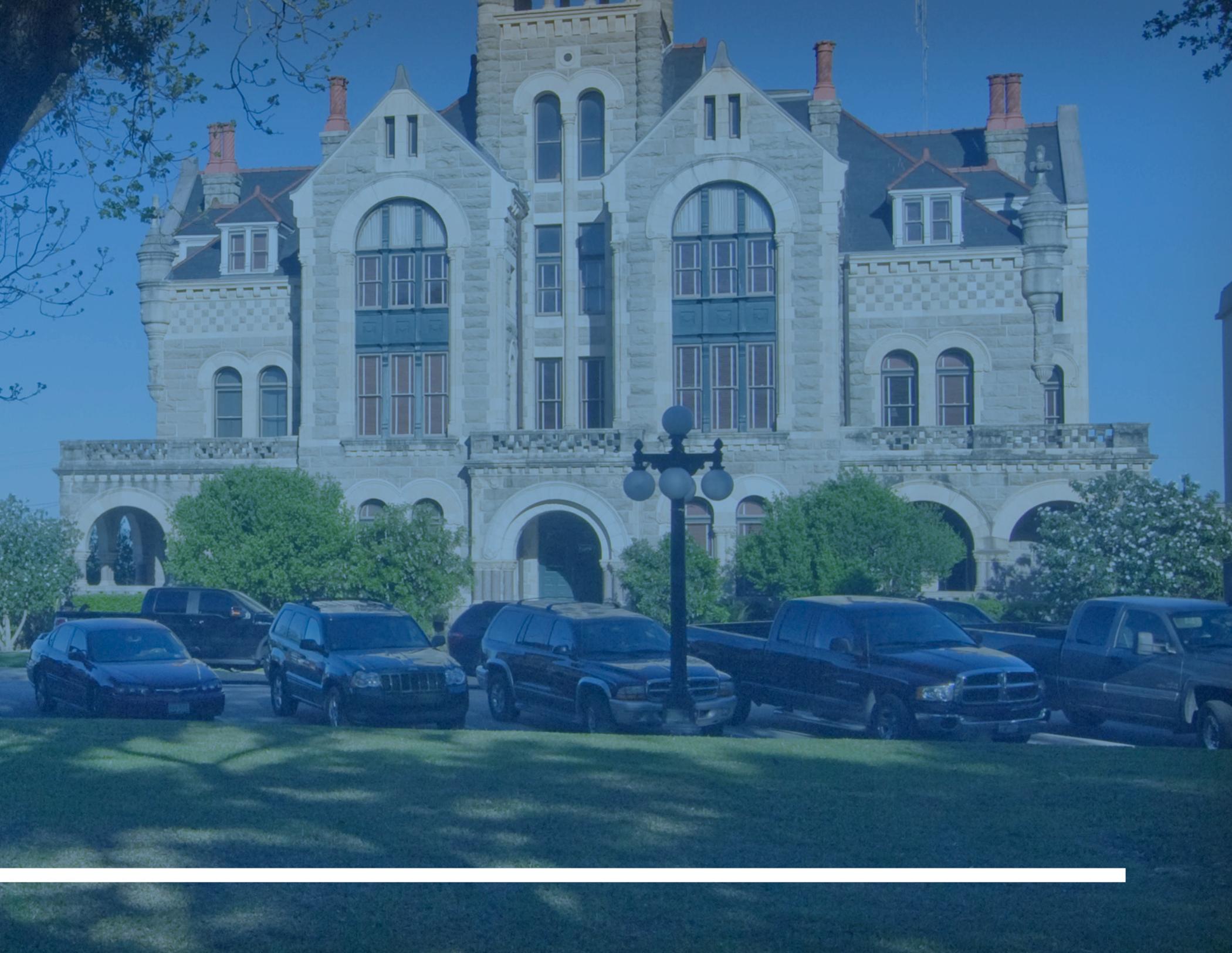




# APPENDICES



Appendix A..... Downtown Historic Buildings

Appendix B..... Downtown Code Diagnostic Report

Appendix C ..... Survey Responses

# **APPENDIX A: DOWNTOWN HISTORIC BUILDINGS**

## NATIONAL REGISTER PROPERTIES

RESOURCE NAME	PID	NUMBER	STREET	LISTED	CORRECTIONS to column D	NR#
Townsend--Wilkins House	82001	106	N. Navarro	12/9/1986		1
Bettin, Max, House	81999	602	E. Santa Rosa	12/9/1986		2
Bettin, Max House	82000	604	E. Santa Rosa	12/9/1986	House at 604 E Santa Rosa	3
Victoria Colored School	67976	702	E. Convent	12/9/1986		4
Alonso, Frank, House	63891	401	S. Cameron	12/9/1986		5
Diebel, Henry W. House	63882	501	S. Cameron	12/12/1986	Diebel-Hyak House	6
Farmers & Merchants Cotton Gin Warehouse		402	S. East	12/9/1986		7
Goldman's Cotton Gin Warehouse	57216	901	E. Murray	12/9/1986		8
Hull, James T. House	57222	1002	NE Water	12/9/1986		9
Schrader, Henry House	63866	607	S. Cameron	12/9/1986	Shrader, Henry	10
Moeller, Ernst House	57111	901	S. East	12/9/1986		11
Hagedorn, Bertha Wagner House	52568	1907	S.W. Ben Jordan	12/9/1986	House at 1907 Southwest Ben Jordan	12
House at 4402 East Juan Linn	47024	4402	E. Juan Linn	12/9/1986	?	13
House at 804 Siegfried	49361	804	Siegfried	12/9/1986		14
House at 706 Seigfried	49344	706	Siegfried	12/9/1986		15
House at 702 Siegfried	49340	702	Siegfried	12/9/1986		16
Thurmond Building	86938	901	S. Bridge			17
<b>Pippert House</b>		<b>207</b>	<b>E. Third</b>	<b>12/9/1986</b>	<b>RAZED IN 1999</b>	<b>18</b>
Urban, Fred, House	63638	501	E. River	10/28/1992		19
Williams, B. F., House	63539	401	E. Murray	12/9/1986		20
Braun, Thomas Edward	63417	607	S. De Leon	12/9/1986	Fossati, E. J., House	21
Regan, D. H., House	63432	507	S. DeLeon	12/9/1986		22
Kauffmann, Emile C. House	63545	502	S. DeLeon	12/9/1986		23
Webster Chapel United Methodist Church	63550	405	S. Wheeler	12/9/1986		24
Gillig, Sophia House	63547	407	E. Convent	12/9/1986	House at 407 E Convent	25
Hiller, Gottlob House	63662	501	E. Church	12/9/1986		26
Bendt, E. H. D., House	63441	407	S. DeLeon	12/9/1986		27
Leffland, Jules C. House	81980	302	E. Convent	5/20/1991	Listed as 406 S. William	28
Presbyterian Iglesia Nicaea	63447	401	S. DeLeon	10/28/1992		29
Sengele, Alphonse T., House	63672	502	E. Juan Linn	10/28/1992		30
Sigmund, John J. House	63680	508	E. Santa Rosa	12/9/1986		31
Pela, Silvain House	63466	309	E. Santa Rosa	12/9/1986		32

## NATIONAL REGISTER PROPERTIES

<b>Zahn, Herman and Alvina, House</b>	63666	<b>107</b>	<b>S. DeLeon</b>	<b>12/9/1986</b>	House moved to 310 S. Wheeler in 2014	<b>33</b>
Mohris--Abschier House	63476	101	N. DeLeon	12/9/1986		34
<b>Trinity Lutheran Church</b>		<b>402</b>	<b>E. Constitution</b>	<b>12/9/1986</b>		<b>35</b>
McDonald, Joseph B. House	60495	406	E. Constitution	12/9/1986		36
Tasin, Massimo House	63703	202	N. Wheeler	12/9/1986		37
<b>Calhoun Bakery</b>		<b>209</b>	<b>N. Wheeler</b>	<b>12/9/1986</b>	Dismantled and moved to San Antonio	<b>38</b>
Jecker, Emile J. House		201	N. Wheeler	12/9/1986		39
House at 306 East Forrest	63485	306	E. Forrest	12/9/1986		40
Weber, Michael House	63480	302	E. Constitution	12/9/1986		41
Texas Company Filling Station	63473	102	S. William St.	12/9/1986		42
Old Federal Building and Post Office	63356	210	E. Constitution	12/9/1986		43
Our Lady of Lourdes Church	63363	105	N. William	12/9/1986		44
<b>Hauschild, George and Adele, House</b>		<b>208</b>	<b>N. Liberty</b>	<b>12/9/1986</b>	<b>RAZED</b>	<b>45</b>
Hauschild, George H., Building	63367	206	N. Liberty	12/9/1986		46
Jecker, Joe F. and Amelia House	63360	104	N. Liberty	3/24/1987		47
Goldman, Adolph Building	63355	205	E. Constitution	12/9/1986	Building at 205 E Constitution	48
Goldman, A., Building	63355	207	E. Constitution	12/9/1986		49
Goldman, A. House		107	S. Liberty		<b>RAZED</b>	<b>50</b>
Murphy, Julia Teal House	79423	204	E. Santa Rosa	12/9/1986		51
Welder, Robert H., House	63348	210	E. Juan Linn	3/12/1999		52
Stuart, Herman House	63120	506	S. Bridge	12/9/1986	502,504 & 506 Listed under 500 S. Bridge	53
<b>Saint Mary's Catholic Church</b>		<b>101</b>	<b>W. Church</b>	<b>12/9/1986</b>		<b>54</b>
<b>Old Nazareth Academy</b>		<b>105</b>	<b>W. Church</b>	<b>12/9/1986</b>		<b>55</b>
O'Connor, Thomas M., House	63041	303	S. Bridge	12/9/1986		56
Alden, C. R. Building	63135	106-110	W. Juan Linn	12/9/1986		57
Fossati's	81973	302	S. Main	5/20/1991		58
Keef--Filley Building	63239	214	S. Main	3/24/1987		59
Randall Building	63136	103--105	W. Santa Rosa	12/9/1986		60
<b>1892 Victoria County Courthouse</b>		<b>101</b>	<b>N. Bridge St.</b>	<b>8/18/1977</b>		<b>61</b>
O'Connor--Proctor Building	63272	202	N. Main	12/9/1986		62
<b>DeLeon Plaza and Bandstand</b>		<b>100 blk.</b>	<b>W. Constitution</b>	<b>3/24/1987</b>	<b>Bandstand destroyed by Hurricane 2003 - new one</b>	<b>63</b>

