

PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Agenda~

Mike Ray
Staff Liaison

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**Wednesday
April 10, 2019**

7:00 PM

**Council Chambers
206 E 3rd Street**

Call to order

1. Approval of minutes from March 27, 2019 [ACTION ITEM]

ACTION: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. Public Comment

(Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and address for the record and limit your remarks to three minutes.)

3. Educational Services within the Central Business District

During the Zoning Code update that was approved by the City Council on May 21, 2018, questions were raised by the Council regarding the allowance of Educational Institutions (colleges and universities) within the Central Business Zoning District (CBZD). The City Council approved the Zoning Code amendment at the time, but requested that the Moscow City Council Administrative Committee of the City Council continue the discussion regarding the allowance of educational uses within the CBZD. On August 20, 2018, City Council provided direction to staff to develop a survey for the community and property owners and businesses operating within the CBZD. A survey instrument was then prepared which contained questions designed to gauge the perceptions of the community and property owners and businesses operating within the CBZD in regards to a) current public/private universities and colleges in the CBZD and b) additional or expanded public/private universities and colleges in the CBZD. The survey was then sent out in the fall of 2018 to CBZD property and business owners as well as a random sample of the community. The results of the survey were then discussed at the City Council meeting on April 1, 2019 and the Council then directed the Planning and Zoning Commission to prepare an ordinance which would prohibit additional or expanded universities and colleges in the CBZD.

ACTION: Review the Educational Uses in the Central Business District Survey, the Council's direction, and the changes to the Zoning Code that would prohibit additional or expanded universities and colleges in CBZD.

4. Review of Proposed Changes to the Mobile Home and RV Park Ordinances [ACTION ITEM]

The Commission has been discussing amending the Mobile Home and RV Park Ordinances in order to remove the 6-month stay limitation for RVs and allow modular buildings within mobile home parks. After review of the existing mobile home park ordinances, it was determined that the codes should be updated to be consistent with Idaho State Code.

ACTION: Review the potential changes to the Mobile Home and RV Park Ordinances and provide Staff further direction as deemed necessary.

5. Subdivision Code Review [ACTION ITEM]

The Commission has been discussing cluster and traditional subdivision concepts which could have maximum net density limitations. The Commission reviewed existing subdivisions of varying density throughout the City at the last meeting to better understand the proposed density requirements. The Commission will now review the incorporated cluster and traditional subdivision sections within the proposed subdivision code.

ACTION: Review the proposed subdivision code and provide Staff further direction as deemed necessary.

NOTICE: Moscow City Council Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

6. Transportation Commission Meeting Report

ACTION: Receive report and provide staff further direction if necessary.

7. Announcements

ACTION: Read any correspondence received and provide staff further direction if necessary.

Adjourn

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PLANNING & ZONING COMMISSION



Wendy McClure
Commission Chair

~Meeting Minutes~
March 27, 2019

Mike Ray
Staff Liaison

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<http://id-moscow.civicplus.com/agendacenter>

208.883.7008

The meeting was called to order at 7:00 PM.

MEMBERS PRESENT: Wendy McClure, Chair; Scott Gropp, Joel Hamilton, Nels Reese, Victoria Seever, Dennis Wilson

MEMBERS ABSENT: Mike Nelsen, Robb Parish

ALSO IN ATTENDANCE: Mike Ray, Anne Peterson

1. Approval of minutes from March 13, 2019

Wilson moved approval of the minutes as presented.

RESULT:	ACCEPTED BY ACCLAMATION
MOVER:	Wilson
SECONDER:	Gropp

2. Public Comment

None.

3. Commission Budget [ACTION ITEM]

Staff presented a budget request of \$1500, the typical amount each year for professional development. There was brief discussion of various planning conference opportunities and the minimal amount expended from this budget in past years. Hamilton moved approval of the budget request as presented.

RESULT:	APPROVED BY ACCLAMATION
MOVER:	Hamilton
SECONDER:	Wilson

4. Review of Proposed Changes to the Recreational Vehicle Park Ordinance [ACTION ITEM]

Ray distributed a revised draft ordinance incorporating the changes discussed in the past few meetings. Since the existing ordinance dates back to the 1970's, staff is still working on updating language and definitions to meet today's use. Gropp expressed concern about allowing any RV to be used for permanent housing, and whether it opens the door for housing and housing standards that Moscow doesn't want. Wilson said earlier discussion on that concern was that the park owners would be responsible for managing. A requirement for owner occupancy was suggested as a method of preventing a park owner from installing a bunch of low-cost RVs to rent out. Setting a maximum percentage of RVs vs. mobile homes was also suggested.

5. Subdivision Net Density Review [ACTION ITEM]

Commissioners discussed the private/public nature of the open spaces and that they would not be eligible for fee in-lieu of parkland dedication. Per the Commissioners' request, Ray presented examples of existing Moscow subdivisions, including lot and home pictures, to illustrate the various densities. Ray said net density is a more stable standard because gross density includes streets, sidewalks, detention ponds, etc.

6. Transportation Commission Meeting Report

The last meeting discussion centered around how the bike lane design on Third Street should connect with Washington Street.

7. Announcements

Sullivan mentioned the Council and Mayor are interested in researching parking control options and are in the information-gathering phase. Seever mentioned the survey regarding downtown educational institutions is complete and will be discussed at the next Council meeting.

The meeting adjourned at 8:37 p.m.

Wendy McClure, Chair

EDUCATIONAL USES IN THE CENTRAL BUSINESS DISTRICT SURVEY 2018



City of Moscow

Report prepared by: Kyle Snyder, MPA Intern

Report of Results – Updated March 29, 2019

In 2018 the Moscow City Council directed staff to conduct a one-time survey to determine public perceptions of all Moscow residents and downtown business owners regarding public and private universities and colleges in Moscow's Central Business District. This report provides a statistically valid report of those perceptions as surveyed in the fall of 2018.

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Table of Contents

Introduction.....	1
Methodology	1
Precision of Estimates	1
Measurement Scale.....	2
Background.....	2
Survey Results.....	3
Resident Survey: Question 1	5
Resident Survey: Question 2	8
Resident Survey: Question 3	7
Business Owner Survey: Question 1.....	9
Business Owner Survey: Question 2.....	12
Business Owner Survey: Question 3.....	13
Appendices	i
Appendix – Resident Survey Tool with Raw Percentages	ii
Appendix – Business Survey Tool with Raw Percentages	iii
Appendix – Survey Comments	iv

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Introduction

On August, 20, 2018, the Moscow City Council directed City staff to gather community input regarding the Conditional Use Permit process for educational institutions in the Central Business District (downtown Moscow). Council directed that two survey be conducted, one to gather perceptions of Moscow residents the other to measure the perception of downtown business owners. As such, one survey tool was developed by staff and approved by Council and sent separately to each group.

Methodology

This specific survey asked residents and business owners about their opinions and perceptions on public and private colleges and universities in the Central Business District (CBD). The survey tool used was the same for both groups and were color coded to organize responses. The survey included three statements about the downtowns interaction with public/private colleges and universities in the Central Business District and gave survey takers the opportunity to rate their level of agreement with the statements. Additionally, respondents were provided an opportunity to share qualitative opinions along with their ratings.

For the resident survey, to ensure an appropriate return rate that would provide statistically valid results, a random sample of 1,200 Moscow residential addresses is used. The addresses of residents used in this survey were purchased from Redi-Data an independent data service firm based out of Fairfield, New Jersey. The survey was sent to a random sample of 1,200 Moscow residents, given 293 resident responses were received, the response for the resident survey came to 24%.

The addresses for the business survey were also purchased from Redi-Data, an independent data service firm based out of Fairfield, New Jersey. The population for this survey was 276 and the entire population was included in the survey mailing. As such, 276 surveys were mailed, 110 responses were received, resulting in a response rate of 39%.

Precision of Estimates

Both surveys provide for statistically valid results with a 5% margin of error with the following parameters. The confidence interval is the probability that the response reflects that actual response value of the full population within the specified margin of error, e.g. an 80% confidence interval means that there is an 80% probability that the answer reflects the opinion of the general population within +/- 5%.

The confidence interval for the resident survey is 91.5% meaning there is a 91.5% probability that a response reflects the opinion of the general population within $\pm 5\%$. The confidence interval for the business survey is slightly lower due to the smaller sample size, which was restricted by the total population size. At 82%, this provides an 82% probability that a response reflects the general population within $\pm 5\%$. For instance, if survey results showed 50% of respondents “strongly agree” with a particular statement, had we been able to ask the same question to every adult of Moscow, we would find that there is an 82% probability that between 45% and 55% would “strongly agree” with that same statement given those confidence levels

Measurement Scale

Questions were based on a five-point Likert scale a widely used psychometric scale commonly used in questionnaires (i.e. strongly agree, agree, neutral, disagree, and strongly disagree). The Likert scale allows a respondent to evaluate a specific item based upon their level agreement or disagreement with that item. Additionally, qualitative information was gathered to highlight the reasoning behind the level of agreement or disagreement for questions four and five of the survey.

Background

The following information was included with the survey to provide background for the issue at hand:

“The Central Business District (downtown Moscow) is the most intensive commercial district in the City and has no off-street parking requirements (where a business or other use is required to provide private parking). In 2005, the Moscow City Council changed the City’s Zoning Code to allow public and private colleges and universities within the Central Business District (downtown Moscow) with a conditional use permit. The conditional use permit process includes a public hearing and allows the Zoning Board of Adjustment, to look at any problems the conditional use might create in that location. After this review process the permit may be approved without any additional “conditions”, approved with additional “conditions” required of the applicant in order to use the location, or it may be denied.

Since 2005, the City has issued four conditional use permits for the following public and private colleges and universities in the Central Business District:

- New Saint Andrews College at 405 S. Main Street – Friendship Square and Main Street (2006, renewed in 2008)
 - For up to 200 Full-Time Equivalent students (2017-2018 academic year enrollment was reported as 181 students)
 - Conditions included:
 - 42 additional off-street parking spaces
 - 60 linear feet of street level commercial space open to the public
 - This includes the college library and bookstore
- New Saint Andrews Parking Lot at 505 S. Jackson Street – west of Jackson Street (2013)
 - For a private/public parking lot to meet the off-street parking condition for 405 S. Main Street.
 - Conditions included:
 - Parking lot to be open to the public after business hours
 - Landscaping and parking lot improvements were required
- New Saint Andrews at 112 North Main Street – former Cadillac Jack’s (CJ’s) building to be remodeled for office space, classrooms, and a 680-seat performance hall (2017)
 - For up to 300 Full-Time Equivalent students
 - Conditions included:
 - Provide 47 off-street parking spaces within one quarter mile of the location.
- University of Idaho WWAMI Medical Education Program at 805 S. Main Street – Gritman Medical Office Building (2017)
 - For an anatomy lab and classroom facilities for up to 40 Full-Time Equivalent students to be located on the third floor of the Gritman Medical Office Building
 - No conditions were required.

All of the current permits allow for up to a total of 540 Full-Time Equivalent students to attend classes in downtown Moscow. At this time, 181 Full-Time Equivalent students currently attend public or private university classes in downtown Moscow.”

Survey Results

Each question on the survey was designed to capture the survey takers opinion regarding public and private educational institutions in the Central Business District in Moscow. As noted, two surveys were conducted to gather perceptions of all Moscow residents and perceptions of downtown business owners. In this report results of the resident survey are listed first, followed by the results of the business survey. For this report, “don’t know” responses are not included in the analysis as the percentage of those responses was minimal. However, in the appendix, both the resident and the business survey tools are included with raw percentages for all questions and items.

Reports are reported as requested by Council members in two forms. The first pie chart for each result shows a comparison of “strongly agree” and “agree” combined responses as compared to “strongly disagree” and “disagree” combined responses, as well “don’t know” or non-responses (when an answer wasn’t noted) combined counts, and “neutral” responses. The second pie chart on each page breaks the categories down further to show all possible responses, “strongly agree,” “agree,” “strongly disagree,” “disagree,” “don’t know,” and non-responses individually.

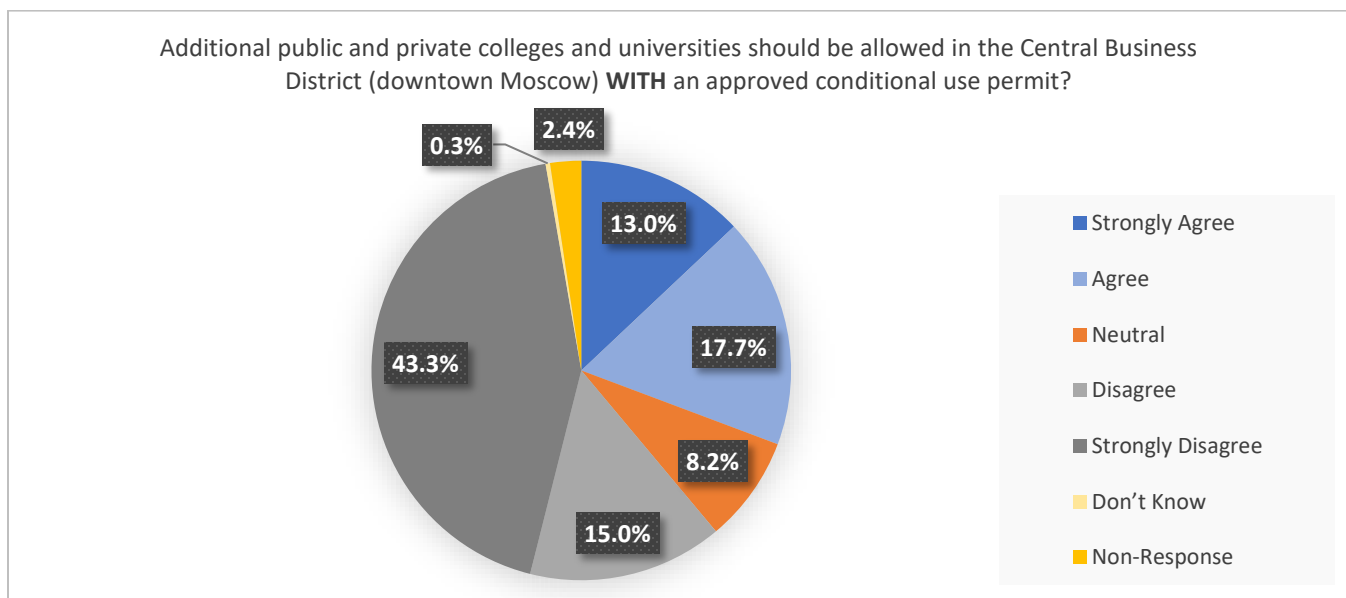
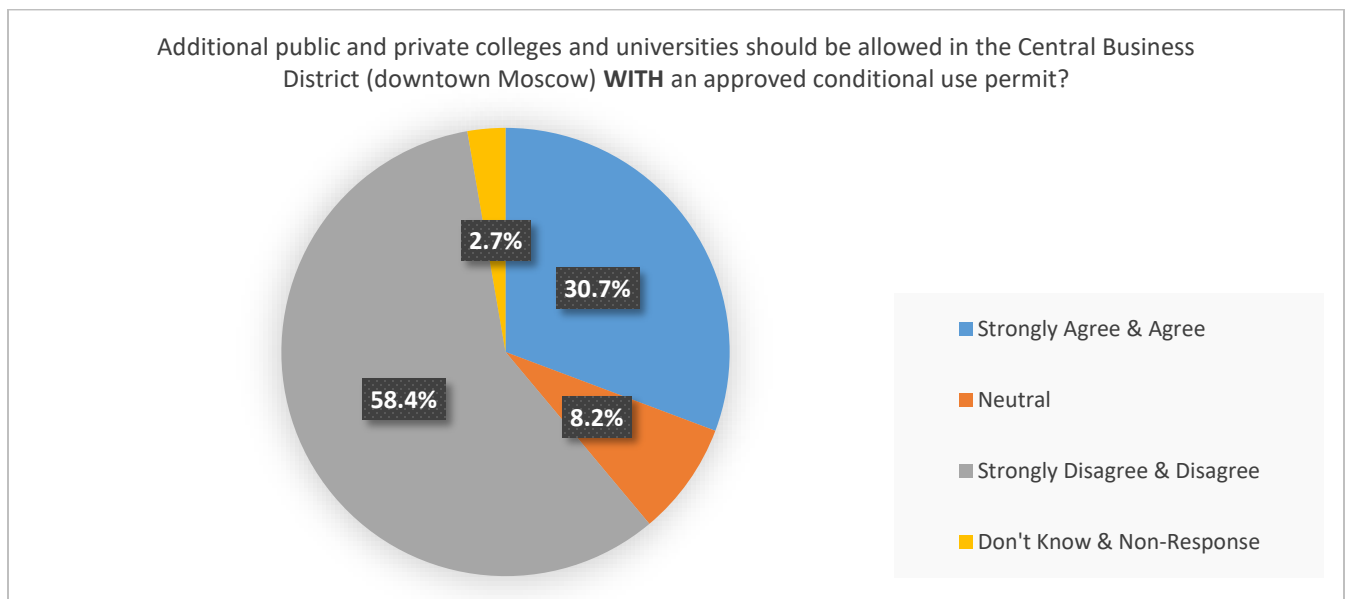
Additionally, a catalog of the comments received per questions are also included in the appendices of this document.

