish a comprehensive trail and sidewalk plan	50.0%	48.8%	55.7%	51.1%	42.9%	51.8%
6	Robins should develop a business/ commercial park	32.9%	41.7%	40.8%	37.8%	42.2%	39.5%
7	Robins should diversify its tax base (95% residential) by promoting new business/ commercial development	54.5%	63.6%	56.2%	59.3%	52.3%	58.2%

The strongest support for both promoting more business/commercial development and diversifying the city’s tax base is expressed by residents of the Northwest and the Southeast quadrants of the city. However, only minorities of the residents of all areas of the city support the establishments of a business/commercial park. Only 39.5% of the respondents overall support the idea of a business/commercial park. 34.0% oppose this proposal and 26.5% are not sure. A number of comments indicate more information is needed regarding location and type of businesses before a decision could be made.

Proactive Business Recruitment

The fifth part of the questionnaire simply asks respondents “Do you think Robins should be more proactive in bringing businesses/commercial to our town?” The answer choices are: Yes, No and No Opinion. The following two tables present the numbers and percentages for the responses provided.

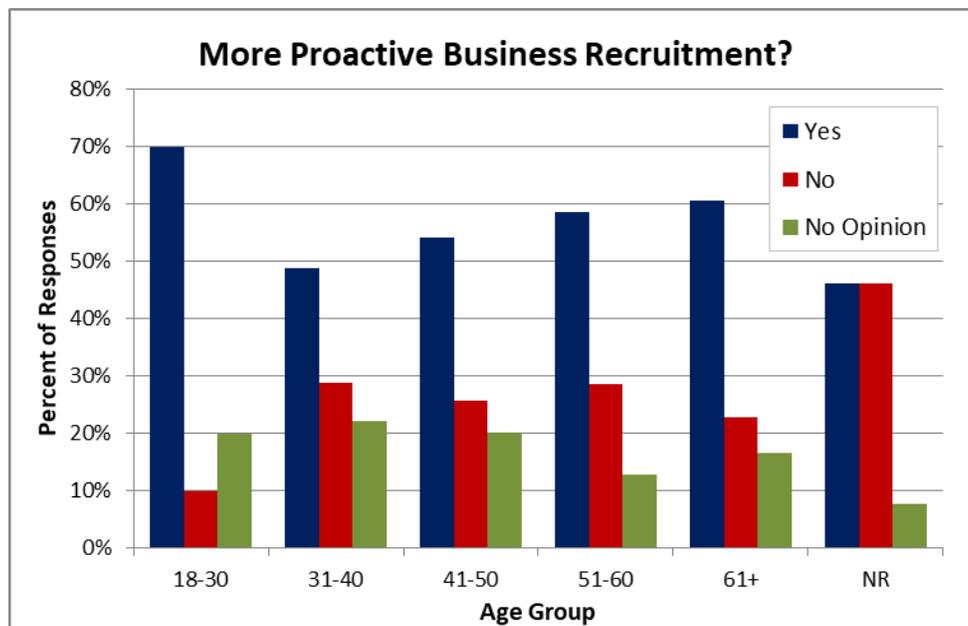
No. 5: Do you think Robins should be more proactive in bringing businesses/commercial to our town?

Question	Number of Responses				Total Responses
	Yes	No	No Opinion	No Response	
Do you think Robins should be more proactive in bringing businesses/ commercial to our town?	334	153	95	21	582