## NATIONAL REGISTER PROPERTIES

Mundt Place	62955	103	S. Glass			64
Old L. D. Heaton Home	63038	307	S. Bridge Street		Heaton, L.D. House	65
Power House	63342	307	S. William St.		Power Home	66
<b>South Bridge Street Historic District</b>			<b>700 blk. W side of S. Bridge &amp; 200 blk N side of W. Water</b>	<b>9/24/1986</b>	<b>Burned and remodeled beyond recognition</b>	67
Sterne, Thomas L., III House	62980	304	W. Stayton	12/9/1986	House at 304 West Stayton	68
Proctor, Venable Bland House	62973	507	N. Glass	12/6/1986	Proctor House	69
Nave, Royston, Memorial	62969	306	W. Commercial	12/9/1986		70
Pickering, Joseph M. House	62971	403	N. Glass	12/9/1986		71
McCan--Nave House	62968	401	N. Glass	12/9/1986		72
McFaddin, James, House	63060	207	W. Commercial	3/24/1987		73
Clark, Robert, House	63155	317	N. Main	12/9/1986	Listed as 317 up to 2002	74
Gaylord--Levy House	81968	402	N. Bridge	12/9/1986		75
Levi--Welder House	63162	403	N. Main	12/9/1986		76
Lander--Hopkins House	63063	202	W. Power	12/9/1986		77
Braman, Dr. Daniel H. House	63072	206	W. Stayton	12/9/1986		78
Buhler, Theodore, House	63070	202	W. Stayton	12/9/1986	Listed as 200 W. Stayton	79
Barnes, W. C., House	63170	106	W. Stayton	12/9/1986		80
<b>Krenek House</b>	<b>63174</b>	<b>607</b>	<b>N. Main</b>	<b>12/9/1986</b>	<b>Razed, April 10, 2010</b>	<b>81</b>
B'nai Israel Temple	81976	604	N. Main	12/9/1986		82
McNamara, William J. House	63384	502	N. Liberty	12/9/1986	McNamara-O'Conner House	83
Martin, Charles E. House	63388	507	N. William	12/9/1986	Martin-Fiek-Thumford, Vera House	84
Woodhouse, Harry G. House	63608	609	N. Wheeler	12/9/1986		85
House at 401 East Stayton	63599	401	E. Stayton	12/9/1986		86
<b>McCabe, John H., Sr. Grocery Building</b>	<b>63720</b>	<b>508</b>	<b>N. Wheeler</b>	<b>12/19/1986</b>	<b>Razed, October 2013</b>	<b>87</b>
Schuhmacher Wholesale Grocery Building	86711	402	E. Power	12/9/1986		88
Jordan--Koch House	63501	307	N. DeLeon	12/9/1986		89
Roselle, Johnson House		301	E. Commercial	7/5/1990		90
Wheeler, William House	63370	303	N. William St.	12/9/1986		91
Gramann, Henry C. House	63498	302	E. Goodwin	12/9/1986		92
<b>Old Municipal Assembly Hall</b>		<b>800</b>	<b>E. Pine</b>	<b>12/9/1986</b>	<b>RAZED</b>	93
<b>City of Victoria Pumping Plant--Waterworks</b>	<b>20384645</b>	<b>1201</b>	<b>Stayton</b>	<b>12/9/1986</b>	<b>105 W Juan Linn</b>	<b>94</b>
Herman Gervais House	62783	507	W. Forrest	7/5/1990	Gervais House	95



## NATIONAL REGISTER PROPERTIES

Mission Creek Dam and Acequia Site			Address Restricted	4/9/1980	
Willeke Site			Address Restricted	11/20/1978	

## RECORDED TEXAS HISTORIC LANDMARKS

RESOURCE NAME	PID	NUMBER	STREET	LISTED	CORRECTIONS to column D	RTHL#
<u>Updated 1/10/2019</u>						
<b>1892 Victoria County Courthouse</b>		<b>101</b>	<b>N. Bridge St.</b>	<b>8/18/1977</b>		1
Beck Ranch Headquarters		412	Magruder Dr.			2
Callender, William L. House	52835	404	W. Guadalupe St	9/26/1979		3
Clark, Robert, House	63155	317	N. Main	12/9/1986	Listed as 317 up to 2002	4
<b>DeLeon Plaza and Bandstand</b>		<b>100 blk.</b>	<b>W. Constitution</b>	<b>3/24/1987</b>	<b>Bandstand destroyed by Hurricane 2003 - new one</b>	5
Early Victoria Home	62714	604	N. Craig			6
Fleming, Edward Reeves House	134201	607	N. Craig	12/9/1986	Fleming-Welder House	7
Fossati's	81973	302	S. Main	5/20/1991		8
Fox, Jacob, House	62672	708	W. Power	12/9/1986		9
Goldman, A. House		107	S. Liberty		<b>RAZED</b>	10
Hauschild, George H., Building	63367	206	N. Liberty	12/9/1986		11
Heaton, L.D. House	63038	307	S. Bridge			12
Hiller, Frederick & Margaretha House		3003	N. Vine	12/9/1986		13
Hill-O'Connor-Howard House	62635	802	W. Power	12/9/1986		14
Infant Jesus of Prague Catholic Church			McFaddin			15
Kyle, Billy Ranch House			.25 MI.NW on US 87:.25MI W Ranch Rd.			16
Levi--Welder House	63162	403	N. Main	12/9/1986		17
Lowe, Alexander House	52091	701	N. Washington			18
McFaddin Mercantile			FM 445 McFaddin, TX			19
McFaddin Post Office			FM 445 McFaddin, TX			20
McFaddin, James, House	63060	207	W. Commercial	3/24/1987		21
McNamara, William J. House	63384	502	N. Liberty	12/9/1986		22
Mundt Place	62955	103	S. Glass			23
Murphy House			US 87 Nursery			24
O'Connor--Proctor Building	63272	202	N. Main	12/9/1986		25
Old Federal Building and Post Office	63356	210	E. Constitution	12/9/1986		26
Pela, Silvain House	63466	309	E. Santa Rosa	12/9/1986		27
Phillips, Judge Alexander H., House	52074	705	N. Craig St.	11/3/1983	<b>700 N. Craig Phillips-Sale House</b>	28
Power House	63342	307	S. William St.			29
Proctor, Venable Bland House	62973	507	N. Glass	12/6/1986		30

## RECORDED TEXAS HISTORIC LANDMARKS

Regan, D. H., House	63432	507	S. DeLeon	12/9/1986		31
<b>Saint Mary's Catholic Church</b>		<b>101</b>	<b>W. Church</b>	<b>12/9/1986</b>		<b>32</b>
Sengele, Alphonse T., House	63672	502	E. Juan Linn	10/28/1992		33
Tatton, J. Meredith House	62713	601	W. North			34
Thurmond Building	86938	901	S. Bridge			35
Williams, B. F., House	63539	401	E. Murray	12/9/1986		36
Woodhouse, Harry G. House	63608	609	N. Wheeler	12/9/1986		37

## STATE ANTIQUITIES LANDMARKS

RESOURCE NAME	PID	NUMBER	STREET	LISTED	CORRECTIONS to column D	SAL #

[Updated 1/10/2019](#)

<b>1892 Victoria County Courthouse</b>		<b>101</b>	<b>N. Bridge St.</b>	<b>8/18/1977</b>		1
Schuhmacher Wholesale Grocery Building	86711	402	E. Power	12/9/1986		2

# **APPENDIX B: DOWNTOWN CODE DIAGNOSTIC REPORT**



# **Downtown Code Diagnostic Report**

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## Introduction

The City of Victoria has recognized a need for updated development regulations, which is anticipated as a separate effort following the completion of several ongoing plan efforts, including this Downtown Master Plan. The need for updated development regulations is due to a number of factors, such as the Comprehensive Plan and other recent planning efforts, changes in State law, outdated standards, coordination of various requirements, unclear procedures, and a desire to enhance development quality through a more predictable and prescriptive regulatory environment.

Addressing regulatory items is a critical path to revitalization in Downtown Victoria. As a result, a partial diagnostic report focused on Downtown Victoria was included with the Downtown Master Plan.

This Diagnostic Report seeks to identify key areas of focus for revising a variety of regulatory items. In many cases, the ultimate solutions will be developed iteratively during the drafting process of revised standards. For example, this report might identify a need to revise landscaping standards but will not specify what they should specifically become. That discussion will instead be part of the code drafting process.

While this report focuses primarily on development regulations, building codes and right-of-way management regulations are also discussed.

### The Choice for a Unified Development Ordinance

At the time of this Plan's adoption, the City of Victoria has indicated a desire to unify its development-related regulations. A Unified Development Ordinance (UDO) is a local policy instrument that combines traditional subdivision regulations, zoning regulations (when a jurisdiction chooses to adopt such regulations), along with other desired city regulations, such as design guidelines, sign regulations, and floodplain and stormwater management, into one document.

By combining all of these regulations in a single document, a UDO streamlines and coordinates the development process of development permits and approvals by removing inconsistencies and eliminating outdated policies. It more effectively places all stages of the development process, from initial concept to project completion, into a cohesive and coordinated framework. The required permits, processes, and regulations for the development process are outlined in one place, making it easier for developers, the public, and public entities to understand the requirements. Along with the compiling of regulations and policies, UDOs use clear, consistent language and definitions, with many illustrations and tables, often in attractive, easy-to-read formats to further help stakeholders understand the regulations.

UDOs became popular in the 1980s, in large part due to Michael B. Brough's publication "A Unified Model Ordinance." Since that time, they have become more widely endorsed and more frequently adopted across the country. UDOs have not had any major legal challenges to

date; in fact, proponents maintain that UDOs actually lead to *fewer* legal challenges since they tend to reduce inconsistencies in municipal regulations.

UDOs can be beneficial for communities looking for a more comprehensive approach to land use regulation, environmental protection, and economic development. A UDO is a helpful tool in accommodating innovative development types and providing a comprehensive approach to meeting goals such as environmental protection, transportation alternatives, progressive design, and mixed-housing types.

On account of the consolidated and streamlined requirements, UDOs afford stakeholders in the development process more predictability regarding the standards for development and permit approval, and can reduce costs because of the increased efficiency. As a general best practice, cities revising their varied development standards at the same time should consider consolidation into a UDO.

In order for UDOs to be effective, they must be backed up with carefully drafted standards and regulations, and often require broad policy determinations to be made. The process of gathering input and then preparing, drafting, and adopting the final document requires a great deal of cooperation among stakeholders. Properly drafted, UDOs can substantially reduce the need to rely on staff interpretation, particularly between sets of regulations contained in separate ordinances.

For these reasons, a Unified Development Ordinance is recommended as the appropriate choice for meeting Victoria's goals.

### By-Right Mixed-Use

"Mixed-use" describes a development containing two or more major types of uses (typically including residential, commercial, office, and/or institutional), each of which should attract a significant market share. Mixed-use reflects a physical and functional integration of its various components, which can be provided within a vertical mix of uses into a single building; the planned positioning of key components around a central public space or land use (for example, a shopping center); or through a town center/urban village setting that interconnects uses through pedestrian-friendly facilities. Mixed-use frequently involves stacking uses, usually residential or office uses over retail uses. The scale of mixed-use is highly dependent on the context, ranging from a single urban parcel to the redevelopment of a collection of parcels within or adjacent to a developed area.

Municipal regulations can and should create an affirming environment for mixed-use developments as a best practice. Allowing mixed-use development "by-right" (i.e., without requiring rezoning or other special approvals) is essential to this, as mixed-use development projects often have trouble in project financing and feasibility. This is the result of specialization in development financing and in developer experience. For example, developers often specialize in multifamily or retail/commercial, but rarely both. As such, they often must form complex partnerships with other developers for their sources of financing to become comfortable with the pursuit of a new mixed-use approach. Small-scale, incremental development opens up additional paths but must still achieve pro forma performance. When these financiers and developers see only approval paths involving discretionary decisions, variances, etc., particularly in political settings such as City Council, they are less likely to pursue the project due to fears of holding costs and lack of certainty.

Advantages to allowing mixed-use development by-right include:

- Mixed-use typically results in shared infrastructure (e.g., parking), thereby making possible economies of scale in development and operating costs. This allows land to be used more productively and for amenities to still be provided in a cost-effective manner.
- Mixed-use projects achieve greater long-term appreciation in land and property values. Sales tax and property tax returns are typically greater on a per-acre basis than their single-use counterparts.
- Mixed-use policies tend to stimulate revitalization by encouraging more intense redevelopment activity. The greater degree of flexibility encourages property owners to pursue investment rather than being content with current economic performance. Mixed-use also diversifies the financial base of the project, avoiding anchor dependency and fluctuations of the macroeconomy.
- Mixed-use development inherently conserves energy because it promotes efficient land use, reduced reliance on the use of vehicles, and establishes walkable communities based on Smart Growth principles. “Park once and walk” approaches function well in mixed-use environments.
- Mixed-use developments create a sense of place in a community – an identity. At a reduced scale, this sense of place can be created at the neighborhood level and provide substantial quality of life improvements through access to neighborhood-supporting goods and services.
- Mixed-use development achieves higher densities while creating more amenities and usable public open space, which sometimes cannot easily be achieved by single-purpose projects.
- Mixed-use development provides opportunities for development patterns that are transit-ready and conducive to transportation alternatives to the personal automobile.

Limitations associated with mixed-use provisions of development codes include:

- Mixed-use development, especially at larger scales, can be a complex, time-consuming process.
- The uses within a mixed-use development must be marketable in their own right but also work together as a whole.
- Successful mixed-use development simultaneously requires detailed planning for certainty but also flexibility to adapt to the market with time. Likewise, it requires detailed and flexible management, political support, and capital resources in order to be successfully developed.

