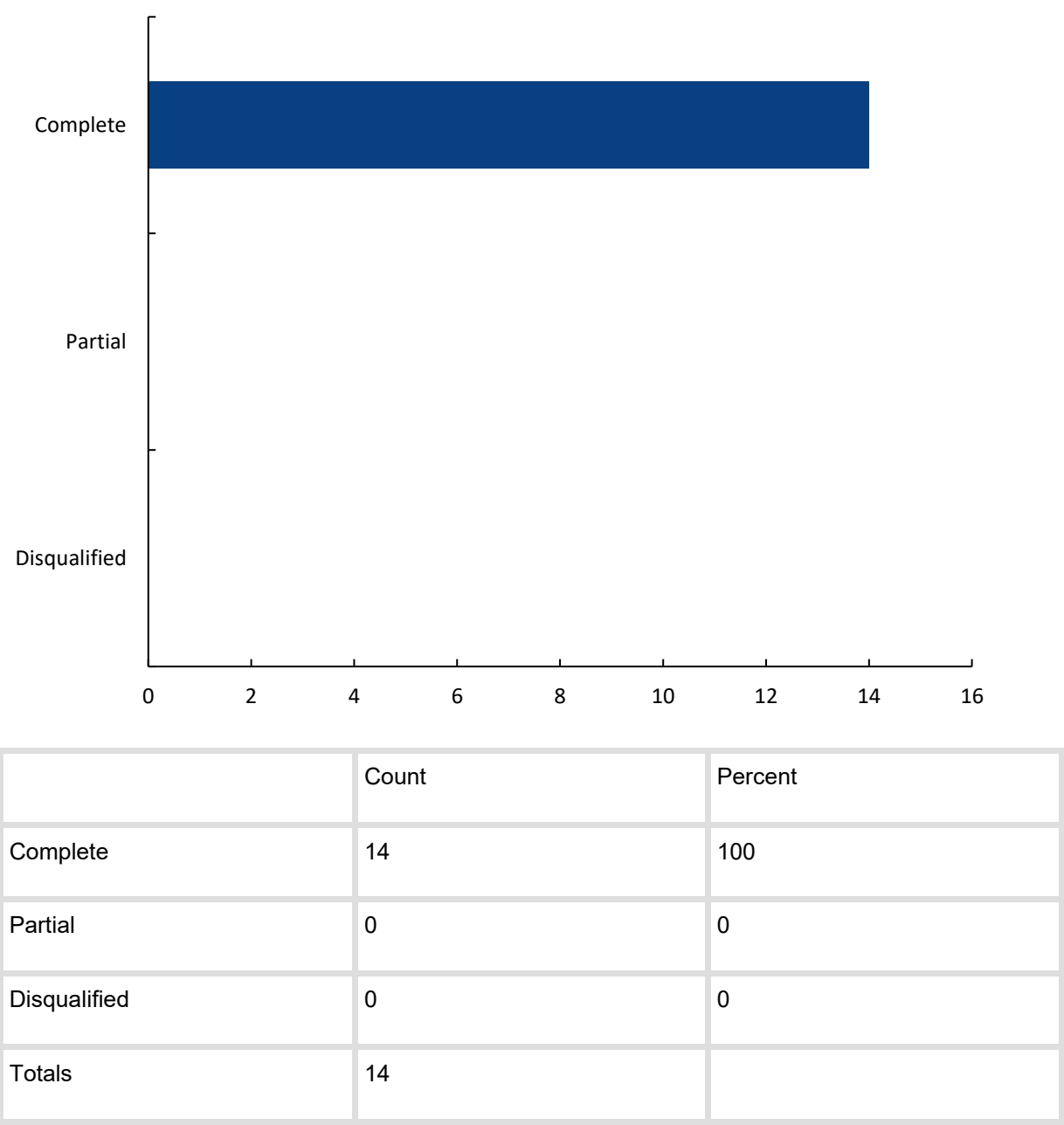


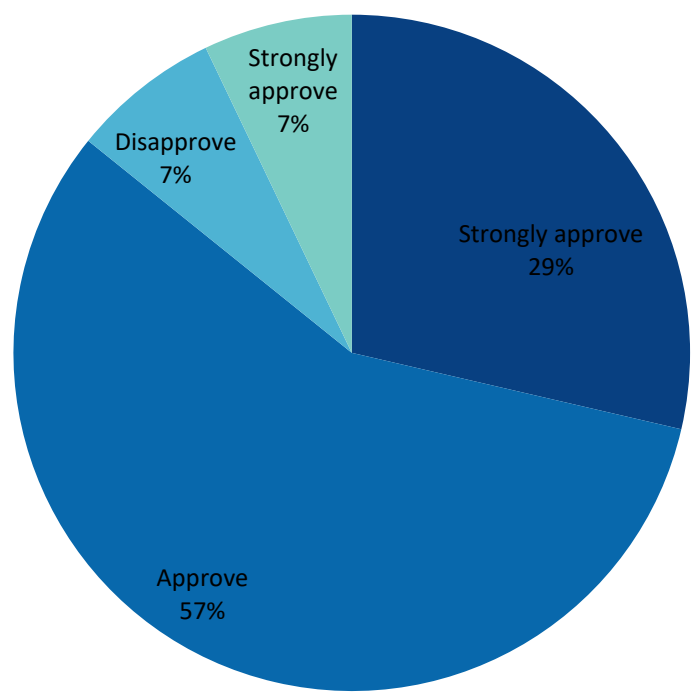
Report for Byers Subarea Plan – Community Survey #2

