

# CLEARWATER

# NEBRASKA

DOWNTOWN REVITALIZATION PLAN  
SPRING 2024



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# PLANNING PROCESS

## Downtown Revitalization (DTR) Planning Process

### Design Team

A core component of the DTR Plan was the Design Team that considered all aspects of the physical environment in Downtown Clearwater.

- Austin Ahrens is a landscape architect with RDG Planning & Design in Omaha, NE that provided design ideas that would improve the overall streetscape and public features within the study area.
- Patrick Moore, AIA is the owner of Good Life Architecture in Kearney, NE and provided guidance and ideas for how to improve the overall building stock within the study area.
- John Zwingman, PE is the owner of Advanced Consulting Engineering Services of West Point, NE and assessed the infrastructure components of the study area.
- Bobbi Pettit, AICP is the owner of FIVE RULE Rural Planning in Kearney, NE and performed the community engagement and project management tasks associated with the DTR study.



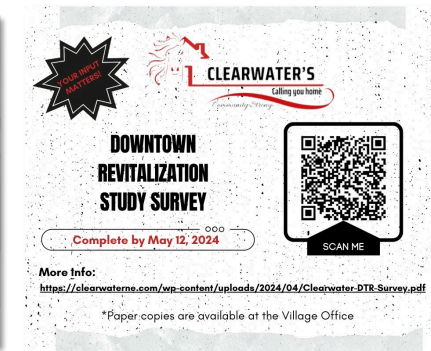
From left: Lowell Schroeder, Patrick Moore, Austin Ahrens, Kelly Kerkman, Luann Schindler, Bobbi Pettit & John Zwingman

### Concepts and Cost Estimates

The Design Team created a package of design concepts and accompanying cost estimates that would improve the physical condition, building stock, and overall appearance of the study area.

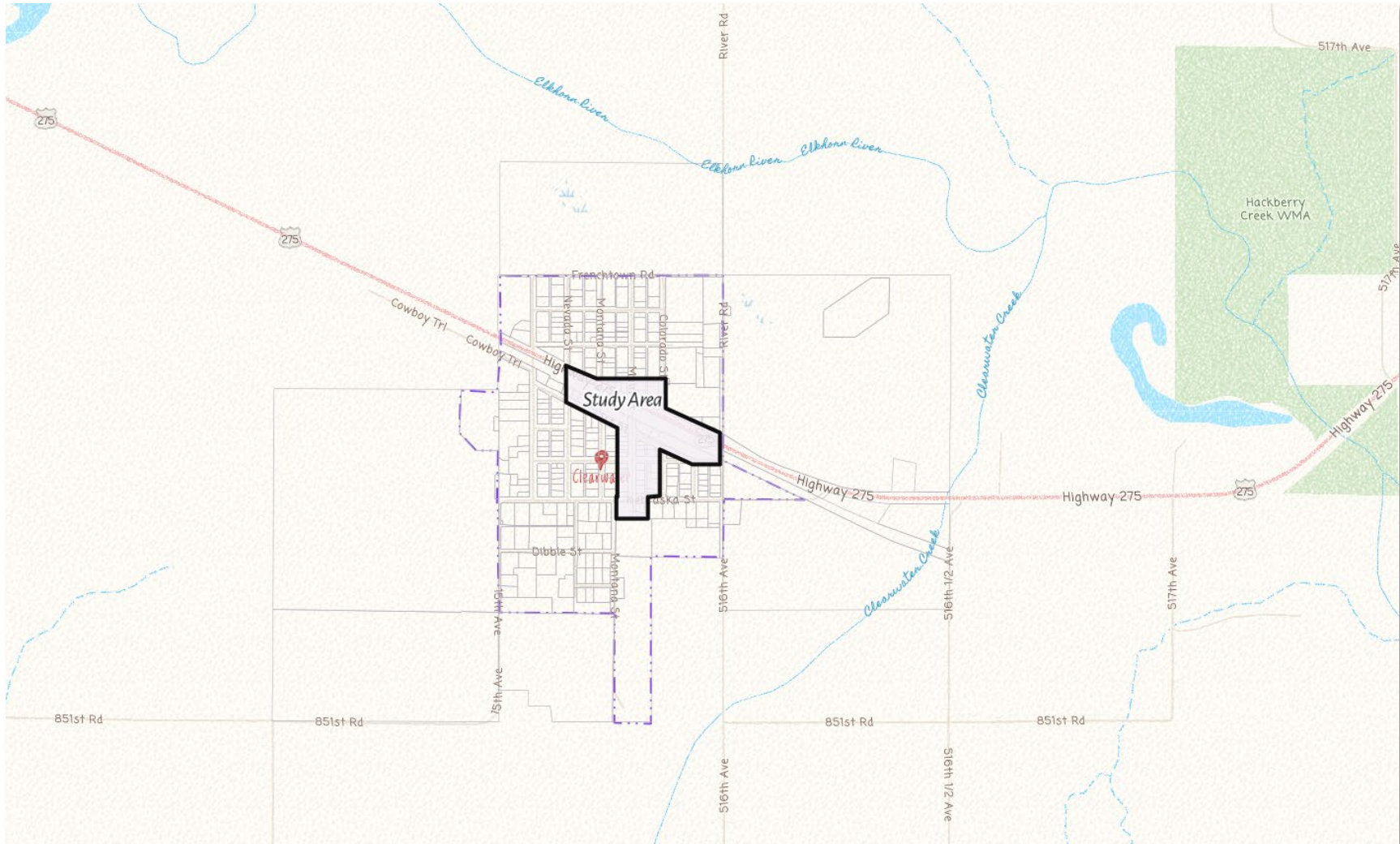
### Community Feedback

The downtown area is the **core of the community**. While it is primarily owned by private businesses, the district belongs to its citizens. The community was invited to participate through a Design Charrette that was held in conjunction with Wing Night on November 8, 2023. The Design Team utilized the community's feedback to further develop concepts and cost estimates; that information was presented through a survey in the Spring of 2024.