- It requires attention to detail in all aspects of its design to avoid replicating sprawl, missing opportunities for strong fiscal performance on a per-acre productivity basis. Lack of attention to detail can simply result in more attractive sprawl if not carefully considered.
- Mixed-use development often requires greater administrative burden due to the complexity of development regulations. This can be mitigated to some degree by adapting emerging best regulatory practices in lean urbanism.

The evaluation of areas suitable for mixed-use development should address issues such as scale, size, access and visibility, proximity to other land uses, transportation alternatives, and existing utilities and infrastructure. Areas must allow for relatively high-density development of multiple uses and should be located in proximity to existing travel patterns and numerous access points. Potential mixed-use areas should be situated within a centralized area of different uses and activities, providing the area with proximity to multiple land uses to facilitate appropriate infill development or new development that interrelates with adjacent existing development.

Such regulations should adequately manage development activity without being overly burdensome upon a developer. Developers must be viewed as partners for community visions for mixed-use projects to come to fruition. Design guidelines addressing all aspects of site design (area and bulk requirements, vehicular and pedestrian standards, landscaping, signage, lighting, etc.) should be specifically developed for this use. Consideration should also be given to streamlining the review process to allow the approval of mixed-use development in a reasonable time frame.

## General Concepts

Coordination Between Regulations/Standards – Because a complete rewrite or major amendment of the development regulations has not occurred since the 1992 adoption of Chapter 21 Subdivision and Development, requirements have become gradually disorganized, uncoordinated, and fragmented. They have not incorporated new practices. Requirements need to be provided in a single location; adequate cross-references of requirement locations are essential.

A User-Friendly Format – The City would like to consolidate its various development regulations into a single code, referred to as the Unified Development Ordinance (UDO), that is well-organized, well-written, and easy to use. Developers, consultants, and others who use the Ordinance should be able to easily navigate without referring to a variety of separate ordinances. They should be able to discern requirements and processes predictably without over-reliance on staff interpretation or the use of third-party development attorneys to negotiate entitlement.

A Simplified Development Process – While development standards need to encourage quality development in the community, the City would like to streamline, to the extent possible, the process by which development is approved. City staff has been addressing this issue in recent years, and many strides have been made. The process, however, needs to be integrated in ordinance form in the new UDO. The ideal for the development process in Victoria is to have a fair, open, and understandable process for all the parties involved in all parts of the process. It is important to note that “simple” should not be conflated with “weak” or lacking adequate oversight; in this context, the desire is for unambiguous language and a predictable development environment.

A Legally Sound (and Fair) Document – Finally, the new regulations must be a fair and highly defensible set of rules for the development of land in the community. The new UDO must clearly reflect basic Constitutional principles, recent Court rulings, and other applicable case law. It also must be framed in accordance with Texas statutory authority as it pertains to community planning and land development, with issues such as vested rights, appeal processes, development processing, and due process.

## Diagnostic Evaluation

### 1. Improve Formatting and Style

#### *Diagnostic Observation*

Ordinances are typically scanned by readers and not intended to be read from cover to cover; therefore, it is important to design a document that meets the “scan-ability” desire of its readers. With the current format, the reader cannot scan the document and quickly find information due to the lack of appropriate subheadings, cross-references, and organizational format.

#### *Recommendation*

Develop the format to be structured more like an outline with subheadings for each paragraph to create a readable, user-friendly document. This also assists in the creation of review tools for City Staff and users. The following steps should be taken in order to improve the ordinance format and provide readers greater understanding of the new UDO:

- Improve numbering system and layout
- Incorporate the use of more subheadings to increase the ability to scan
- Utilize bullet points or illustrations when possible
- Use cross-references and hyperlinks to simplify navigation

### 2. Include an Outline for Overall Development Process

#### *Diagnostic Observation*

The current Code of Ordinances has different procedures outlined in different sections. The users of the UDO should benefit from an outline for the overall development process.

#### *Recommendation*

Include a section in the UDO outlining the overall development process. The process should be clear and predictable so that developers can follow the UDO to achieve a desirable outcome.

### **3. Clarify Applicability and Purpose for All Sections**

#### *Diagnostic Observation*

There are many sections in the current ordinance that cause confusion due to lack of applicability sections. For example, it is encouraged in the existing ordinance that each lot or condominium be under individual ownership. Such provisions are not appropriate to include in the ordinance. Likewise, it is not clear which processes and standards apply in the ETJ versus the City limits only.

#### *Recommendation*

Develop an appropriate applicability section for all articles and remove all provisions that are irrelevant to the UDO. Consider including a matrix at the beginning to outline the applicability for each article in the UDO. Additionally, include a purpose statement for all appropriate sections to establish connections with State Law and the Comprehensive Plan. For example, purpose statements for lighting standards can be used to indicate the pursuit of Dark Sky compliance in an effort to comply with HB 2439.

### **4. Clarify Language**

#### *Diagnostic Observation*

It is of utmost importance for any successful ordinance to have clear language for each section. Many sections within the current ordinances have confusing language that leave room for interpretation by Staff and other users.

#### *Recommendation*

Formulate the new UDO with language that is simple, clear, and straightforward. Provide language throughout the UDO that enables a user to read the UDO and understand it without much room for interpretation. The UDO should rely on plain English over legalese.

### **5. Applicability to Mixed-Use Development Unclear Throughout Regulations**

#### *Diagnostic Observation*

Development regulations throughout the Code of Ordinances tend to be organized based on commercial, residential, and industrial uses, presuming single-use situations. The application of regulatory provisions to mixed-use, particularly involving combinations of commercial and residential within the same building or property, lack clarity. This tends to result in reliance on staff

interpretation as well as discretionary approvals via City Council, such as variances. This creates a less predictable, more risky development environment for the type of mixed-use encouraged in Downtown.

*Recommendation*

For all standards with a use-based component, add clarifying language regarding the interpretation and application of the standard to mixed-use projects.

Table 1. Summary of Key Lot Standards by Use

	Lot Size (Square Feet)	Lot Width (Feet)	Front Setback (Feet)	Interior Side Setback (Feet)	Outside Side Setback (Feet)	Density (units/acre)	Coverage
Single-Family Residential Detached, Urban	6,000	50	20	5	15 typical 20 with side entry garage		
Single-Family Residential Detached, Cottage	4,000	40	15	5	10 typical 20 with side entry garage		
Duplex	7,000 (3,500/unit)	60 (30/unit)	20 (15 if common rear drive)	5	15 typical 20 with side entry garage		
Townhouse	2,500/unit	20	20 (15 if common rear drive)	7.5 (for outside unit interior lot) 15 (separation)	15	18	
Patio Home	4,000	40	20	9 active side 0 passive side	15 typical 20 with side entry garage		55% coverage for building and parking
Multifamily	7,500	75	20	10 typical 20 adjacent to single family and duplex	20	27	
Commercial	10,000	100 (up to 150 based on thoroughfare classification)	25	0-20 depending on circumstances	20-25		

## 6. Identify Acceptable Setback Encroachments

### *Diagnostic Observation*

The Code of Ordinances does not provide for setback encroachments. For example, many cities, in their downtowns and other contexts, permit a variety of building features to locate within setbacks, provided they do not interfere with utility easements. Common examples include porch stoops, covered porches, awnings, and similar features.

### *Recommendation*

Establish permitted encroachments into the setbacks and appropriate standards for those circumstances.

## 7. Create Setback Consistency Between Residential Types

### *Diagnostic Observation*

Setbacks, particularly front setbacks, vary between 15 feet and 20 feet between different housing types. In addition, 20-foot front setbacks for townhouses is higher than typical for urban townhouse products, which can be constructed with no front setback in some instances but are commonly 10 feet or less.

Outside setbacks vary for each residential type, with some being 15 feet, some being 15 feet with an increase to 20 feet for side entry garages, some being 10 feet with an increase to 20 feet for side entry garages, and some being 20 feet.

This can impair adaptive reuse (particularly the conversion of single-family residential detached to duplex and small-scale multifamily) as well as infill development in common setback arrangements for an urban context.

This is complicated by the lack of alleys throughout most of the Downtown study area.

### *Recommendation*

Consider standardizing residential setbacks, particularly for front and side setbacks, and reduce the front setback for denser residential products like townhouses and multifamily in Downtown. Consider allowing a substantially reduced front setback for all residential types when parking is located behind the front line of the structure and a portion of the building includes active features (porch/patio). This is especially helpful for townhouse residential types.

## 8. Expand the Cottage Lot to Additional Residential Types

### *Diagnostic Observation*

Section 21-64 of the Code of Ordinances creates a small cottage lot subtype of single-family residential detached dwellings. It reduces lot size, lot width, the front setback, and the outside setback, provided certain design conditions are met and the subject property is located in a historic district.

Patio homes are strikingly similar in their standards.

There is not a differentiated standard for duplexes, triplexes, and multifamily in a historic district. This limits the ability to construct missing middle infill housing.

### *Recommendation*

Expand the cottage lot dimensional standards to be applicable for duplexes and triplexes as well. Consider an allowance for multifamily to fall under the same standard with a density limitation. For example, a 4,000 square foot lot in this scenario could have a single-family detached residence, a duplex, or a triplex. Likewise, it could have three units in separate structures within the lot, relying on provisions of the building code for separation based on exterior materials and glazing.

## 9. Establish Provisions for Accessory Dwelling Units

### *Diagnostic Observation*

Victoria's Code of Ordinances appears silent on the allowance of accessory dwelling units. Such units take multiple forms, including but not limited to garage apartments, backyard cottages/casitas, and small units within the primary residence (i.e., basement apartments). This type of provision helps current owners to age in place, establishes passive income for those owners, and creates a dispersed form of affordable rental housing. This can also help pro formas for existing historic residential structures, potentially encouraging restoration and discouraging demolition.

### *Recommendation*

Establish standards for accessory dwelling units. Common requirements include placement behind the front line of the primary residence, and that the unit not exceed 50 percent of the square footage of the primary residence. An accessory dwelling unit should not count towards maximum density calculations for single-family, duplex and townhouse.

## 10. Establish Provisions for Accessory Commercial Units

### *Diagnostic Observation*

Victoria's lack of traditional zoning presents a unique opportunity to support entrepreneurs and neighborhood vitality. Victoria's Code of Ordinances is largely silent on home-based businesses. Language should be added affirming and setting guardrails for accessory commercial uses (based on nuisance-type standards). This lowers barriers to economic opportunity. This provision should be specifically applied in the historic districts.

### *Recommendation*

Establish standards for accessory commercial units. Common requirements include a maximum percent of the square footage of the primary residence, parking provisions, hours of operation, etc.

## 11. Update Density Maximums for Townhouse and Multifamily

### *Diagnostic Observation*

Only two residential types contain maximum densities in addition to minimum lot sizes: townhouses and multifamily. Townhouses are limited to 18 dwelling units per acre, which is generally consistent with that housing type and is not a barrier to development. It may, however, be unnecessary or duplicative of the minimum lot size standard.

Multifamily, in contrast, has a 27 dwelling unit per acre maximum density. This density is consistent with suburban multifamily in a greenfield setting, but falls significantly below common densities of 40-50 units per acre for urban-scale multifamily such as multistory podium construction multifamily buildings.

### *Recommendation*

Consider an increase in allowed multifamily density provided certain design provisions are met, such as build-to lines and location within particular geographic areas (like certain historic districts).

## 12. Align Lot Size and Lot Width to Support Residential Adaptive Reuse

### *Diagnostic Observation*

Under conventional zoning, multifamily zoning districts typically do not have a minimum lot size and instead rely on other lot dimensions coupled with setback standards. In Victoria, multifamily is subject to a minimum lot size of 7,500 square feet.

See **7. Create Setback Consistency Between Residential Types**. Each residential type has slight differences in lot size and lot standards. This limits the potential for incremental change and reinvestment. A property with up to four units still falls under the same federally-backed mortgage programs as a single-family detached home.

This makes small and incremental redevelopment, which is typically most compatible with existing neighborhoods, more difficult. It can also impair flexibility sometimes needed for pro formas to work when renovating historic homes.