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Resident Survey: Question 1

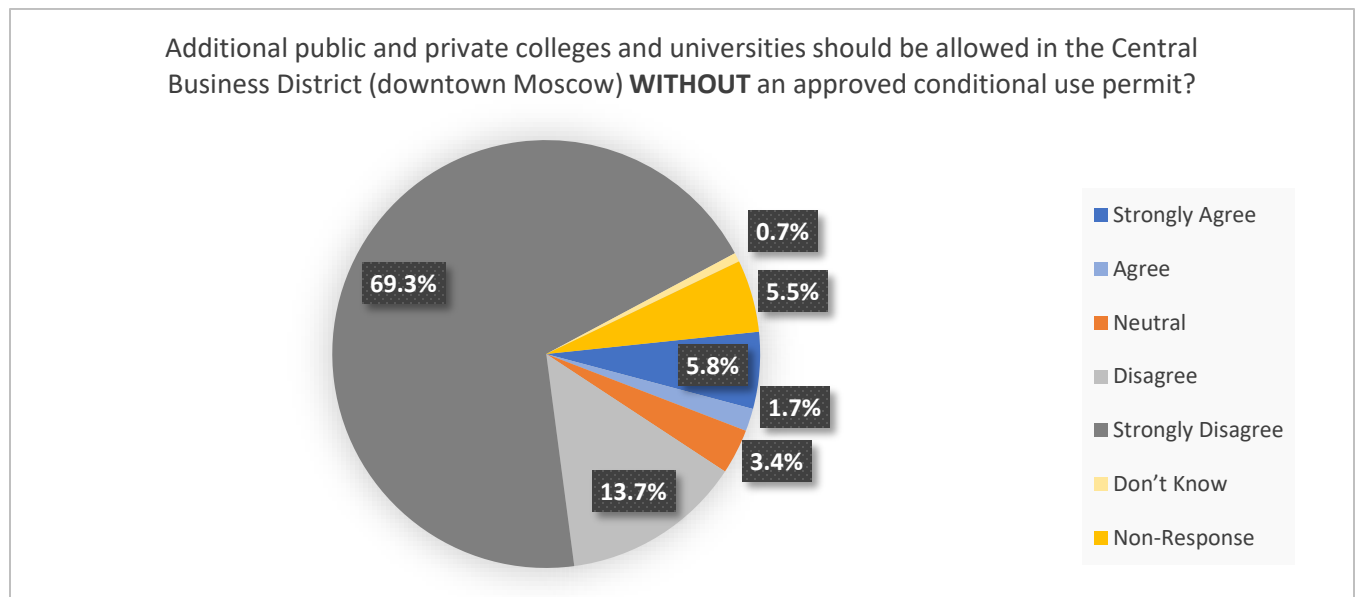
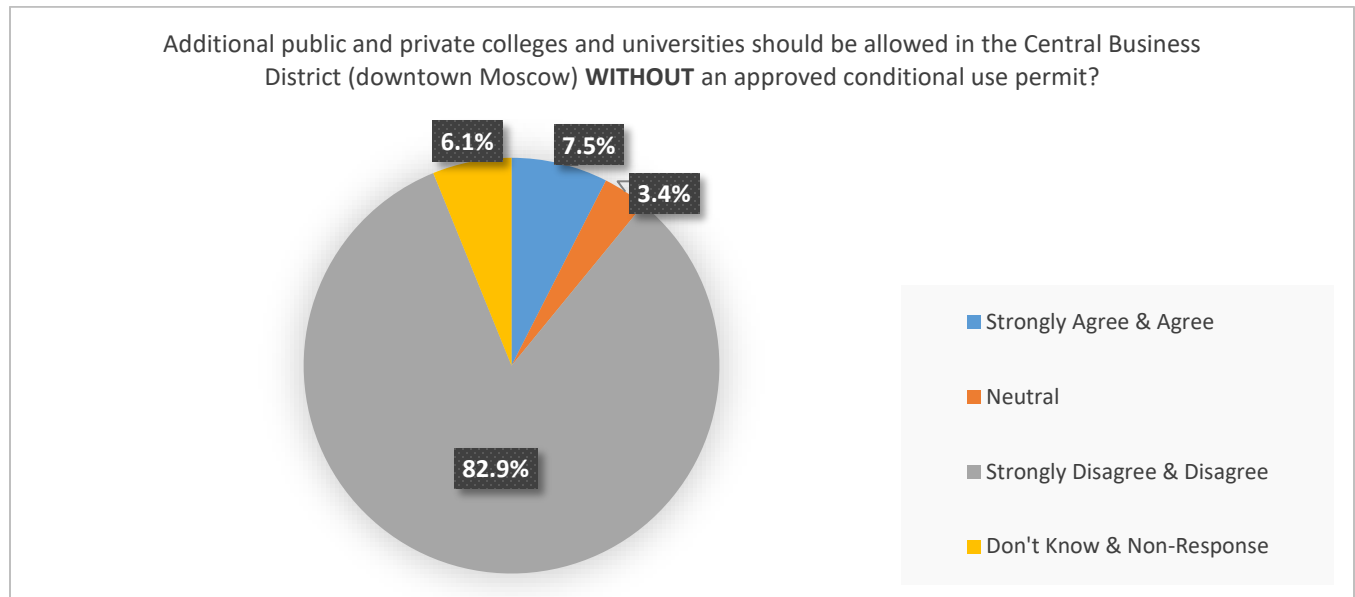
Question 1 asked respondents to, “Please rate your level of agreement for the following statements for ADDITIONAL public and private colleges and universities in the Central Business District (downtown Moscow)” given three scenarios. Listed below each are the responses received for each of those scenarios with responses highlighted in a series of pie charts.

- a) “Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) **WITH** an approved conditional use permit?”
- 30.7% of Resident respondents noted they either “strongly agree” or “agree” with this statement.



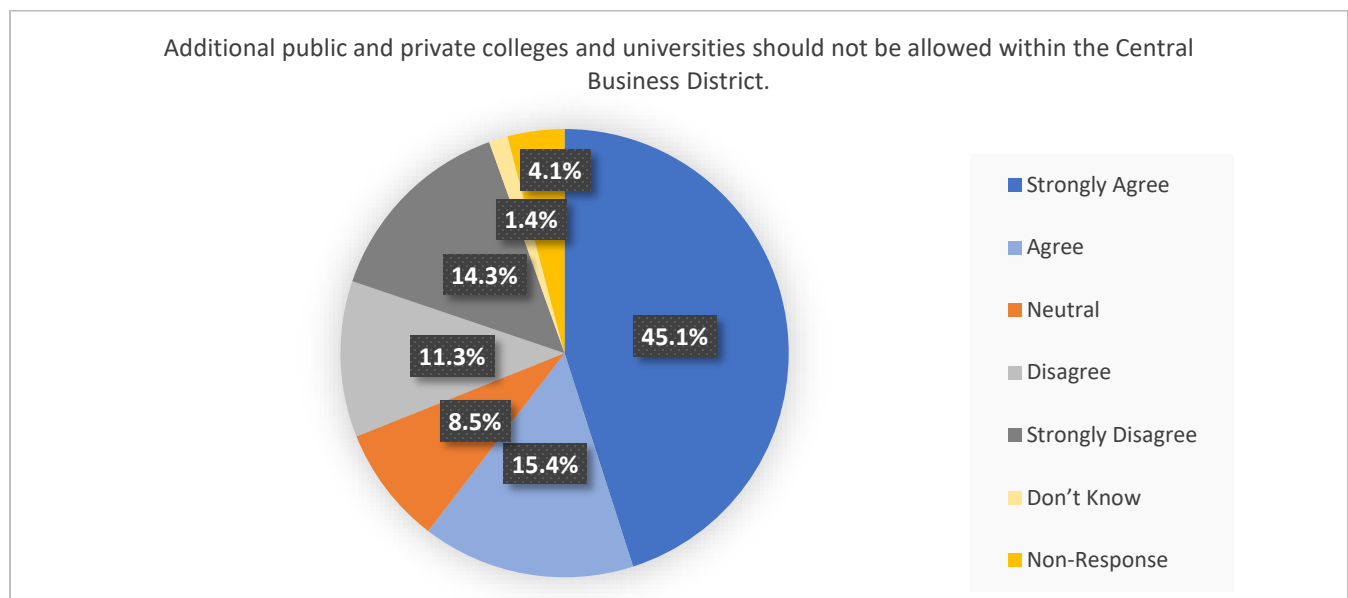
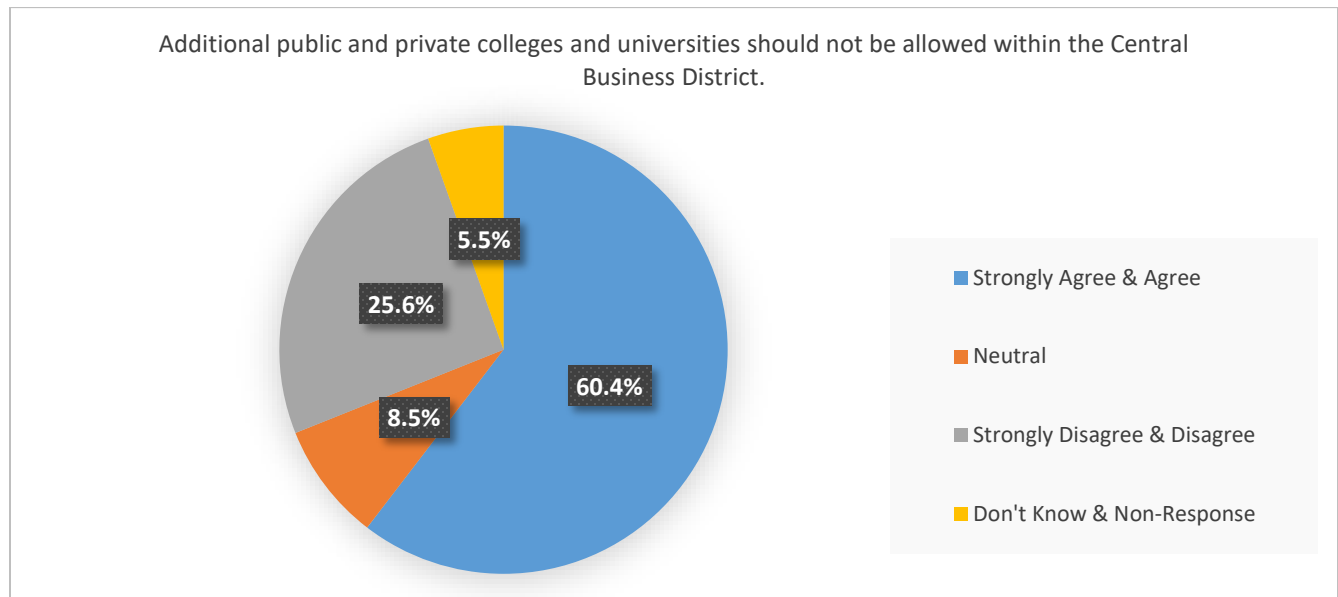
b) "Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) **WITHOUT** an approved conditional use permit?"

- 7.5% of Resident respondents noted they either "strongly agree" or "agree" with this statement.



c) "Additional public and private colleges and universities should not be allowed within the Central Business District."

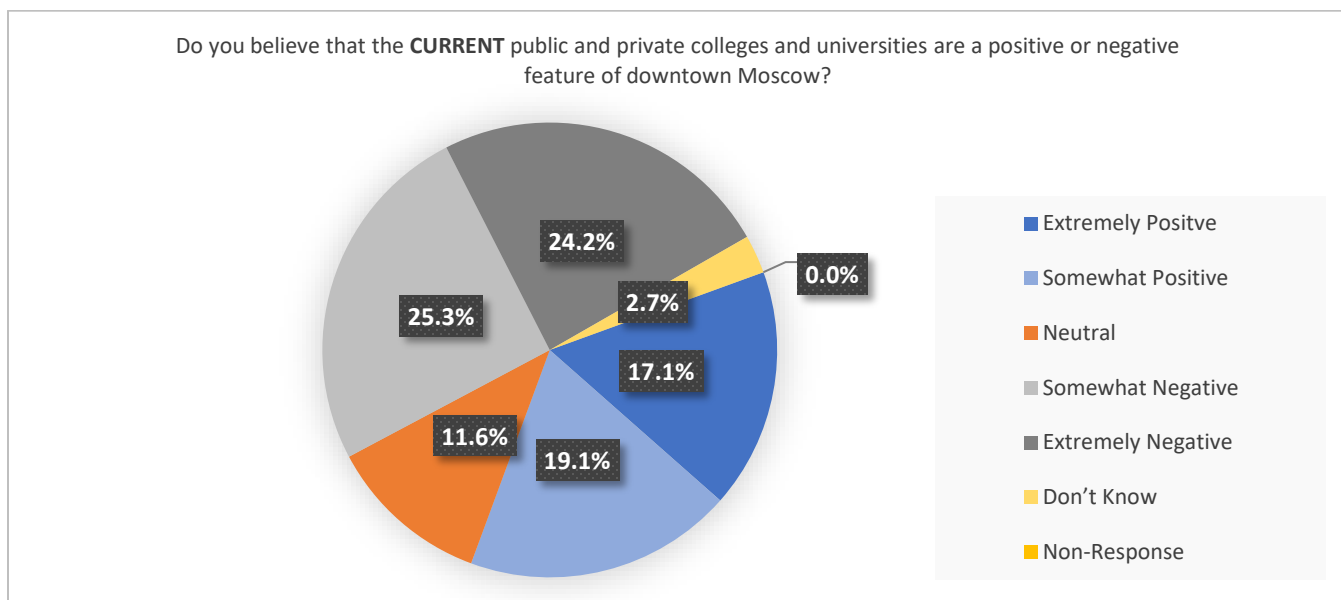
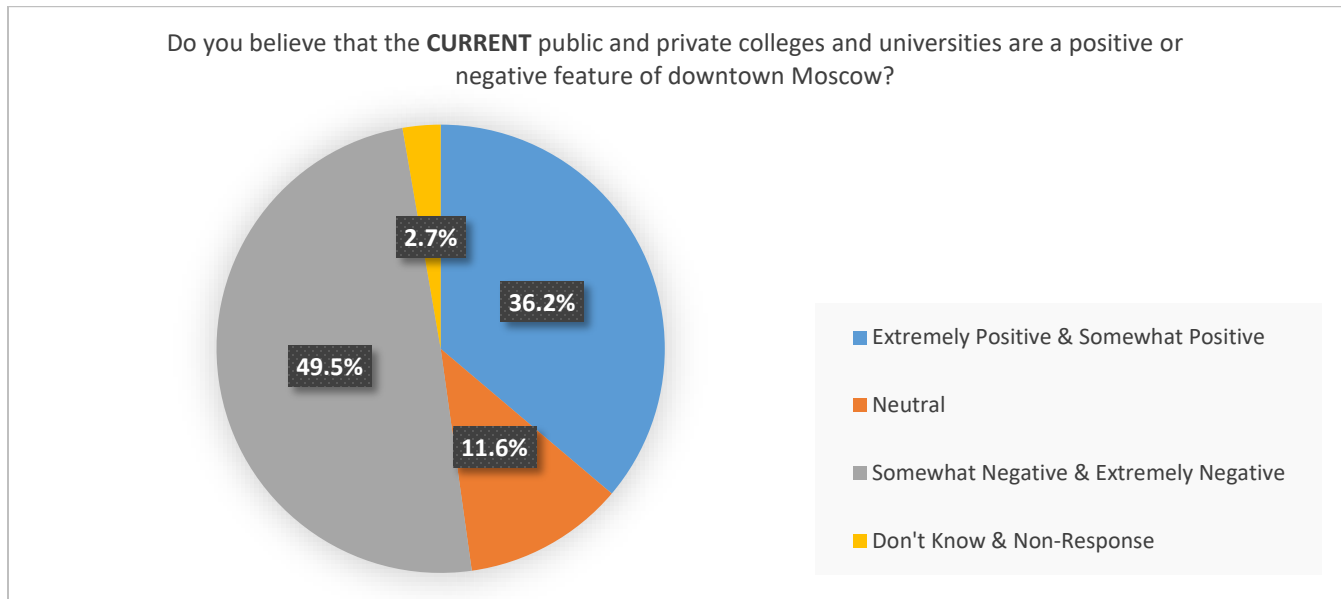
- 60.4% of Resident respondents marked they either "strongly agree" or "agree" with the statement.



Resident Survey: Question 2

The 2nd question on the survey asked respondents, “Do you believe that the **CURRENT** public and private colleges and universities are a positive or negative feature of downtown Moscow?”

- 49.5% of resident respondents view the current colleges in downtown Moscow as a negative feature.