Byers Subarea Plan – Community Survey #2

Response Statistics

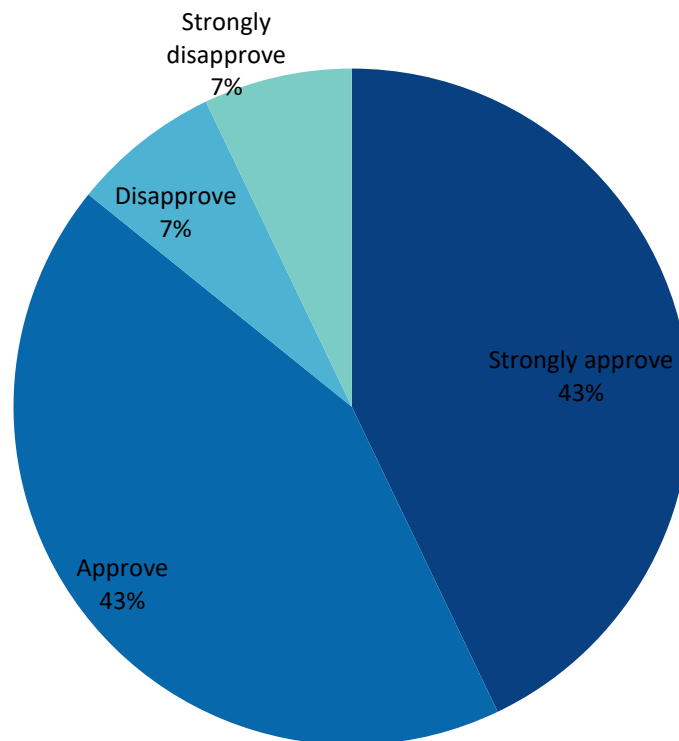


1.Chapter 3. Vision and Themes. The Vision Statement presents the long-term vision for Byers as a rural community with small-town appeal. This statement was based on the comments received from the previous surveys and open house participants.What is your level of support for the Vision Statement?



Value	Percent	Count
Strongly approve	28.6%	4
Approve	57.1%	8
Disapprove	7.1%	1
Strongly disapprove	7.1%	1
	Totals	14

2. In Chapter 3, five key themes emerged from the earlier public engagement activities and helped guide the development of the goals, policies, and actions in Chapters 4 through 9. These themes are: Preserve the rural and small-town character of Byers Manage and control growth Attract small businesses and amenities Support community beautification and infrastructure improvements Promote a sense of community and quality of life for families and seniors. What is your level of support for these five key themes?

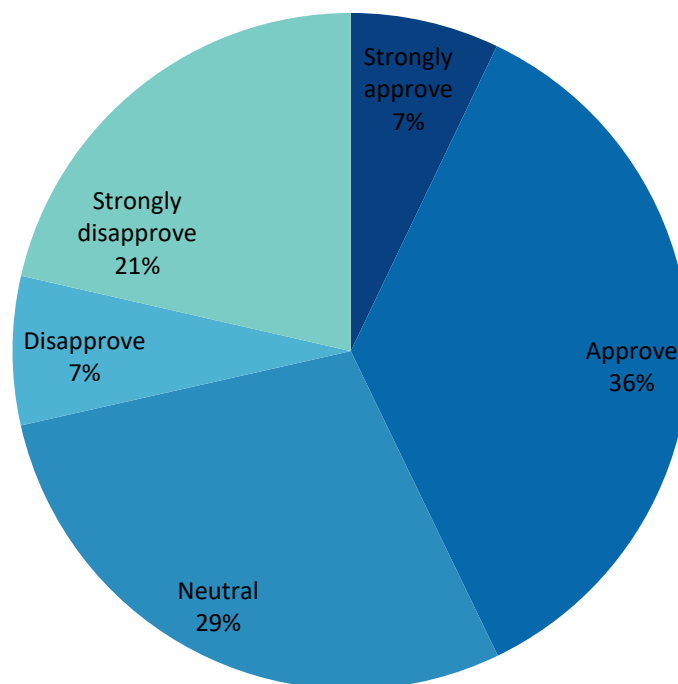


Value	Percent	Count
Strongly approve	42.9%	6
Approve	42.9%	6
Disapprove	7.1%	1
Strongly disapprove	7.1%	1
	Totals	14

3.Do you have any other thoughts about the content in Chapter 3? Is there anything missing? Are there additions needed to improve this topic area? Explain in the box below.

ResponseID	Response
1	Needs to be more specific about amenities and amount of growth
2	Byers is valued for its rural, small-town character, and we should be cautious about development that risks overwhelming that identity. Growth here should be managed and controlled—not rapid or sprawling—so it fits the pace and values of our community. Instead of large developments, we should attract small businesses and amenities that serve local families and seniors, while investing in beautification and infrastructure improvements that strengthen what we already have. Preserving Byers' unique character while making thoughtful enhancements will protect the sense of community and quality of life that makes our town so special. We don't want more development.
3	Always concerned when reading about creating more taxing entities
5	Keep it small town, no more neighborhoods.
6	We need to keep taxes low for property owners.
10	Larger and separate park area in town for older kids. The park we have currently is great for young kids but teenagers might benefit from a skate park. Also maybe a 55 and older community housing area. Dog park would be good too.
13	As long as this town stays the same size and is just cleaned up, is all we need.

4.Chapter 4. Land Use, Development and Housing. This is the primary chapter that will guide growth and land use decisions in Byers. The Future Land Use Map is based on the map in the 2003 Byers Sub-Area Plan and reflects the goals and policies established from what we heard from the community. The vision for land use, development and housing is reflected in the following Goals: Preserve the small-town, rural character of Byers while accommodating compatible development Provide a variety of housing options that are affordable, meet the needs of residents at all stages of life, and complement the Byers' small-town, rural character. Support conservation-based design to preserve the natural environment. The following Policies support the Goals: Support the development of different housing types that fit within the Byers small-town character. Support new and expanded commercial and retail uses along the major streets and intersections. Encourage housing that is the appropriate form and scale for Byers and complements the existing character of adjacent residential neighborhoods. Encourage developers and landowners to provide a variety of housing types to meet the needs of Byers' residents at different stages of life (e.g., renters, first-time homebuyers, families, and senior residents). Incentivize development that uses conservation design to protect wildlife habitats and unique land features. Encourage a rural cluster development form to preserve large areas of open space and natural habitat. What is your level of support for these Goals and Policies?