*Recommendation*

Consider standardizing lot size for all residential types while maintaining the reduced lot size for townhouse. To prevent out-of-scale results, limitations could be established based on proximity to single-family and duplex homes. For example, when adjacent to such uses, multifamily could be limited to a maximum of four units on a parcel.

### **13. Adjust Standards for Commercial to Support Downtown**

*Diagnostic Observation*

Commercial lot standards, when applied in Downtown, create extensive issues of nonconformance. The lot standards appear to contemplate greenfield suburban development, referencing various thoroughfare types and establishing a 25-foot front setback inconsistent with Downtown's form. This prompts extensive use of staff interpretation to the extent possible and heavy use of discretionary variance approvals. The result is a less predictable, risky development environment in which the easiest path of development is inconsistent with a downtown setting.

*Recommendation*

Consider using the historic districts as a framework to create alternative lot standards, such as reduced/eliminated minimum lot widths and substantially reduced or eliminated minimum lot sizes.

### **14. Expand Parking Exemption for Nonresidential Uses**

*Diagnostic Observation*

Section 21-92 references an incorrect cross-reference. Investigation identified the correct cross-reference for the nonresidential parking exempt area is Section 5.147. This exemption is limited to the area bound by Commercial, William, Church and Moody. This does not contain the entire core transition area of the downtown plan, which can impair redevelopment and infill development. From a fiscal perspective, it is important for this area to maximize productivity and communalize parking.

*Recommendation*

Modify the code to increase the exempt parking area to include the entire core transition area.

**15. Streamline Parking Ratios**

*Diagnostic Observation*

Table 3.2 within the Code of Ordinances has an extensive list of uses with their associated parking ratios. This can cause problems with adaptive reuse. Many cities are consolidating ratios into a few categories to make changes in use easier.

*Recommendation*

Evaluate ratios and consolidate parking ratio use categories to the maximum extent possible.

**16. Improve Consistency and Flexibility with Residential Parking Ratios**

*Diagnostic Observation*

There is no reduction in parking ratios for residential uses. This drives up the cost of infill residential and fails to acknowledge the effectiveness of the market in self-regulating to ensure marketability.

Townhomes appear penalized, with a requirement of 2.5 spaces per unit compared to 2 spaces per unit for single-family detached residential and 2 spaces per unit for duplexes, triplexes, and fourplexes.

A three-bedroom multifamily unit requires 2.5 spaces, when a five-bedroom single-family detached residential only requires 2 spaces – despite the likelihood that the larger single-family detached residential home has a larger household size with more vehicles.

This impairs the development of “missing middle” housing types, particularly townhouses that have the unique trait of providing affordable ownership opportunities in both a fee-simple arrangement and condominium ownership.

*Recommendation*

Comprehensively evaluate and update minimum parking ratios. Consider the inclusion of adjacent on-street parking for calculations.

## 17. Provide Increased Flexibility for Parking Compliance

### *Diagnostic Observation*

Section 21-92 and Section 21-97 have limited provisions for shared parking options and calculations other than for “Large-scale developments.” Efficiencies for mixed-use environments (within and near the site) are not addressed. Shared parking is limited to within 300 feet, with no indication of whether this is property line to property line. Parking calculations and shared agreements should provide options to consider variations in peak activity between uses, such as office uses being generally active during the day, and restaurants/bars/ entertainment venues being busier at night. Adjacent on-street parking is not considered. Minimum parking ratios for on-site parking is a leading cause preventing infill development in downtowns nationwide and within Texas.

### *Recommendation*

Evaluate the shared parking standards developed by ULI and consider incorporating them to expand the shared parking provision as well as alternative calculations. Additionally, consider including this provision as an alternative compliance option to reduce processing time by allowing administrative approval. Evaluate past practices for off-site parking allowances. Establish reduced ratios for mixed-use circumstances. Consider variable treatment based on peak activity levels of various businesses. Consider blanket reductions in ratios within the Downtown study area or even elimination.

## 18. Address Unique Circumstances of Downtown for Landscaping Compliance

### *Diagnostic Observation*

Landscape standards in Section 21-101 do not contain exemptions or modifications for infill development in a downtown urban context. Language is present that allows alternative compliance, but it is not clear what is considered appropriate and lacks predictability.

### *Recommendation*

Create defined alternatives to landscaping compliance in Downtown, likely using the historic districts as a framework. Examples include requirements to provide awnings and canopies, a defined system of planters on the sidewalk/right-of-way, etc.

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## 19. Address Unique Circumstances of Downtown for Screening Compliance

### *Diagnostic Observation*

Section 21-102 requires screening between any multifamily or nonresidential land use that is located adjacent to single-family residential or duplex dwellings. It is not clear how the provision applies to triplexes and fourplexes, or how it applies to townhouses. Interviews indicate the residential building code is used as the threshold of determination.

The standard does not consider adaptive reuse scenarios or differences of context within Downtown. Likewise, it does not consider the scale of the adjacent use. This can create impediments to appropriately scaled infill development and adaptive reuse.

### *Recommendation*

Create alternative standards for the Downtown context, using the historic districts as a framework. Consider height and placement of the adjacent use, scale, and presence of nuisance factors like outdoor storage/display.

## 20. Clarify Building Height Applicability and Adjust to Downtown Context

### *Diagnostic Observation*

Section 21-105 establishes a 40-foot maximum height for all residential types and no restriction on commercial except when adjacent to residential (adjacency slope based on setback applies).

This creates a conflict for mixed-use scenarios in which a property or building contains both commercial and residential uses. In addition, urban residential multifamily is often more than 40 feet in height.

This creates barriers to infill development and adaptive reuse that prompt staff interpretations and variances.

### *Recommendation*

Modify the maximum height in the core and core transition, using historic districts as a potential framework. Sixty feet is generally appropriate to accommodate a 5-story podium building.

## 21. Shift Regulations for Food Truck Parks

### *Diagnostic Observation*

Food truck parks are addressed in a section of the Code of Ordinances (Section 21-107(d)); however, it is not consistent with other similar regulations. This creates navigation issues and allows for potential conflicts.

### *Recommendation*

Relocate to accompany other relevant provisions, likely with other regulations for mobile food vendors, and incorporate appropriate cross-references to ease navigation.

## 22. Update Right-of-Way Management Standards and Provide Affirmative Environment for Encroachments that Activate the Street

### *Diagnostic Observation*

The Code of Ordinances language regarding right-of-way management is largely silent on matters of right-of-way use agreements. Interviews indicate sidewalk cafes and parklets are allowed, but this needs affirmation within Code as well as design parameters so that people are more likely to pursue these desirable options.

### *Recommendation*

Consider a comprehensive revision to the City's right-of-way management regulations, providing clear direction and encouragement for activation of streets and sidewalks through sidewalk cafes, sidewalk displays, sidewalk landscaping and parklets.

## 23. Update and Modernize Street Standards

### *Diagnostic Observation*

Section 21-54 pertaining to street improvement standards appears outdated. Local streets are wider than typical, and collector and arterial street sections appear to contemplate greenfield circumstances rather than constrained right-of-way in a downtown context. References to ITE appear dated, and there are no references to alternative manuals such as the NACTO manual, which tend to function better in a downtown context.

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*Recommendation*

Update City street design manuals and references. This should include a series of context-based street sections for the Downtown area where right-of-way is constrained, and there is an increased need to balance other modes of transportation.

**24. Update Provisions for Historic Buildings and Districts***Diagnostic Observation*

Victoria's Code of Ordinances contains special provisions for historic districts. A key feature of the regulation is prohibition of manufactured homes within historic districts and design districts. It also serves as a basis for sealed professional code equivalencies under the International Existing Building Code. A demolition cooling-off period of 60 days is included within the standards for structures older than 1950, which can be extended an additional 60 days by City Council.

The 1950 base year of significance is outdated, neglecting a significant period of mid-century construction in Victoria during the 1950s and 1960s. In addition, the year of significance and demolition restriction does not consider the degree of contribution of a structure to the character of the historic district, nor does it reference a historic resources survey.

There are no demolition-by-neglect standards and Victoria's vacant historic resources show signs of deterioration resulting from a lack of maintenance. This places historic buildings at increased risk of loss, which causes loss of character and diminishes heritage tourism. There are no provisions to transfer development rights to other properties in order to provide economic return for preserving historic structures.

*Recommendation*

Comprehensively revise historic preservation standards. Stakeholder engagement will be an important aspect, seeking to identify the best approaches to align regulation with local culture (recognizing concerns about property rights preservation and bureaucratic processes). At a minimum, the historic resources surveys should be updated, allowing them to serve as a useful reference for determining the significance of a structure. Doing so avoids unnecessary bureaucracy for non-historic properties within a district. In addition, Victoria should consider demolition by neglect standards and provisions to discourage vacancy in Downtown, incorporating registration and inspection, but also pairing with incentives so owners can make properties more viable. The year of significance should be reconfigured as buildings exceeding 50 years old, consistent with U.S. Department of Interior standards.

## 25. Update Sign Regulations

### *Diagnostic Observation*

Victoria’s sign regulations have not been substantially updated. Based on review, there appear to be some issues with language not fully comporting to recent court cases and court settlements involving content-neutrality. It does allow for some select signs to project over the right-of-way, but also prohibits several sign types common (and critical) to Downtown such as sandwich boards, sidewalk signs, and curb signs. It is also silent on how other common sign types are treated, such as signs on awnings and canopies, unique signs like marquees, and other examples.

### *Recommendation*

Comprehensively revise the sign regulations. This should be done in as streamlined a manner as possible, with room for creative design. A variety of sign types should be defined, if only to clarify how standards apply and affirm their place in a downtown setting.

## 26. Update Designation of Farmers Markets

### *Diagnostic Observation*

Section 14-58 requires City Council action to designate a farmers market. This should be an administrative approval. Farmers markets are an important asset in communities and especially downtown settings. They can help create active spaces. They can also be used creatively to supplement an existing farmers market. For example, Victoria could consider implementing a night market in downtown the Friday night prior to the Saturday farmers market.

### *Recommendation*

Update farmers market procedures and requirements to streamline the approval process.

## 27. Update Mobile Food Vendor Ability Downtown

### *Diagnostic Observation*

Section 14-60 prohibits mobile food vendors in Downtown between 7 a.m. and 5 p.m. unless excepted by the city manager or city manager’s designee. There does not appear to be any criteria or basis for considering the exception, making such exceptions arbitrary. Mobile vendors are an asset for activation during programming and events, and also provide a reduced risk entry for

people interested in opening restaurants in Downtown. Several cities have experienced the truck transition to brick-and-mortar, creating a culinary center in their downtowns.

*Recommendation*

Update standards to at least establish basic criteria that should be considered in granting approvals. Consider establishing prescriptive standards in Downtown so that it is an administrative approval provided certain conditions are met, rather than an exception.

## **28. Evaluate Implementation of Fire District under Appendix Section D101.2**

*Diagnostic Observation*

Victoria has adopted a fire district under D101.2, including all of the areas shown in Map 20 within the Snapshot chapter. The motivation of such an adoption is to limit Type V construction and H occupancies. Type V construction is considered the most combustible. At the same time, Type V construction is the most economical construction method for small-scale infill development.

Over the years, a variety of UL-rates assemblies have been approved for use in building codes, and codes over time have improved other systems such as electrical codes, fuel and gas codes, plumbing codes, and mechanical codes that have significantly reduced the risk of fires starting in the first place. Likewise, modern building codes require certain fire-rated separations, glazing, etc. for different circumstances, and fire alarm and suppression systems have significantly advanced in the intervening years since the creation of the district.

Type H prohibitions within the established district are generally sensible, but can create some challenges for occupancies involving distillation of spirits (high proof) or furniture-making/woodworking (sawdust).

*Recommendation*

Conduct an evaluation of the fire district to determine its necessity and effectiveness in modern code contexts. Contact peer cities to identify whether Victoria's approach is typical. Consider adjustments to the boundary as appropriate. Consider establishing paths to discretionary approvals for certain Group H High Hazard Occupancies.