Resident Survey: Question 2 Comments

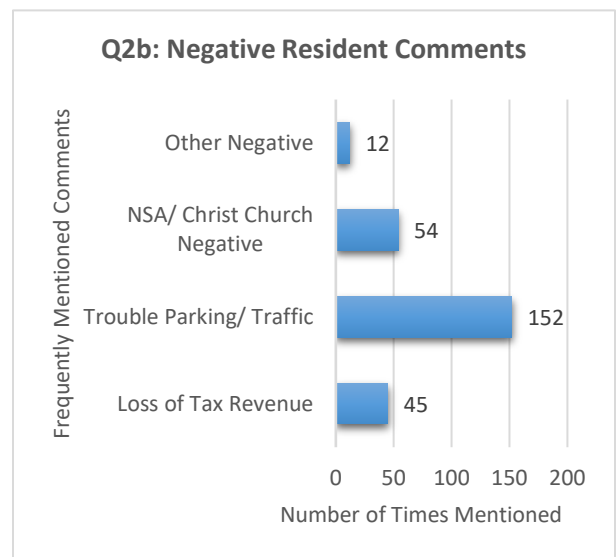
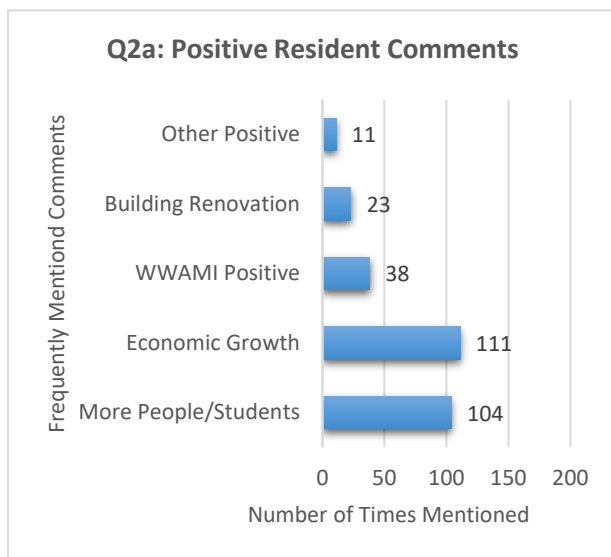
This question also allowed respondents to list comments of positive and negative features about the “**CURRENT**” public and private colleges in downtown Moscow. For question 2 there was a total of 550 resident comments, of these, 287 of mentioned a positive feature and 263 mentioned a negative feature. For clarity and efficiency comments were categorized and counted as shown below:

The top 3 mentioned positive categories were:

- Economic growth downtown
- More people/students
- WWAMI program

The top 3 mentioned negative categories were:

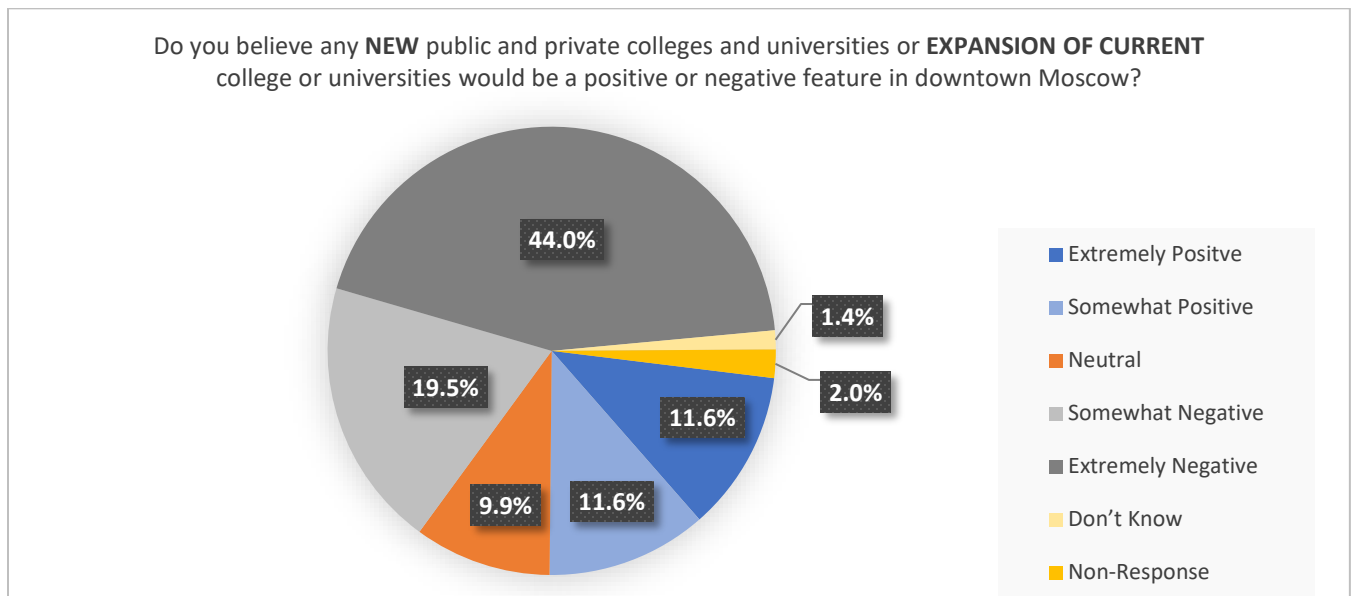
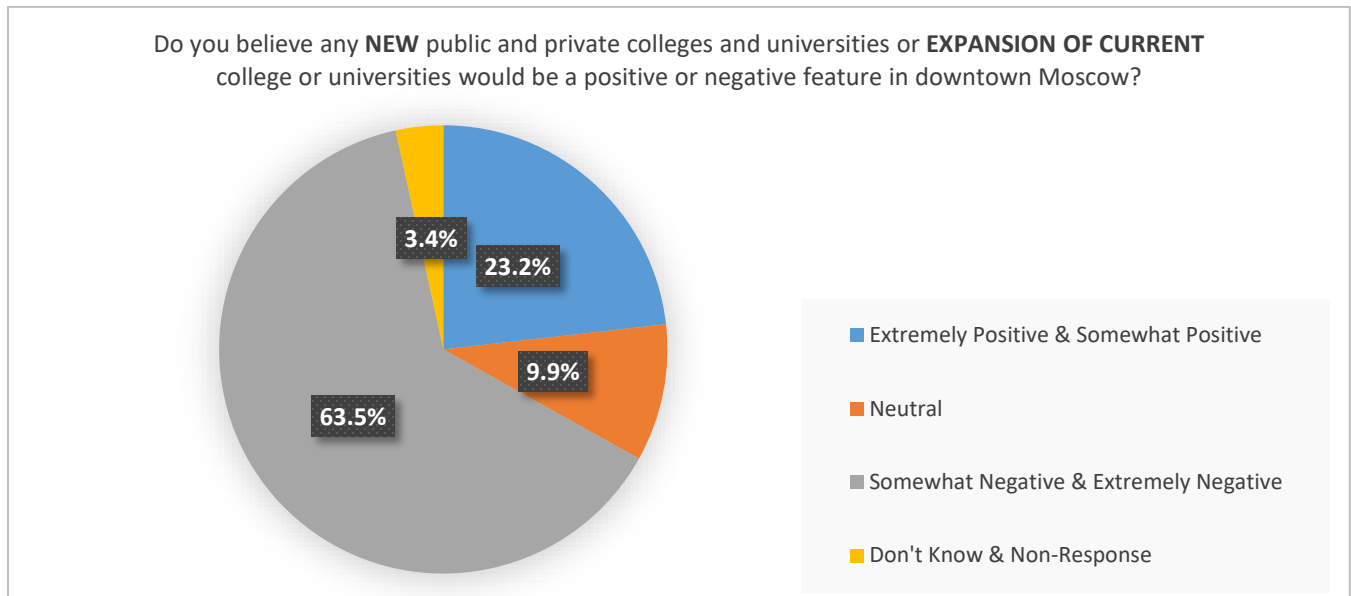
- Parking/traffic
- NSA/Christ Church
- Loss of tax revenue



Resident Survey: Question 3

“Do you believe any **NEW** public and private colleges and universities or **EXPANSION OF CURRENT** college or universities would be a positive or negative feature in downtown Moscow?”

- 63.5% of resident respondents believe that any new colleges or expansion would be a negative feature in downtown Moscow.



Resident Survey: Question 3 Comments

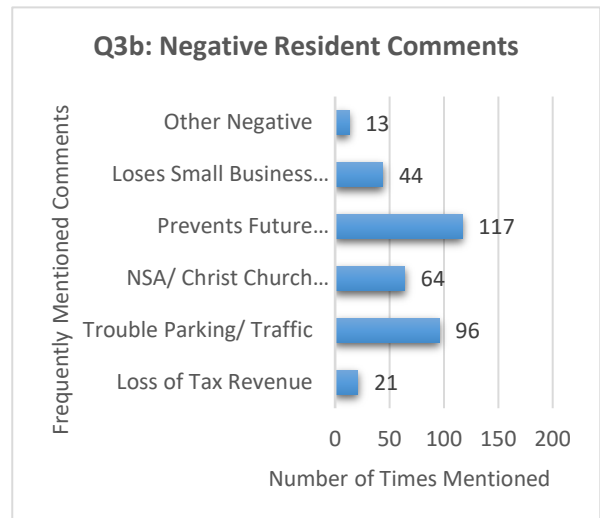
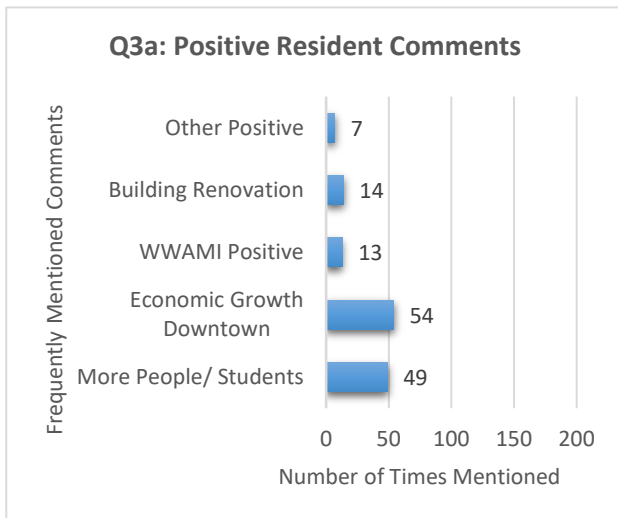
This question also allowed respondents to list comments of positive and negative features about any “**NEW**” public and private colleges and universities or “**EXPANSION OF CURRENT**” colleges and universities in downtown Moscow. A total of 424 resident comments were received for this item, 137 of which mentioned a positive feature and 355 mentioned a negative feature. For clarity and efficiency comments were categorized and counted as shown below:

The top 3 mentioned positive categories were:

- Economic growth downtown
- More people/students
- Building renovation

The top 3 mentioned negative categories were:

- Prevents future downtown business
- Parking/traffic
- NSA/Christ Church

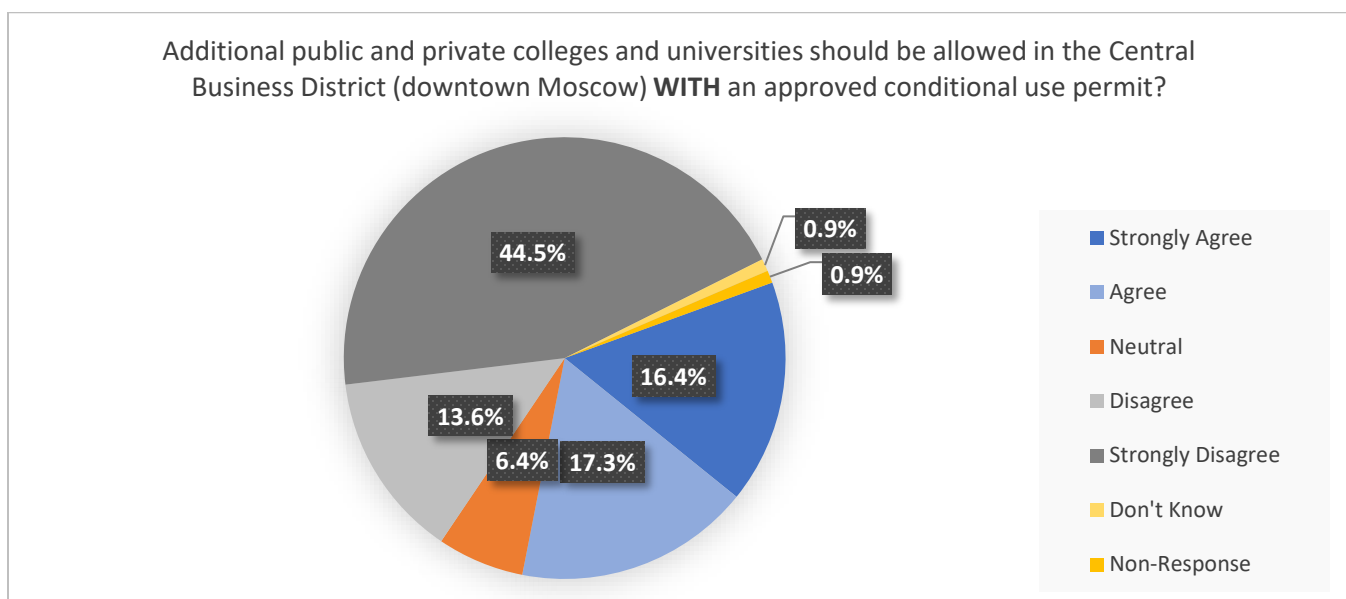
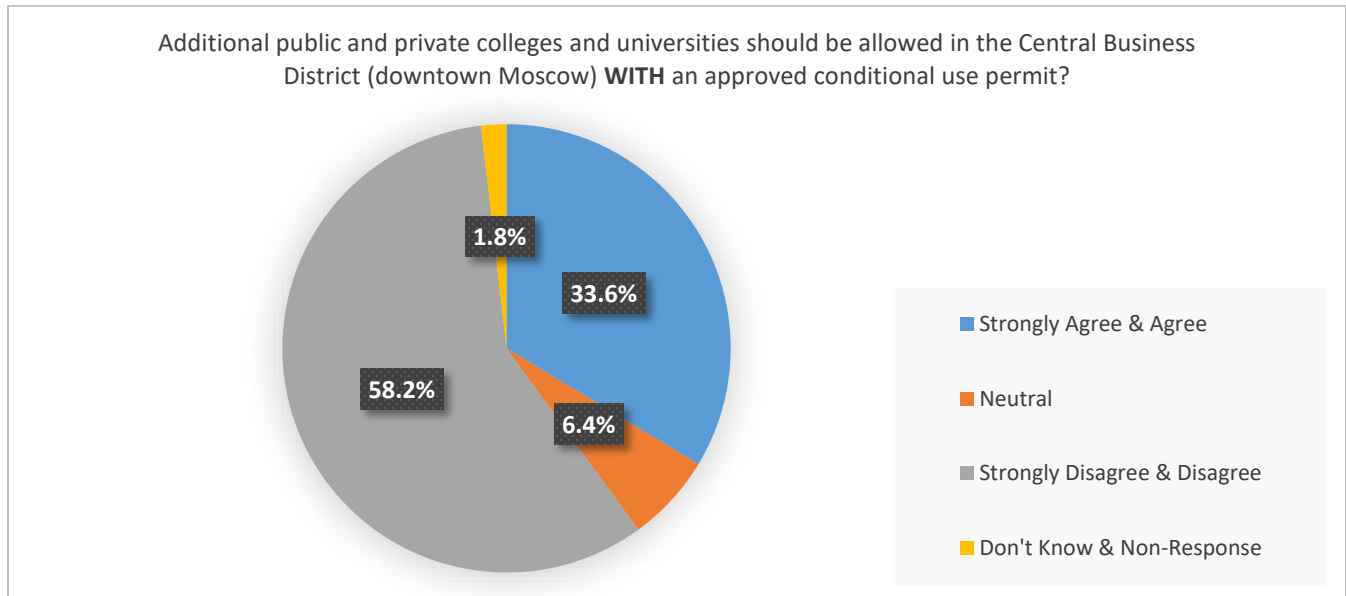


Business Owner Survey: Question 1

Again, question 1 asked respondents to, “Please rate your level of agreement for the following statements for ADDITIONAL public and private colleges and universities in the Central Business District (downtown Moscow)” given three scenarios. Listed below each are the responses received for each of those scenarios with responses highlighted in a series of pie charts.

- a) “Additional public and private colleges and universities should be allowed in the Central Business District **WITH** an approved permit?”

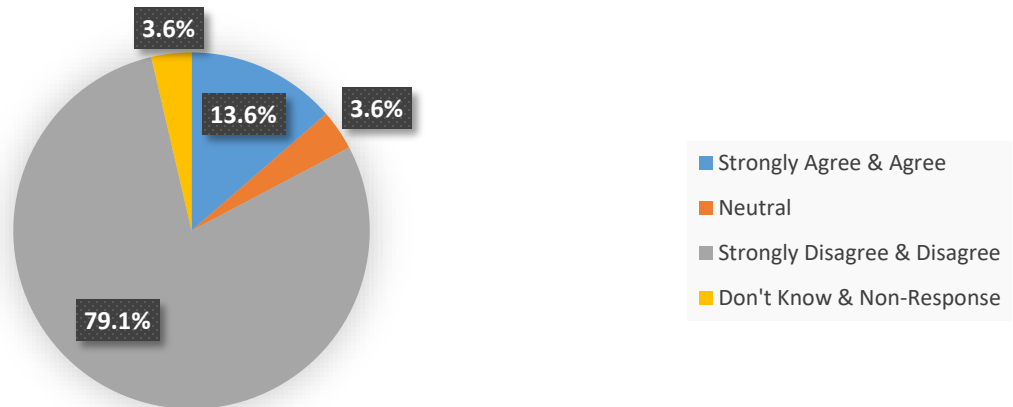
- 33.6% of business owner respondents “strongly agree” or “agree” with this statement.