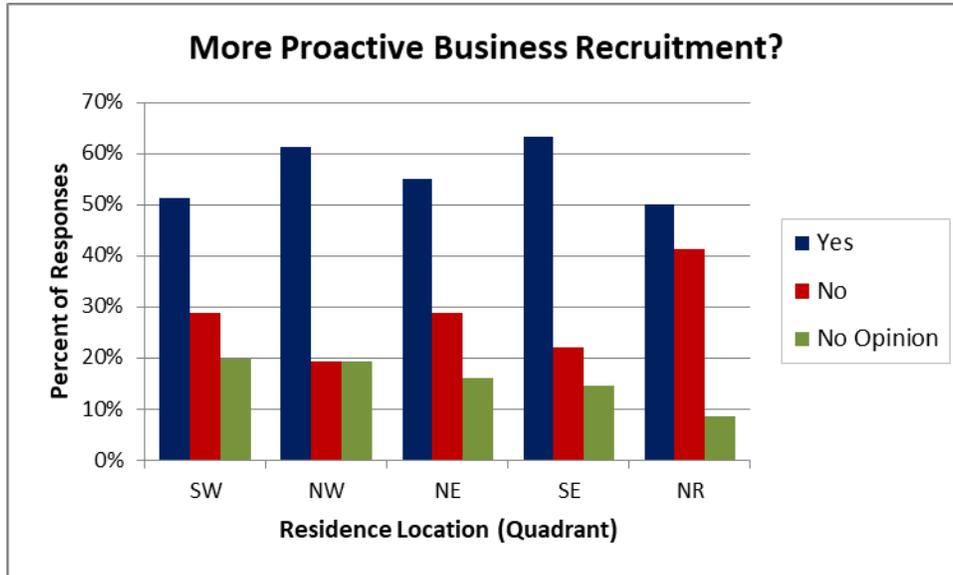
Question	Percent of Responses				Total Responses
	Yes	No	No Opinion	No Response	
Do you think Robins should be more proactive in bringing businesses/ commercial to our town?	57.4%	26.3%	16.3%		

The majority of respondents favor the city being more proactive in business recruitment. A little over a quarter of the respondents do not favor a more proactive approach. And about one-eighth of the respondents have no opinion regarding this question. A number of comments indicate they do not know what city leaders are doing at the present time to recruit new businesses to Robins.

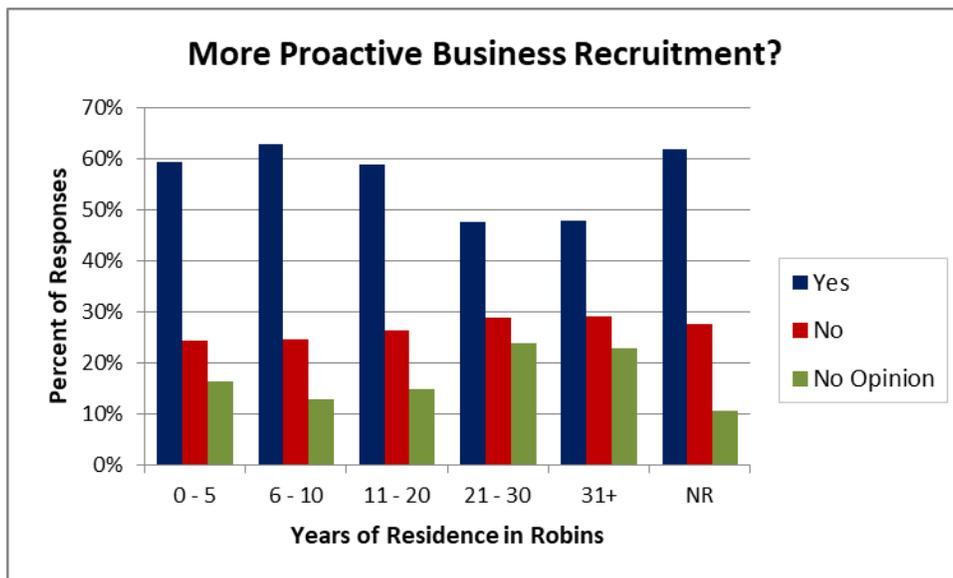
The following chart shows that respondents from all age groups favor a more proactive business recruitment approach by city leaders. Only among the 26 respondents that did not indicate their age is there an equal division between those who support and oppose more proactive business recruitment. The youngest age group favors a more proactive business recruitment approach by city officials most, but there are only 10 respondents in this group. Among the other age groups support for a more active approach increases with age.



As the following chart shows, a majority of the respondents from each quadrant of the city favor a more active approach to business recruitment. Those who reside in the Southeast part of the city favor a more active approach most, while residents of the Southwest part of the city favor a more active approach least.



In addition to one's age and location, the length of time one has lived in Robins may be expected to influence respondents' opinions regarding how proactive city leaders should be in attempting to attract new businesses to the community. The following chart shows the percentages of Yes, No, and No Opinion answers to the question regarding how proactive the city should be in recruiting new businesses relative to how long respondents have lived in Robins.