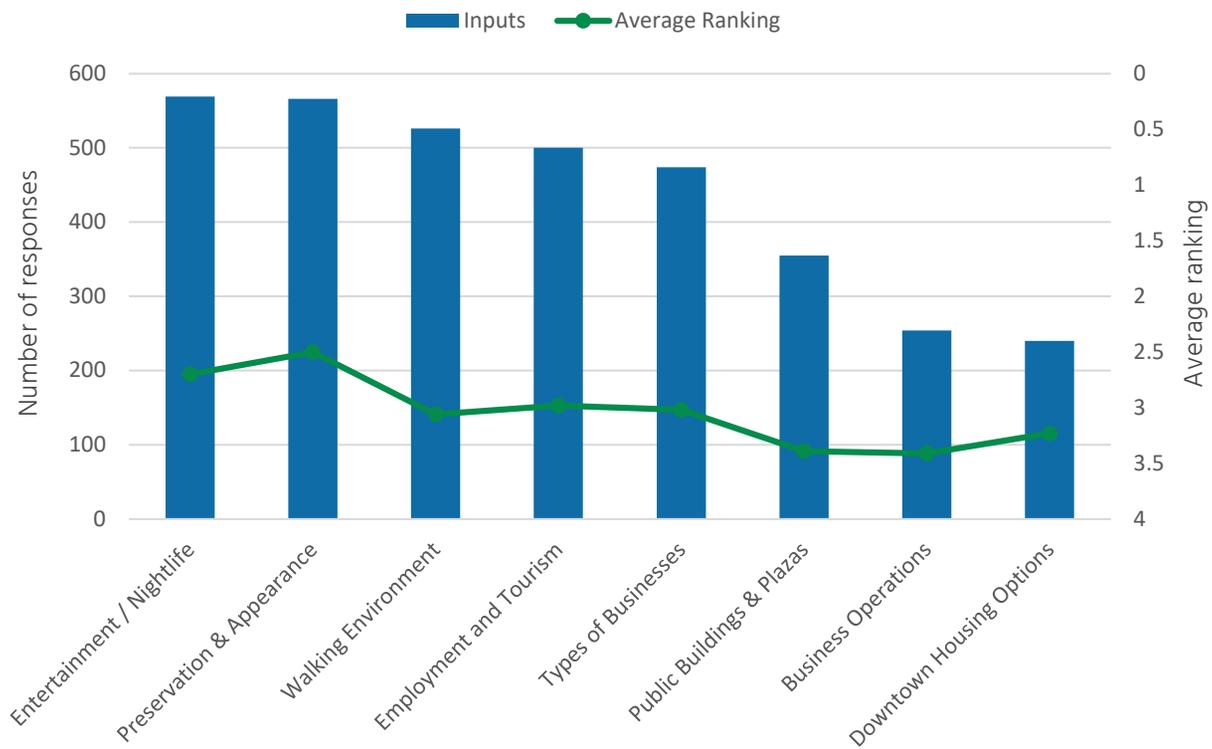
# **APPENDIX C: SURVEY RESPONSES**

# COMMUNITY SURVEY

## (RAW RESPONSES FROM RESPONDENTS)

may include spelling errors

### WHAT DO YOU THINK THE PRIORITIES SHOULD BE FOR DOWNTOWN?



OTHER SUGGESTIONS
Bistros/Restaurants/outdoor seating and dining
I'd like more businesses
I suggest you get rid of whoever or whatever committee wants to spend taxpayer dollars on any of this. Are you not aware of how many have lost jobs this year and how many have been sick, some died in our community! Stop wasting \$. Cut our appraisals and give this city a much needed tax break.
none
Brew Pub
History tours that talk about Martin Deleon and the founding of Victoria.
Entrance to our downtown, in particular the streets, absolutely embarrassing!! Also, public facilities. No one wants to hold events downtown because it is NOT easy to coordinate with the city! Excessive red tape!
Boutique shops
Boutique shops Wineries
Boutique shops Wineries Hotel
More in line with maintaining unique areas
Signs for local attractions such as the Texas Zoo.
Essential businesses to support downtown/historic district residents
Downtown Public Gardens serenity gardens as well as even a place to grow food and share with the community. Partner with Master Gardeners

OTHER SUGGESTIONS
Downtown Public Gardens serenity gardens as well as even a place to grow food and share with the community. Partner with Master Gardeners Housing development garden apartments
More eating places-outdoor dining with live music
Public Restroom facility
Restaurants, clothing stores, brewery
Promote tourism
Rentable property for Seniors/those not Wanting lawns; have services that can be delivered to them easily without high cost; include all businesses in the downtown area in ads and events
Rentable property for Seniors/those not Wanting lawns; have services that can be delivered to them easily without high cost; include all businesses in the downtown area in ads and events. Actively list buildings/businesses for sale in the downtown area, not just on The Main Street. For example: 508 N Moody is an excellent property stretching from Stayton to Bus 59 and into the park. It is excellent for retail, health services, tourist services, additional city or offices like financial or accounting. It has at least 15 parking places and the possibility of parking or expansion on next door lot. (Was Days Gone Bye and is 2770 Sq feet. (1947) and nice looking.
Relocate confederate monument to evergreen cemetery in honor of the confederate soldiers buried there.
Downtown needs to be coordinated somehow. Right now it's individual businesses that have no connection to each other. Get rid of one way streets that divide downtown.

OTHER SUGGESTIONS
Would like to see the removal of the confederate soldier. It is not an inviting symbol and makes the area look trashy.
Would like to see the removal of the confederate soldier. It is not an inviting symbol and makes the area look trashy. Entertainment, tourism, hours, and type of businesses all play together. There's not enough places to shop or hang out downtown, and so many of them shut down early. Would like to see more variety of shops and restaurants downtown. We've had several bakeries start to open downtown, but with the outrageous rent fee, they haven't been able to survive very long.
Family Friendly Activities
Family Friendly Activities Historical Information about Victoria
Remove confederate statue
Much more PARKING
Parking
Parking Perhaps a parking garage on constitution & Williams. The lot is for sale. Any time something is going on DT all the parking garages are blocked off. Or are not for general public
Parking, parking garage on Constitution and Williams
Park playground for kids
Need downtown Christmas lights & festivities like Fredericksburg & Johnson City!
More parking places for the public!!!
Entertaining
Food and Restaurants (Indian restaurant still missing)

OTHER SUGGESTIONS
Must have more tall buildings. Food and Restaurants (Indian restaurant still missing)
Good Parking
None
Leave downtown as it is!!!!
A nice, clean public restroom maintained by the city
Family friendly entertainment and activities
None
No
Yes
Yes! My kids think down town means fun because of Christmas on the square!
Yes
Fun things to do for kids/family
Parking
Weekend Activities
Business that attract shoppers and tourists. We have lawyers offices. Restaurants that feature food and offer beverages. I don't think tourists are looking for nightlife.
Parking
It could disrupt the peace in the downtown community depending on pricing of housing, making it easily accessible could bring the wrong crowd in the area.

OTHER SUGGESTIONS
Must leave parking on Main Street for restaurant patrons and tourist. It is almost impossible to find a place along Main and the side streets when coming downtown.
No one but the city and a handful of residents that own property downtown want or believe in revitalization by the city at the expense of tax payers. Using tax payer dollars to support business in one area of town, you are competing against other businesses with their own tax dollars. You should equally support all businesses in town, not just downtown property owned by a small minority of people connected to government. It's gross. You do not have the support for this that you think you do.
Absolutely nothing! The first thing that needs to be done is fix the Duck Pond to its former glory, or fill it in with dirt and grass so that it may be used. DO SOMETHING!
All selections are adequate
Quit worrying so much about down town and let put more effort in keeping businesses alive and going on Navarro. So many vacant businesses on Navarro and it's a sore site. We are not Austin and we are not San Antonio with a riverwalk.
Make sure we have good local dining
Winery
Regardless of what is planned, the city MUST consider public restrooms that are well maintained at all times. A great example is just up the highway in Cuero. Also important is adequate parking.
Antique shops is best , look at other cities around us
I can see the downtown district as more of a business incubator for the rest of the region. By night the opportunity to continue making connections with great pubs like venues.

OTHER SUGGESTIONS
The biggest issue with downtown is that's it's not an essential part of the common folk. There is no essential need or draw to go to downtown. Downtown needs the following: 1. Young people living there. 2. Essential goods and services. 3. Worthwhile commodity and businesses.
Everything should be handicap accessible. Clean bathrooms that are not in store should be available. Actually all these things with boost business.
Theme park
Allowing vendors to sell snacks and food in downtown plaza for people to enjoy with family and friends.
THE SIX FLAGS MONUMENT TAKES TO MUCH SPACE AND SHOULD BE GREATLY DOWNSIZED AND CENTRALIZED IN THE PLAZA
Allowing local vendors to sell food and snacks while enjoying downtown plaza with family and friends.
A gym
Parking
Maybe have a small museum for the history of Victoria, TX.
Parking
Family eating establishments.
Parking

## OTHER SUGGESTIONS

Draft house movie theater ( they offer food & alcohol ) I think this would increase foot traffic in downtown during the evenings & weekends.

- A kid friendly/ family outside restaurant with games like bag toss & a playground. This would be great to get young families to move to the downtown area & get college students on this side of town.
- dog park
- bike/ scouter rentals
- Brunch spots (roof top) open on the weekends
- farmers market on the square with food/ alcohol available for purchase
- Something like a punch bowl social. Many small towns offer this like San Marcos. It's a kid friendly restaurant with a bar in the certain. It offers bowling, games, & arcade games.
- small live music venue
- playground
- Ice cream/ candy/ bakery shop
- More shopping- would increase foot traffic
- hotel with amenities

Bicycle Environment

Remove the Confederate Statue

Public Restrooms

Great idea

Public WIFI

We do not need downtown "revitalized". They have already spent past money on this. To much money already spent on this. And not much improvement.

## OTHER SUGGESTIONS

We do not need downtown "revitalized". They have already spent past money on this. Too much money already spent on this. And not much improvement.

Victoria street and traffic lights SUUCK !! That's where money needs to go. U can't drive the 40 mph speed limit on streets w/0 jerking your head off tour shoulders. New comers to V see/ feel this and make nasty comments

na

events

events

None at the moment

Bring Bianckies the big oatmeal cookies that were sold at the corner dinner with the ice cream

Market Days Farmer's market should move back to downtown

Market Days Farmer's market should move back to downtown  
Street dances

Adding local vendors and bringing the current buildings back to life. If Goliad can do it why can't Victoria

**Rate CURRENT SATISFACTION with these business operations issues.**



Topic	Comments
Business Variety	Need affordable high speed fiber Internet for downtown, which will hinder companies from being downtown, some blocks only have slow DSL as option - Donovan H
Business Variety	Again, no Indian food in entire Victoria
Business Variety	More variety would be great
Business Variety	Poor to attract locals and forget about out of towners. You can list shops on 1 hand, restaurants / bars on the other and have fingers left. Counting law offices takes both hands plus a couple of toes.