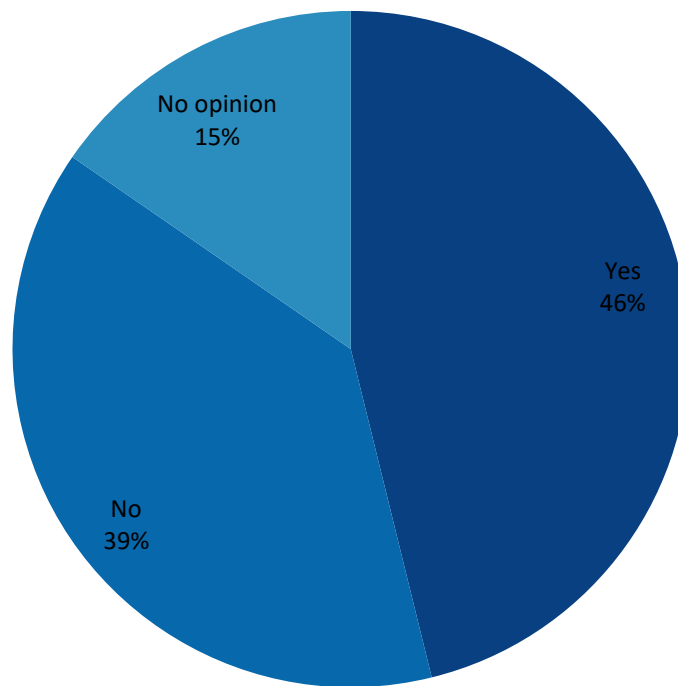
Value	Percent	Count
Strongly approve	7.1%	1
Approve	35.7%	5
Neutral	28.6%	4
Disapprove	7.1%	1
Strongly disapprove	21.4%	3
	Totals	14

5.What is missing from this topic area? Do you have suggestions to improve this topic? Explain in the box below.

ResponseID	Response
1	Absolutely no new housing development. The roads cannot support any more people and there has not been any proposed plans to accommodate more traffic
2	Chapter 4 makes it clear that preserving Byers' small-town, rural character is the top priority. But every time we add new housing or expand commercial areas, we risk eroding the very thing this plan says we want to protect. Growth may be labeled 'compatible,' but even incremental development adds more traffic, more infrastructure strain, and more change than our community needs. The best way to preserve Byers is not to expand it. Instead of pushing for new housing types or expanded retail, we should focus on strengthening and maintaining what we already have—beautifying our town, supporting our current small businesses, and protecting open space and the natural environment. Families and seniors in Byers don't need sprawl; they need peace, safety, and a strong sense of community. If we truly want to honor the goals of this plan, we should draw the line on further development and commit to protecting Byers' unique identity as a small, rural town—not slowly reshaping it into something unrecognizable.
4	Address the issues created by a RURAL community existing in a county that is governed by CITY politicians, building depts, etc, who are thereby following city guidelines in lieu of what works in rural areas.
5	No housing developments, keep our small town...small
6	preserve current housing
9	Please add an incentive to the future use of open land for recreational use, recreational buildings, trails, parks and other recreational activity use, as well.

10	When bringing in large scales of renters and "affordable housing" that generally attributes to crime.
13	I don't want anymore housing of any kind out here.
14	better focus on senior support

6.Chapter 4. Future Land Use Map. A Future Land Use Map is a community's preferred development pattern. It is a visual guide to translate Byers' land use goals onto a map. Eleven land use categories are proposed. The Future Land Use Map and the description of the land use categories are on pages 20 and 21 of the draft Byers Subarea Plan.Do you support the proposed Future Land Use Map and the 11 land use categories?

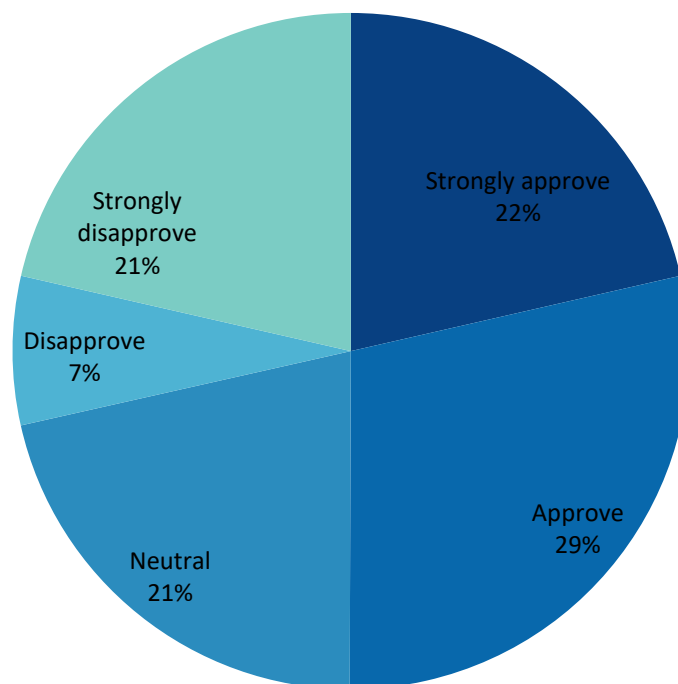


Value	Percent	Count
Yes	46.2%	6
No	38.5%	5
No opinion	15.4%	2
	Totals	13

7.Do you have any other thoughts about the Future Land Use Map? Is there anything missing? Are there additions needed to improve this map? Explain in the box below.