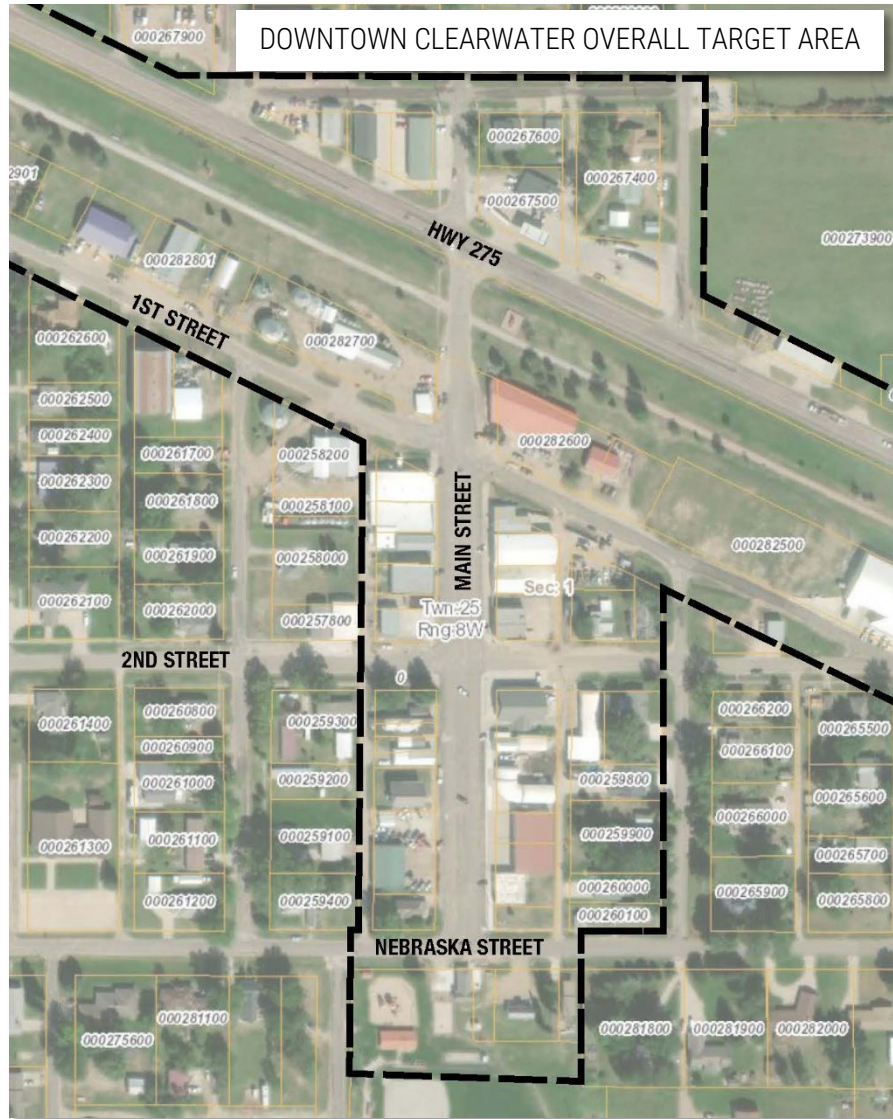
# FOCUS AREA

## Focus Area Downtown Clearwater Defined





# FOCUS AREA

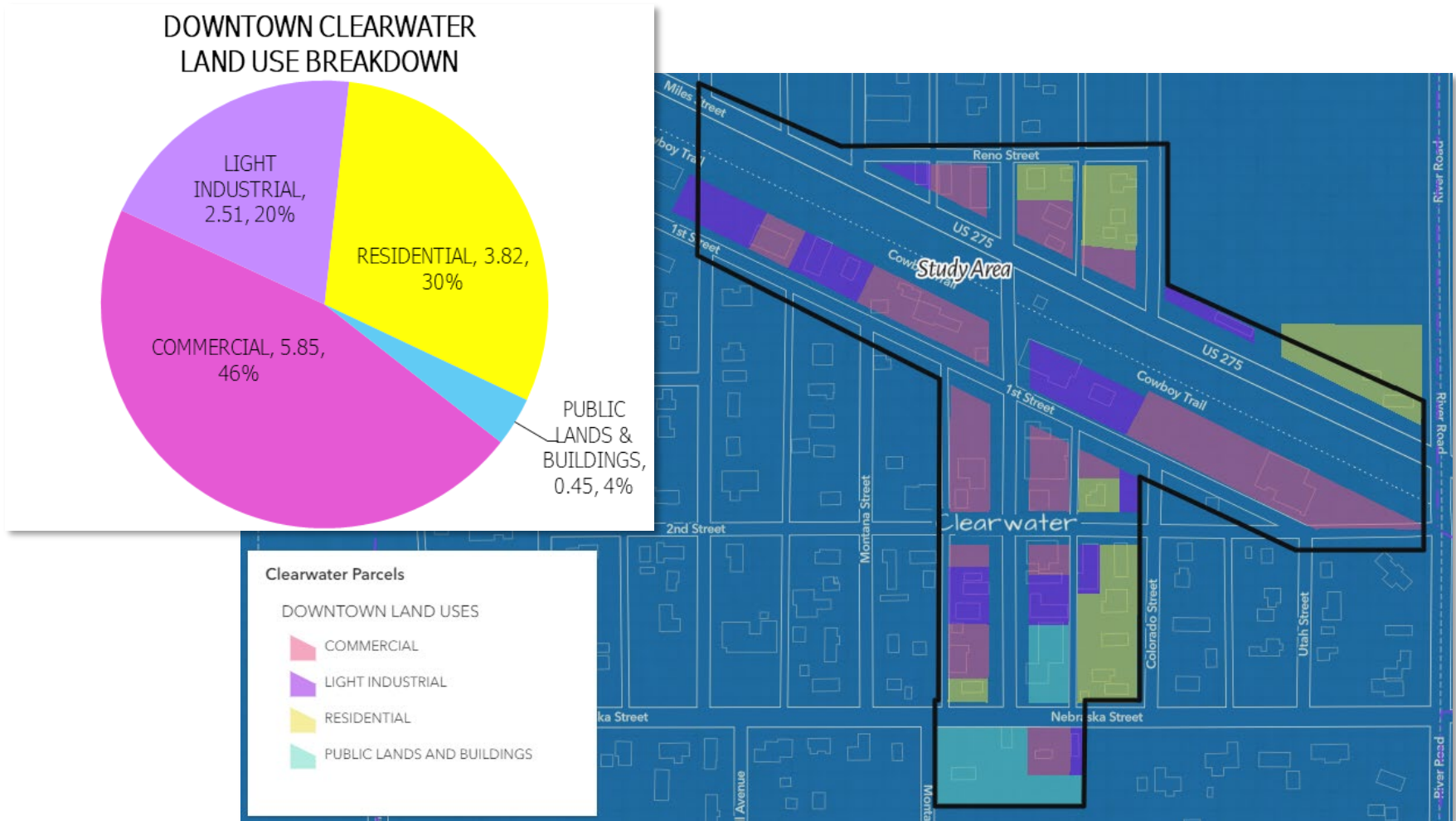


# MIXED USE DISTRICT

## Mixed Use District

### Current Land Use Inventory

The focus area is roughly a 6 block 33-acre area occupied by four different land uses. U.S. Highway 275 travels through the middle of the Study Area and provides access and customers to retailers and services in the Study Area. The primary use of land in the area is **commercial**, taking up 5.85 acres or 46% of the Study Area. **Residences** occupy a third of the area (3.82 acres) and **Light Industrial** uses occupy 20% (2.51 acres) of the Study Area. **Public Lands & Buildings** include the Village's library, city office, and park space are located at the south end of the area and account for just under 1/2 of 1 acre.





# MIXED USE DISTRICT

## Current Layout

The graphic below shows the overall study area and the arrangement of businesses and other structures. The area includes grocery, financial services, food service, retail, tire/trailer sales, and the village's industrial district to the south. The commercial businesses are mainly located along U.S. Highway 275 and could be arranged as a coordinated district that is more inviting and welcoming to foot traffic and motorists passing by on the highway.



# ECONOMIC ACTIVITY

## Downtown Activity

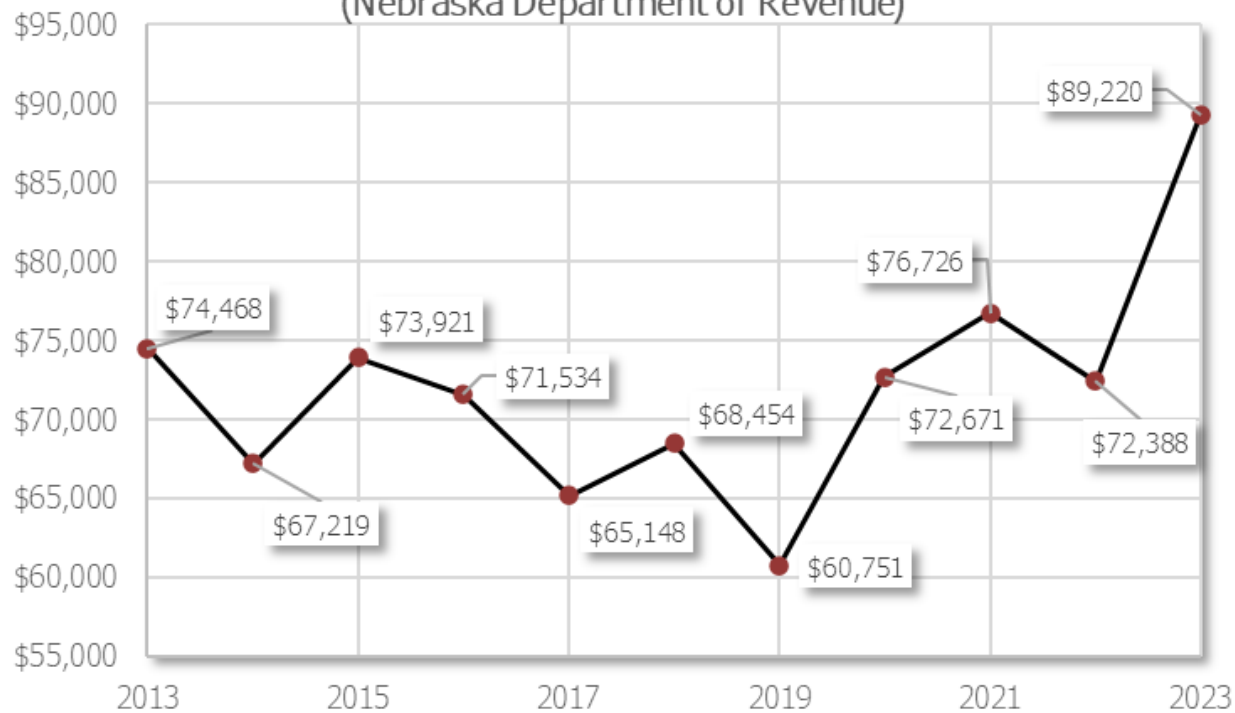
### Economic Activity

The following chart shows the amount of sales tax that has been collected from businesses selling goods within the Village of Clearwater. From 2013 to 2023, the amount of sales tax revenue increased by 20% showing that the economic activity in the village has increased over the past decade.

The mixed-use inventory on the previous page shows that the bulk of sales tax producing businesses are located within the downtown study area. This suggests that the amount of customer and economic activity within the downtown study area has grown.