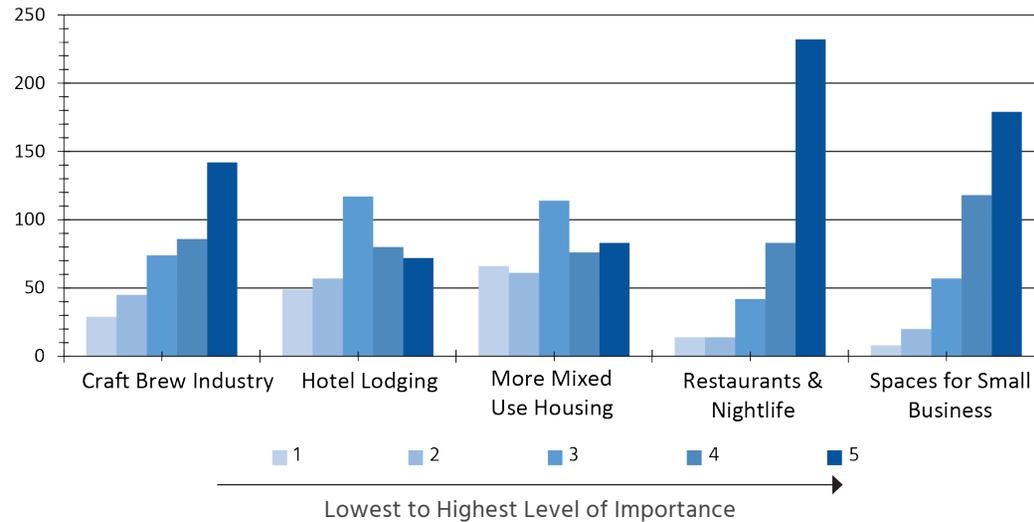
Topic	Comments
Business Variety	Government needs to stop picking winners and losers, support all business.
Business Variety	"satisfaction - 2 stars importance - 5 stars right now there's just non-retail business & a sprinkling of restaurants. We need more ""WOW"" business - fun boutiques, cafes, candy store, novelty shops, etc. If we just have a business that anyone can find anywhere no one will come downtown when they can go for an experience somewhere else."
Business Variety	Need more variety

Topic	Comments
Business Variety	I would love to see shops opened in downtown.
Operating Hours	I would definitely like to see more businesses open after 6pm. Restaurant's, etc...
Operating Hours	I am so disappointed the few restaurants we have are not open evenings and weekends
Operating Hours	I wish we had more downtown businesses. Pizza hut, Papa John's, more places that make people want to be downtown and drive through downtown other than going to a city or county building
Operating Hours	I've lived in New Braunfels and the Woodlands and you cannot have a vibrant downtown that is not open on the weekends.
Operating Hours	Definitely need businesses that stay open later than 5pm
Operating Hours	Not much brings people to downtown Victoria in the evening or weekends.
Operating Hours	Businesses downtown for the most part do not stay open late or on the weekends. Options for anyone wishing to live downtown are limited at best and it's a big hindrance to growth downtown.
Operating Hours	Would like to see increased operating hours

Topic	Comments
Parking	Horrible. The decorator trees are nice, but have sucked up valuable parking (what happens to trees as they grow larger?). So many businesses (lawyers, etc.) won't allow parking in their lots even on evenings and weekends.
Parking	In my opinion parking truly isn't an issue if you have business/events that re exciting & desirable enough to have people want to walk too.
Parking	There is not nearly enough parking available.
Parking	For importance, not satisfaction
Parking	Proably could use more parking
Parking	PARKING AROUND THE PLAZA SHOULD BE ELIMINATED ON ALL SIDES.
Quality of Business Signs	PEOPLE LOVE GOOD FOOD. EXCELLENT VENDORS ARE NEEDED.
Quality of Business Signs	Signs are essential no more banners and flags downtown. It's fine for special occasions but not permanent.
Quality of Business Signs	satisfaction - 2 stars importance - 4 stars Yes signage is important and should be there - but if it's a good enough business the sign shouldn't make or break people finding it.

Topic	Comments
Quality of Business Signs	What business signs? The few shops and eateries downtown have poor signage. It drives me crazy most don't post hours. And I live 2 blocks from downtown - I'd be really irritated to come from across town and out of town with no idea of hours. Please don't send people to on-line... not everybody uses technology.
Quality of Business Signs	Most businesses don't have signs. They may have signage on the glass, but not on the buildings.
Quality of Businesses	Still no Indian food in entire Victoria
Quality of Businesses	There just isn't enough businesses to patron. And when more businesses thrive downtown, the increased activity will draw more to want to live and play downtown.
Quality of Businesses	The few small businesses (shops) we have are nice - need a lot more

Rate the IMPORTANCE of these development types in downtown.



Topic	Comments
Craft Brew Industry	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
Craft Brew Industry	Craft brews and outdoor seating at restaurants have revitalized a number of cities. We have been amazed at the void of these in Victoria
Craft Brew Industry	Most of these places in San Antonio, New Braunfels, Austin and Houston are great, classy hangouts.
Craft Brew Industry	We moved here from College Station 3 years ago and this is something we really miss!
Craft Brew Industry	Maybe some a microbrewery or two.

Topic	Comments
Hotel Lodging	I think a craft brewery would be an IDEAL draw for folks to downtown. It should incorporate Victoria's rich history and include a walking tour.
Hotel Lodging	CRAFT BREWING WITH ONLY SAMPLING SERVICES
Hotel Lodging	More bed and breakfast
Hotel Lodging	RESTRICTIVE HOUSING SHOULD ONLY BE ALLOWED BEYOND THE SURROUNDING TWO BLOCKS IN ALL DIRECTIONS.
Hotel Lodging	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.

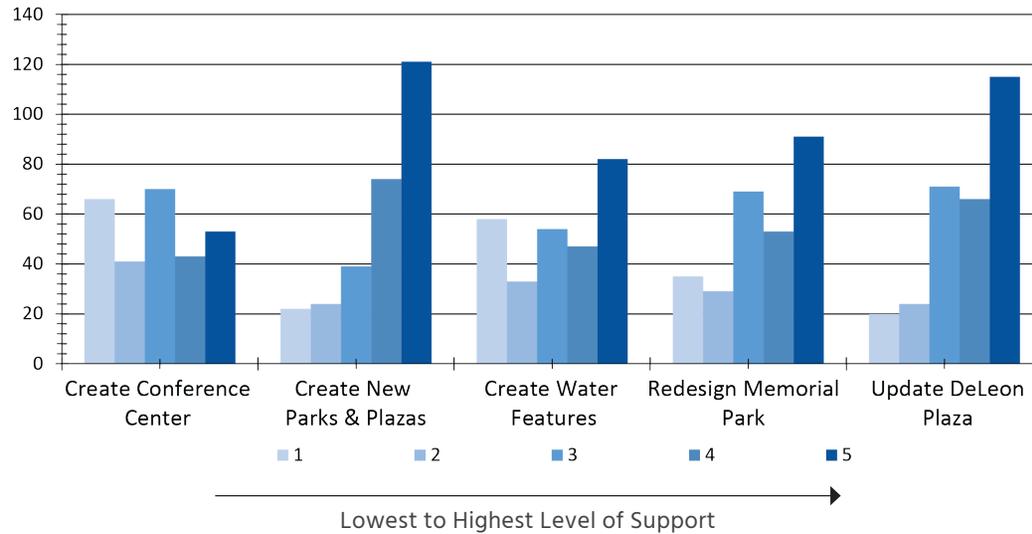
Topic	Comments
More Mixed Use Housing	Converting old buildings into high end historically preserved apartments would be so nice.
More Mixed Use Housing	THERE SHOULD BE NO APARTMENTS LOCATED AROUND THE AREA.
More Mixed Use Housing	Actually we need to concentrate and put more effort and funds into our sub division streets, they are disgraceful and you all know so concentrate on our streets first before going forward with any more improvements for down town, GOT IT
More Mixed Use Housing	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
More Mixed Use Housing	More apartments in the unused parts of buildings
More Mixed Use Housing	I agree that there should be a focus on housing - but not so much as bringing more housing as maintaining and promoting those that already do live downtown. Until you get them on board the new housing will just follow the old characteristics (aka leaving downtown for activities/food)
More Mixed Use Housing	No thank you!!
Restaurants Nightlife	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
Restaurants Nightlife	More sixth street like environment

Topic	Comments
Restaurants Nightlife	Restaurants that stay open until 10-11 at least the last half of the week. Locals will support them if we can eat there too before Downtown shuts down at 2
Restaurants Nightlife	THE CENTRAL DELEON PLAZA MUST BE A PLACE FOR ALL CITIZENS TO ASSEMBLY/ MEET/CONGREGATE AND/OR VISIT WITHIN A SPECIFIED TIME FRAME DURING MORNINGS AND EVENINGS. THERE SHOULD BE STRATEGICALLY PLACED SECURITY CAMERAS THROUGHOUT THE IMMEDIATE AND SURROUNDING AREAS THAT ARE (SERIOUSLY) MONITORED 24/7.
Restaurants Nightlife	Restaurants that stay open to a decent hour. If you go to a play or recital down town there is no where to eat, walking distance, after.
Restaurants Nightlife	By having eateries in the Downtown area, this would increase traffic, parking is always an issue, it would be great to keep that in mind when planning
Restaurants Nightlife	Restaurants yes. Nightlife no thank you.
Restaurants Nightlife	I do think Nightlife is important - but I also think restaurants during working business hours is too. Working downtown there are not many accessible/quicker options for a working lifestyle either.
Restaurants Nightlife	Nightlife that are based around healthy lifestyle activities would bring a positive environment to downtown and attract a positive crowd
Restaurants Nightlife	Restaurants and nice bars

Topic	Comments
Restaurants Nightlife	No loud bars and drunk drivers
Spaces for Small Business	Important for food, entertainment, or gift shops- not banks, attorneys, or other 8-5 non-retail businesses There is a difference between a business district and a fun, inviting, area for entertainment.
Spaces for Small Business	I think importance is 5 star, but satisfaction is a 3 star. There are a lot of spaces for small business but there are also spaces that are used up by non-retail business that could be moved into our "skyscrapers" to make space for more retail-oriented business. But good luck with moving those others out.
Spaces for Small Business	Businesses based on positive and healthy life choices will be sustainable and attract a positive vibe. Victoria could be Texas' healthy community. That would attract young people to invest their lives and their families lives into the community.
Spaces for Small Business	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
Spaces for Small Business	The only reasons I didn't move my office Downtown were the lack of options and parking is almost impossible in places and I did not want to put my clients through that.
Spaces for Small Business	Locally owned businesses as we all know are the heartbeat of a community. Having affordable rent, would allow this to the Mom and Pop operations.

Topic	Comments
Spaces for Small Business	We have toooo many lawyers, etc. downtown and barely any shopping
Spaces for Small Business	NO GAMING/GAMBLING OR ANY SUCH BUSINESS SHOULD BE ALLOWED ADJACENT TO THE DE LEON PLAZA OR WITHIN TWO BLOCKS OF DE LEON PLAZA.
Spaces for Small Business	And appropriate rent. We have had great bakeries and restaurants that have had to shut down because rent was raised when they started performing well.

Rate your SUPPORT for these downtown public space ideas.



Topic	Comments
Create Conference Center	Absolutely not!
Create Conference Center	CREATE, IN THE IMMEDIATE AREA, A CONFERENCE CENTER e.g., the Victoria Community Center on North Street.
Create Conference Center	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
Create Conference Center	There isn't housing for convention attendees or restaurants to feed them. When you have jury duty and get an hour for lunch it's a struggle to find food unless you get in your vehicle and leave the area.

Topic	Comments
Create Conference Center	This should not be down town.
Create Conference Center	I am the Rector of a church in town. If we had a large enough conference center I feel certain our Diocese would come here as part of our yearly rotation of conventions. San Antonio is too expensive so we use Corpus Christi, McAllen and San Marcos on a 3 year cycle. If you could house is I guarantee we'd come!
Create Conference Center	We have a conference center at Emerging Tech. Help support that.