ResponseID	Response
1	In no way should the flood plane by shrunk. It is a dangerous proposal that will endanger lives and property.
5	No low income housing, no more town homes or condos. Keep Byers a rural area. We live out here, because we don't want anything to do with the cities or their crime.
7	The variety of mixed use categories may be limiting to businesses that would be beneficial to Byers by labeling mixed use industrial or entertainment. For example additional entertainment could be beneficials on the other side of Hwy 36 to compliment the other services. one mixed use category would be sufficient to cover all mixed use areas for the next 20 years.
8	Most agricultural uses are being eliminated in this plan
9	Please include a recreational componant in the description for MIXED USE in the subarea future development plan. Please include a description that allows for the development of recreational buildings, sports complexes, trails, parks, and other commercial recreational facilities and uses, designed to serve residents and visitors.
13	It seems the only ones getting their way are the big land owners with money. They are deciding for us all what happens out here weather we like it or not.

8.Chapter 5. Transportation and Mobility. This chapter outlines the community's vision for a safe, well-maintained, and connected transportation network that serves the needs of all Byers' residents. The vision for a safe and well-connected transportation and mobility network is reflected in the following Goals: Improve and maintain the local road infrastructure. Enhance safety at intersections and along roadways and improve connectivity. Expand mobility options to connect Byers with regional destinations. Improve pedestrian and bicyclist mobility throughout Byers. The following Policies support the Goals: Collaborate with the Colorado Department of Transportation (CDOT) for improved road maintenance. Identify ways to enhance streetscapes, improve local roadways, and make pedestrian and bicycle connections. Redesign high-risk intersections and improve signage. Work with Union Pacific Railway and CDOT to improve safety around the existing railroad tracks. Pursue partnerships and programs that provide new public transportation and ride-sharing services for commuters, seniors, and other residents. Improve pedestrian and bicycle infrastructure throughout Byers, prioritizing safe access to key community locations including the school campus, Kelter Library, and Quint Valley. Pursue opportunities to improve connectivity and access for all users, including those with mobility challenges. Develop a bicycle plan for Byers to create a safe and easy-to-navigate bicycle network. What is your level of support for these Goals and Policies?

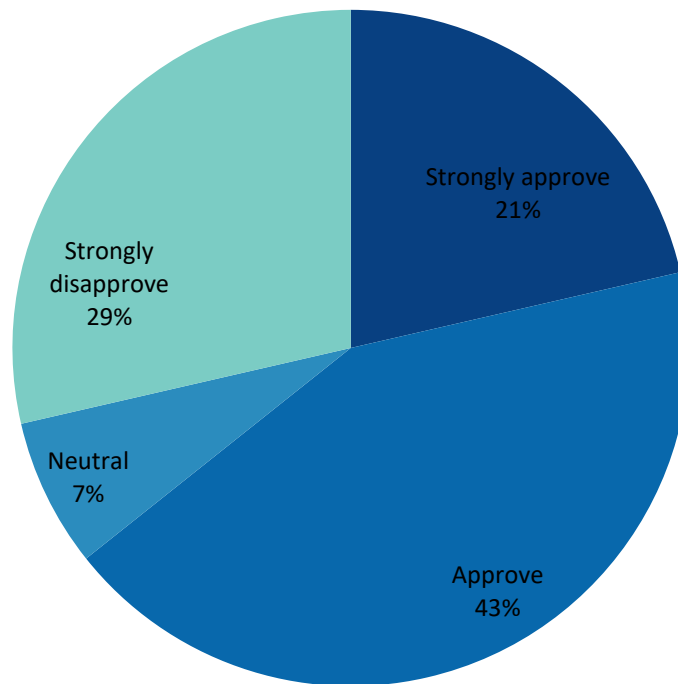


Value	Percent	Count
Strongly approve	21.4%	3
Approve	28.6%	4
Neutral	21.4%	3
Disapprove	7.1%	1
Strongly disapprove	21.4%	3
	Totals	14

9.What is missing from this topic area? Do you have suggestions to improve this topic? Explain in the box below.

ResponseID	Response
1	Public transportation is a waste of time and money out here. It has been tried multiple times. As for bike paths there is no point as bicyclists routinely choose roads over bicycle paths. It would be nice to have a sidewalk from the main neighborhood to the grocery store but that's it
2	Transportation upgrades in Byers should be about safety and maintenance for current residents, not about paving the way for more development. More growth only brings more traffic and danger, which undermines our small-town, rural character. Let's focus on fixing what we have, not expanding to support future sprawl.
3	Concerns about new arterial roads just south of the sub area plan.
5	Byers is not city lifestyles... no bicycles or pedestrians walking our farm roads. They get in the way of us providing a livelihood for our families. If you want to ride a bike or take a walk...then stay in the city.
10	I don't think the bicycle emphasis is pretty strong above considering how few bicycles I see on a daily basis. That could change in the future.
13	This is just another excuse to make this town bigger. This isn't even a issue

10.Chapter 6. Parks, Open Space and Recreation. This chapter focuses on enhancing the quality of life in Byers by improving its parks, trails, and open spaces. The goal is to enhance existing recreational areas, like the community park on Front Street and the Quint Valley Fairgrounds, and to connect them through a cohesive trail system. The vision for active and passive recreational areas and trails is reflected in the following Goals: Establish a network of trails and open spaces. Improve existing parks and develop new recreation facilities. Establish a comprehensive network for recreational walking and cycling. Conserve and protect natural areas and open spaces. The following Policies support the Goals: Prioritize the development of a multi-use trail system, including walking and biking paths, along the West Bijou Creek connecting to existing or future parks and public spaces, residential areas, and key destinations such as the Quint Valley Fairgrounds. Encourage the development of off-road trails for specific uses, such as ATVs, dirt bikes, and equestrian trails. Require new residential developments to incorporate open space and trail connections. Support regular maintenance of all parks and open spaces. Review and periodically survey Byers' residents' parks and recreation needs to establish short-term goals. This ensures that plans and actions can respond to the community's evolving needs and concerns. Explore public-private partnerships and grant opportunities to fund the development of a community recreation or fitness center. Identify funding to include more amenities in the existing parks and facilities. Prioritize the use of undeveloped floodplains along West Bijou Creek as open space. Encourage the use of conservation easements to protect prime agricultural lands and significant natural features from development. Develop and implement sustainable vegetation and weed management practices in all parks and open spaces, using native plants to reduce water consumption and maintenance needs. Ensure new development is clustered to preserve larger, contiguous areas of open space, rather than scattering small, fragmented parcels. What is your level of support for these Goals and Policies?