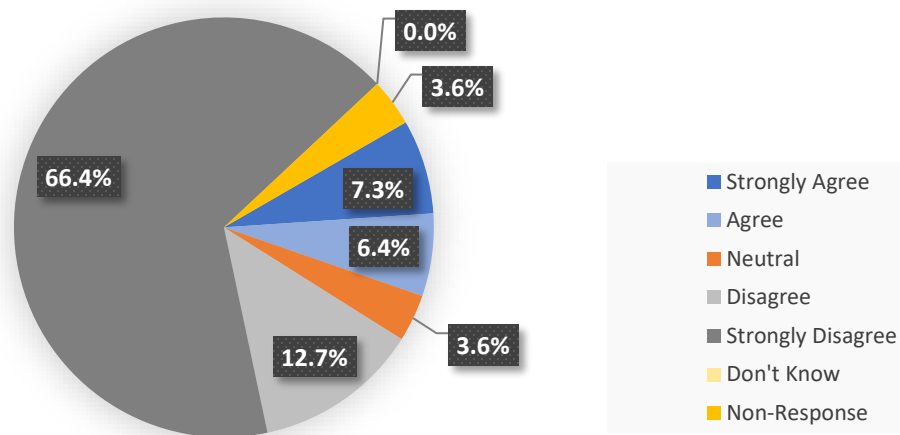
b) “Additional public and private colleges and universities should be allowed in the Central Business District **WITHOUT** an approved permit?”

- 13.6% of business owner respondents “strongly agree” or “agree” with this statement.

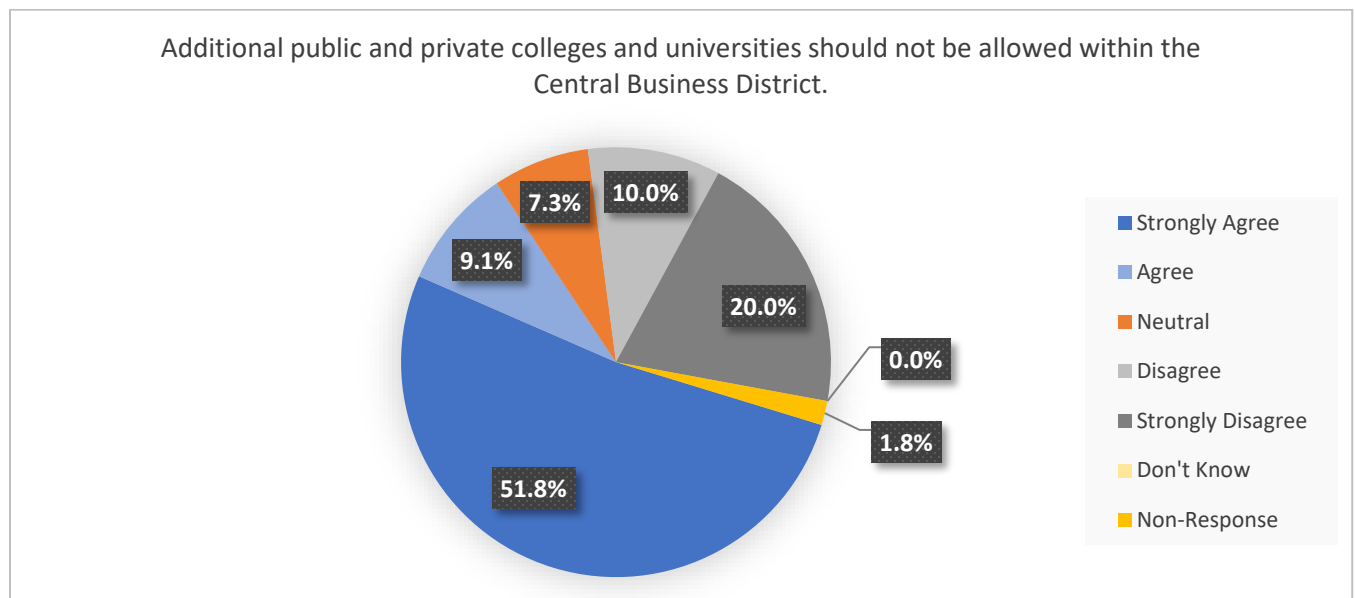
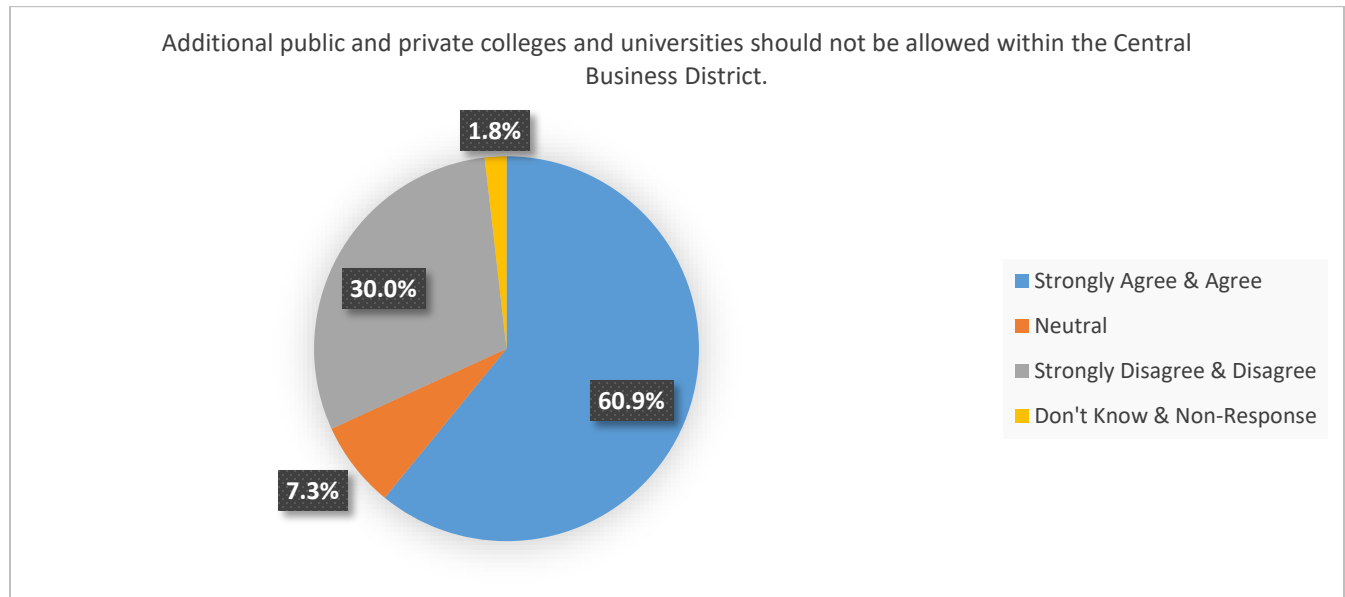
Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) **WITHOUT** an approved conditional use permit?



Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) **WITHOUT** an approved conditional use permit?



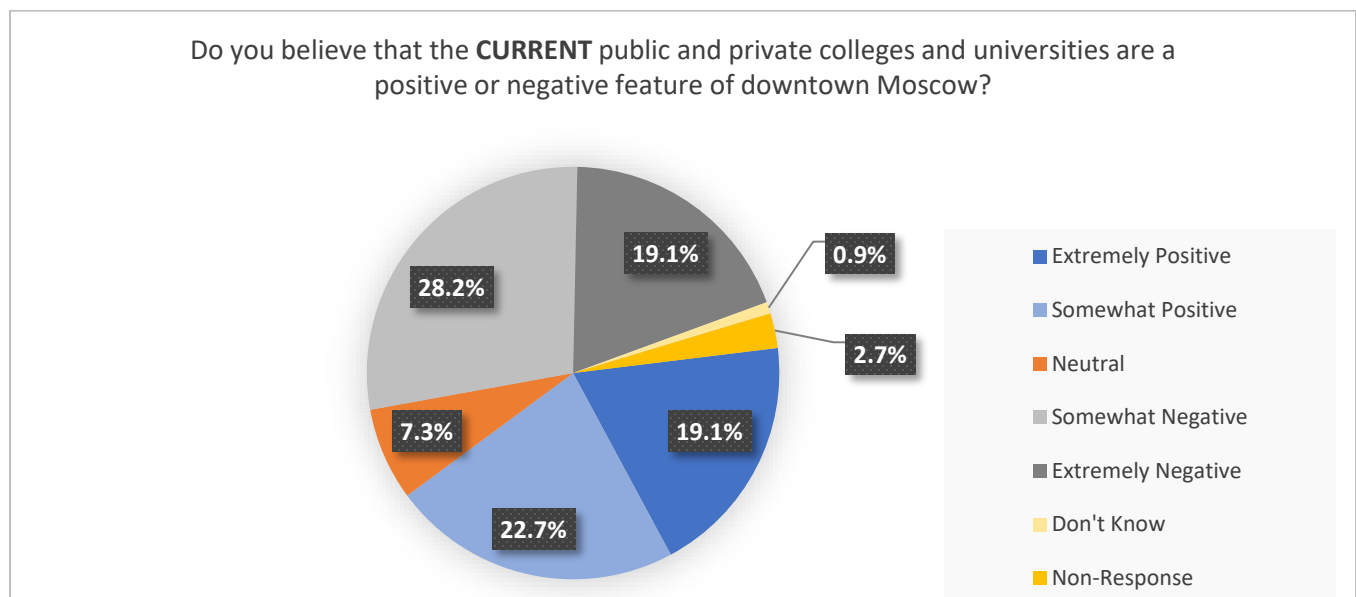
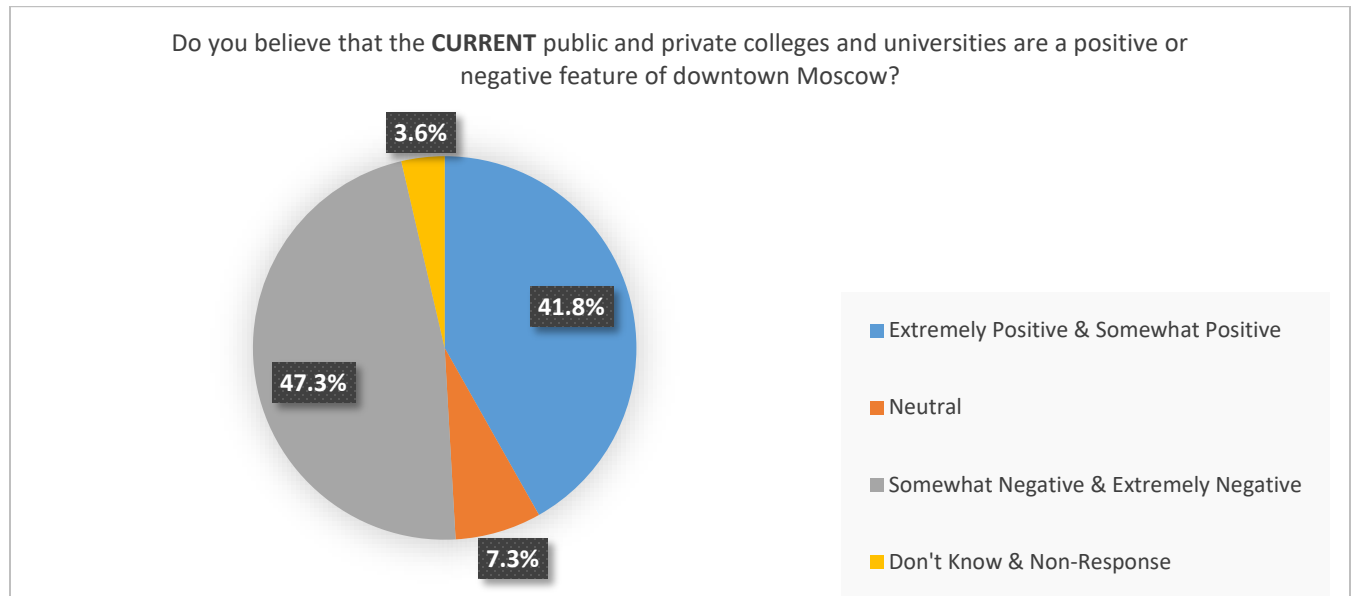
- c) "Additional public and private colleges and universities should not be allowed in the Central Business District."
- 60.9% of business owners "strongly agree" or "agree" with this statement.



Business Owner Survey: Question 2

The second question of the survey asks business owners, “Do you believe that **CURRENT** public and private colleges and universities are a positive or negative feature of downtown Moscow?”

- 47.3% of business owners noted that current colleges are a negative feature of downtown Moscow.



Business Owner Survey: Question 2 Comments

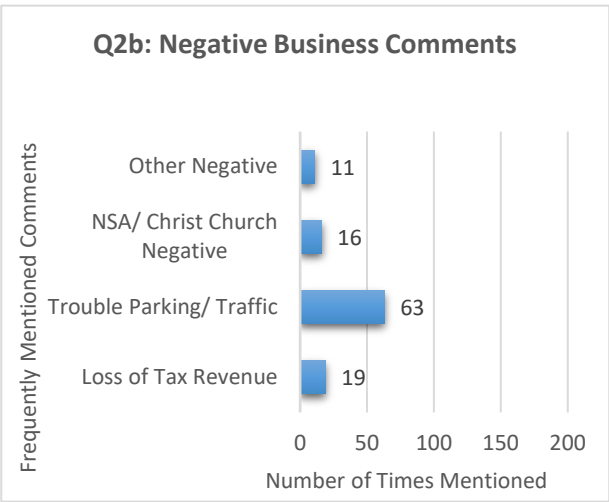
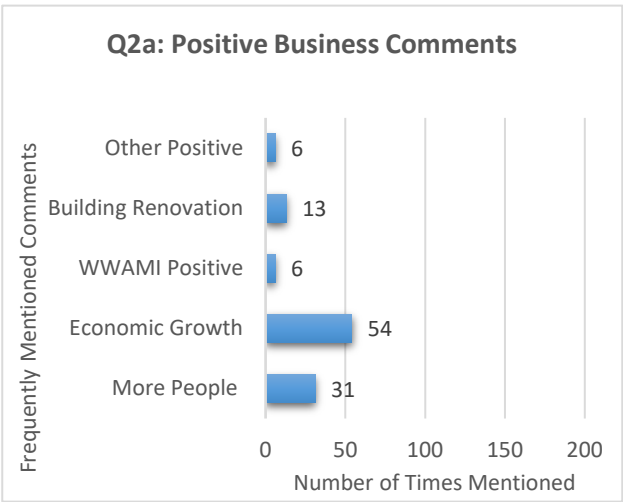
This question also allowed respondents to list comments of positive and negative features about the “CURRENT” public and private colleges in downtown Moscow. There were a total of 219 business owner comments, 110 of which mentioned a positive feature and 109 mentioned a negative feature. For clarity and efficiency comments were categorized and counted as shown below:

The top 3 mentioned positive categories were:

- Economic growth downtown
- More people/students
- Building renovation

The top 3 mentioned negative categories were:

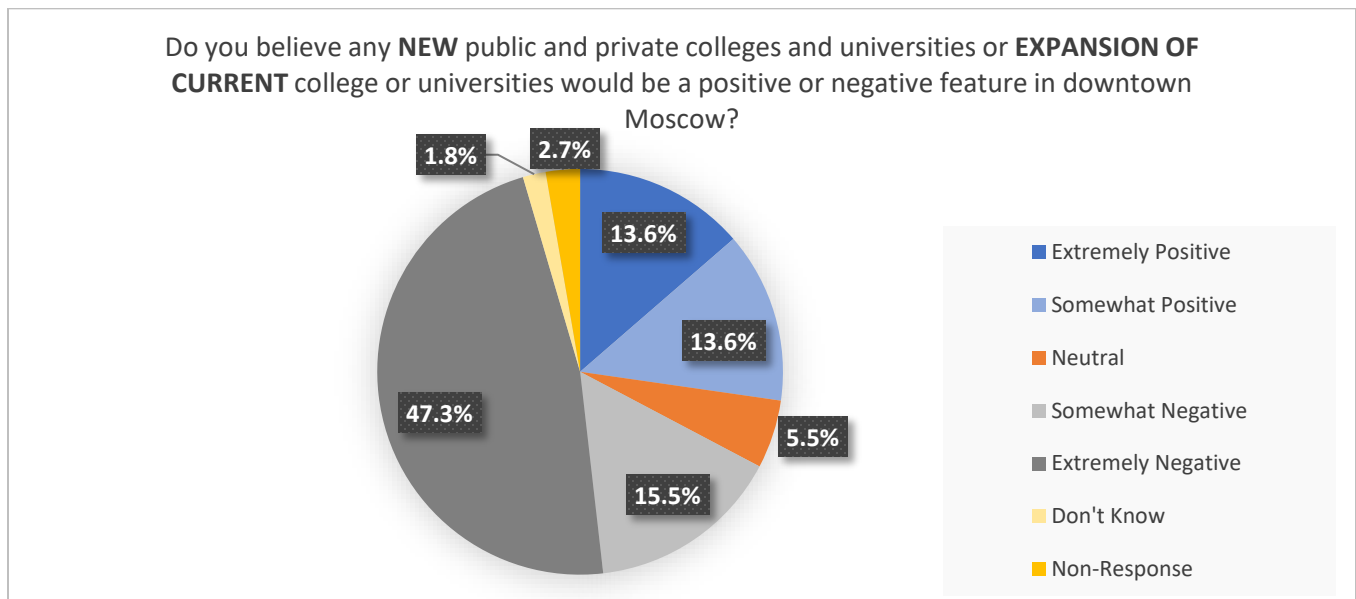
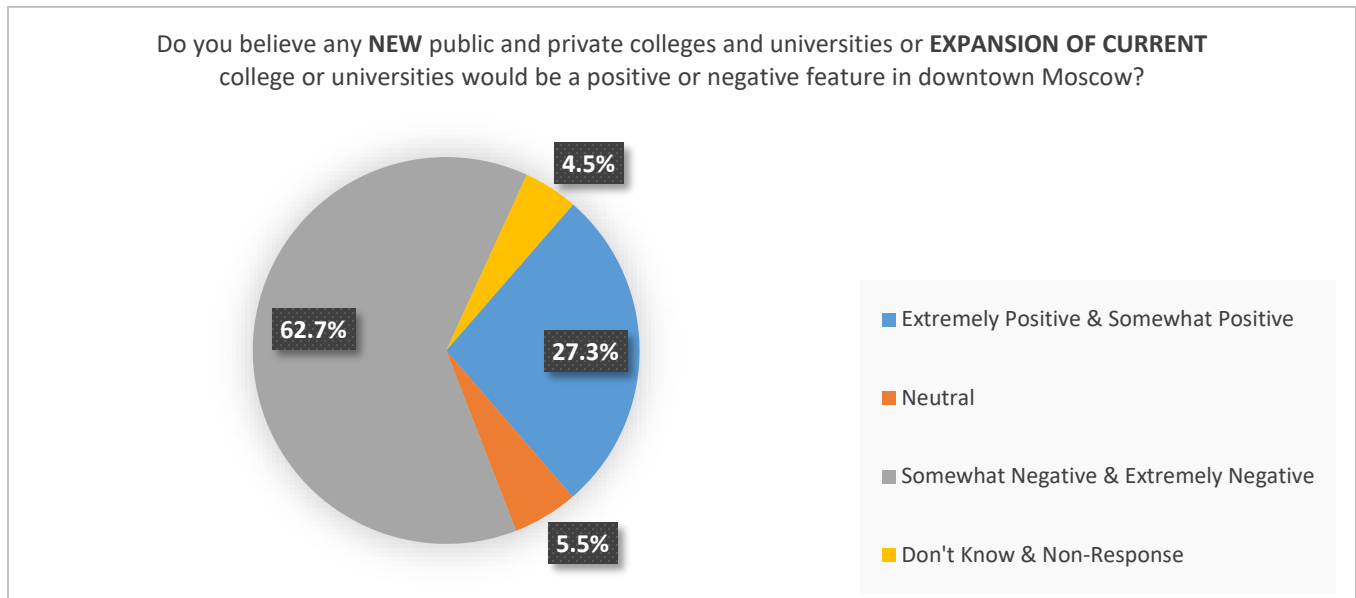
- Parking/traffic
- Loss of tax revenue
- NSA/Christ Church



Business Owner Survey: Question 3

The final question of the survey asks, “Do you believe any **NEW** public and private colleges and universities or **EXPANSION OF CURRENT** college or universities would be a positive or negative feature in downtown Moscow?”

- 62.7% of business owner’s responded marking either “negative” or “extremely negative” to this question.



Business Owner Survey: Question 3 Comments

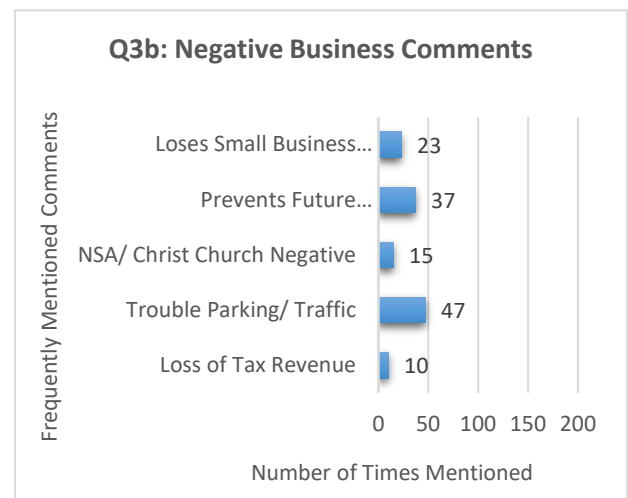
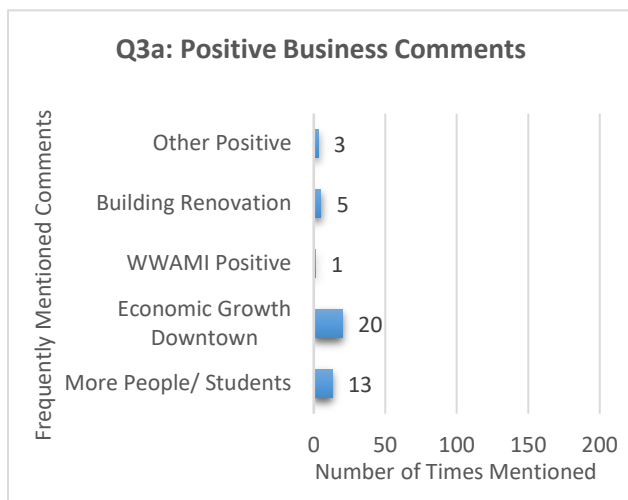
This question also allowed respondents to list comments of positive and negative features about any “NEW” public and private colleges and universities or “EXPANSION OF CURRENT” colleges and universities in downtown Moscow. There were a total of 186 business owner comments, 42 of which mentioned a positive feature and 144 mentioned a negative feature. For clarity and efficiency comments were categorized and counted as shown below:

The top 3 mentioned positive categories were:

- Economic growth downtown
- More people/students
- Building renovation

The top 3 mentioned negative categories were:

- Parking/traffic
- Prevents future downtown business
- Losing small business community to college campus'



Appendices

For ease of comparison, the following table has been created to provide a side-by-side comparison of the data as follows. Additionally, the original survey tools have been included with responses following the table.

Survey Question/Item		Residents	Business Owners
Q1a: Additional public and private colleges and universities should be allowed in the CBD WITH an approved permit?	Agree	27.27%	33.64%
	Neutral	5.45%	6.36%
	Disagree	62.73%	58.18%
	Don't Know/ Non-Response	4.55%	1.82%
Q1b: Additional public and private colleges and universities should be allowed in the CBD WITHOUT an approved permit?	Agree	7.51%	13.64%
	Neutral	3.41%	3.64%
	Disagree	82.94%	79.09%
	Don't Know/ Non-Response	6.14%	3.64%
Q1c: Additional public and private colleges and universities should not be allowed within the CBD.	Agree	60.41%	60.91%
	Neutral	8.53%	7.27%
	Disagree	25.60%	30.00%
	Don't Know/ Non-Response	5.46%	1.82%
Q2: Do you believe the CURRENT public and private colleges and universities are a positive or negative feature of downtown Moscow?	Positive	36.18%	41.82%
	Neutral	11.60%	7.27%
	Negative	49.49%	47.27%
	Don't Know/ Non-Response	2.73%	3.64%
Q3: Do you believe any NEW public and private colleges and universities or EXPANSION OF CURRENT college or universities would be a positive or negative feature un downtown Moscow?	Positive	23.21%	27.27%
	Neutral	9.90%	5.45%
	Negative	63.48%	62.73%
	Don't Know/ Non-Response	3.41%	4.55%

Appendix – Resident Survey Tool with Raw Percentages

1. Please rate your level of agreement for the following statements for **ADDITIONAL** public and private colleges and universities in the Central Business District (downtown Moscow):

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know	Non-Response
a) Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) WITH an approved conditional use permit?	12.97%	17.75%	8.19%	15.02%	43.34%	0.34%	2.39%
b) Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) WITHOUT an approved conditional use permit?	5.80%	1.71%	3.41%	13.65%	69.28%	0.68%	5.46%
c) Additional public and private colleges and universities should not be allowed within the Central Business District.	45.05%	15.36%	8.53%	11.26%	14.33%	1.37%	4.10%

2. Do you believe that the **CURRENT** public and private colleges and universities are a positive or negative feature of downtown Moscow?

Extremely Positive	Somewhat Positive	Neutral	Somewhat Negative	Extremely Negative	Don't Know	Non-Response
17.06%	19.11%	11.60%	25.26%	24.23%	2.73%	0.00%

a) If any, please list the top three positive things you believe current public and private colleges and universities bring to downtown Moscow.	b) If any, please list the top three negative things you believe current public and private colleges and universities bring to downtown Moscow.
<i>Economic growth downtown</i>	<i>Parking/traffic</i>
<i>More people/students</i>	<i>NSA/Christ Church</i>
<i>WWAMI program</i>	<i>Loss of tax revenue</i>

3. Do you believe any **NEW** public and private colleges and universities or **EXPANSION OF CURRENT** college or universities would be a positive or negative feature in downtown Moscow?

Extremely Positive	Somewhat Positive	Neutral	Somewhat Negative	Extremely Negative	Don't Know	Non-Response
11.60%	11.60%	9.90%	19.45%	44.03%	1.37%	2.05%

a) If any, please list the top three positive things you believe current public and private colleges and universities bring to downtown Moscow.	b) If any, please list the top three negative things you believe current public and private colleges and universities bring to downtown Moscow.
<i>Economic growth downtown</i>	<i>Prevents future downtown business</i>
<i>More people/students</i>	<i>Parking/traffic</i>
<i>Building renovation</i>	<i>NSA/Christ Church</i>

RESIDENT SURVEY RESULTS

Appendix – Business Survey Tool with Raw Percentages

1. Please rate your level of agreement for the following statements for **ADDITIONAL** public and private colleges and universities in the Central Business District (downtown Moscow):

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know	Non-Response
a) Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) WITH an approved conditional use permit?	16.36%	17.27%	6.36%	13.64%	44.55%	0.91%	0.91%
b) Additional public and private colleges and universities should be allowed in the Central Business District (downtown Moscow) WITHOUT an approved conditional use permit?	7.27%	6.36%	3.64%	12.73%	66.36%	0.00%	3.64%
c) Additional public and private colleges and universities should not be allowed within the Central Business District.	51.82%	9.09%	7.27%	10.00%	20.00%	0.00%	1.82%

2. Do you believe that the **CURRENT** public and private colleges and universities are a positive or negative feature of downtown Moscow?

Extremely Positive	Somewhat Positive	Neutral	Somewhat Negative	Extremely Negative	Don't Know	Non-Response
19.09%	22.73%	7.27%	28.18%	19.09%	0.91%	2.73%

a) If any, please list the top three positive things you believe current public and private colleges and universities bring to downtown Moscow.	b) If any, please list the top three negative things you believe current public and private colleges and universities bring to downtown Moscow.
<i>Economic growth downtown</i>	<i>Parking/traffic</i>
<i>More people/students</i>	<i>Loss of tax revenue</i>
<i>Building renovation</i>	<i>NSA/Christ Church</i>

3. Do you believe any **NEW** public and private colleges and universities or **EXPANSION OF CURRENT** college or universities would be a positive or negative feature in downtown Moscow?

Extremely Positive	Somewhat Positive	Neutral	Somewhat Negative	Extremely Negative	Don't Know	Non-Response
13.64%	13.64%	5.45%	15.45%	47.27%	1.82%	2.73%

a) If any, please list the top three positive things you believe current public and private colleges and universities bring to downtown Moscow.	b) If any, please list the top three negative things you believe current public and private colleges and universities bring to downtown Moscow.
<i>Economic growth downtown</i>	<i>Parking/traffic</i>
<i>More people/students</i>	<i>Prevents future downtown business</i>
<i>Building renovation</i>	<i>Losing small business community to college campus'</i>

BUSINESS SURVEY RESULTS

Appendix – Survey Comments

Listed below are the comments received by survey, by question.

Q2a: Residents

*If any, please list the top three **positive** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A younger vibe to the downtown
- Ability to train doctors for underserved rural communities
- Absolutely nothing
- Academic rigor
- Activity
- Add customers to restaurants
- Add diversity
- Add economic benefits
- Additional business and commerce
- Additional culture, additional customers
- Additional foot traffic downtown
- Additional revenue for coffee houses
- After hours parking
- Allows students easier access to medical training and collaboration; leading to additional medical providers
- Appearance
- Art and culture
- Attraction of commerce/business to meet student need
- Attractive buildings
- Attracts investment in Moscow
- Better paying jobs with benefits
- Bloom & Bucers
- Bring attention to downtown
- Bring daily activity to downtown
- Bring education to inter city
- Bring in people to presumably spend money at local business
- Bring income to business
- Bring income to current downtown businesses
- Bring more students downtown
- Bring new dollars/money into Moscow
- Bring people downtown daily
- Bring students to Moscow
- Bring vitality and diversity
- Brings economic growth/customers
- Brings foot traffic for businesses
- Brings in money
- Brings more student in
- Brings people downtown
- Brings people downtown
- Brings people downtown
- Brings people to downtown
- Business from students
- Business
- Business - they patronize and work at local businesses
- Business get some business
- Business opportunity for restaurants and cafes
- Business to business they approve of
- Business to the downtown
- Business to the downtown
- Businesses create tax base for city
- By nature of the location colleges bring more business to the local shop owners
- City/university connections
- Class, NSA-er's and med students downtown make Moscow look much less hick
- Clean public restrooms and nice library
- College events bring economic benefit
- College students spend money downtown
- Commerce
- Commerce
- Community life/diversity
- Connects students with community
- Consumer parking
- Contributed to the arts

- Contributes to vibrant downtown
- Convenience for students
- Creates foot traffic for the local stores
- Culture
- Culture
- Diverse community/culture
- Diverse day and night life in downtown
- Diversity
- Diversity
- Diversity
- Diversity
- Diversity
- Diversity in downtown
- Diversity of age
- Diversity, young people
- Downtown consumers
- Downtown tenants
- Economic business
- Economic growth
- Education
- Education is good for all but should not be one sided
- Educational possibilities
- Education opportunities
- Employment opportunity
- Energy
- Ensures people are downtown
- Expanded WWAMI
- Expanding medical education close to and in partnership with the local hospital is useful for our community
- Families visiting students seeing Moscow's current university students are contributing to downtown culture in a positive way
- Fill an otherwise possibly vacant building
- Filling and maintain once empty downtown spaces
- Filling vacant spaces
- Foot traffic
- Foot traffic allows more store frequenting
- Foot traffic and economic support for other local businesses downtown
- Friendly environment
- Friendship square has lost its public feel
- Fun and vibrant to have more people there
- Gathering place services = coffee houses, food, etc.
- Gritman is not central downtown and I don't see any conflicts
- Growth is inevitable
- Hasn't displaced any businesses
- Helps keep downtown vital
- I am all for more education but I think there are better locations available
- I feel like the NSA college has every right to be where it is allowed
- I like the mix of town and gown
- Improved business patronage
- Improves the morality of the community
- In general these student enhance the downtown image with decorum and professional appearance
- Increase foot traffic
- Increase of education is vital
- Increased business
- Increased business for bars
- Increased business for coffee shops
- Increased business revenue
- Increased educational diversity/learning
- Increased foot traffic
- Increased mid-day activity
- Increased service sector business
- Increased spending in businesses
- Increased traffic to downtown
- Increases traffic for weak business district
- Industry, students support local food/coffee
- Innovation
- Inspires Opposition
- It allows students to mix with the rest of Moscow residents
- It brings life to downtown
- It brings some diversity
- Keep people going downtown
- Keep the town "young" (new ideas, though, etc.)