The chart shows that respondents that have lived in the city between 6 and 10 years are most in favor of city leaders more actively recruiting new businesses. Approximately 60 percent of those who have lived in Robins for less than 20 years favor a more active economic development effort, while less than 50 percent of those who have lived in the city for over 20 years favor more business recruitments. Also, a larger share of those who have lived in Robins for over 20 years expressed no opinion on this topic.

Types of Development Favored for Different Areas of the City

The sixth part of the questionnaire presents nine types of potential development for each of four areas of Robins. Also, respondents were given the options of none of the listed choices or other types they could specify. The four areas for future development are Tower Terrace Road, County Home Road, North Center Point Road, and Robins Square. Respondents could also specify additional areas, but few did. The following two tables show the numbers and percentages of responses for each development type and area.

No. 6: Please indicate with (X) any of the types of development Robins should focus on in the future for each area.

No.	Types of Development	Number of Responses				
		Tower Terrace Road	County Home Road	North Center Point Road	Robins Square	Other
1	Hotel/motel	115	205	72	10	5
2	Restaurant/café/coffee house	132	93	91	384	9
3	Small retail/personal service businesses	130	93	97	333	6
4	Big box retail	102	120	47	18	6
5	Professional services offices	157	91	108	247	6
6	Medical services offices	161	100	105	220	7
7	Multi-story office (3 stories or more)	137	95	62	22	11
8	Multi-story residential (3 stories or more)	86	82	72	19	6
9	Light industry	164	195	85	5	8
10	None of these	44	42	54	34	0
11	Other	4	5	8	12	4

No.	Types of Development	Percent of Responses				
		Tower Terrace Road	County Home Road	North Center Point Road	Robins Square	Other
1	Hotel/motel	27.6%	50.6%	21.4%	1.9%	17.9%
2	Restaurant/café/coffee house	31.7%	23.0%	27.0%	74.6%	32.1%
3	Small retail/personal service businesses	31.3%	23.0%	28.8%	64.7%	21.4%
4	Big box retail	24.5%	29.6%	13.9%	3.5%	21.4%
5	Professional services offices	37.7%	22.5%	32.0%	48.0%	21.4%
6	Medical services offices	38.7%	24.7%	31.2%	42.7%	25.0%
7	Multi-story office (3 stories or more)	32.9%	23.5%	18.4%	4.3%	39.3%
8	Multi-story residential (3 stories or more)	20.7%	20.2%	21.4%	3.7%	21.4%
9	Light industry	39.4%	48.1%	25.2%	1.0%	28.6%
10	None of these	10.6%	10.4%	16.0%	6.6%	0.0%
11	Other	1.0%	1.2%	2.4%	2.3%	14.3%

Rather than indicate the “None of these” for specific areas a large number of respondents simply provided no choices. The numbers of “No Responses” for each of the four areas are:

- Tower Terrace Road: 187
- County Home Road: 198
- North Center Point Road: 266
- Robins Square: 88

Those who did respond to this part of the questionnaire provide a wealth of information for city leaders pertaining to the desires of the city’s residents for future development. It is not possible to specify all of the implications of the responses to this part of the questionnaire, but major findings are summarized below. In addition, subsequent summaries are provided for residents of each of the city’s four quadrants.

All Residents’ Findings

- The area most favored for hotel/motel development is County Home Road. 50.6% of all respondents support a lodging facility at this location. The most logical location along County Home Road would be near to the interchange with I-380. There is already a convenience store located in this area. Also, two new large tournament caliber youth sports facilities – the Tuma Soccer Complex (3 miles away) and the Prospect Meadows baseball complex (7.75 miles away) – are located along County Home Road and attract large numbers of out of town visitors. Having a lodging facility in this area would also likely attract other leisure, hospitality, and retail type businesses to the area. This type of development could generate additional revenue from a hotel/motel tax, which generally is imposed at a rate of 7 percent. During fiscal year 2017 Cedar Rapids received \$3.7 million in hotel/motel tax revenue.
- Robins residents seems to be most unified in their vision for Robins Square. 74.6% of respondents would like to see one or more new restaurants, cafes, or coffee houses in the Square. 64.7% would like to see new small retail and personal services businesses. Based on written comments there is a strong preference for locally owned businesses and an aversion to national chain stores. Professional offices and medical offices receive support from 48.0% and 42.7% of respondents, respectively. All other types of potential development receive support from less than 10 percent of respondents. Also, almost universally, respondents strongly oppose the location of any apartments or other residential dwellings in the Square.
- There is only modest support for Big Box retail in Robins. 24.5% of the responses indicate this would be acceptable for the Tower Terrace Road area and 29.6% of the responses for the County Home Road area indicate this choice. Only 13.9% of the responses for North Center Point Road support this development option. Comments indicate opposition to more commercial development along North Center Point Road due to already high levels of traffic and some sight distance problems.
- Responses for the Tower Terrace Road, County Home Road, and North Center Point Road areas indicate limited support for multi-story offices (18.4% to 32.9%) or multi-story residential (20.2% to 21.4%). Part of the explanation given for the low level of support for this type of development is the lack of fire equipment and training to deal with fires in multi-story buildings. A number of respondents also mentioned traffic concerns. From a traffic perspective, the