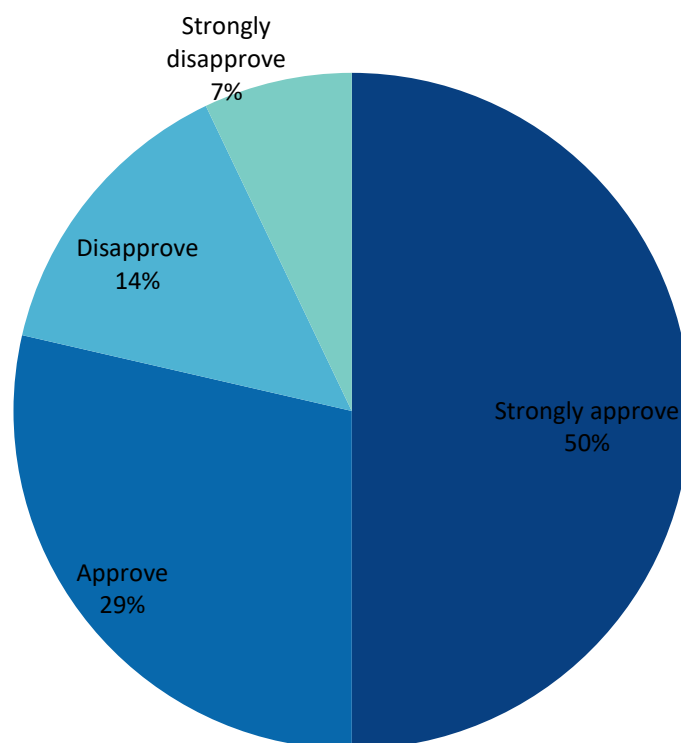


Value	Percent	Count
Strongly approve	21.4%	3
Approve	42.9%	6
Neutral	7.1%	1
Strongly disapprove	28.6%	4
	Totals	14

11.What is missing from this topic area? Do you have suggestions to improve this topic? Explain in the box below.

ResponseID	Response
1	Be honest. You just want to take the bijou Creek basin from private ownership. Trails will not be used, developers will not honor any commitments, and in no way will the county allow any ohv opportunities no matter how much we want them
4	Concern with "requiring" open space and parks be part of residential development as it may cause prohibitive costs associated with projects.
5	Once again we are not a for city lifestyles. Leave our lands alone, we don't need people coming out that have no idea what country life is about. No bike lanes, no pedestrian lanes on our roads.
8	ATV and dirt bike use should not be encouraged. This activity is never well managed and is destructive to the environment
9	Prioritize the development of recreational buildings, sports complexes, trails, parks, and other commercial recreational facilities and uses, that are complimentary to existing bicycle trail and open space use proposals or any other future proposals for recreation. They can be designed to serve residents and visitors. These amenities could be maintained and operated by conservation entities, the town, or private businesses, promoting both use by residents, visitors and promoting private investment in the town.
10	Sidewalks in existing neighborhoods.
13	More taxes for all of us. No

12.Chapter 7. Community Facilities and Infrastructure. This chapter addresses the water, sanitary sewer, and stormwater infrastructure in Byers as well as Arapahoe County’s provision of essential services and public safety. The vision for these essential services is reflected in the following Goals: Enhance public safety. Improve the stormwater and wastewater management conditions. Arapahoe County Sheriff’s Office and the Byers Fire Protection District will proactively identify and address crime, trespassing, and fire hazards. The County will investigate and resolve issues related to the blockage of storm drainageways and street flooding. The County will work with the Byers Water and Sanitation District to address wastewater management issues. The following Policies support the Goals: Arapahoe County Sheriff’s Office and the Byers Fire Protection District will proactively identify and address crime, trespassing, and fire hazards. The County will investigate and resolve issues related to the blockage of storm drainageways and street flooding. The County will work with the Byers Water and Sanitation District to address wastewater management issues. What is your level of support for these Goals and Policies?



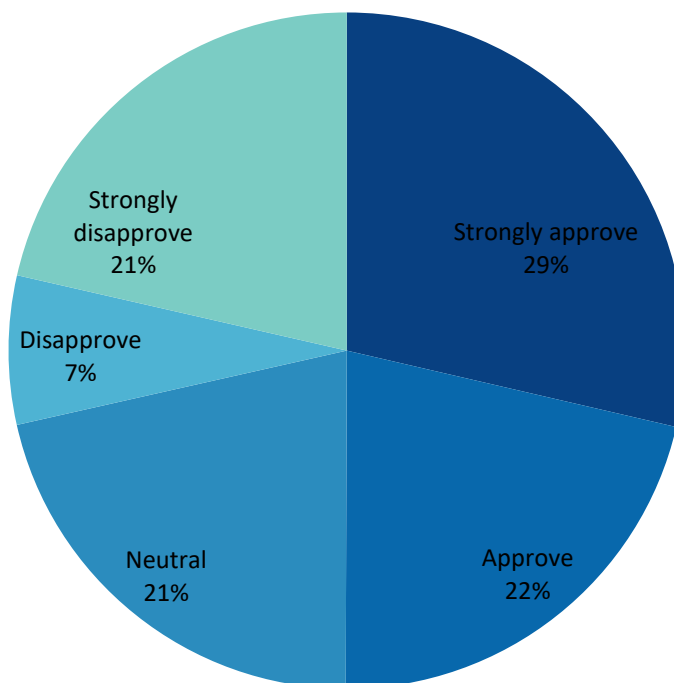
Value	Percent	Count
Strongly approve	50.0%	7

Approve	28.6%	4
Disapprove	14.3%	2
Strongly disapprove	7.1%	1
	Totals	14

13.What is missing from this topic area? Do you have suggestions to improve this topic? Explain in the box below.