- Keeps activity in downtown area
- Keeps downtown active and vibrant
- Keeps downtown business diverse
- Keeps downtown renewed/vital
- Larger tax base
- Less empty buildings and more use of the space
- Life, excitement, energy, positive vibe, diversity, business
- Like Pritchard and WWAMI
- Liveliness
- Liveliness - of learning and conversation
- Livelihood to downtown
- Liveliness
- Located downtown, they will tend to frequent the businesses in the core - especially restaurants, etc.
- Looks better
- Major large buildings occupied
- Makes downtown look better (no one updates)
- Many students fall in love with Moscow and stay after school
- May bring more consumers to town
- May get WAMI students to stay and practice here
- May improve appearance of CJ's
- Medical advancement
- Medical progress in the hospital for doctors
- Might attract people to the downtown and make it busier
- Mix of downtown traffic eat and possibly shop downtown
- Money
- Money
- Money to the local community
- More business to downtown
- More business
- More business and activity
- More business downtown
- More business for local businesses
- More business for restaurants and coffee shops, bookstore etc.
- More business patrons
- More business to community
- More businesses like Bloom
- More cultural opportunities
- More culture
- More customer traffic to businesses
- More customers for downtown businesses
- More customers for local businesses
- More customers for restaurants/coffee shops
- More customers for the co-op
- More customers in the students
- More education
- More educational people willing to make change
- More events overall
- More foot traffic
- More foot traffic
- More foot traffic to downtown/businesses
- More Medical Care
- More patronage to downtown restaurants
- More people
- More people good for businesses
- More people good for businesses
- More people to congregate together
- More potential customers
- More traffic for business who are supported by students
- More UI Programs downtown is fine
- More UI programs in downtown is fine
- More vibrant downtown
- More vibrant urban downtown
- Much better addition than more bars and clubs which tend to degrade an area over time
- Music from students
- New people
- Nice looking facilities
- None
- None
- None
- NSA students are good citizens
- Occupants for old buildings

- Occupied buildings that might be empty otherwise
- Opportunities for city development
- Opportunity for medical students to engage with medical professionals
- Patronizing downtown businesses
- People spending money but not staying in town
- People, growth, money
- People/customers
- Population diversity
- Possibly fewer vacant buildings
- Positive element of diversity and knowledge
- Positive impact on neighborhood schools
- Potential customers
- Pritchard brings art downtown
- Private businesses allows growth
- Probably good for the economy
- Prominently feature art gallery - Prichard
- Promote education
- Promote education
- Promote the college
- Promotes education
- Promotes integration of student and community life rather than separating those via a distinct campus
- Provide activities for area residents
- Provide educational opportunities
- Provide local jobs
- Provides a professional experience
- Provides educational opportunities downtown
- Public universities are great
- Raised intellectual level
- Reflects our values, students shop downtown
- Reliable building maintenance
- Renovating and maintaining existing architecture
- Restoration of buildings keeps downtown looking good
- Restored old buildings
- Revenue
- Revitalization of buildings
- Revitalizing downtown - pleased to see a ratty bar become a classical music venue
- Safety, I feel much safer when the NSA students are downtown
- Seem like good kids
- Service/charity for community
- Shows city vibrancy
- Shows that education and the arts are important to Moscow by placing it downtown
- Some degree of prestige
- Some more business
- Some parking is provided for the general public
- Source of possible art and culture to the community and volunteers
- Space is better taken care of
- Special note: The Gritman/UI Center makes sense and doesn't bring negatives to downtown, not competing with business
- Spending
- Store come and go, colleges and universities are more long-term (usually)
- Student access to downtown places of business
- Student population downtown increases liveliness of downtown
- Students
- Students and faculty = shoppers/consumers
- Students and faculty spend money at businesses
- Students are close to shopping
- Students are friendly and great
- Students are young
- Students downtown good for businesses
- Students frequent downtown businesses and add to downtown vibrancy
- Students may patronize local eateries
- Students purchase products downtown
- Students spending more time and money downtown besides just going to bars
- Students to sop and dine

- Students using restaurants and shopping
- Students/economy prospering
- Support local businesses
- Support of downtown businesses
- Support of local economy
- Talent
- Tax revenue
- The medical lab makes the UI more diverse
- The medical school is close to the hospital
- The students and staff bring shared experiences and new exposure to Moscow
- The students and staff spend their money close to schools
- The WAMI building is ok
- They are a clear "industry"
- They are brought to downtown and are a positive influence
- They are easy to find
- They bring diverse people
- They bring in vitality
- They bring more people to businesses which boosts economy
- They bring people downtown to patronize local businesses
- They can walk, cycle, or ride the bus to downtown
- They eat downtown
- They increase demand for real estate downtown
- Traffic for Moscow stores
- Traffic to downtown businesses
- Training future medical prof.
- U of I Pritchard Gallery - tourism
- UI bring business to Moscow downtown
- UI land-grant
- UI students actually support local business
- UI students are respectful and care about businesses and Moscow community
- UI WWAMI is a good helpful program
- UI WWAMI is a great resource
- UI WWAMI isn't taking up parking or promoting hateful ideology
- Unique Moscow vibe

- University town already
- Variety of jobs
- Vibrant community
- Vibrant Culture
- Vibrant downtown is positive
- Visit to the downtown area could bring more business
- Vitality
- Vitality to downtown
- WAMI at Gritman attracts students
- We are an educational community and need to show support
- Well-dressed students
- Well-dressed students
- What about expansion closer to UI
- Wirth need for more rural doctors the WWAMI program would have good access to hospital and doc offices for training and learning
- WWAMI
- WWAMI - Bring student closer to patients
- WWAMI - Increases medical professionals in our town = better healthcare
- WWAMI - Makes sense to have program near hospital
- WWAMI brings MD students to rural areas
- WWAMI does not take up space that would otherwise be occupied by stores, restaurants, etc.
- WWAMI does not take up space that would otherwise be occupied by stores, restaurants, etc.
- WWAMI med student enrich community
- WWAMI program
- WWAMI program is at least trying to train medical student who will stay and serve the community
- WWAMI support medical education
- WWAMI support the medical community, medical education is such expensive
- Young customers to stores
- Young energy
- Young people activity

- Young people in public spaces
- Younger age class cohort
- Youth
- Youth and vibrancy to downtown
- Youth, energy, vigor

- Youth, kids with strong values present well in public
- Youthful energy
- Youthful spirit
- Youthful, professional atmosphere

Q2b: Residents

*If any, please list the top three **negative** things you believe current public and private colleges and universities bring to downtown Moscow.*

- I'm for colleges but not in the downtown area.
- 540 students associated with few institutions makes downtown Moscow somewhat unfriendly for other city residents
- 540 students but only 90ish parking spots
- A religious entity is buying up downtown real estate at an alarming rate
- Add crowding
- Add parking problems
- Adding new might create overcrowding
- Additional parking not required for WWAMI students
- Adds to congestion downtown
- Amount of cross over between students and staff with downtown retail businesses
- At the moment there is a balance but more would bring lessening of downtown culture
- At the moment there is a balance but more would bring more noise
- At the moment there is a balance but more would bring more traffic
- Atmosphere of exclusion
- Available parking spaces
- Biased to freedom of religion, blocking Christianity and Logos prayers and secular and Muslim groups
- Blocks out new businesses to create a vibrant downtown
- Broken Historical Zoning Precedent
- Business move out of central district because of learning institutes

- Businesses are just now making a comeback - real estate being increased
- Cause parking problems in downtown
- CBD does not have enough parking to accommodate 680 people for the NSA performance hall
- Change community priorities
- Christ Church affiliated institutions drive away business, encourage hate and discrimination
- Christ Church is hateful bigoted organization
- Christ Church was a strong enough presence and should not be encouraged to grow
- Clannish value set
- Clogged parking
- Cluttered
- Colleges should do more community give-backs as a trade for sharing community space for their activities
- Colleges/universities take up commercial space for business
- Compete for space, raising rents for businesses
- Competes with University
- Competition between businesses/colleges
- Competition for building spaces/higher costs
- Competition for shop space
- Competition with businesses for retail space
- Congestion
- Congestion
- Congestion

- Congestion problems
- Controls aesthetic of downtown
- Conversion of downtown business space into property with limited use
- Corporate dollars have too much influence on both public and private colleges and universities
- Cost of infrastructure
- Could reduce space available for new restaurants and downtown business
- Create congestion and doesn't add any tax revenue
- Create parking problems
- Create shortage of parking
- Crowd out businesses
- Crowd out parking
- Crowding
- Crowding sidewalks
- Current infrastructure does not support
- Cyclic business demand
- Decrease in available parking downtown
- Decreased diversity of businesses downtown
- Decreased parking options
- Decreased tax base
- Density of student take up public space
- Did not follow comprehensive plan
- Difficulty parking, which hurts local business
- Dilution of business district
- Disproportional non-profit/non-taxable footprint in commercial hub that needs to develop more, not less
- Disrespect for "others" - see NSA's statement of marriage, gender and sexuality
- Do not bring local business
- Do not know about them
- Do not know anyone who attends
- Do not pay taxes
- Do they pay taxes?
- Does not add to intellectual climate
- Does not contribute to public experience
- Doesn't add any tax revenue
- Doesn't add to the city core business community
- Dominance of a non-secular entity in downtown/city/affairs
- Dominates space that could be used for retail
- Don't think that colleges bring good economic benefit to a central downtown location
- Downtown businesses can't grow
- Downtown feels very cliquish
- Downtown is for everyone, not a college campus
- Downtown should be for all of Moscow
- Downtown should be for commerce only
- Downtown should be retail only
- Downtown too crowded with students rather than locals
- Drain on resources
- Effect on property tax collections
- Enough of one kind of Christian school
- Even the parking lots are prime real estate that could become a tax paying business
- Extra car traffic
- Extra congestion of bikes and pedestrians
- Extra crowding of cafes and shops
- Extra pedestrian traffic/safety concern
- Faculty/students take up parking
- Fewer stores
- Gay bashing, misogyny, narrow minded "Christianity"
- Hard to find parking
- I do not support the religious emphasis of New St A
- I don't agree with the ideals theology set forth by these entities, I don't believe it's appropriate to allow them to take over downtown
- I think there is a big difference between the priorities of the public and private institutions. The public, by requirement, must offer more access and reflects the population values more accurately

- If any sectarian or theological influence were to encroach on secular public policy, that would be a detriment
- If not managed correctly, parking too busy
- IHES is one religious organization but not the only
- Image/perception of Moscow is distorted by presence of organizations that are non-inclusive
- Impact on parking
- Increase foot traffic impact parking
- Increase traffic
- Increased pedestrian traffic
- Increased traffic
- Inhibit business growth
- Insufficient parking
- Issue of parking in central downtown area
- It is a "business" district, not an education district
- Lack of business diversity as schools purchase more buildings and space
- Lack of commercial business
- Lack of community - see NSA's statement of marriage, gender and sexuality
- Lack of cultural balance or neutrality, it feels like a particular work view is infiltrating our "business district"
- Lack of parking
- Lack of parking
- Lack of parking
- Lack of parking
- Lack of parking
- Lack of parking for businesses
- Lack of parking for public for business errands
- Lack of tolerance - see NSA's statement of marriage, gender and sexuality
- Less business space
- Less commerce
- Less focus on Moscow community
- Less parking
- Less parking
- Less parking available
- Less parking spaces
- Less parking spaces for other downtown businesses (ie hard to find parking spaces when there is very few anyhow)
- Less room for diversity in public space
- Less room for local businesses/non-profits
- Less space available for businesses
- Less space for community activity
- Less space for local start up businesses
- Less taxes
- Limit retail business
- Limited handicap parking
- Limited parking
- Limited parking
- Limited Parking
- Limited parking for downtown residents
- Limiting use of business space
- Limits downtown
- Limits space for commercial interests
- Limits space for other business uses
- Limits the space for what would be of interest to whole town
- Local business can barely survive now, downtown shouldn't have to lose out to schools using good business spaces
- Locations where saint Andrews college occurs
- Lose property tax revenue
- Lose small town/historical ambiance
- Loss of available business space
- Loss of available parking
- Loss of business space
- Loss of commercial space
- Loss of parker
- Loss of potential business space
- Loss of property tax revenue
- Loss of space for new business
- Loss of tax paying space
- Loss of tax revenue
- Loss of tax revenue
- Loss of tax revenue
- Loss of tax revenue
- Lowered tax revenues

- May occupy space that businesses may desire
- Might make parking horrible as it is
- Mixing too much religion/politics
- More "students" in or about downtown crosswalk or they jaywalk
- More difficulties in parking
- More limitation to parking for businesses
- More limited commercial opportunities.
- More parking concerns
- More parking problems
- More traffic
- More traffic
- More traffic
- More traffic - trade off is worth it
- More traffic than necessary
- Need more pedestrian crossing signage and signals
- Negative impact on area businesses
- New Saint Andrews already has numbers buildings in Moscow and seems to be taking over the community feeling of Moscow
- New Saint Andrews and Christ Church affiliates already own most businesses downtown, Moscow needs new blood so to speak
- New St Andrews in its size, expansion, and fulfillment of the mission of Christ Church works to make Moscow unanimously Christian, whereas there is a perversion of its ethics with no respect for civil society
- New St Andrews students are very non-secular
- New St. Andrews takes up too much of downtown and the church behind it is a very evil, close-minded cancer upon Moscow
- No churches downtown
- No new businesses in the area
- No parking downtown
- No parking for non-students
- No parking for shoppers
- No tax base
- No tax revenue
- No taxes paid
- Non-shoppers (student/staff) hogging parking spaces
- Not a place for community
- Not common knowledge, NSA library open to public
- Not enough parking
- Not enough parking downtown and now even less with the college/universities
- Not in keeping with the character of downtown
- NSA - I do not enjoy being told I am going to hell for enjoying downtown while being gay
- NSA - Loss of tax revenue
- NSA - Parking nightmare, 47 spaces does not account for 680 seats in an auditorium, this will hurt downtown businesses, if NSA increase by 300 students, why not increase parking by 300 spaces at least
- NSA has made parking terrible
- NSA has ruined the town
- NSA is bigoted
- NSA is bigoted
- NSA is hostile to LGBTQ community
- NSA is not beneficial to downtown
- NSA is not welcoming to public
- NSA is turning downtown into their campus
- NSA presence has potential to spread offensive beliefs
- NSA students show judgement to LGBTQ Moscow people
- NSA took parking spaces from local Moscow residents
- NSA's expansion throughout downtown degrades the local, small business atmosphere
- Occupies business space
- Occupies space businesses could use
- One of them doesn't provide adequate parking
- Over crowding downtown businesses discouraging local commerce

- Over crowding small area with limited parking as it is
- Overcrowding
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking - lack of
- Parking already strained
- Parking always hard to find
- Parking by non-business entities
- Parking conflicts
- Parking congestion
- Parking difficulties
- Parking difficulties
- Parking downtown has become an issue, particularly when trying to do business
- Parking for local residents
- Parking for others who shop or use services downtown
- Parking for shoppers and eaters is more important than for students
- Parking hassles
- Parking is a big issue
- Parking is a problem
- Parking is atrocious, more that once i've gone downtown to shop but lack of parking has made me go elsewhere
- Parking is extremely difficult
- Parking is hard to find for residents that want to shop downtown
- Parking is more difficult
- Parking is negative
- Parking is problem
- Parking is problematic
- Parking is tight
- Parking is tricky, but not yet difficult

- Parking Issues
- Parking issues
- Parking issues
- Parking issues
- Parking issues
- Parking issues
- Parking issues
- Parking issues - trad off is worth it
- Parking lot should be for all taxpayers, not just students
- Parking of autos long term
- Parking options may need to be reviewed but are not currently a problem
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parking problems
- Parts of downtown become culturally homogenous
- Perception in Moscow that downtown is a campus for NSA College and restaurants backed by NSA money, it is not welcoming to new retail and economic positive professionals
- Perhaps less opportunity for businesses to be downtown
- Political disagreements
- Population bias to Christ Church religion
- Possible traffic hazards and unsightly parking lots
- Postmodern architecture is trash
- Potential parking issues
- Prevents development of business
- Prevents taxable revenue for our city
- Private colleges (along with their private beliefs) have too much influence on public sphere

- Private could buyout downtown spots
- Private religious institutions should not be in the business community
- Private schools don't interact with general public
- Property off tax rolls with burden shifted to other over-taxed businesses
- Provide competition for their businesses
- Provided prime real estate to a private uninclusive entity
- Pushes business out of the business district
- Raising costs for small business who do not have the same degree
- Reduce available retail space
- Reduced business tax
- Reduced diversity of business
- Reduced parking
- Reduced parking
- Reduction of convenient
- Reduction of store front, business options
- Religious and educational institutions belong outside the central business district, buildings downtown should be designated for small, local retail, art or restaurants
- Religious cult
- Religious group trying to take over town
- Religious stigma that some people may add to it
- Removal of properties from tax rolls
- Removes parking
- Rumor of Christ Church taking over Moscow
- Schools don't pay taxes, Moscow needs more revenue
- Second level parking deck along Jackson
- Send shoppers to the mall
- Should not have a specific religion downtown
- Some of the current ones are a mess and hold terrible beliefs
- Space for businesses would be surrendered
- Space not available for retail
- Space that could be used for more variety of retail
- Steals shoppers of parking
- Strain of Parking
- Street-level buildings should be used for non-secular, inclusive businesses
- Strong whiff of favoritism (civic endorsement?)
- Students are sometimes rude
- Students take up limited parking places
- Take away from U of I
- Take our parking spots
- Take over other buildings
- Take space that could be used by new businesses that generate jobs and tax revenue
- Take up business space
- Take up parking
- Take up parking
- Take up parking that is already limited
- Take up space of local business opportunities
- Take up space that could be used to benefit everyone, retail, food options, etc.
- Takes away from potential tax paying businesses
- Takes away from UI
- Takes away from vibrant downtown
- Takes away retail space
- Takes away space and parking from businesses
- Takes needed business space
- Takes up space for retail
- Takes up space in downtown
- Takes up too much of the parking
- Taking away space for local businesses
- Taking commercial space
- Taking over downtown business space
- Taking over downtown parking
- Taking property off tax rolls
- Taking up already limited parking
- Taking up building space that could be used by tax paying businesses
- Taking up business space