highest level of acceptance (32.9%) for multi-story office development is along Tower Terrace Road. If this road is expanded to 4-lane with some signalization support could increase.

- The highest levels of support for light industry are in the County Home Road area (48.1%) and the Tower Terrace Road area (39.4%). There is modest support for this type of development along North Center Point Road (25.2%), and not surprisingly, almost no support (1.0%) for the Robins Square area.
- For those who support or who are at least are accepting of higher density development the preference is to keep it in the western part of the city near to I-380 and away from existing residences.

The remainder of this section of the report explores whether there are differences of opinion regarding the location of different types of economic development in different areas of the city based on where the respondents reside. Due to there being different numbers of respondents who reside in the four quadrants of the city only the “Percent of Responses” tables are presented for the following discussions of the four potential development areas.

Tower Terrace Road Area

When the new interchange with I-380 is constructed in 2022 it is likely there will be considerable interest in the development of the agricultural land along the north side of Tower Terrace Road between the Interstate and Robins Road. Tower Terrace Road is the dividing line between Robins and Hiawatha in this area and there has already been considerable light industry and office develop on the Hiawatha side of the road. The following table shows the preferences of residents from the four quadrants of Robins for future development in the Tower Terrace Road area.

Tower Terrace Road Area		Percent of Responses					
No.	Types of Development	South- west	North- west	North- east	South- east	Not Specified	Total
1	Hotel/motel	21.8%	27.8%	35.6%	20.0%	23.7%	27.6%
2	Restaurant/café/coffee house	36.4%	39.2%	28.9%	29.5%	26.3%	31.7%
3	Small retail/personal service businesses	34.5%	34.2%	26.8%	36.8%	23.7%	31.3%
4	Big box retail	14.5%	26.6%	26.8%	25.3%	23.7%	24.5%
5	Professional services offices	49.1%	35.4%	32.9%	41.1%	36.8%	37.7%
6	Medical services offices	52.7%	39.2%	30.9%	37.9%	50.0%	38.7%
7	Multi-story office (3 stories or more)	27.3%	29.1%	45.0%	25.3%	21.1%	32.9%
8	Multi-story residential (3 stories or more)	12.7%	25.3%	20.1%	26.3%	10.5%	20.7%
9	Light industry	36.4%	44.3%	43.6%	30.5%	39.5%	39.4%
10	None of these	7.3%	11.4%	9.4%	9.5%	21.1%	10.6%
11	Other	1.8%	0.0%	0.7%	2.1%	0.0%	1.0%

Tower Terrace Road from I-380 to Robins Road is located in the Southwest quadrant of the city. People who reside in this part of the city are more supportive of professional services office and medical service office development in this area than are other city residents. On the other hand, residents of the

Southwest quadrant of Robins are somewhat less supportive of light industry, big box retail, hotel/motel, and multi-story residential than other city residents.

County Home Road Area

Aside from a convenience store, there is very little non-agricultural development along County Home Road between I-380 and C Avenue at the present time. But the existing future land use map for Robins shows that most of the area along both sides of the road is zoned commercial and a small portion near the north end of the quarry is zoned industrial. The topography of the adjacent land is flat and appears to be very suitable for development. Limiting factors at the current time are County Home Road being only 2 lanes and to what extent municipal water and sewer services exist in the area.

The following table shows the preferences of residents from the four quadrants of Robins for future development along County Home Road.