ResponseID	Response
1	The only thing missing here is improving the water quality. The current water is horrible
5	For the people not on their own well water, the town of Byers water is awful. There is definitely something wrong with the water in Byers. People that use the towns water say it kills their grass and plants. Any restaurant here has to have a very expensive water filter system. The water is a huge issue.
9	Please address the need for a proactive approach to identify (and possibly prosecute) illegal dumping on open spaces and undeveloped land as it interrupts the wildlife as well as the general beauty and cleanliness of the town
10	County maintaining bridges and infrastructure more consistently. Helping with grants for water dept and maintenance at Quint Valley.

14.Chapter 8. Economic Development and Tourism. This chapter identifies approaches for improving the business opportunities in Byers through encouraging investment and tourism.The vision for economic development is reflected in the following Goals: Encourage a diverse range of businesses in Byers to expand the local economy and employment opportunities. Promote tourism opportunities in Byers by focusing on the community’s history, agriculture, and prairie landscapes. The following Policies support the Goals: Explore grant funding opportunities and a revitalization authority that would support economic development and the establishment of new businesses. Expand economic development partnerships and facilitate workforce development opportunities for Byers’ youth. Encourage new businesses and support the expansion of existing businesses. Promote and encourage entrepreneurs and small business development. Improve the built environment of the commercial core of Byers. Support the Lincoln Health Byers Clinic and other medical providers. Maintain lands for a range of commercial and light industrial uses. Expand tourism by featuring recreational and heritage assets in Byers. What is your level of support for these Goals and Policies?



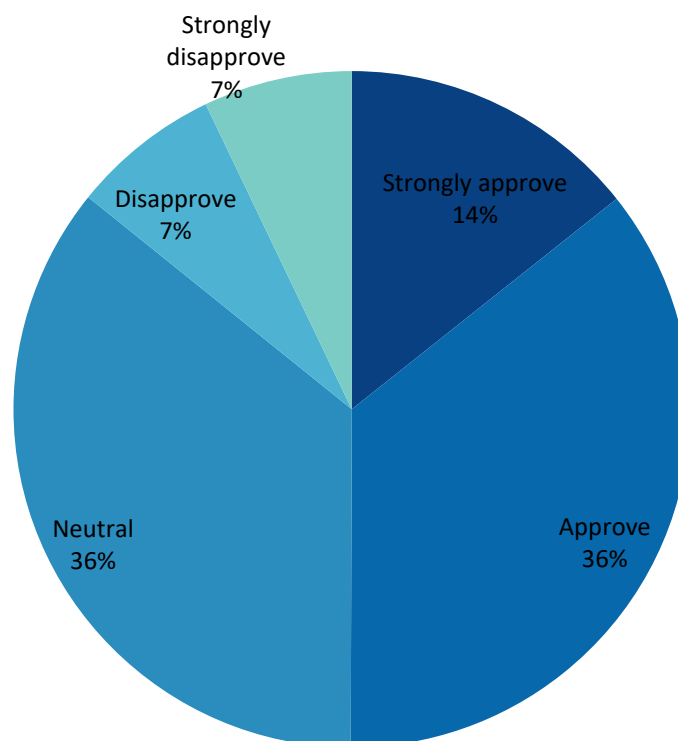
Value	Percent	Count
Strongly approve	28.6%	4

Approve	21.4%	3
Neutral	21.4%	3
Disapprove	7.1%	1
Strongly disapprove	21.4%	3
	Totals	14

15.What is missing from this topic area? Do you have suggestions to improve this topic? Explain in the box below.

ResponseID	Response
1	Idk who you talked to but absolutely no tourism it will fail horribly and waste money
3	I am still concerned about growing too big too fast with some of these goals
5	Don't mind very small businesses, but no thank you to big corporations. Keep Byers a small rural town, that's why we live here. No to tourism, we don't need people getting in the way of providing for our families. The county can start looking into all the illegal cartels buying up land and building big houses on them. They are real easy to find, stop giving them a pass.
7	New business that supports these goals should not be limited by too many mixed use categories.
10	na
13	In order to have more jobs more growth will have to happen. If the town wants to stay small if this is what everyone out here wants then we can't obviously employ that many.

16.Chapter 9. Heritage and Community Identity. The goals, policies, and actions in this chapter aim to revitalize the historic core of the community and provide approaches to preserving historic buildings, ensuring that they remain a visible part of the community. The vision for Byers’ heritage and community identity is reflected in the following Goals: Promote and preserve Byers’ historic and cultural heritage. Integrate heritage into community and economic development. Develop and market Byers as a heritage tourism destination. Strengthen partnerships and community involvement. The following Policies support the Goals: Identify and protect historic resources. Support property owners in seeking state or national historic designations. Encourage the adaptive reuse of historic buildings to new uses. Revise any zoning regulations to facilitate the renovation and preservation of historic buildings. Create programs and resources to help property owners in restoring or improving their historic properties. Develop a marketing approach to promote Byers’ unique history. Support the community’s events and activities that showcase Byers’ history. Pursue grants and partnerships that support historic preservation and tourism. Distribute educational materials on Byers’ history. What is your level of support for these Goals and Policies?