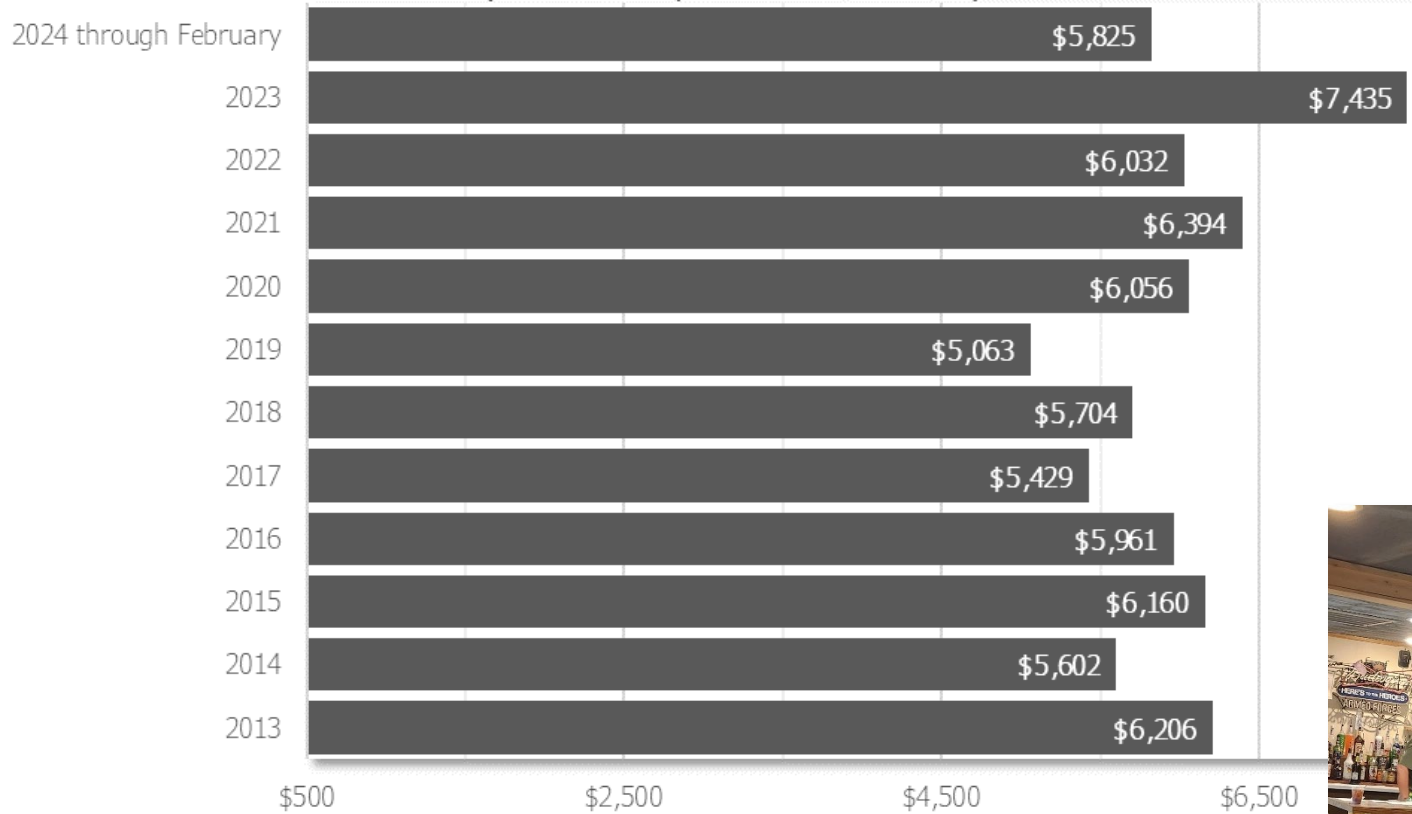
CLEARWATER ANNUAL SALES & USE TAX  
(Nebraska Department of Revenue)





# ECONOMIC ACTIVITY

CLEARWATER AVERAGE SALES TAX REVENUE/MONTH  
(Nebraska Department of Revenue)



The chart above displays the average monthly amount of sales tax revenue that was generated by Clearwater businesses since 2013. In the past ten years, the strongest sales tax revenue generating year was 2023 while the weakest was in 2019. The first two months of 2024 suggest that 2024 might be weaker; however, January and February are typically weaker. After the holiday season, consumer spending tends to decline as people recover from holiday expenses and focus on paying off bills. Additionally, winters like those in Clearwater is generally linked to less consumer spending.



# ECONOMIC ACTIVITY

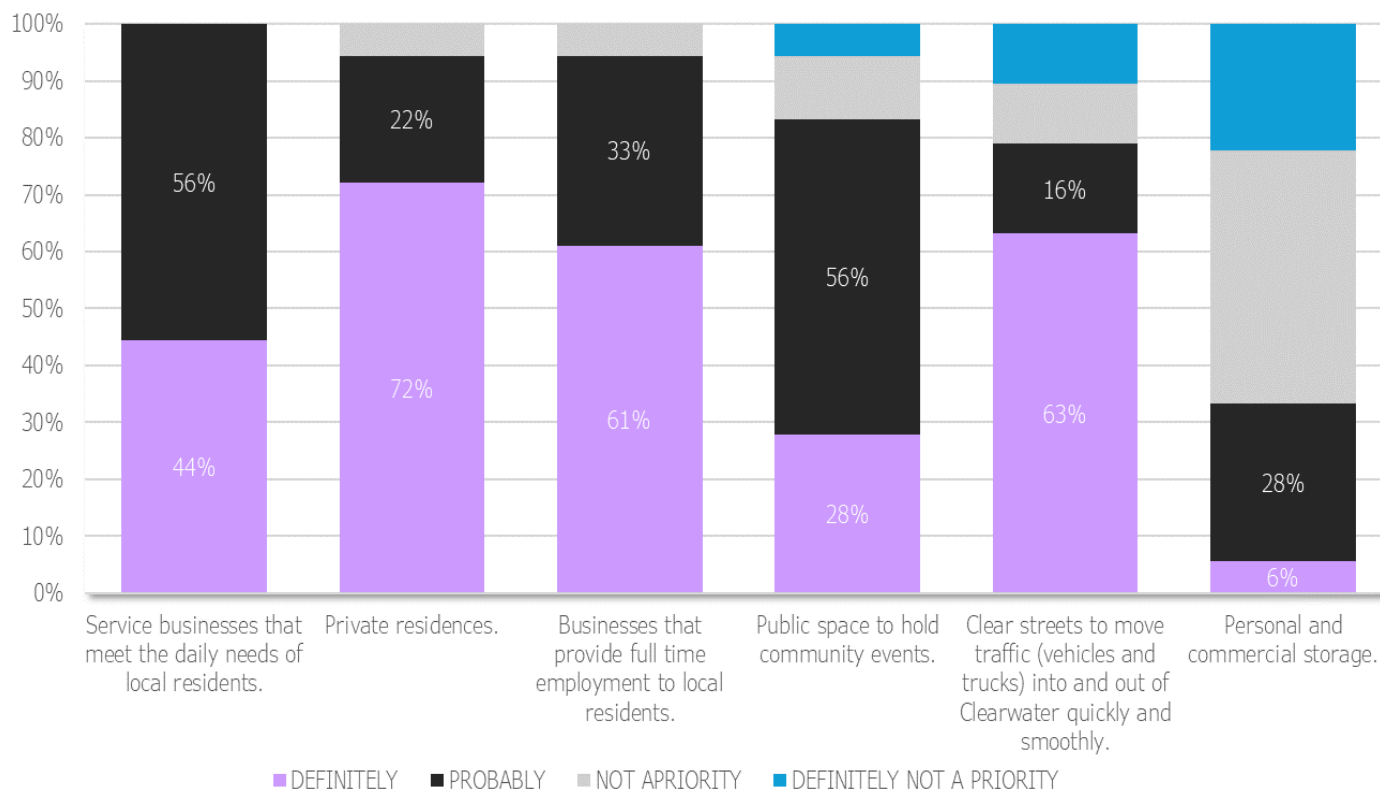
## Downtown Space

To assist with determining the most important aspects of the downtown area to invest in, the Clearwater community was invited to participate in a survey to give feedback regarding the most important uses of for the properties in the area. Thirty participants completed the survey.

The community recognized the need for a place for businesses Clearwater as most said that holding space for businesses to provide services and goods to residents as a definite priority for the spaces in the downtown. Storage was identified as definitely not a priority for the uses of the properties in the downtown study area.



Question 5...prioritize the most important uses of the spaces and buildings in the area.





## PUBLIC IMPROVEMENTS

### Public Improvements Matter

The condition of the public improvements in Downtown Clearwater are related to several factors that impact the livelihood of the entire community.