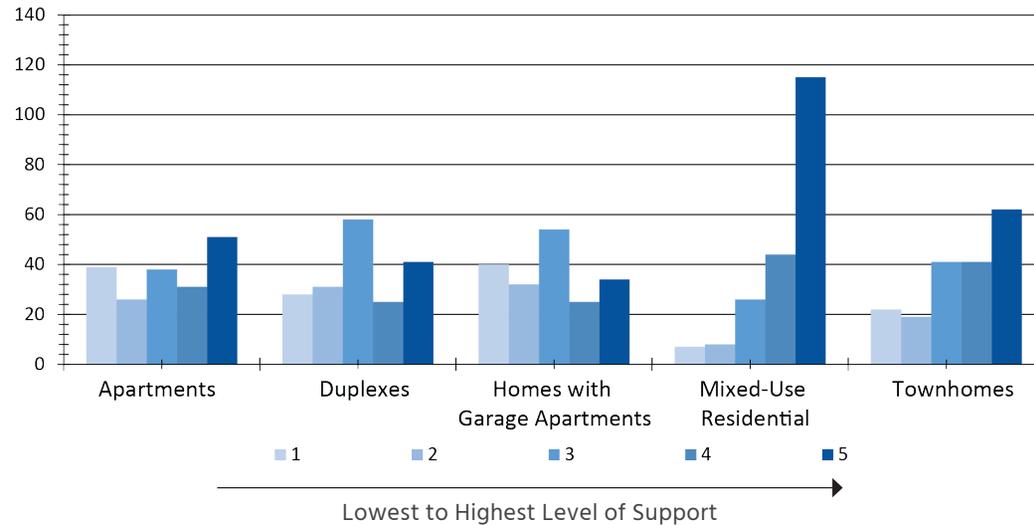
Topic	Comments
Create Conference Center	I feel like there are plenty of buildings (ETC, Community Center) that can be used for conferences in town and the City should work closely with them to ensure functional usage is actually available and cost-effective for groups wanting to host events here in town.
Create New Parks Plazas	Redesign existing parks with better features.
Create New Parks Plazas	This would be so wonderful! An outdoor obstacle course, off-road technical bike trails, dog park. These are so needed here! Plus with the amount of rain we get annually we could have some Very nice outdoor areas!
Create New Parks Plazas	Dog park needed!
Create New Parks Plazas	Not at this point!
Create New Parks Plazas	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
Create New Parks Plazas	Make the parks and plazas MORE USER FRIENDLY
Create New Parks Plazas	More basketball courts
Create New Parks Plazas	Sculpture garden

Topic	Comments
Create Water Features	Yes, if they look like this, but not splash pads in the middle of nowhere.
Create Water Features	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
Create Water Features	Where???
Create Water Features	WATER FEATURES OF A CREATIVE AND USER FRIENDLY VARIETY FOR ALL AGE GROUPS.
Create Water Features	If you've ever visited The Pearl or the new water feature area in Hemisphere Park in San Antonio then you've seen first-hand the draw water features can have for families with young children.
Redesign Memorial Park	It is a cemetery.
Redesign Memorial Park	Maintenance is poor. Investment in flood prone areas with cement paths is questionable. Too much room for disk golf. Bathrooms very poor. Duck pond is gross.
Redesign Memorial Park	I gave this 5 stars because I honestly didn't even know where it was. I just had to look it up. I have no idea what goes on there or what it needs. I would hope that any redesign would fit the neighborhoods needs.
Redesign Memorial Park	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.

Topic	Comments
Redesign Memorial Park	ADDED SEATING
Redesign Memorial Park	I don't even know what this is. Don't spend money on unused spaces. If you want to spend money on parks, put usable outdoor Rec spaces in Riverside like bike tracks and actual hikeable tracks.
Redesign Memorial Park	I don't even know what park that is.
Redesign Memorial Park	I don't know what/where Memorial Park is. Maybe we need publicity about that.
Update De Leon Plaza	Add restroom facilities
Update DeLeon Plaza	Update how? Not sure what it needs.
Update De Leon Plaza	Confederate statue has to go.
Update De Leon Plaza	Relocate confederate monument to evergreen cemetery to honor the buried confederate soldiers there
Update De Leon Plaza	Don't think De Leon Plaza needs to be updated. Just keep it simple & maintained.
Update De Leon Plaza	DO NOT remove the Confederate statue!
Update De Leon Plaza	CONSIDER A CENTRAL WELL THOUGHT OUT FOUNTAIN WITH HISTORICAL SIGNIFICANCE FOR ALL PEOPLES OF OUR CITY.

Topic	Comments
Update De Leon Plaza	These questions are difficult to answer as current satisfaction level and importance of the feature are often opposites.
Update De Leon Plaza	Looks attractive and well cared for.
Update De Leon Plaza	I like it how it is. I'd be open to changes if they were a good use of the space!
Update De Leon Plaza	Keep it historical
Update De Leon Plaza	Don't remove statues or history
Update De Leon Plaza	It's peaceful as is!! Perhaps bring back Sunday concerts in the park?
Update De Leon Plaza	Things considered offensive, such as the Confederate Soldier statue, should be removed and placed in a museum which is a much more fitting environment for such an artifact. It is the first thing visitors we take downtown notice when we visit DeLeon Plaza. I also think there should be some functional playground/activity equipment located in the grassy areas of the Plaza or nearby. Right now, our kids run all over the gazebo but don't have anything to DO.

Rate your SUPPORT for the following approaches to increasing downtown housing.

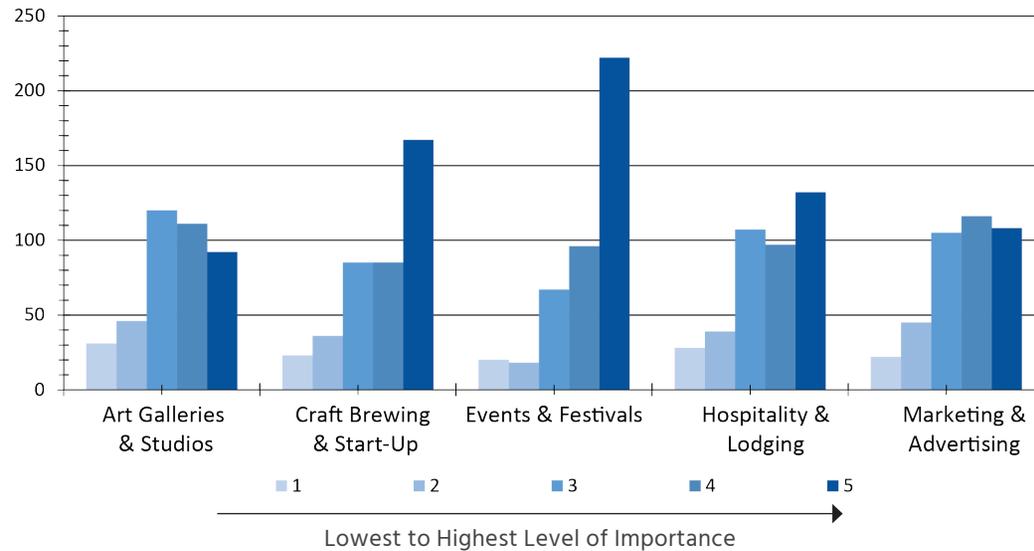


Topic	Comments
Apartments	I'd like to see loft style apartments or even lofts in the multi level "bank type places"
Apartments	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
Apartments	We need to have housing options for all income levels. Housing has become prohibitively expensive for everyone, especially those making 30-50k a year.
Duplexes	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.

Topic	Comments
Duplexes	Way too many dilapidated slum lord properties as it is. Koenig has a run down dump rented out to sketchy drug dealers on my street. Their needs to be more regulation on slum lords like this. It affects the entire Old Victoria Neighborhood aesthetic and our property value as taxes continue to rise.
Homes with Garage Apt	I currently live in a garage apartment and love it! Having this option diversifies the neighborhood.

Topic	Comments
Homes with Garage Apt	Way too many dilapidated slum lord properties as it is. Koenig has a run down dump rented out to sketchy drug dealers on my street. Their needs to be more regulation on slum lords like this. It affects the entire Old Victoria Neighborhood aesthetic and our property value as taxes continue to rise.
Homes with Garage Apt	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
Mixed Use Residential	Support those of use already living in nearby neighborhoods with improved infrastructure and amenities
Mixed Use Residential	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.
Mixed Use Residential	Need more housing downtown to create business and enterprise
Mixed Use Residential	A key factor in any development is to entice people to live downtown and to support businesses. It is important for varying types of businesses to move downtown and to stay open late and on weekends for the residents.
Townhomes	These questions are difficult to answer as current satisfaction level and importance of a feature are often opposites.

Rate the **IMPORTANCE** of the following employment and tourism opportunities in downtown.



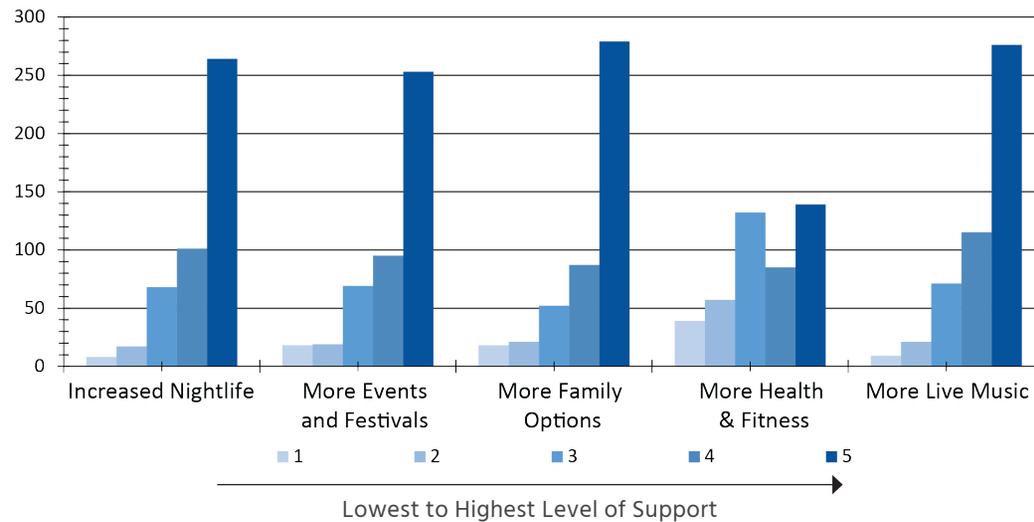
Topic	Comments
Art Galleries Studios	We have such a rich history, and having The Nave Museum, in the Downtown district is great, many Victorians, do not even know of it. It would be great to showcase The Nave, Museum of the Coastal Bend, and The 5Points Museum.
Art Galleries Studios	we have some wonderful local artists and these facilities seem attractive to visitors to towns around us
Art Galleries Studios	We are art lovers! This kind of thing is usually dependent on the communities response. There is room to grow this! I've been in cities where they have a set aside art day where galleries are all open and welcoming people. Wine and beer are available, dj's are spinning, it's a huge fun thing. People walk from gallery to gallery.

Topic	Comments
Craft Brewing Start Up	Of course - microbreweries are popping up and gaining popularity everywhere!
Craft Brewing Start Up	These seem to be a new draw for communities. And I live close enough I can crawl home if I enjoy their wares too much.
Craft Brewing Start Up	As long as an inebriated crowd does not drive drunk or create trash or damage to property.
Craft Brewing Start Up	What's with the craft brewing focus?

Topic	Comments
Events Festivals	Not of bootfest type! That only appeals to a limited group.
Events Festivals	Not free festival tho. If people don't want to pay to help see their city thrive. Forcing a zombie festival just isn't a bug draw.
Events Festivals	Great as long as they don't impede driving/ parking/ access to existing businesses
Events Festivals	Festivals are good but quarterly or seasonal would be better than spending whole budget on 1 event. Live music is great regardless of who it is. Do not overpay for headliners
Events Festivals	Try to involve community in planning events. Take fun runs away from downtown. Block off streets only when necessary.
Events Festivals	Before the pandemic, there was always something to do —during the pandemic, I gave noticed some artisan markets but they have not taken off yet— more advertising is needed both to secure enough of a variety of craftsmen, entertainments and to get it on peoples' monthly calendars. During the pandemic, I shopped the farmer's market every Saturday, most people wore masks, and I skipped the others.
Comment on Events Festivals	I would rate 5 stars but the thought of how congested traffic downtown gets with current events possibly not the best idea. Maybe if there is a limited crowd capacity.

Topic	Comments
Comment on Events Festivals	MAJOR concern as a present business owner is the aftermath of events. Tired of cleaning up diapers, trash, vomit on our property. There must be support of businesses to keep their property free from damages and extra cleanup from events or we will not encouraged them!!
Hospitality Lodging	Definitely need quaint quality housing
Hospitality Lodging	I would love to see more B & Bs downtown and around. I have visited towns with cool hospitality centers (and visitor friendly hours of operation)
Hospitality Lodging	A hotel downtown would be so nice
Hospitality Lodging	In the age of Uber/Lyft, I don't think that lodging HAS to be located downtown. But it should be high-quality and located nearby. I also wish that a deal had gone through to retrofit the old Convent into a boutique hotel. That is a huge attraction!
Hospitality Lodging	If we focus more on tourism then this becomes a bigger issue, but with the oilfield down it seems like we have an abundance or places to stay. If I'm wrong then build more!
Marketing Advertising	Of course this is important! Using a multi pronged approach to attract, build up, beautify and advertise I think is the only way to go.
Marketing Advertising	It would be great to have Billboards on all of the main arteries in Victoria, 59, 77, 87 promoting the Downtown Area.
Marketing Advertising	Very important -- but we need something better to market than office space

Rate your SUPPORT for the following entertainment and nightlife activities downtown.