No.	County Home Road Area Types of Development	Percent of Responses					Total
		South-west	North-west	North-east	South-east	Not Specified	
1	Hotel/motel	42.9%	46.8%	50.7%	57.3%	51.3%	50.6%
2	Restaurant/café/coffee house	24.5%	33.8%	18.1%	22.9%	17.9%	23.0%
3	Small retail/personal service businesses	26.5%	24.7%	21.5%	21.9%	23.1%	23.0%
4	Big box retail	22.4%	33.8%	34.7%	29.2%	12.8%	29.6%
5	Professional services offices	24.5%	23.4%	22.9%	20.8%	20.5%	22.5%
6	Medical services offices	26.5%	33.8%	21.5%	20.8%	25.6%	24.7%
7	Multi-story office (3 stories or more)	26.5%	27.3%	27.1%	14.6%	20.5%	23.5%
8	Multi-story residential (3 stories or more)	14.3%	23.4%	25.0%	15.6%	15.4%	20.2%
9	Light industry	49.0%	45.5%	50.0%	46.9%	48.7%	48.1%
10	None of these	14.3%	10.4%	7.6%	9.4%	17.9%	10.4%
11	Other	0.0%	2.6%	1.4%	0.0%	2.6%	1.2%

County Home Road passes through the Northwest and Northeast quadrants of Robins, but most of the near term development of this corridor will likely begin near the west end close to the I-380 interchange and the intersection with North Center Point Road.

Residents of all areas of the city appear to be supportive of hotel/motel development for this area. 46.8% of the residents of the Northwest quadrant and 50.7% of the residents of the Northeast quadrant support this type of development. There is also relatively strong support from all areas of the city for light industrial development in this corridor.

There is moderate support for Big Box retail among residents of the Northwest (33.8%) and Northeast (34.7%) quadrants, but less support among residents of the other two quadrants. Also, the residents of the Northwest and Northeast quadrants are slightly more supportive of multi-story residential development than are residents of the other two quadrants. Residents of the Northwest quadrant express the most support (33.8%) for medical services offices and for restaurants, cafes, and coffee houses (33.8%) compared to the other three quadrants.

North Center Point Road Area

North Center Point Road roughly parallels I-380 about 0.6 miles to the east. Existing uses located along the portion from Tower Terrace Road to County Home Road include agricultural crop land, wooded areas, five housing developments, a couple of churches, and a nursery. The road in this area is 2 lanes with narrow or no shoulders and no sidewalks.

The future land use map has the area between North Center Point Road and I-380 from Tower Terrace Road north to about Singer Hill Lane zoned commercial. Then from Singer Hill Lane north to the New Covenant Bible Church the zoning is residential. North of that to County Home Road the zoning goes back to commercial. On the east side of North Center Point Road the zoning is primarily residential except for a small area just north of the intersection with Main Street and from the King of Kings Lutheran Church north to County Home Road, which are zoned commercial.

The following table shows the preferences of residents from the four quadrants of Robins for future development along North Center Point Road.

North Center Point Road Area		Percent of Responses					Total
		South-west	North-west	North-east	South-east	Not Specified	
No.	Types of Development						
1	Hotel/motel	12.2%	17.5%	28.1%	20.2%	17.9%	21.4%
2	Restaurant/café/coffee house	19.5%	36.5%	28.1%	25.0%	17.9%	27.0%
3	Small retail/personal service businesses	26.8%	33.3%	30.6%	27.4%	17.9%	28.8%
4	Big box retail	12.2%	19.0%	11.6%	14.3%	14.3%	13.9%
5	Professional services offices	26.8%	42.9%	29.8%	29.8%	32.1%	32.0%
6	Medical services offices	34.1%	36.5%	27.3%	29.8%	35.7%	31.2%
7	Multi-story office (3 stories or more)	12.2%	23.8%	20.7%	16.7%	10.7%	18.4%
8	Multi-story residential (3 stories or more)	24.4%	27.0%	20.7%	16.7%	21.4%	21.4%
9	Light industry	17.1%	23.8%	28.1%	26.2%	25.0%	25.2%
10	None of these	24.4%	15.9%	12.4%	11.9%	32.1%	16.0%
11	Other	4.9%	0.0%	2.5%	3.6%	0.0%	2.4%

The area along North Center Point Road includes portions of both The Southwest and Northwest quadrants of Robins. Residents of these two areas are the least supportive of hotel/motel development in this area. Residents of the Southwest quadrant are also the least supportive of restaurant, café, and coffee house development in the area, while residents of the Northwest quadrant are the most supportive of this type of development.

