



50 SECOND AVE BRIDGE
6TH FLOOR CITY HALL
CEDAR RAPIDS, IOWA 52401-1256

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PLANNING TOMORROW'S TRANSPORTATION TODAY

TOWER TERRACE ROAD STAKEHOLDER QUESTIONNAIRE: HOMEOWNER SUMMARY RESULTS

- Half of respondents indicated that they did not want additional “neighborhood services” located within a short walk/drive from their home.
- Half of respondents indicated that they would support some additional services within a short walk/drive such as,
 - Grocery store
 - Library branch
 - Doctor’s office
 - Coffee shop
 - Book store
 - Non-fast food restaurant
- Common issues with general support among respondents include:
 - Trails
 - Open space/Parks (w/tennis courts)
 - Trees
 - Wildlife
- Other significant concerns include:
 - Impact to quality of life (property values, rural environment, wildlife, etc.)
 - Bike lanes
 - At grade trail crossings along intersections
 - Signage for bike users
 - Width of roadway (4/5 lanes would be noisy, dangerous, and impact property values)
 - Safety of Linn-Mar School children with a 4/5 lane road
 - Need for additional sidewalk along Council Street so children can actually walk to the park



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TOWER TERRACE ROAD STAKEHOLDER QUESTIONNAIRE: CURRENT/FUTURE PROPERTY DEVELOPERS SUMMARY RESULTS

- Respondents indicated that residential development was their primary focus; however, several neighborhood type services may be good options to support residential.
- Specific services listed as options include:
 - Grocery store
 - Gas station
 - Daycare
 - Small retail
- Specific amenities that were identified as being beneficial to the development of their property include:
 - Parks & trails
 - Public transit was noted as a positive, but would not be feasible in all areas
- Major developer concerns:
 - Road width may be too large
 - Cost
 - Impact to property values
 - Noise
 - Aesthetics
 - Types of services and amenities provided should be tied to future land uses

TOWER TERRACE ROAD STAKEHOLDER QUESTIONNAIRE: BUSINESS SUMMARY RESULTS

- Respondents indicated that improvements to public transit would be most beneficial.
- Concerns include:
 - Need for I-380 on/off ramps
 - No retail development along Tower Terrace (western portion) as it would add costs to manufacturing



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TOWER TERRACE ROAD STAKEHOLDER QUESTIONNAIRE: OTHER RESULTS

- Suggestions from non-profit organizations:
 - Include more services along the Tower Terrace Corridor such as,
 - Grocery
 - Dry cleaners
 - Gas station
 - Post office
 - FedEx
 - Food center
 - Deli
 - Add a bike lane
 - Use this as an alternative to the proposed Highway 100 extension. Keep this as a by-pass and do not develop this road as another Collins Road.
- Concerns:
 - “That [Tower Terrace Road] will be developed without regard to all transportation modes. It needs to be safe for all users, bikers as well as non-bikers.”
 - “That it will be developed with commercial businesses and similar development. It should be a true bypass around the Cedar Rapids Metro area.”
 - We need to think in ways to preserve our natural areas
 - Smart Growth
 - Sensitive Area Ordinances are a must