- 1) **Revenue from customers outside of Clearwater:** In areas with visitors, well-maintained sidewalks contribute to a pleasant experience for visitors. Tourists are more likely to explore and spend time in districts that offer safe and appealing pedestrian infrastructure, leading to increased tourism revenue for local businesses.
- 2) **Pedestrian Safety:** Commercial districts often experience high foot traffic due to the presence of shops, restaurants, offices, and other businesses. Maintaining safe and well-maintained sidewalks is crucial to prevent accidents, trips, and falls that could result in injuries to pedestrians. Smooth, even, and obstacle-free sidewalks reduce the risk of accidents and liability for business owners.
- 3) **Accessibility:** Sidewalks need to be accessible to all individuals, including those with disabilities. Well-designed and maintained sidewalks with proper ramps, curb cuts, and tactile indicators ensure that people with mobility challenges can easily navigate the commercial area. This inclusivity is not only a legal requirement in many places but also reflects a commitment to providing equal access to goods and services.
- 4) **Aesthetic Appeal:** The appearance of a commercial district can significantly impact its overall appeal to residents and visitors. Cracked, uneven, or poorly maintained sidewalks can give a negative impression of the area and deter potential customers from patronizing businesses. Well-kept sidewalks contribute to a positive aesthetic, enhancing the overall image and desirability of the district.
- 5) **Business Viability:** Businesses in a commercial district depend on foot traffic and a vibrant atmosphere to thrive. If sidewalks are in disrepair or pose safety concerns, potential customers might be discouraged from visiting the area. This could lead to decreased business activity and revenue for the establishments in the district.
- 6) **Community Engagement:** Sidewalks provide space for community engagement, outdoor seating, and public events. Well-maintained sidewalks create inviting spaces for people to gather, socialize, and enjoy the surroundings. This can foster a sense of community and encourage people to spend more time in the district, leading to increased economic activity.
- 7) **Property Values:** The condition of sidewalks can impact property values in the commercial district. Businesses and property owners are more likely to attract tenants, customers, and investors when the surrounding sidewalks are well-maintained and contribute to a positive environment.



# PUBLIC IMPROVEMENTS

## Existing Conditions of Downtown Clearwater Public Improvements

Despite being the main location of Clearwater’s business district and community gatherings, the public improvements need major repairs to help the overall longevity of the area’s infrastructure and improve the appearance and overall environment.

The photos below were taken during a site visit in the Fall of 2023. The photos show evidence of the lack of adequate public improvements such as adequate storm water drainage as well as the severe deterioration of the sidewalk and street infrastructure.



-No ADA pedestrian crossing  
-Inadequate stormwater drainage



**Missed Opportunities:**  
-Highway 275 and Cowboy Trail  
-Resting place for cyclists  
-Official entrance into the Downtown Area  
-Missing updated signage  
-Wing night publicity



-Difficult ADA entrances  
-Broken concrete  
-Narrow sidewalks

**Street Cross Slope**  
-Cross slope of Main Street is 4.5% grade and greater in some areas.  
-Standard cross slope is 2.5%





# PROPOSED UPGRADES – PUBLIC IMPROVEMENTS

## Streetscape Improvements



The following pages contain concepts proposed by the Design Team to improve the safety and overall comfort level of visitors to Downtown Clearwater.

The proposed concepts for improving the overall area are all located along Clearwater's Main Street.

Main Street Clearwater is the location of the annual summer street dance shown in the accompanying photo.

The Main Street Dance is an annual event that coincides with Clearwater's Big Rodeo. The Rodeo and street dance are attended by thousands of visitors and draw national talent to the community.

Proposed improvements illustrated on the following pages include:

- ~ Creating **anchor points** on the north and south end of Main Street.
- ~ Connecting **Highway 275** to Main Street Clearwater.
- ~ Constructing a **Veterans Memorial** pocket park next to the Library.
- ~ Offering a resting spot for cyclists traveling along the **Cowboy Trail**.
- ~ **Painting parking lines** in the center of Main Street.

The following pages also contain a concept for a proposed **Clearwater Commons** that would repurpose industrial storage space in the Downtown to an outdoor gathering space that could provide a location for public restrooms, food trucks, and other community amenities generally needed during community celebrations. **Clearwater Commons** could potentially host **Wing Night** during the mild weather months.

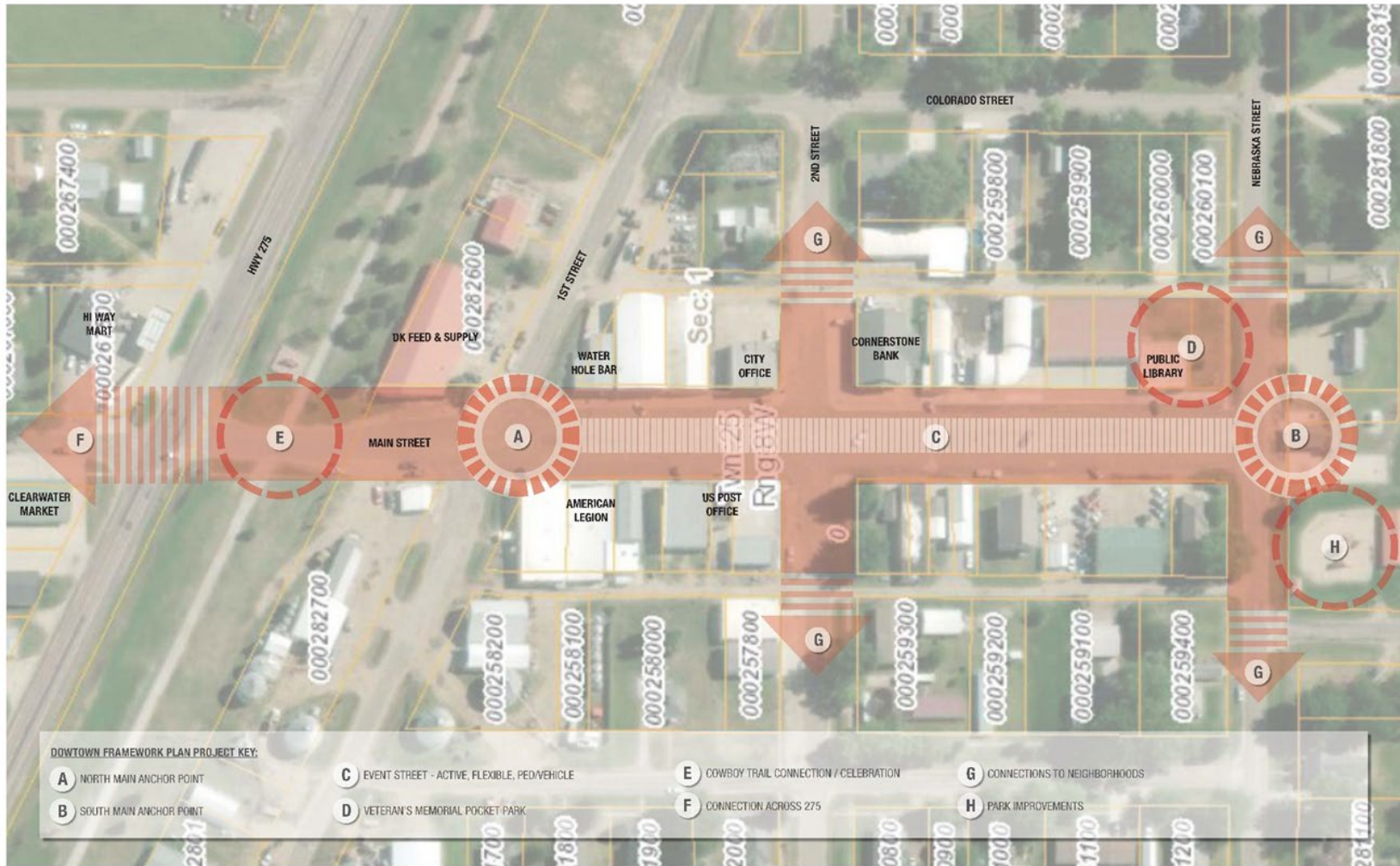
# PROPOSED UPGRADES – PUBLIC IMPROVEMENTS

## Overall Layout for Main Street Clearwater



CLEARWATER, NE - DOWNTOWN REVITALIZATION DESIGN WORKSHOP

### DOWNTOWN FRAMEWORK PLAN



**DOWNTOWN FRAMEWORK PLAN PROJECT KEY:**

- |                                  |   |  |                                       |
|----------------------------------|---|--|---------------------------------------|
| <b>A</b> NORTH MAIN ANCHOR POINT | <b>C</b> EVENT STREET - ACTIVE, FLEXIBLE, PED/VEHICLE | <b>E</b> COWBOY TRAIL CONNECTION / CELEBRATION | <b>G</b> CONNECTIONS TO NEIGHBORHOODS |
| <b>B</b> SOUTH MAIN ANCHOR POINT | <b>D</b> VETERAN'S MEMORIAL POCKET PARK               | <b>F</b> CONNECTION ACROSS 275                 | <b>H</b> PARK IMPROVEMENTS            |