Residents of none of the city's four quadrants are very supportive of the development of Big Box retail in this area. The highest levels of support for professional services offices and medical offices in this area are from neighboring residents who live in the Northwest quadrant of the city. There is relatively low support for multi-story office and multi-story residential among any parts of the city, but what support exists is strongest among residents of the Northwest quadrant. Finally, residents of the Southwest and Northwest quadrants of the city are the least supportive of light industry being developed along North Center Point Road.

Robins Square Area

The development in Robins Square began in the late 1990s. The most recent addition to this area is Lebowski's Bar and Grill, which was built during 2015. There are still 3 parcels of land (6.4 acres) in the Square available for development. Current businesses located in the square include: a convenience store, a branch bank, a car wash, a day care center, a medical (eye care) office, a restaurant/bar, and consulting business office building.



The following table shows the preferences of residents from the four quadrants of Robins for future development in the Robins Square area.

No.	Robins Square Area Types of Development	Percent of Responses					Total
		South-west	North-west	North-east	South-east	Not Specified	
1	Hotel/motel	0.0%	4.6%	0.6%	1.7%	4.8%	1.9%
2	Restaurant/café/coffee house	83.1%	80.7%	75.8%	67.8%	59.5%	74.6%
3	Small retail/personal service businesses	69.2%	56.0%	71.3%	65.3%	50.0%	64.7%
4	Big box retail	0.0%	4.6%	2.2%	5.0%	7.1%	3.5%
5	Professional services offices	50.8%	46.8%	47.2%	51.2%	40.5%	48.0%
6	Medical services offices	53.8%	30.3%	45.5%	44.6%	40.5%	42.7%
7	Multi-story office (3 stories or more)	6.2%	5.5%	3.4%	1.7%	9.5%	4.3%
8	Multi-story residential (3 stories or more)	6.2%	5.5%	2.8%	0.8%	7.1%	3.7%
9	Light industry	1.5%	1.8%	0.6%	0.0%	2.4%	1.0%
10	None of these	1.5%	2.8%	7.9%	7.4%	16.7%	6.6%
11	Other	4.6%	1.8%	1.1%	3.3%	2.4%	2.3%

There is strong support for an additional restaurant, café, or coffee house or other food vendors in the Square. The strongest support for this comes from residents of the Southwest quadrant (83.1%) of the city and the lowest level of support comes from residents of the Southeast quadrant (67.8%). There is also strong citywide support for additional retail and personal service businesses. The preference is for

small locally owned businesses in this area. A number of comments provided additional constraints for business development in Robins Square, namely ones that do not generate excessive traffic or a lot of noise, particularly after 9 or 10 pm.

Also, there is moderate support for professional and medical services businesses. However, somewhat of a surprise is a relatively low level of support for medical services office by residents of the Northwest quadrant of the city. Residents of the Northwest quadrant provide somewhat stronger support for medical services offices elsewhere in the city.

Summary

Aside from strong support for additional retail and restaurant-type development in Robins Square, there is only moderate support for any particular type of business development along Tower Terrace Road, County Home Road, and North Center Point Road. In most cases the support for a particular type of development in these three areas ranges between 20 and 40 percent. A couple of exceptions are 50.6% support for a hotel or motel along County Home Road (probably near the I-380 interchange) and 48.1% support for light industrial development also along County Home Road.

On the other hand, even though some people wrote comments expressing the view that Robins does not need more businesses, there does not seem to be overwhelming opposition to future business development. This conclusion reflects the fact that for none of the four locations did more than 16.0% of the respondents indicate the “None of these” choice.

Major written concerns of those who expressed some level of opposition to additional business development has to do with fears of increased traffic on roads that are currently built to a rural standard. The existing 2-lane road system without shoulders, storm drains, and sidewalks in many areas is certainly a constraint on growth. This leads to another concern expressed on some of the questionnaires, which is concern about the city having to incur substantial costs to improve its infrastructure to support new business development. Bottom line this means city leaders need to do careful planning to balance the costs required to attract and support new development with the future revenues such development will generate.