- Taking up parking space that could be used by consumers/shoppers
- Taking up too much parking, require more downtown is for business
- Tax base is being eroded
- Tax credits/no taxes for education
- Tax exempt
- Tax exempt establishments hurt local business
- Tax-free entities not paying into infrastructure
- The additional parking being used while providing no business to shops
- The Gritman Center is terribly ugly
- The private colleges are very private - they segregate themselves and only go to certain places
- The schools use of building space that could be used to bring more business to the downtown area
- There is not much room
- There is the parking issue
- These private institutions don't pay taxes
- They are taking over downtown and running local business out
- They don't pay taxes
- They don't pay taxes
- They don't pay taxes
- They pay no taxes, they take parking space from tax paying businesses
- They should be in a location rather than the middle of business district
- They take over the parking
- They take up parking spaces
- They take up too many parking spots downtown
- They take up valuable commercial retail space
- They use up on street parking
- This is a "business district" not a school district, schools could be near downtown but not in the downtown. Like UI is close but not on Main Street
- This is a pass for religious orgs to infiltrate downtown
- Tie up valuable retail space
- Traffic (no parking)
- Traffic congestion
- Traffic from students/faculty make walking more difficult in downtown
- Unfair influence over policy
- Unfair influence over what businesses succeed or fail parking
- Universities currently dominating
- Universities that don't pay taxes due to religious exemption don't pay back into entire community
- University is not only option
- Violent ideals/extremism, take up space, are not faithful to historic downtown Moscow
- We do not have parking for our businesses
- We need more tourist features to bring in people during summer
- We want Moscow to be better, not known as the seat of Christ Church's HATE
- What about UI?
- When NSA goes between classes it blocks traffic and is dangerous
- Where are the colleges profit centers? Remember .39 cents of every dollar stays in the community of locally owned, .039 cents of every dollar stays in the community of profit centers outside of the community
- Would occupy spaces for businesses
- Would rather have shops in downtown

Q3a: Residents

*If any, please list the top three **positive** things you believe current public and private colleges and universities bring to downtown Moscow.*

- Absolutely nothing
- Add more foot traffic hopefully to support downtown businesses
- Attracts more working class people
- Bring attention to downtown
- Bring in people to presumably spend money at local business
- Bring more people to downtown for business
- Brings culture
- Brings economic growth/customers
- Brings people to downtown
- Brings vitality and diversity
- Businesses benefit
- Business to the downtown
- Campus locations occupy vacant buildings
- Can fill all the existing buildings
- College students spend money downtown
- Colleges take good care of facilities thereby revitalizing downtown for attracting other business
- Continued commerce for existing business
- Culture
- Diversity
- Diversity
- Diversity
- Economy
- Education is good as long as it is not socially or politically divisive
- Educational possibilities
- Expansion for NSA brings music
- Fill empty store fronts
- Fill vacant properties
- Fresh perspectives
- Fulfillment of [REDACTED]'s vision for Moscow
- Go to school instead of "hanging out" in street
- Great music venue for Jazz Fest
- Growth of medical education is important
- Growth of the downtown area
- Heard of a music conservatory being added downtown. This would be positive
- Helps replace some of U of I's declining enrollment
- I am all for more education but I think there are better locations available
- I think that expansion of college downtown will help grow the business there, e.g. The NSA expansion into cjs will strength the lower downtown area and create more business flow
- I think UI would bring continued positive things and a more eclectic flavor, NSA seems to have only one theme
- If they include child care services
- If they include elder care services
- If they include more transit services for all
- IHES become more integrated with community
- Improved business patronage
- In general these student enhance the downtown image with decorum and professional appearance
- Increase in public events/shows
- Increase the student population
- Increase to local business financially
- Increased consumer spending
- Increased retail foot traffic
- Increased service sector business
- Increased student population
- Increased tax revenue
- Increases traffic for weak business district
- Increasing housing rented businesses
- It creates diversity downtown with students and non-students mixing
- It makes downtown feel like a happening place
- Jobs

- Keep the town "young" (new ideas, though, etc.)
- Keeps Moscow on the map
- Located downtown, they will tend to frequent the businesses in the core - especially restaurants, etc.
- Makes beautiful downtown
- Makes Moscow seem more progressive to have private colleges
- Maybe more business/cash downtown
- Medical education and training
- Money
- Money to local shops
- More \$ for apartment owners
- More \$ for downtown vendors
- More business
- More business patrons
- More customer traffic to businesses
- More education
- More educational opportunities
- More learning space
- More Medical Care
- More money for the town
- More opportunities for local teens in education opportunities
- More people
- More potential customers
- More restaurants and shops for variety
- More vibrant downtown
- Much better addition than more bars and clubs which tend to degrade an area over time
- Nicer sidewalks, planters, walking paths make the town more attractive
- None
- NSA is not a business, should not be in the business district
- NSA parking - good
- People who patron businesses
- People/customers
- Possible enhancement of art and performance events
- Possible increase beer/coffee sales
- Positive diversity for our community
- Positive impact on neighborhood schools
- Potential restore historical buildings
- Pritchard art gallery
- Progression
- Promote education
- Promote the college
- Promotes education
- Provide activities for area residents
- Provide educational opportunity to more people
- Puts people downtown if they can find parking, excludes not Christ Church members from downtown
- Raised intellectual level
- Restoration of buildings keeps downtown looking good
- Revitalization of buildings
- Revitalization of renovation of the older buildings
- Same vibrant culture
- Seem like good kids
- Seems to be a double standard for conditions where NSA is concerned, ideological discrimination?
- Shows city vibrancy
- Small business downtown is good
- Some students may stay in Moscow
- Special note: The Gritman/UI Center makes sense and doesn't bring negatives to downtown, not competing with business
- Students buy food downtown
- Students help boost local business downtown
- Students may want to stay in Moscow
- Support of downtown businesses
- They do bring foot traffic, varied entertainment, and safety
- University of Idaho is close to hospital
- Upgrade to social standards
- Use of conditional use permits to control development of downtown
- Use of upper floor office space

- Volunteers for public events
- What we have is good
- WWAMI - positive
- WWAMI good influence
- WWAMI integration with Gritman
- WWAMI is needed to promote healthcare in Moscow's future
- WWAMI programs make sense to expand because of hospital location, more doctors in Moscow

- Young customers to stores
- Young energy
- Young people exposed to community activities
- Young vibe
- Younger age class cohort
- Youth, energy, vigor

Q3b: Residents

*If any, please list the top three **negative** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A more religious/conservative feel to Latah County
- Again, I think downtown should be downtown and have more business space
- All crosswalks lack safety lights as more people/cars use downtown area
- At the moment there is a balance but more would bring lessening of downtown culture
- At the moment there is a balance but more would bring more noise
- At the moment there is a balance but more would bring more traffic
- Blocks out new businesses to create a vibrant downtown
- Can affect future efforts and costs toward downtown commercial revitalization
- Causes parking problems
- Christ Church's political influence
- City should consider building codes to protect the look and feel of downtown, Varsity Diner is an eyesore and should not have been allowed
- College growth replaces business impact area shopping and tax revenues
- College/university downtown expansion competes with commercial space and access
- Colleges/universities take up commercial space for business
- Competition for building space/parking
- Concerns regarding extreme ideologies
- Congestion
- Congestion problems
- Continues to occupy prime small business space
- Conversion of downtown business space into property with limited use
- Create parking problems
- Crowding by increased population
- Crowding with students - become "college town"
- Decrease in available parking downtown
- Decrease in variety of retail businesses; take up more parking, decrease in retail business opportunities
- Decreased parking options
- Decreased tax base
- Density of student take up public space
- Disproportional non-profit/non-taxable footprint in commercial hub that needs to develop more, not less
- Disrespect for "others" - see NSA's statement of marriage, gender and sexuality
- Don't need more downtown
- [REDACTED]

- Downtown entities should pay into taxes to further better downtown for all
- Downtown is a place for the community gather, NSA or UI downtown prevents this, taking space that could be used.
- Downtown is for business and not for colleges and universities
- Downtown Moscow could be too student heavy (considering that the current permits have not brought in all students)
- Downtown should be for local business and restaurants
- Downtown space should be available to a diversity of people and uses
- Eventual Christ Church takeover
- Eventual Christ Church takeover
- Expanded NSA would push businesses from downtown and bring distasteful members into Moscow's nice liberal community
- Having private buildings in central downtown is bad
- Higher building costs
- Hurts non Christ Church business - patrons will frequent C.C. affiliations
- I can't find a place to park to shop downtown.
- I don't agree with the ideals theology set forth by these entities, I don't believe it's appropriate to allow them to take over downtown
- I feel the charm of our town is because of its business shops!
- If unchecked, could reduce space for local businesses
- Increase in minor crimes
- Increase of tribalism in Moscow
- Increase traffic
- Increased pedestrian traffic
- Increased traffic congestion
- Inflates value of storefronts/increases rent
- Inhibit business growth
- It'll make other feel weird being downtown, like they're on someone's campus
- Lack of community - see NSA's statement of marriage, gender and sexuality
- Lack of parking
- Lack of parking
- Lack of response for the needs of the overall community
- Lack of tolerance - see NSA's statement of marriage, gender and sexuality
- Less parking
- Less parking will be available
- Less room for local businesses/non-profits
- Limiting downtown space for businesses
- Limited parking
- Loss of business diversity
- Loss of potential business space
- Loss of retail space
- Loss of tax revenue
- Make parking harder to find
- Makes town seem narrow and conservative
- More loss of limited parking space supply
- More nightlife options, especially dance
- More parking congestion downtown
- More people on Main Street that are not there to support local business
- More secular business that bring in money's tax dollars to the city
- More square footage that do not pay taxes
- More traffic - tradeoff is worth it
- More violation of Church/State
- More violations of Church/State
- Need more shopping/business options
- No parking
- Not a strong tax base - we need that space for more taxable business so we as a community can afford new public schools, it is embarrassing to live in a community where our newest school is 50 years old
- Not enough parking, this is a disservice to seniors and people with limited mobility
- Not in keeping with the character of downtown
- Not welcoming to alternative views

- NSA - acquisition of cjs given Christ Church prominent real estate at both ends of Main Street for the obvious purpose of asserting its preeminence among cultural institutions, thus it will be increasingly difficult to advertise other facets of the city to non-residents, who don't know any better than to assume strong community support for the Church and its affiliates, should such actually exist it amounts to a fifth column
- NSA at cjs - bad
- NSA at Nuart - bas
- NSA central - bad
- Old cjs has no benefits to public in conditional use permit
- Open a burrito business
- Out of character for city
- Overcrowding
- Overuse of limited resources
- Parking
- Parking
- Parking
- Parking availability
- Parking headaches, I live and work near downtown and daytime parking is awful
- Parking is already a problem
- Parking is already difficult
- Parking is resolved would welcome expansion of current colleges and universities
- Parking Issues
- Parking issues
- Parking issues - tradeoff is worth it
- Parking lot should be for all taxpayers, not just students
- Parking problems
- Parking problems
- Parking problems
- Parking will get worse
- Polarize the downtown
- Potential parking issues
- Private colleges place an emphasis to control the community for their religious ideology
- Private could buy out downtown
- Property acquired by "schools" is taken off tax rolls.
- Property off tax rolls with burden shifted to other over-taxed businesses
- Provide competition for their businesses
- Redundancy
- Religion and politics
- Religious group taking downtown buildings off tax base
- Religious influence promotion
- Saturday Farmers Market creates more parking problems, but people always seem to be able to walk an extra block or two to get there, so that's a bit of a red herring
- Schools are private entities downtown and CBD should be 6 block of diverse businesses, economic additions to help boost our local economy, educational institution do not belong in the small 6 block CBD? Retail shops for all public use
- Starting to crowd out other businesses/restaurants/parking
- Strain of Parking
- Take any space from business
- Take over other buildings
- Take up space that could be used to benefit everyone, retail, food options, etc.
- Take up too much parking
- Takes property off tax rolls
- The building space could be used for business
- The current University boards out its current students to residents (we have 4 next door), as far as I know this is against current regulations, what can be done to stop this and where will more students live
- There are always tradeoffs and logistics should always be considered

- There is not enough space, go other places to expand on the outskirts not central
- There is such limited space downtown colleges would be competing with the businesses
- They ????? Hate, encourage discrimination, and drive away positive community investment
- They are pushy with their religious agendas
- This is space that could be used for shops, bars, and other fun spots
- Too closed of a community
- Too crowded downtown, too many people for the space
- Too little synergy with downtown businesses
- Too much space taken already
- Took prime retail property off Main St.
- Traffic Issues
- Traffic/limited parking
- Turning cks into a college will already take up wat too much parking
- Tying up business spaces that could generate sales tax income

- Tying up parking which is scarce enough
- We do not have parking for our businesses
- We don't want downtown Moscow to become a downtown university, as a lifetime resident I am disappointed so much expansion of this university has already occurred, they need to find private land and build a proper campus and proper student housing
- We have a small downtown that is vibrant and attractive, I would not like to see it further invaded
- We need more downtown business, not private schools
- We needs businesses downtown that promote inclusion
- While parking is always brought up it is rarely an issue
- With the latest addition of the NSA conservatory, there will be an imbalance of educational vs. Business uses.
- Would these buildings/activities be non-profit and therefore tax exempt?

Q2a: Business

*If any, please list the top three **positive** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A more religious/conservative feel to Latah County
- Again, I think downtown should be downtown and have more business space
- All crosswalks lack safety lights as more people/cars use downtown area
- At the moment there is a balance but more would bring lessening of downtown culture
- At the moment there is a balance but more would bring more noise
- At the moment there is a balance but more would bring more traffic
- Blocks out new businesses to create a vibrant downtown
- Can affect future efforts and costs toward downtown commercial revitalization
- Causes parking problems
- CBD should be reserved for general public use that is inclusive and non-secular
- Christ Church wants to take over!
- Christ Church's political influence
- City should consider building codes to protect the look and feel of downtown, Varsity Diner is an eyesore and should not have been allowed
- College growth replaces business impact area shopping and tax revenues

- College/university downtown expansion competes with commercial space and access
- Colleges/universities take up commercial space for business
- Competition for building space/parking
- Concerns regarding extreme ideologies
- Congestion
- Congestion problems
- Continues to occupy prime small business space
- Conversion of downtown business space into property with limited use
- Cost of infrastructure
- Create parking problems
- Crowding by increased population
- Crowding with students - become "college town"
- Crowding/parking even worse
- Decrease in available parking downtown
- Decrease in variety of retail businesses; take up more parking, decrease in retail business opportunities
- Decreased parking options
- Decreased tax base
- Density of students take up public space
- Disproportional non-profit/non-taxable footprint in commercial hub that needs to develop more, not less
- Disrespect for "others" - see NSA's statement of marriage, gender and sexuality
- Do they pay taxes?
- Don't need more downtown
- [REDACTED]
- Downtown businesses can't grow
- Downtown entities should pay into taxes to further better downtown for all
- Downtown is a place for the community gather, NSA or UI downtown prevents this, taking space that could be used.
- Downtown is for business and not for colleges and universities
- Downtown Moscow could be too student heavy (considering that the current permits have not brought in all students)
- Downtown should be for local business and restaurants
- Downtown space should be available to a diversity of people and uses
- Downtown would become a college-not a place where families/community would want to gather
- Enough of one kind of Christian school
- Eventual Christ Church takeover
- Eventual Christ Church takeover
- Excess "control" by one group leading to "reduced" overall community diversity which in and of itself is good and healthy, diversity that is
- Exclusively college town feel
- Expanded NSA would push businesses from downtown and bring distasteful members into Moscow's nice liberal community
- Further erosion of cultural diversity
- Further erosion of tax base
- Having private buildings in central downtown is bad
- Here again sites occupied by NSA
- Higher building costs
- Hurts non Christ Church business - patrons will frequent C.C. affiliations
- I can't find a place to park to shop downtown.
- I don't agree with the ideals theology set forth by these entities, I don't believe it's appropriate to allow them to take over downtown
- I feel the charm of our town is because of its business shops!
- If unchecked, could reduce space for local businesses
- Image/perception of Moscow is distorted by presence of organizations that are non-inclusive
- Increase in minor crimes

- Increase of tribalism in Moscow
- Increase traffic
- Increased pedestrian traffic
- Increased traffic congestion
- Inflates value of storefronts/increases rent
- Inhibit business growth
- Insufficient parking
- It'll make other feel weird being downtown, like they're on someone's campus
- Lack of community - see NSA's statement of marriage, gender and sexuality
- Lack of parking
- Lack of parking
- Lack of respect at local shops
- Lack of response for the needs of the overall community
- Lack of tolerance - see NSA's statement of marriage, gender and sexuality
- Less parking
- Less parking will be available
- Less room for local businesses/non-profits
- Less space for other community interests
- Limiting downtown space for businesses
- Limited parking
- Locals avoid downtown due to lack of ability to navigate - especially our seniors and disabled
- Loss of business diversity
- Loss of potential business space
- Loss of retail space
- Loss of tax revenue
- Make parking harder to find
- Makes town seem narrow and conservative
- More loss of limited parking space supply
- More nightlife options, especially dance
- More parking congestion downtown
- More people on Main Street that are not there to support local business
- More secular business that bring in money's tax dollars to the city
- More square footage that do not pay taxes
- More traffic - tradeoff is worth it
- More violation of Church/State
- More violations of Church/State
- Need more shopping/business options
- No parking
- Not a strong tax base - we need that space for more taxable business so we as a community can afford new public schools, it is embarrassing to live in a community where our newest school is 50 years old
- Not business-oriented
- Not enough parking, this is a disservice to seniors and people with limited mobility
- Not in keeping with the character of downtown
- Not welcoming to alternative views
- NSA - acquisition of cjs given Christ Church prominent real estate at both ends of Main Street for the obvious purpose of asserting its preeminence among cultural institutions, thus it will be increasingly difficult to advertise other facets of the city to non-residents, who don't know any better than to assume strong community support for the Church and its affiliates, should such actually exist it amounts to a fifth column
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- Old cjs has no benefits to public in conditional use permit
- One of them doesn't provide adequate parking
- Open a burrito business
- Out of character for city
- Overcrowding
- Overuse of limited resources
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking availability
- Parking for shoppers and eaters is more important than for students