Value	Percent	Count
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Strongly approve	14.3%	2
Approve	35.7%	5
Neutral	35.7%	5
Disapprove	7.1%	1
Strongly disapprove	7.1%	1
	Totals	14

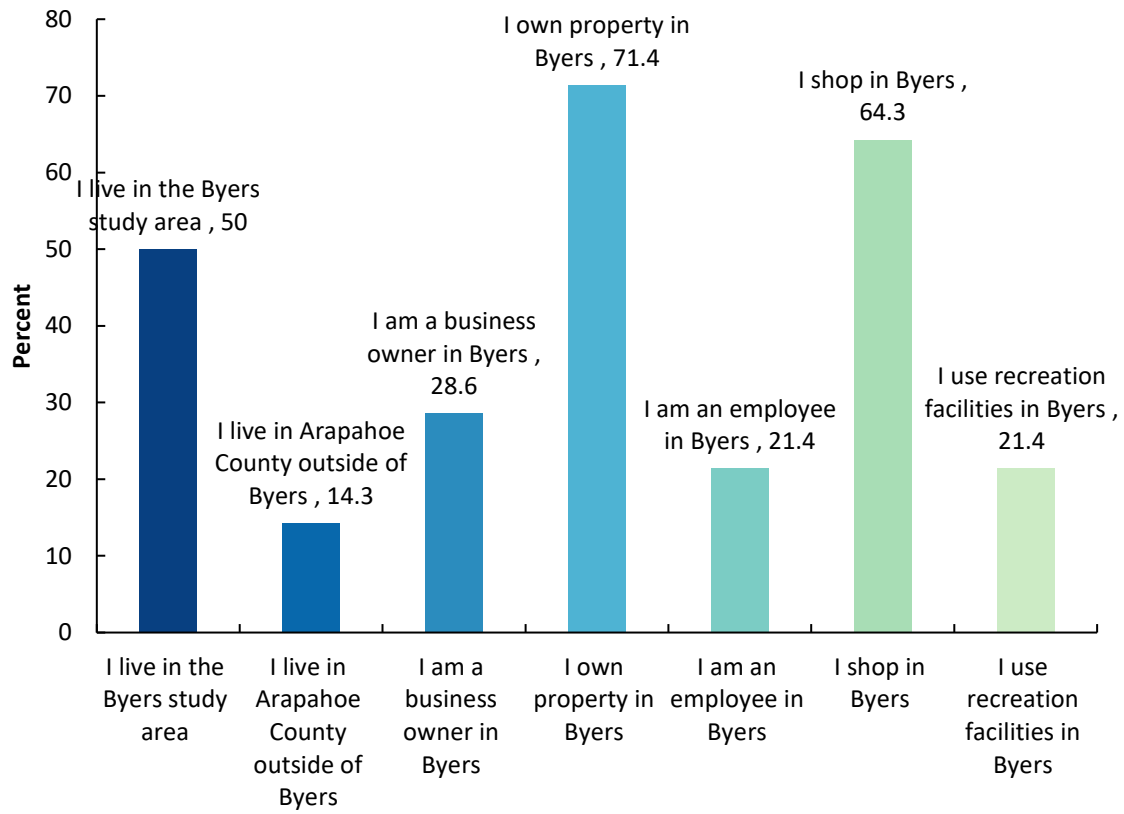
17.What is missing from this topic area? Do you have suggestions to improve this topic? Explain in the box below.

ResponseID	Response
1	No tourism
5	Love to see small towns show their history and preserve their historic buildings. Still no thank you to tourism.
10	WE would like to remain a quiet sleepy town. Why do you want to market and promote it?

**18.What do you hope the updated Byers Subarea Plan helps to achieve?
Explain in the box below.**

ResponseID	Response
1	A realistic plan to improve traffic, fix the roads, improve the water quality and completely drop the open space expansion ideas. We already have Quint valley which is neglected and not maintained and hardly ever used. Until that becomes a useful and maintained area I will not agree with any plans to take land from private owners who actually use and maintain the land to give it to bureaucrats who will do nothing and ask for more money to maintain areas that will be ignored.
3	I hope it preserves the rural nature with small growth of small businesses...no chain stores or super stores
4	Local businesses are able to thrive and residents are able to access needed services while taking pride in their community.
5	Please don't ruin our small town. We all live here for a reason. We love our small country life and the values it contributes to our children (the future). I would like to see the water fixed and our roads taken care of, we do pay for it.
6	safety and sense of community
8	controlled growth while supporting and providing all necessary services
9	To facilitate the responsible development of the town while maintaining the quintinssential charm that already exists
10	Keeping our town quiet and peaceful but also helping maintain it.

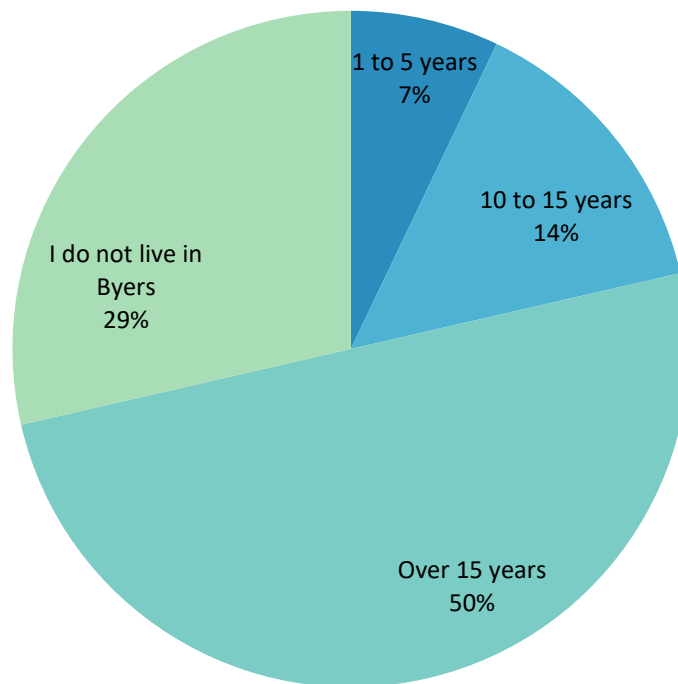
19.Please tell us about yourself. This information is for use only for this subarea plan. Do you live, work or shop in Byers? Check all that apply.