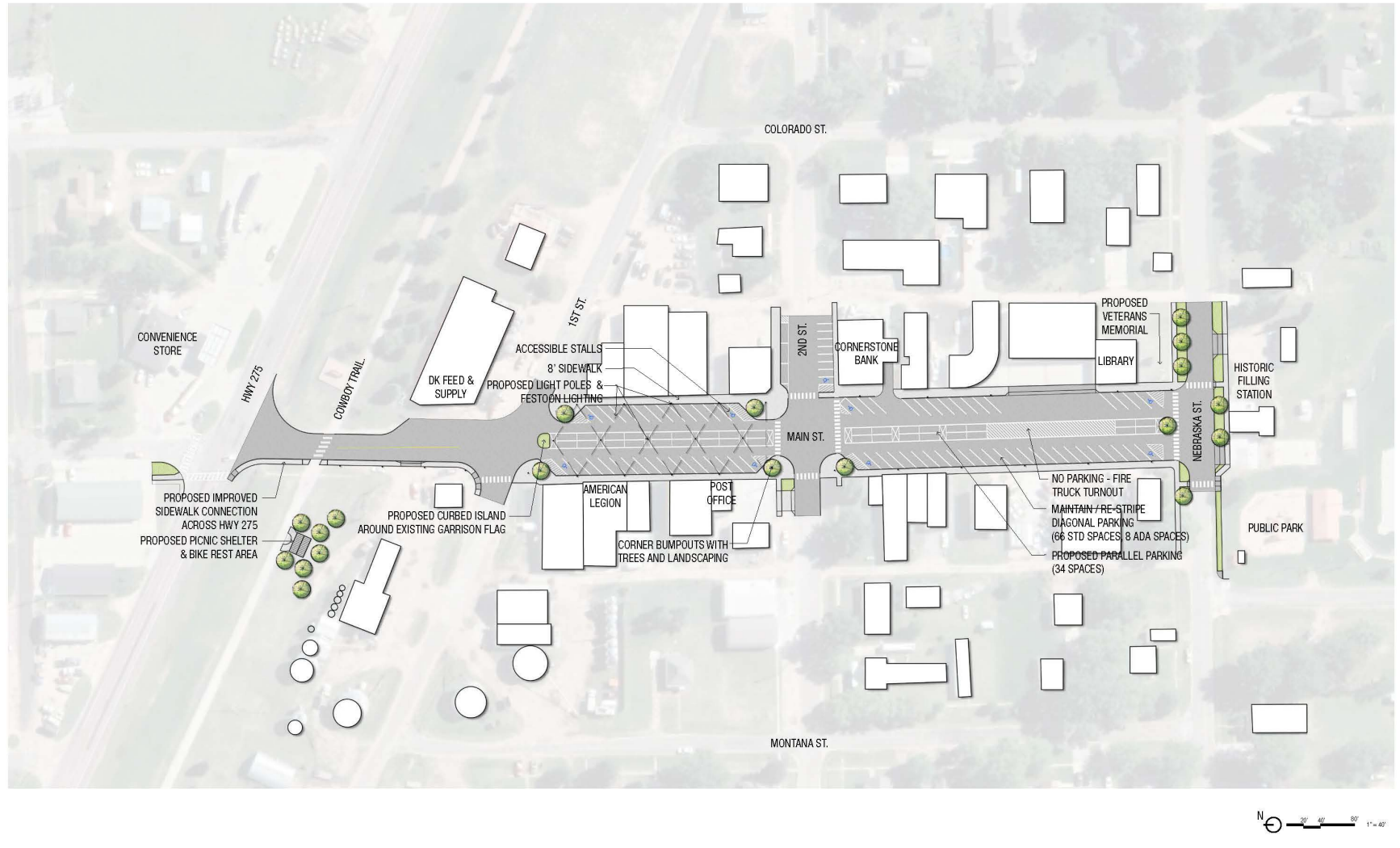
# PROPOSED UPGRADES – PUBLIC IMPROVEMENTS

## Streetscape Plan



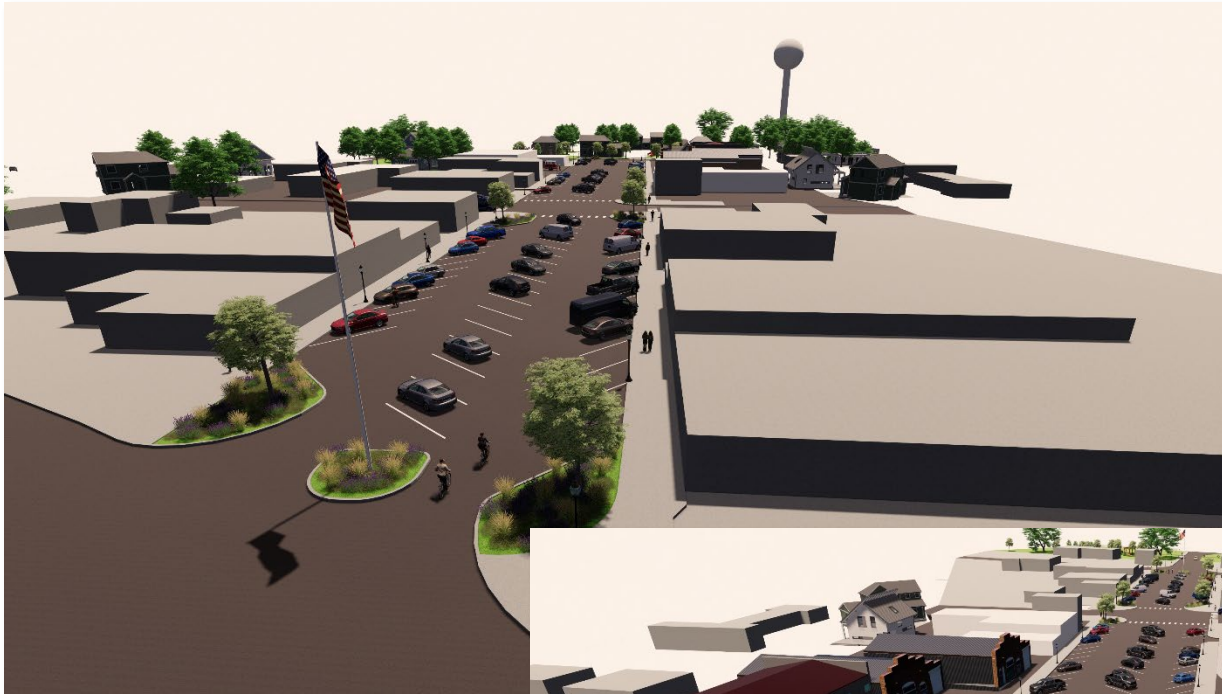
CLEARWATER, NE - DOWNTOWN REVITALIZATION  
MARCH 2024

### PROPOSED STREETScape PLAN



# PROPOSED UPGRADES – PUBLIC IMPROVEMENTS

## Streetscape Improvements Illustrations



Top Illustration: Overall improvements to Main Street looking south from Highway 275.



Bottom Illustration: Overall improvements to Main Street looking north from Nebraska Street.



# PROPOSED UPGRADES TO PUBLIC IMPROVEMENTS – COST ESTIMATES

## Clearwater Commons





# PROPOSED UPGRADES TO PUBLIC IMPROVEMENTS – COST ESTIMATES





# PROPOSED UPGRADES TO PUBLIC IMPROVEMENTS – COST ESTIMATES

4/7/2024

Total Cost Estimates for Proposed Improvements to Public Infrastructure

Austin Arens, RDG  
John Zwirgman, ACES

	NORTH OF 275 TO RENO STREET	SOUTH OF 275 TO NEBRASKA STREET	TOTAL
TOTAL ESTIMATED COST PAVING AND STORM SEWER IMPROVEMENTS	\$437,098	\$2,947,483	\$3,384,581
TOTAL ESTIMATED COST WATER IMPROVEMENTS	\$100,300	\$351,700	\$452,000
TOTAL ESTIMATED COST SEWER IMPROVEMENTS	\$0	\$0	\$0
TOTAL ESTIMATED COST STREETScape IMPROVEMENTS	\$0	\$429,950	\$429,950
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$537,398</b>	<b>\$3,299,183</b>	<b>\$4,266,531</b>
CONTINGENCIES (20%)	\$107,480	\$659,837	\$853,306
ENGINEERING (10%)	\$53,740	\$329,918	\$426,653
PROJECT OBSERVATION (3%)	\$16,122	\$98,975	\$127,996
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$714,740</b>	<b>\$4,387,913</b>	<b>\$5,674,486</b>

## Paving, Storm Sewer, Water, Sewer Improvements:

### Description of work north of Highway 275:

Removal of existing asphalt street surfacing and the construction of 10-inch and 7-inch PC Concrete paving from Highway 275 north to Reno Street, and the construction of 7-inch PC concrete ½ block east and west on Reno Street. Work will include the construction of paving, driveways, parking areas, sidewalks, ADA ramps, subgrade preparation and storm sewer work along with the installation of 8-inch PVC DR 18 water main to connect to provide better water distribution capacity connecting the north side of the community to the south side of the community.