- Parking headaches, I live and work near downtown and daytime parking is awful
- Parking is a big issue
- Parking is already a problem
- Parking is already difficult
- Parking is an issue
- Parking is resolved would welcome expansion of current colleges and universities
- Parking Issues
- Parking issues
- Parking issues - tradeoff is worth it
- Parking lot should be for all taxpayers, not just students
- Parking problems
- Parking problems
- Parking problems
- Parking will get worse
- Polarize the downtown
- Potential parking issues
- Prevents local, small businesses
- Private colleges place an emphasis to control the community for their religious ideology
- Private colleges should not receive special consideration
- Private could buy out downtown
- Property acquired by "schools" is taken off tax rolls.
- Property off tax rolls with burden shifted to other over-taxed businesses
- Provide competition for their businesses
- Redundancy
- Religion and politics
- Religious group taking downtown buildings off tax base
- Religious influence promotion
- Saturday Farmers Market creates more parking problems, but people always seem to be able to walk an extra block or two to get there, so that's a bit of a red herring
- Schools are private entities downtown and CBD should be 6 block of diverse

- businesses, economic additions to help boost our local economy, educational institutions do not belong in the small 6 block CBD? Retail shops for all public use
- Starting to crowd out other businesses/restaurants/parking
- Strain of Parking
- Strongly believe in colleges/universities and education but not in downtown
- Take any space from business
- Take over other buildings
- Take space that could be used by new businesses that generate jobs and tax revenue
- Take up parking that is already limited
- Take up space that could be used to benefit everyone, retail, food options, etc.
- Take up too much parking
- Takes property off tax rolls
- The building space could be used for business
- The current University boards out its current students to residents (we have 4 next door), as far as I know this is against current regulations, what can be done to stop this and where will more students live
- There are plenty of other locations outside the CBD that could be used for educational use
- There are always tradeoffs and logistics should always be considered
- There are open spaces in Moscow that can be developed without congesting the small downtown
- There is not enough space, go other places to expand on the outskirts not central
- There is such limited space downtown colleges would be competing with the businesses
- They ????? Hate, encourage discrimination, and drive away positive community investment
- They are pushy with their religious agendas

- This is a "business district" not a school district, schools could be near downtown but not in the downtown. Like UI is close but not on Main Street
- This is space that could be used for shops, bars, and other fun spots
- Threat to surrounding business as traffic patterns change
- Too closed of a community
- Too crowded downtown, too many people for the space
- Too little synergy with downtown businesses
- Too much space taken already
- Too much traffic congestion
- Took prime retail property off Main St.
- Traffic Issues
- Traffic/limited parking
- Turning cks into a college will already take up wat too much parking
- Tying up business spaces that could generate sales tax income
- Tying up parking which is scarce enough
- We do not have parking for our businesses
- We don't want downtown Moscow to become a downtown university, as a lifetime resident I am disappointed so much expansion of this university has already accrued, they need to find private land and build a proper campus and proper student housing
- We have a small downtown that is vibrant and attractive, I would not like to see it further invaded
- We need more downtown business, not private schools
- We needs businesses downtown that promote inclusion
- What can they provide that UI cannot? Downtown should be for retailers and service providers
- While parking is always brought up it is rarely an issue
- With the latest addition of the NSA conservatory, there will be an imbalance of educational vs. Business uses.
- Would these buildings/activities be non-profit and therefore tax exempt?

Q2b: Business

*If any, please list the top three **negative** things you believe current public and private colleges and universities bring to downtown Moscow.*

- Act as if they are in charge
- An exclusionary atmosphere
- An implied acceptance of beliefs and opinions I find disturbing
- As a business owner I do not see many of the faculty or students as customers
- Bikes parked on sidewalks
- Building that served community now serves exclusive, single group use
- CBD should be majority business
- CBD should be reserved (preserved) for commerce/business
- Christ Church monopoly of downtown businesses
- Colleges don't support the tax base
- Competition with businesses and their customers for parking
- Congestion
- Conversion of commercial to private education
- Cultist behavior of St. Andrews people supporting only "few" businesses in the downtown area...selective
- Customer #1 complaint is no parking so I don't come in; that has to stop
- Decreased business traffic due to more academic space
- Decreased traffic

- Displace retail space
- Downtown Moscow real estate should be reserved for local shops and restaurants
- Downtown too crowded already
- Drugs from out of state
- Eliminates potential downtown residential space
- Encourages the idea that downtown is an event space when it's a retail space
- Erosion of tax base
- Exclusivity - only certain people will be downtown
- Facilities take away from potential commercial space & economic benefit
- Huge parking issues
- If nonprofit, they cut the tax base
- Increase in monopoly by 1 interest
- Increase of population means less parking available for customers of established businesses
- Increased traffic, foot and vehicle
- Influence of these schools on future downtown development
- Lack of business locations - taking prime locations for shopping/business
- Lack of commercial parking
- Lack of community business engagement
- Lack of parking
- Lack of parking
- Lack of parking - I cannot even park in front of my own house
- Lack of parking - NSA has too many lots
- Large spaces exclusive to students & staff in a community/commerce hub
- Less appealing to tourists/future residence
- Less commercial space available
- Less parking
- Less parking available
- Less parking for consumers
- Less property taxes
- Less space for small businesses
- Less spaces for businesses
- Less taxes from available spaces
- Limited parking / crowding
- Limited parking available with students
- Limited parking for existing local downtown commerce
- Loss of property tax revenues
- Loss of tax base
- Loss of tax revenue
- Lost parking
- Lost retail space / commercial
- Lost taxes
- Make customer access to businesses more limited i.e. Parking accessibility to the business
- Monopoly of parking spaces
- More students means more cars and we don't have the space
- Needs more parking so those of us with businesses downtown can afford to stay
- Negative parking impacts
- No increase in business
- No local connection - transient community
- No parking
- No parking
- No parking
- No parking
- Noise - distracts from daily function
- None
- None
- None at this time
- Non-profit schools reduce tax base
- Not enough parking
- NSA brings students who park on streets downtown where business visiting people should have access to parking instead
- NSA buying buildings takes away from space for the community at large
- NSA does not contribute to a cohesive and inclusive downtown environment
- NSA has a religious affiliation that promotes ideals that have a negative impact on the community. Move the college outside the heart of the city

- NSA monopolizes other city services areas (friendship square, etc.)
- NSA students don't shop with us
- NSA takes away prime downtown real estate for potential multi-use facility including housing
- Once a property is owned by an institution, it is unlikely it will ever change hands on the real estate market again - blocks business owner opportunity
- Over representation of Christ Church / extremism
- Overall congestion
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking and traffic congestion
- Parking becomes difficult
- Parking downtown is losing parking every year, i.e. Jackson St. Parking spots were removed downtown
- Parking is difficult already and more would make it impossible to park
- Parking is very difficult
- Parking is very difficult
- Parking issues
- Parking pressure
- Parking pressure from non-shoppers
- Parking problems
- Pay no taxes
- People already avoid downtown due to parking
- Permanent loss of large taxable buildings for business/commerce in the business district
- Poor use of commercial space
- Potential competition for business space
- Proselytizing
- Reduced parking especially for elderly or disabled folks
- Reduced parking for shoppers
- Reduced retail diversity
- Reduced retail opportunities
- Reduced social diversity
- Reduced space for additional retail business
- Reduces retail space / residential space
- Religious cult vibe and view
- Removal of property from tax rolls when exempt status applies
- Removing square footage from downtown retail corridor using parking spaces
- School property - tax puts burden on tax payers
- Sexist beliefs and messaging
- Specific interest groups with too much control on downtown
- Strains parking
- Students are using downtown parking space normally used by downtown commercial customers because the walk is shorter
- Students don't bring as much commerce as a typical pedestrian
- Students running in and out of traffic not watching signals
- Take building off tax base which causes higher taxes elsewhere
- Take up usable parking
- Takes away already limited parking
- Takes away commercial possibilities
- Takes retail space away from businesses
- Takes up parking
- Taking over commercial buildings
- Tax breaks for these entities push the burden on other small business and residents

- Tax free faith based organization further undercuts city revenue by occupying retail/business space
- Taxes away business space
- The current makeup of the student body is not helping our community be diverse/open minded/progressive/nondiscriminatory
- The founders of Moscow's business/retail downtown district had a unique vision that still positively affects the "feel" of Moscow over other surrounding towns. Allowing campuses to expand threatens that
- The greater financial backing of church and hospital and university groups allow them to push out existing and potential small business (food and retail) which would more significantly positively impact and enrich not only downtown Moscow, but the community as a whole
- The students don't shop much at local establishments but prevent customers from easy access to the shops
- The use of space prohibits other commercial/retail operations
- There is a finite amount of space downtown that businesses can succeed in, if we continue to cede our commercial space to schools, there won't be any left for Moscow's future entrepreneurs
- They don't have to be in the CBD to bring new economic activity to the CBD, place them outside the CBD
- They seem to divide the community
- Too many students drive/park
- Traffic
- Traffic without commerce
- Unwelcoming to all
- Use up parking
- Very limited parking
- When places are hopping and alive it can get crowded

Q3a: Business

*If any, please list the top three **positive** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A downtown population
- A revitalized downtown
- Additional foot traffic for businesses
- Adds culture and diversity to moscow
- After hours use downtown
- Art gallery
- Avoid empty space
- Awareness of businesses ie foot traffic
- Better employees for downtown business
- Breaks town/gown divide
- Bring some exposure to our town
- Brings people to downtown making it a more popular and desirable place to be
- Can't think of any that being 2 miles from town wouldn't improve upon
- Clean , well groomed, sober and polite residents
- Clean cut polite students
- Current students shop and work downtown
- Customers for downtown
- Customers to downtown businesses
- Diversity
- Diversity
- Encourages learning (but this can be done in other locations)
- Fire and building codes may be improved for their buildings
- Foot traffic
- Foot traffic downtown
- Free transit
- Gets people downtown
- I don't fully agree with NSA's teaching, but they are a positive impact on our downtown, plus their students over-all are well behaved and a great contribution to

downtown workforce. We have one NSA employee and she is one of our best

- If the schools were smaller, student-wise, that could work
- If we continue allowing private colleges and universities to expand the parking issue must be resolved
- Improved building aesthetics
- Increase foot traffic
- Increased businesses due to students shopping and working downtown
- Increased property values
- It will update the building
- Keeps foot traffic more active
- Less retail space = better presence
- Lots of foot traffic and bikes
- Majority of NSA students walk
- Many of them walk or bike and don't even require parking = a vibrant downtown
- Maybe the city would build or require the building of a parking garage
- More apartments downtown would be necessary giving a big city feel to our wonderful downtown
- More customers
- More downtown business
- More filled buildings
- More people moving to Moscow
- More people with positive outlook
- More public interaction downtown
- More students/more activity
- More students=more money=Moscow wins
- More visitors would allow for better stores
- New customers
- New ideas
- No increase of revenue for businesses except for coffee houses and restaurants

- None
- NSA brings life to downtown. I lean towards requiring curfew because not all schools might be as good neighbors as NSA
- Only a fraction of NSA students drive to school
- Revenue for business in downtown
- Staff, volunteers, inclusion for people with disabilities
- Students bring extra business = a vibrant downtown
- Students bring life to the downtown = a vibrant downtown
- Support overall economy
- Support to downtown businesses
- Take a look at Lewiston downtown, it is dying, ours is alive with young students/consumers
- The condition of being alive, vibrant
- The more people downtown the more growth of retail
- The UI brings wonderful music, culture, education and athletic opportunities to Moscow
- The WWAMI makes sense and is farther from the center of downtown, it is a proper joining of hospital and teaching
- They are bringing paying customers and clients to our downtown businesses
- They are improving downtown properties
- They spend a lot of money shopping downtown
- This is a college town
- UI culture - museum, plays
- Very limited support of other businesses
- Youth & vitality to downtown
- Youth downtown engaging with their community and local shopping and dining

Q3b: Business

*If any, please list the top three **negative** things you believe current public and private colleges and universities bring to downtown Moscow.*

- A diverse economic base is more stable

- A school can be successful anywhere in town-not true for a business
- Additional space to be taken for educational use may upset the current balance between commercial/educational use
- As a business next to cj's i have strong concern they will use my parking
- Businesses should not have to compete with institutions for CBD locations/frontage
- Cbd should be majority business
- Christ Church monopoly of downtown businesses
- Congestion - no parking for existing businesses
- Contentious image of funding church becomes image of community as its centerpiece
- Decreased traffic
- Don't add more
- Don't push out downtown business
- Douglas wilson is open about his intent to "take" moscow and pullman. His malevolent and selfish endeavor has no place in the central business district of our beloved community
- Downtown moscow used to be close knit. Now it is subject to whatever NSA wants
- Downtown with the wammi program
- Downtowns are not the equivalent of academic campuses
- Empires fall. The impact of one controlling a majority of the core would be devastating to local economy
- Encourages the idea that downtown has no parking and isn't a space for business but for events
- Erosion of vibrancy downtown
- Expansion of campus space or increase in students downtown means more retail space is closed to regular citizens. Currently spaces being used by educational facilities are spaces that are effectively dead or dark to the public. Businesses are open & inviting to everyone, they exist to serve the public.

Schools are places that are only for the students of that school. Those places do not generate interest of shoppers, diners, tourists, etc.

- Further increase competition on already stressed parking
- Higher taxes until other businesses can't afford leases
- Hurts integrity of historic old downtown district charm
- I would rather see more "small" businesses downtown to promote all small business efforts. Moscow's downtown is special in this way. Don't shift the downtown to a mostly private educational corridor
- If they pay less taxes, unfair
- Illegal drugs
- Increased traffic, foot and vehicle
- It is not business
- Lack of diversity
- Lack of parking
- Lack of parking
- Lack of parking - i cannot even park in front of my own house
- Less appealing to tourists/future residence
- Less businesses
- Less commercial space available
- Less diversity
- Less inventory of buildings in desirable location for new businesses to locate and succeed. Business district should be for local businesses
- Less parking available
- Less parking for consumers
- Less revenue for the city
- Less space for small businesses
- Less spaces for businesses
- Less taxes from available spaces
- Limited public interaction with space that is educational
- Locations for small business become unavailable

- Loss of tax revenue (specifically on new, not current)
- Make customer access to businesses more limited ie parking accessibility to the business
- Money
- More parking difficulties
- More property off tax base
- Moscow downtown is too small to accomodate anymore colleges in the core
- Moscow has long promoted local small business and the downtown area has developed into an attractive regional shopping destination - the existing colleges and universities limit this growth and will only stifle it further as they must also continue to grow (spread) if they want to be successful
- No business non-retail or food should take up anymore valuable real estate downtown
- No increase in business
- No parking
- No parking
- No parking
- No parking
- No parking
- No parking
- No significant cashflow to business
- None - except the town needs to find a parking alternative that is away from Main St.
- None now or in foreseeable future, though at some point education is part of a mix and should not become the whole of downtown. However, that possibility is remote and not in view here
- Not enough parking
- Not taxed
- NSA brings students who park on streets downtown where business visiting people should have access to parking instead
- NSA exclusion of outsiders, not friendly
- NSA is a special interest religious group with a history of abuse by those white men in places of power. This is not the Moscow I want to be a part of
- NSA is exclusive and does not contribute to downtown community events
- Over representation of Christ Church / extremism
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking
- Parking becomes a problem
- Parking competition
- Parking congestion
- Parking difficulties
- Parking for students, customers and downtown workers will become even more limited
- Parking issues
- Parking issues get worse
- Parking problems
- Parking! Lack of
- Parking. It is already difficult (could be positive but not unless parking is addressed)
- Pay no taxes
- People
- Potential competition for business space
- Reduced parking for shoppers
- Reduced retail diversity
- Reduced retail opportunities
- Reduced social diversity
- Reduced space for additional retail business
- Reduces vibrancy
- Religious schools create a hostile atmosphere to minorities
- Removal of property from tax roles when exempt status applies
- Restricts businesses from expanding

- Schools don't pay taxes
- Space becomes a single use space
- Start-ups look elsewhere to settle due to lack of availability and escalating costs in downtown core
- Strains parking
- Students are using downtown parking space normally used by downtown commercial customers because the walk is shorter
- Students don't support businesses on a daily basis
- Take away space from commerce/business
- Taxes away business space
- The religious based ones with extreme views are horrible for moscow
- Theft
- There is a growing monopoly of select interests in the downtown area
- They're not at full capacity and already taking over downtown. Keep the school out of CBD
- Too much control of one interest group on town policies
- Transient community
- Transition iconic downtown that serves residents/attracts visitors to a specific population
- U of i drunken students - fights, little care prowling
- We have enough students
- We need retail stores not colleges downtown
- Will raise rents for retail as colleges have greater buying power and could price out potential vibrant businesses our downtown needs to thrive
- With such a large university based environment in our region, preserving our downtown presence for small businesses, offices, etc. Will help keep our CBD community stronger than being overwhelmed by the amount of university presence.
- Would farther limit any business growth in the central "business" district. The district is for business, not colleges and universities
- Zero taxes paid by schools