Value	Percent	Count
I live in the Byers study area	50.0%	7
I live in Arapahoe County outside of Byers	14.3%	2
I am a business owner in Byers	28.6%	4
I own property in Byers	71.4%	10
I am an employee in Byers	21.4%	3
I shop in Byers	64.3%	9
I use recreation facilities in Byers	21.4%	3

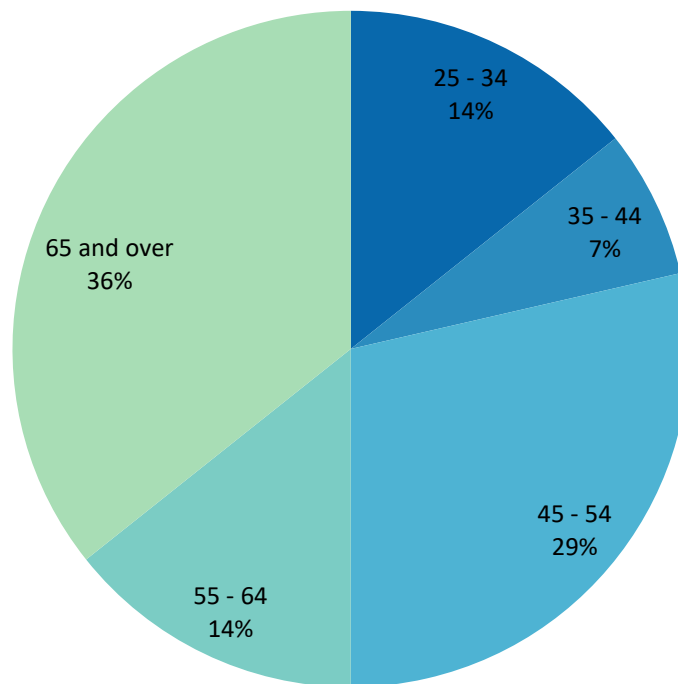
Other	Count
Totals	0

20.How long have you lived in Byers?



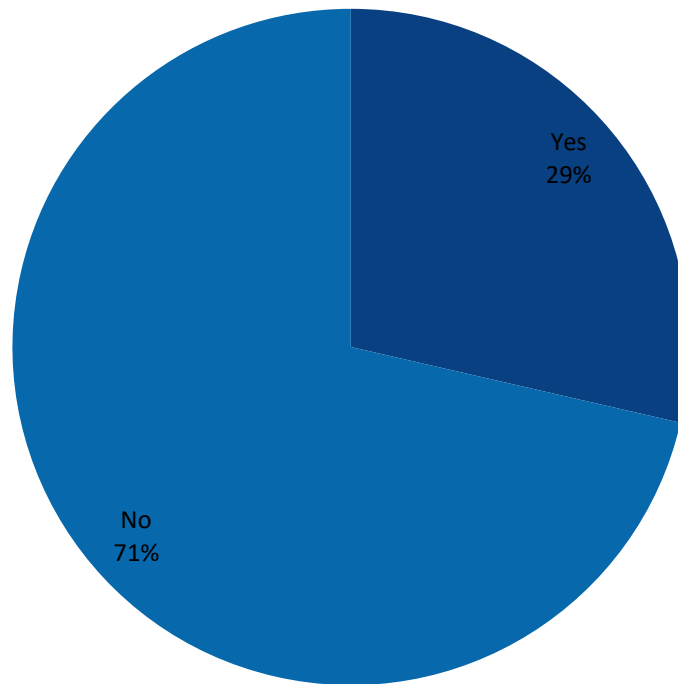
Value	Percent	Count
1 to 5 years	7.1%	1
10 to 15 years	14.3%	2
Over 15 years	50.0%	7
I do not live in Byers	28.6%	4
	Totals	14

21.What is your age group?



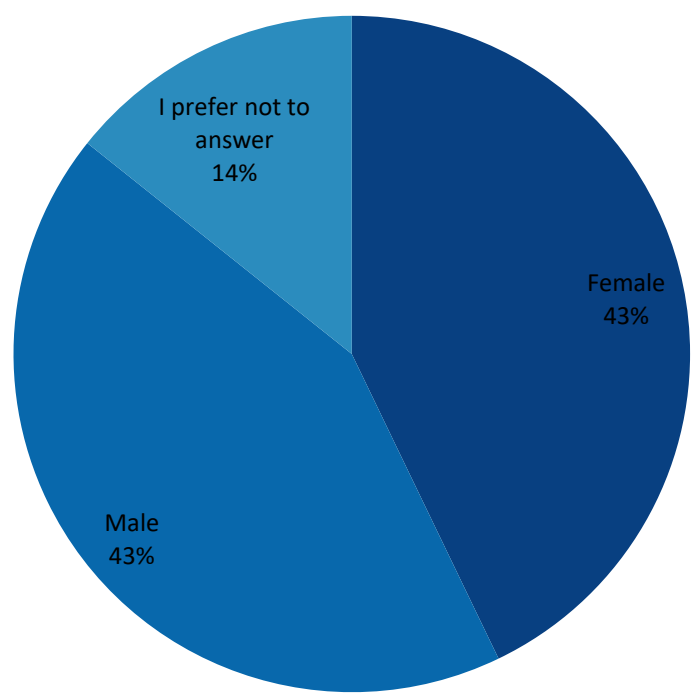
Value	Percent	Count
25 - 34	14.3%	2
35 - 44	7.1%	1
45 - 54	28.6%	4
55 - 64	14.3%	2
65 and over	35.7%	5
	Totals	14

22.Do you have any children under the age of 19 living in your household?



Value	Percent	Count
Yes	28.6%	4
No	71.4%	10
	Totals	14

23.What is your gender



Value	Percent	Count
Female	42.9%	6
Male	42.9%	6
I prefer not to answer	14.3%	2
	Totals	14