### Description of work south of Highway 275:

Removal of existing street surfacing and sidewalks and the construction of 10-inch, 8-inch and 7-inch PC Concrete paving from Highway 275 south to Nebraska Street, and the construction of 7-inch PC Concrete paving ½ block east and west on 1st Street, 2nd Street and Nebraska Street. Work will include the construction of paving, driveways, parking areas, sidewalks, ADA ramps, subgrade preparation and storm sewer work along with the installation of 8-inch PVC DR 18 water main on the west side of Main Street to replace the existing water line. Water main work will include valves, fire hydrants, services and service line assemblies. Storm sewer work will include the construction of open throat inlets, junction boxes and various sizes of RCP storm sewer to facilitate drainage and allow some changes to street grade.

Landscape/Streetscape Costs:	
ITEM	TOTAL
2" Cal. Tree	\$ 12,350.00
Planting Area (soil, shrub/ground cover, mulch)	\$ 12,000.00
Sod Area	\$ 15,000.00
Irrigation System	\$ 25,000.00
Light Poles, Festoon Lighting, Elec. Distribution/Conduit	\$ 350,000.00
Bench	\$ 12,000.00
Trash Receptacle	\$ 3,600.00
<b>Subtotal:</b>	<b>\$ 429,950.00</b>
Alternates - Not included in above estimates:	
Picnic Shelter / Bike Rest Area, Landscaping, Add. Sidewalk	\$ 20,000.00
Veterans Memorial	\$ 45,000.00
<b>Sum Total:</b>	<b>\$ 494,950.00</b>

# BUILDING STOCK

## Existing Building Stock

### Architectural Observations and Recommendations



#### Historic Buildings:

Any buildings that remain from Clearwater’s early years should be retained and restored. These buildings contain character and nostalgia that simply cannot be replaced. Windows and storefronts should be restored to their original sizes and proportions using high quality commercial grade products. Water is one of the biggest enemies to an old brick building, so installing a durable rubber EPDM or TPO over rigid insulation and repaired roof deck is critical for protecting them. Often if water has gotten into the walls, the masonry mortar also needs repair. An experienced mason who is familiar with historic rehabilitation practices should be utilized to gently remove paint and perform tuckpointing repairs.

The next step – make these buildings inhabitable. Replace the plumbing, electrical and hvac systems. Remove water-damaged or moldy items. Salvage and celebrate historic woodwork and antiques that remain in good condition. Bring life back to your village’s historic properties.

If it is not financially feasible to repair a building due to structural deterioration, consider protecting and retaining at least the street-facing facades, braced with new steel frames, and constructing new buildings behind them. Consult a structural engineer or architect to determine feasibility.

Avoid covering brick buildings with paint, stucco, or siding products. While it may seem logical and less costly than proper restoration, in some cases this only masks problems and doesn’t address degradation of the structural masonry.

#### Non-historic buildings and facades:

Many downtown Clearwater buildings have been built on empty lots where historic buildings have been removed. In some cases, historic buildings have been re-clad in steel siding or stucco. These improvements may date from the 1950s to present day, and generally they have been built without a lot of thought to aesthetics. And that’s fine! There are still ways to dress up a plain building.

Regular painting and repairs keep our buildings looking fresh and gives Main Street a successful feel. Consider replacing cheap vinyl windows and doors with high quality commercial products. Draw inspiration from the historic buildings without copying them – look at proportions and scale of architectural elements and do what you can to compliment them with awnings, signs, and color patterns.

And just like their older counterparts, these buildings benefit from modern roofing, insulation, and interior systems. Without reinvestment and maintenance at regular intervals, buildings break down.



# BUILDING STOCK

## New Construction

New structures should harmonize with their surroundings. Think about building placement, façade design, and pedestrian friendliness. Involving professionals who understand the unique dynamics of your village is crucial. They can help ensure that new constructions enhance our Main Street not only commercially but also aesthetically. Avoid using home improvement store products that lead to a tract home appearance (lap siding, residential windows, gabled roofs, faux stone masonry, etc.) These are generally not complimentary to a great looking, harmonious downtown.

In vibrant downtowns, you usually find a combination of residential and commercial occupancy. Consider incentives for such developments that build private housing units on top of ground floor commercial spaces.

## Public Spaces

One thing that makes Clearwater special is how people rally around community events. Rodeos, Legion fundraisers, and other functions that draw people together keep the community thriving financially and socially. Consider creating an outdoor venue on Main Street that can accommodate gatherings, food trucks, picnic tables, lawn games, and children’s play spaces. These kinds of places are where endearing memories are made that keep people in love with their towns.

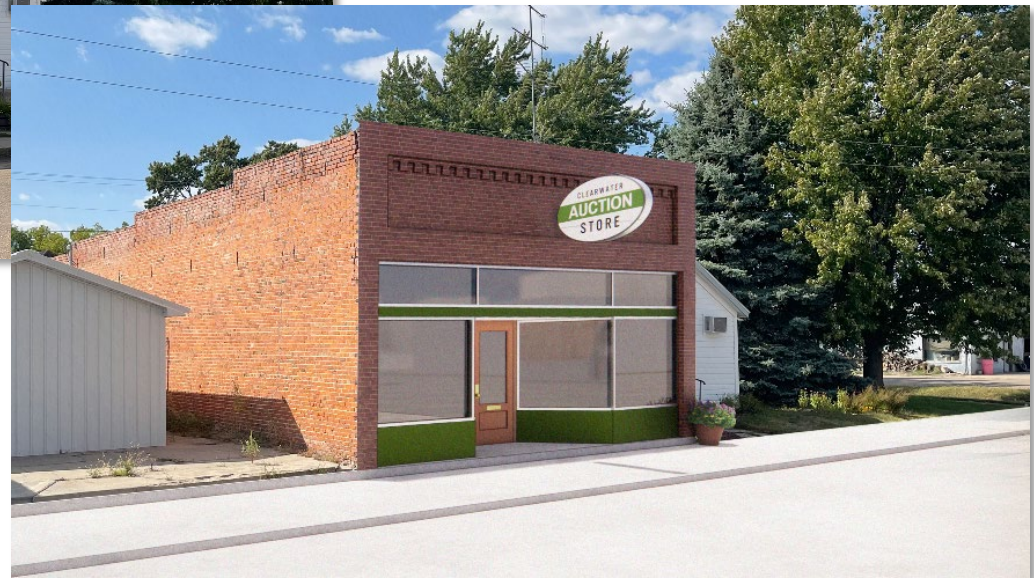


# BUILDING STOCK

## Building Upgrades - Examples

Old Auction Store exterior restoration

- Repair low-slope roof and install new insulated rubber membrane system
- Tuck point bricks
- Install new historically accurate storefront windows and doors
- Replace signage.
  - o Opinion of probable cost: \$140,000 to \$180,000
- Add new mechanical / electrical / plumbing and finishes throughout
  - o Opinion of probable additional cost: \$250,000 - \$300,000





## BUILDING STOCK

Example: Cabinet Shop façade refresh

- Repair portions of deteriorated mortar and steel lintels
- Repaint brick with elastomeric paint
- Install new large storefront windows
- Mural on north side of building
  - o Opinion of probable cost: \$60,000 – \$80,000



## BUILDING STOCK

Example: Electrical / Plumbing Office façade refresh

- Paint metal façade
- Install new canopies
- New doors and windows
- New illuminated signage
  - o Opinion of probable cost: \$40,000 - \$50,000





## BUILDING STOCK

Example: Convert storage buildings to public amenity (Clearwater Commons)

- Building improvements and restrooms
- Plumbing and electrical
- Hardscape and landscaping
- Signage
  - o Opinion of probable cost: \$750,000



# BUILDING STOCK

Example: Library façade renovation

- Storefront, windows, and wall finishes
- Exterior lighting
- Painting
- Signage
- Landscape
  - o Opinion of probable cost: \$35,000 - \$50,000





# COMMUNITY PRIORITIES

## Community Wide Survey Survey Questionnaire



### For print-Clearwater Downtown Improvement Plan Introduction

The Clearwater Village Board is utilizing funds awarded to the village to complete a downtown revitalization study. This survey has been created to invite local residents to provide feedback on proposed improvements to the area. Answers to the following questions will assist the Board with deciding what to do next to improve Downtown Clearwater.

Thank you for your time and interest in your community. The following answers to this survey are anonymous and confidential.

Please complete this survey **no later than May 12, 2024**.

1. Where is your residence located?

- Inside the Village of Clearwater, north of Highway 275.
- Inside the Village of Clearwater, south of Highway 275.
- Outside of Clearwater, and within 5 miles of the Village.
- More than 5 miles outside of Clearwater and within Antelope County.
- Outside of Antelope County.

2. How many members of your household are in the following age ranges?

	Zero	One	Two	Three	Four
0 - 4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5 - 10	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11 - 15	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
16 - 19	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
20 - 30	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
31 - 40	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
41 - 50	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
51 - 60	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
61 - 70	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
71 +	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3. Please select the sentence that describes your employment situation.

- I am employed part time in Clearwater.
- I am employed part time outside of Clearwater.
- I am not retired and not currently employed outside of my home.
- I am retired.
- I own a business inside of the Village of Clearwater with more than one full time employee including myself.
- I own a business outside of the Village of Clearwater with more than one full time employee including myself.
- I am self employed inside of Clearwater and I am the only full time employee.
- I am self employed outside of Clearwater and I am the only full time employee.
- I am a full time farmer/franchiser.
- I am a high school student.
- I am a full time student beyond high school.
- I am employed full time inside Clearwater.
- I am employed full time outside of Clearwater.
- Other ways to describe my employment:

# COMMUNITY PRIORITIES

4.



Downtown Clearwater Study Area  
North Side of Highway 275,  
Photo taken from just south of Highway 275

Downtown Study Area  
South Side of Highway 275,  
Photo taken from just south of ballpark

Based upon the Downtown Target Area, please prioritize the most important uses of the spaces and buildings in the area. (1=Most, 6=Least)

	Definitely a Priority.	Probably a Priority.	Not a Priority.	Definitely not a Priority.
Public space to hold community events.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clear streets to move traffic (vehicles and trucks) into and out of Clearwater quickly and smoothly.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Service businesses that meet the daily needs of local residents.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Businesses that provide full time employment to local residents.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal and commercial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. Following completion of basic infrastructure and building repairs, what is the next most important improvement to the downtown area?

- Lighting
- Landscape and other streetscape improvements

7. What other needs does the Clearwater Community have that are a priority?

8. When considering other needs of the Clearwater Community that are a priority, please rank the the importance of improving Downtown Clearwater.

0 - Not a Priority      50 - Important Priority      100 - Most Important Priority

9. Are you supportive of using the following types of funds to pay the cost of the downtown improvements previously listed.

	Very Supportive	Supportive	Not Supportive
Village Sales Tax	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Village Property Tax	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tax deductible donations from business and private individuals.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outside grants that require a match of local funds.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Donations from other Clearwater community groups.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. What funding sources above are you willing to contribute?

- Tax deductible donations from my business or personal income.
- Donations from other community organizations I am involved with.
- Supporting a local bond that would increase my property taxes (I own property inside the village).



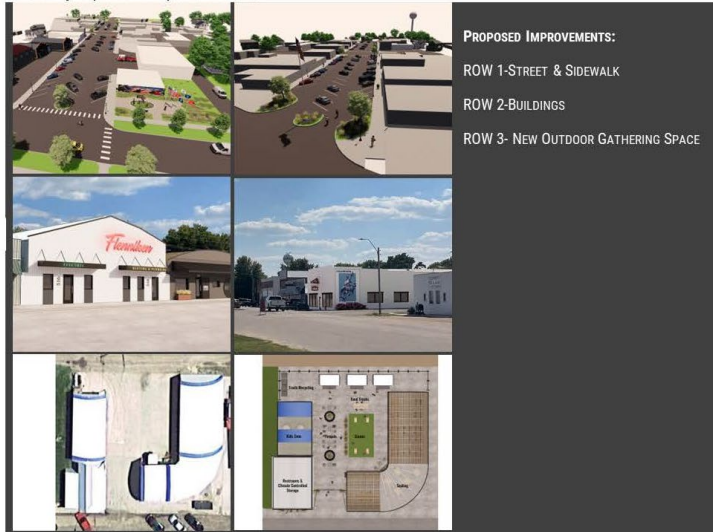
# COMMUNITY PRIORITIES

storage.

Private residences.

Other important uses of the buildings and space in Downtown Clearwater.

5. Referring to the proposed improvements shown in this graphic, how much of a priority is each proposed improvement?



**PROPOSED IMPROVEMENTS:**  
 ROW 1-STREET & SIDEWALK  
 ROW 2-BUILDINGS  
 ROW 3- NEW OUTDOOR GATHERING SPACE

- Infrastructure improvements on the north side of 275 (ADA accessible businesses, new water lines, new street and sidewalks, improved storm water drainage).
- Infrastructure improvements on the south side of 275 (ADA accessible businesses, new water lines, new street and sidewalks, improved storm water drainage).
- Grants to property owners to improve their buildings.
- Grants to property owners to demolish uninhabitable buildings.
- Public park and gathering space improvement and expansion.

11. Please indicate your agreement with the sentences listed below.

	Yes.	No.
I would support a village bond that would increase my property taxes by \$0-100 per year.	<input type="radio"/>	<input type="radio"/>
I would support a village bond that would increase my property taxes by \$101-250 per year.	<input type="radio"/>	<input type="radio"/>
I would support a village bond that would increase my property taxes by \$251-500 per year.	<input type="radio"/>	<input type="radio"/>
I would support a village bond that would increase my property taxes by \$500-750 per year.	<input type="radio"/>	<input type="radio"/>
I would support a village bond that would increase my property taxes by \$751-1,000 per year.	<input type="radio"/>	<input type="radio"/>
I own property inside the village.	<input type="radio"/>	<input type="radio"/>
I support a property tax increase to service a bond for Downtown Clearwater improvements.	<input type="radio"/>	<input type="radio"/>

12. Please provide any additional suggestions you have to offer that will improve Downtown Clearwater:

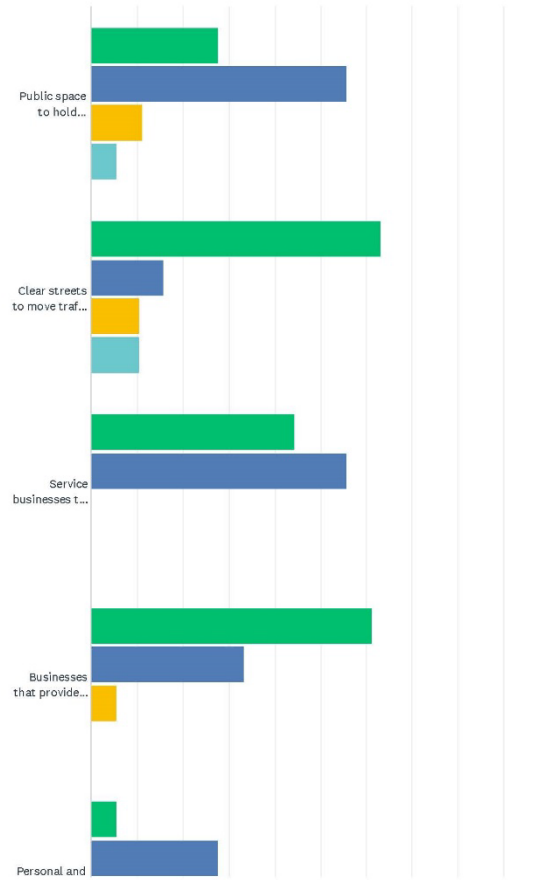
# COMMUNITY PRIORITIES

## Survey Results

Clearwater Downtown Improvement Plan

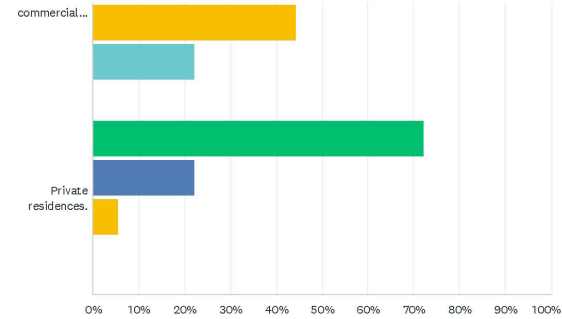
Q5 Based upon the Downtown Target Area, please prioritize the most important uses of the spaces and buildings in the area. (1=Most, 6=Least)

Answered: 19 Skipped: 11



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Clearwater Downtown Improvement Plan



Definitely a... Probably a ... Not a Priori... Definitely n...

	DEFINITELY A PRIORITY.	PROBABLY A PRIORITY.	NOT A PRIORITY.	DEFINITELY NOT A PRIORITY.	TOTAL	WEIGHTED AVERAGE
Public space to hold community events.	27.78% 5	55.56% 10	11.11% 2	5.56% 1	18	1.94
Clear streets to move traffic (vehicles and trucks) into and out of Clearwater quickly and smoothly.	63.16% 12	15.79% 3	10.53% 2	10.53% 2	19	1.68
Service businesses that meet the daily needs of local residents.	44.44% 8	55.56% 10	0.00% 0	0.00% 0	18	1.56
Businesses that provide full time employment to local residents.	61.11% 11	33.33% 6	5.56% 1	0.00% 0	18	1.44
Personal and commercial storage.	5.56% 1	27.78% 5	44.44% 8	22.22% 4	18	2.83
Private residences.	72.22% 13	22.22% 4	5.56% 1	0.00% 0	18	1.33

#	OTHER IMPORTANT USES OF THE BUILDINGS AND SPACE IN DOWNTOWN CLEARWATER.	DATE
1	Encourage new businesses	4/18/2024 10:28 AM
2	Renovation and beautification of existing buildings to make it possible for small businesses to operate downtown	4/17/2024 4:40 PM

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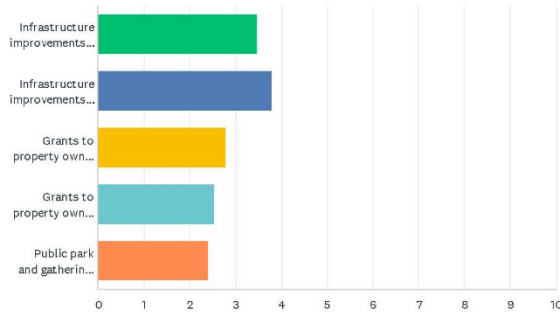


# COMMUNITY PRIORITIES

Clearwater Downtown Improvement Plan

Q6 Referring to the proposed improvements shown in this graphic, how much of a priority is each proposed improvement?

Answered: 19 Skipped: 11

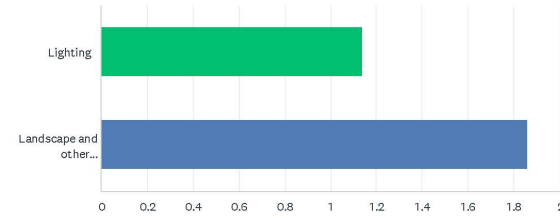


	1	2	3	4	5	TOTAL	SCORE
Infrastructure improvements on the north side of 275 (ADA accessible businesses, new water lines, new street and sidewalks, improved storm water drainage).	21.05% 4	36.84% 7	26.32% 5	0.00% 0	15.79% 3	19	3.47
Infrastructure improvements on the south side of 275 (ADA accessible businesses, new water lines, new street and sidewalks, improved storm water drainage).	42.11% 8	21.05% 4	10.53% 2	26.32% 5	0.00% 0	19	3.79
Grants to property owners to improve their buildings.	5.26% 1	21.05% 4	21.05% 4	52.63% 10	0.00% 0	19	2.79
Grants to property owners to demolish uninhabitable buildings.	15.79% 3	10.53% 2	21.05% 4	15.79% 3	36.84% 7	19	2.53
Public park and gathering space improvement and expansion.	15.79% 3	10.53% 2	21.05% 4	5.26% 1	47.37% 9	19	2.42

Clearwater Downtown Improvement Plan

Q7 Following completion of basic infrastructure and building repairs, what is the next most important improvement to the downtown area?

Answered: 14 Skipped: 16



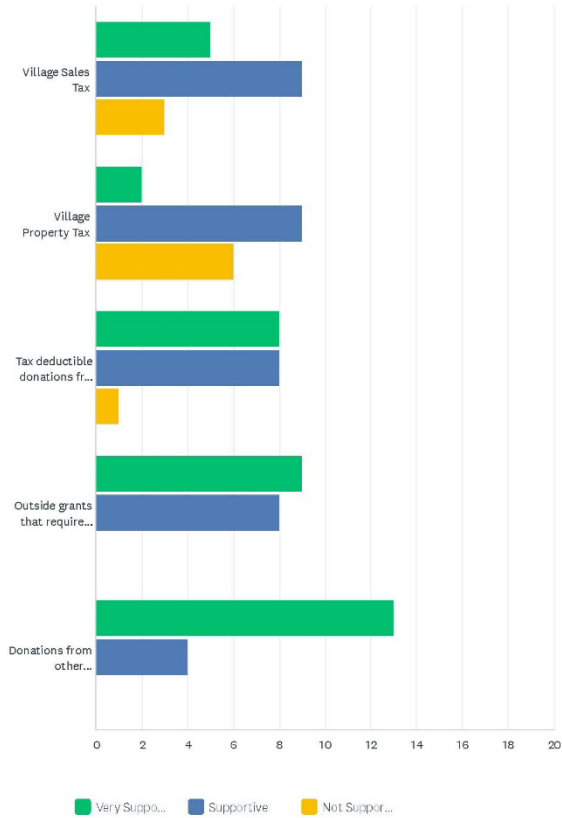
	1	2	TOTAL	SCORE
Lighting	14.29% 2	85.71% 12	14	1.14
Landscape and other streetscape improvements	85.71% 12	14.29% 2	14	1.86

# COMMUNITY PRIORITIES

Clearwater Downtown Improvement Plan

Q10 Are you supportive of using the following types of funds to pay the cost of the downtown improvements previously listed.

Answered: 17 Skipped: 13



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Clearwater Downtown Improvement Plan

	VERY SUPPORTIVE	SUPPORTIVE	NOT SUPPORTIVE	TOTAL	WEIGHTED AVERAGE
Village Sales Tax	29.41% 5	52.94% 9	17.65% 3	17	1.88
Village Property Tax	11.76% 2	52.94% 9	35.29% 6	17	2.24
Tax deductible donations from business and private individuals.	47.06% 8	47.06% 8	5.88% 1	17	1.59
Outside grants that require a match of local funds.	52.94% 9	47.06% 8	0.00% 0	17	1.47
Donations from other Clearwater community groups.	76.47% 13	23.53% 4	0.00% 0	17	1.24

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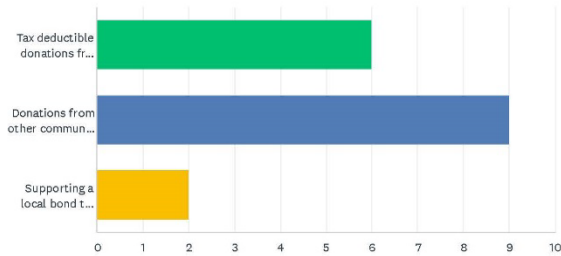


# COMMUNITY PRIORITIES

## Clearwater Downtown Improvement Plan

Q11 What funding sources from the previous question are you willing to contribute?

Answered: 14 Skipped: 16



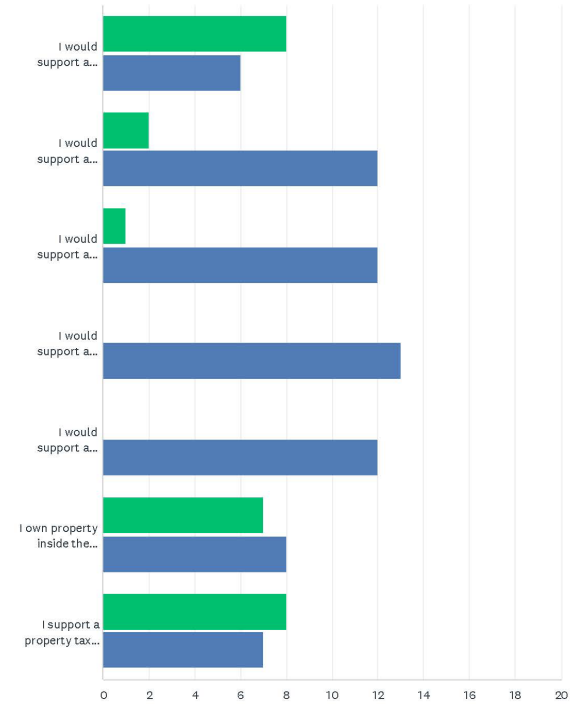
ANSWER CHOICES	RESPONSES
Tax deductible donations from my business or personal income.	42.86% 6
Donations from other community organizations that I am involved with.	64.29% 9
Supporting a local bond that would increase my property taxes (I own property inside the village).	14.29% 2
Total Respondents: 14	

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## Clearwater Downtown Improvement Plan

Q12 Please indicate your agreement with the sentences listed below.

Answered: 16 Skipped: 14



### Clearwater Downtown Improvement Plan

	YES.	NO.	TOTAL
I would support a village bond that would increase my property taxes by \$0-100 per year.	57.14% 8	42.86% 6	14
I would support a village bond that would increase my property taxes by \$101-250 per year.	14.29% 2	85.71% 12	14
I would support a village bond that would increase my property taxes by \$251-500 per year.	7.69% 1	92.31% 12	13
I would support a village bond that would increase my property taxes by \$500-750 per year.	0.00% 0	100.00% 13	13
I would support a village bond that would increase my property taxes by \$751-1,000 per year.	0.00% 0	100.00% 12	12
I own property inside the village.	46.67% 7	53.33% 8	15
I support a property tax increase to service a bond for Downtown Clearwater improvements.	53.33% 8	46.67% 7	15