Topic	Comments
Increased Nightlife	Bars are a big seller of downtown life.
Increased Nightlife	Could use more of a sixth street nightlife
Increased Nightlife	I have walked downtown before (yes, even pre-COVID) hoping to have a drink or a coffee and there has LITERALLY been not ONE establishment open on a Saturday evening between 4-6. That is certainly NOT an attraction.
Increased Nightlife	More night bars to attract youngsters

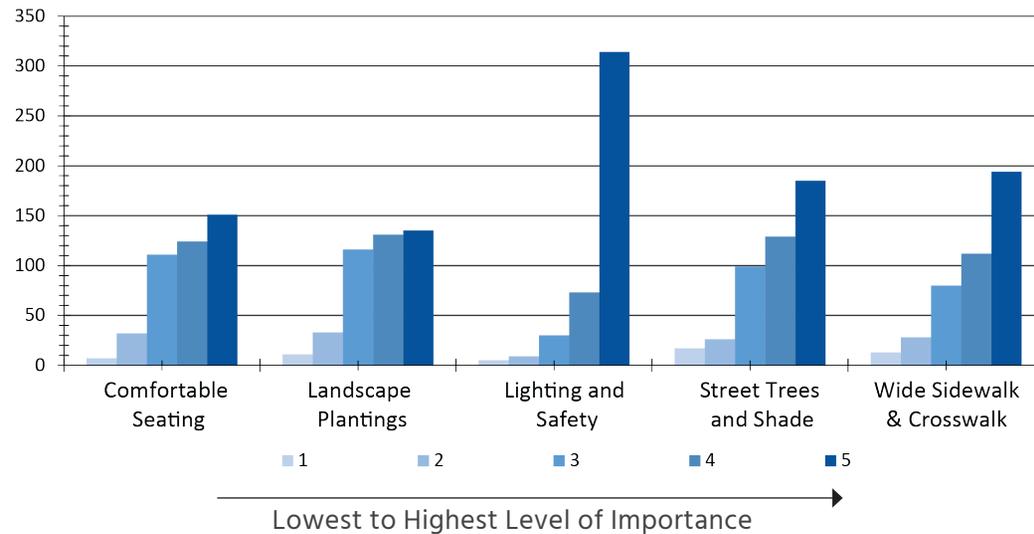
Topic	Comments
Craft Brewing Start Up	Of course - microbreweries are popping up and gaining popularity everywhere!
Craft Brewing Start Up	These seem to be a new draw for communities. And I live close enough I can crawl home if I enjoy their wares too much.
Craft Brewing Start Up	As long as an inebriated crowd does not drive drunk or create trash or damage to property.
Craft Brewing Start Up	What's with the craft brewing focus?

Topic	Comments
More Events Festivals	Community events that include entertainment for all racial communities in Victoria .
More Events Festivals	I don't understand why we aren't utilizing our park for big events and festivals. Boot fest should be relocated to the park so there is space to enjoy the event.
More Events Festivals	Absolutely and be more easy (less restrictions & costs) and partner up with anyone that is a local resident wanting to host a viable event within city owned property or infrastructure that will bring in tourist to town and generate sales tax dollars and potential hotel stays. Outside of Hot Funds
More Events Festivals	Festivals should be moved to Riverside Park while Market Days and events should be downtown.
More Events Festivals	My family moved here the week Bootfest was taking place. It really left an impression on us! Free events are so integral to a thriving community.
More Events Festivals	More events would be nice
More Events Festivals	As long as it doesn't impede driving/ parking/ access to existing businesses
More Events Festivals	Parking isn't the greatest for this downtown. I miss the big events they use to have around Riverside park.

Topic	Comments
More Family Options	Do I think there should be a splashpad downtown - no there's plenty in other parts of the city. But I do encourage maybe a few little playground areas/spaces for mommy outing events, etc.
More Family Options	Definitely need something for the kids to do. Maybe some museums.
More Family Options	"Again, off road mountain bike trails! We also need a good dog park! I'd also love to see more green belt development with walking trails. "
More Family Options	If you can provide things to occupy my kids or attractions they want to see and play with then I'll be there!
More Family Options	"I would love to see the Market Days, start up in the Downtown area, offering local and area vendors the opportunities, to showcase their items, Goliad, Cuero, have a tremendous following, I think it is time for us to shine in this area. "
More Family Options	Do we have a community theater? That would be good.
More Family Options	This is highly needed
More Health Fitness	"Grass areas and gardens to do yoga tai chi and have walking trails Houston has beautiful parks waterfalls . It can be small and be still inviting"
More Health Fitness	More basketball courts are much needed

Topic	Comments
More Health Fitness	What we need here desperately is a mountain bike trail system. Not paved, but groomed. It's an hour to get to a decent place and more so to get good technical trails. I would LOVE this!
More Health Fitness	We have 5 K's and Bike Rides, that take visitors through the Downtown area, it would be great to have a Yoga opportunity
More Health Fitness	Could use places to work out downtown
More Health Fitness	again I think this is an "enhancement" that use is important but not initially.
More Live Music	Maybe some jazz
More Live Music	Need more entertainment
More Live Music	"Depends on the type. Maybe Different types on different days"
More Live Music	I would love to see more venues with this capability! As an addition to this category having places where music can be played at a reasonable level so a conversation can be had would be nice to. That of course is mostly about inner acoustics and musician volume, but I hope not every mucus venue is a barren bar that makes all sound louder. Don't get me wrong - there is definitely a time and place for good loud music! It's just nice to have a variety
More Live Music	Yes please

Rate the **IMPORTANCE** of these walking environment issues.



Topic	Comments
Comfortable Seating	With so much history in Victoria, it would be great to have murals, painted by local artist, to display our rich history.
Comfortable Seating	Yes please other than just the immediate square. The homeless issues need to be handled another way but not putting benches / seating out is not the solution to that problem
Comfortable Seating	satisfaction - 3 stars importance - 5 stars.  If you look at Fredericksburg or boerne theres a bench every 10 feet for old men to sit while their wives shop, or people-watching while sipping a to-go coffee from the coffee box. definitely a need.

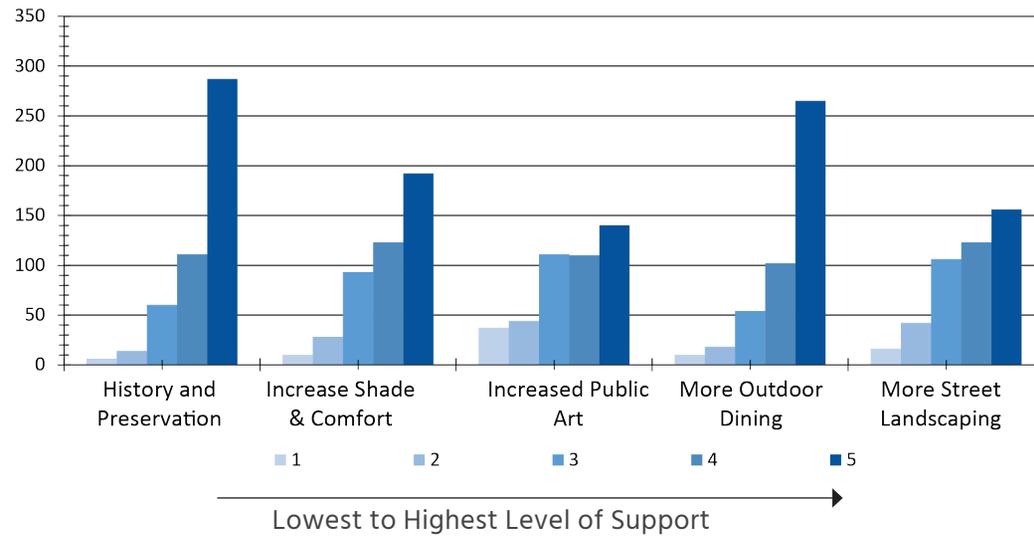
Topic	Comments
Comfortable Seating	The downtown seating tends to attract transients.
Lighting and Safety	Yes safety first. Lighting is key but one street over is darkness so the area needs to be more secure and lit up.
Lighting and Safety	need to address the homelessness problem and individuals loitering at the parking garages downtown
Lighting and Safety	satisfaction - 2 stars importance - 5 stars

Topic	Comments
Lighting and Safety	Safety yes, security yes, but cities can overdo it and quickly move into light pollution. I'd hope the city takes a careful look at good quality lighting choices that don't over light or pollute.
Lighting and Safety	DT is the jewel of Victoria it shouldn't be dirty like Bourbon St but rather classy and quaint, Antique lighting, E.I. Pendant light posts, draped outdoor lights, clean sidewalks, No more bat poop ammonia smell. Tax opportunities for restaurants and nightclubs. Not sure if the Advocate is still open but that place has potential for a nice restaurant. The city has great history of all cultures and that should be used more. We have extraordinary success stories Mark Keathly painter, there's a company that sells silos to Intel the chip builder and we have that company here in Victoria, Custom Car builders South Texas Performance. Go to Victoria Cafe for lunch and see the Cowboys walk in with their spurs and chaps on. People that had nothing more than a dream and have made it happen. Mario of La Tejanita, Ruben of Lss Palmas. We already have the best of Victoria but do we have the stories of our small businesses. It's the stories that open the hearts and minds. I'm transplanted from the Valley 27 yrs ago and I love love love My Victoria
Lighting and Safety	CAREFUL
Lighting and Safety	Safety is of utmost importance in these times

Topic	Comments
Street Trees and Shade	We need more foliage and greenery. We need more trees and landscaping and less concrete and asphalt on new construction sites. There are still plenty of busy roadways with no sidewalks.
Street Trees and Shade	SINCE WE DON'T HAVE A RIVER, LET'S CONSIDER A TROLLEY.
Street Trees and Shade	Beautiful efforts in upgrading sidewalks, brick, trees. Very happy to see new efforts in decorating the Plaza at Christmas. Thumbs up!!
Street Trees and Shade	If there is available care! The trees planted down the street were a terrible idea. They are dying or dead. Now what do we do with that? Plus, it crowds the street that 2 large trucks can't use main at the same time.
Wide Sidewalk Crosswalk	Not if it makes the streets more narrow
Wide Sidewalk Crosswalk	WE HAVE A MYRIAD OF EXCELLENT EXAMPLES TO CHOOSE FROM.
Wide Sidewalk Crosswalk	This is something we are lacking in!
Wide Sidewalk Crosswalk	As long as it doesn't impede driving/ parking/ access to existing businesses
Wide Sidewalk Crosswalk	Please PLEASE add public restrooms. Wish we had nice facilities for the public such as Cuero's which are well lit and air conditioned

Topic	Comments
Wide Sidewalk Crosswalk	Would only be useful during Bootfest.
Wide Sidewalk Crosswalk	This is only good if there are separate parking areas. Narrow streets are already made worse by Street parking. Most times it's difficult to drive full-size vehicles side by side

Rate your SUPPORT for the following design and appearance enhancements.



Topic	Comments
History and Preservation	Dont remove statues or history
History and Preservation	More preservation is needed
History and Preservation	As long as businesses are required to invest outrageous amounts of money. The cost of Christmas lights in buildings in the past was prohibitive
History and Preservation	We've already lost a lot of our historical attractions like the old train.
History and Preservation	THIS IS OR SHOULD BE OF SIGNIFICANCE FOR ALL PEOPLES

Topic	Comments
History and Preservation	The streets in downtown Victoria are in serious need of repair.
History and Preservation	Keeping that confederate statue downtown isn't gonna attract the kind of people we should be
History and Preservation	Get rid of the confederate soldier, its trashy.
History and Preservation	Such a shame newer facades were allowed which hides the historic architecture
Increased Public art	"Would love to see more! "

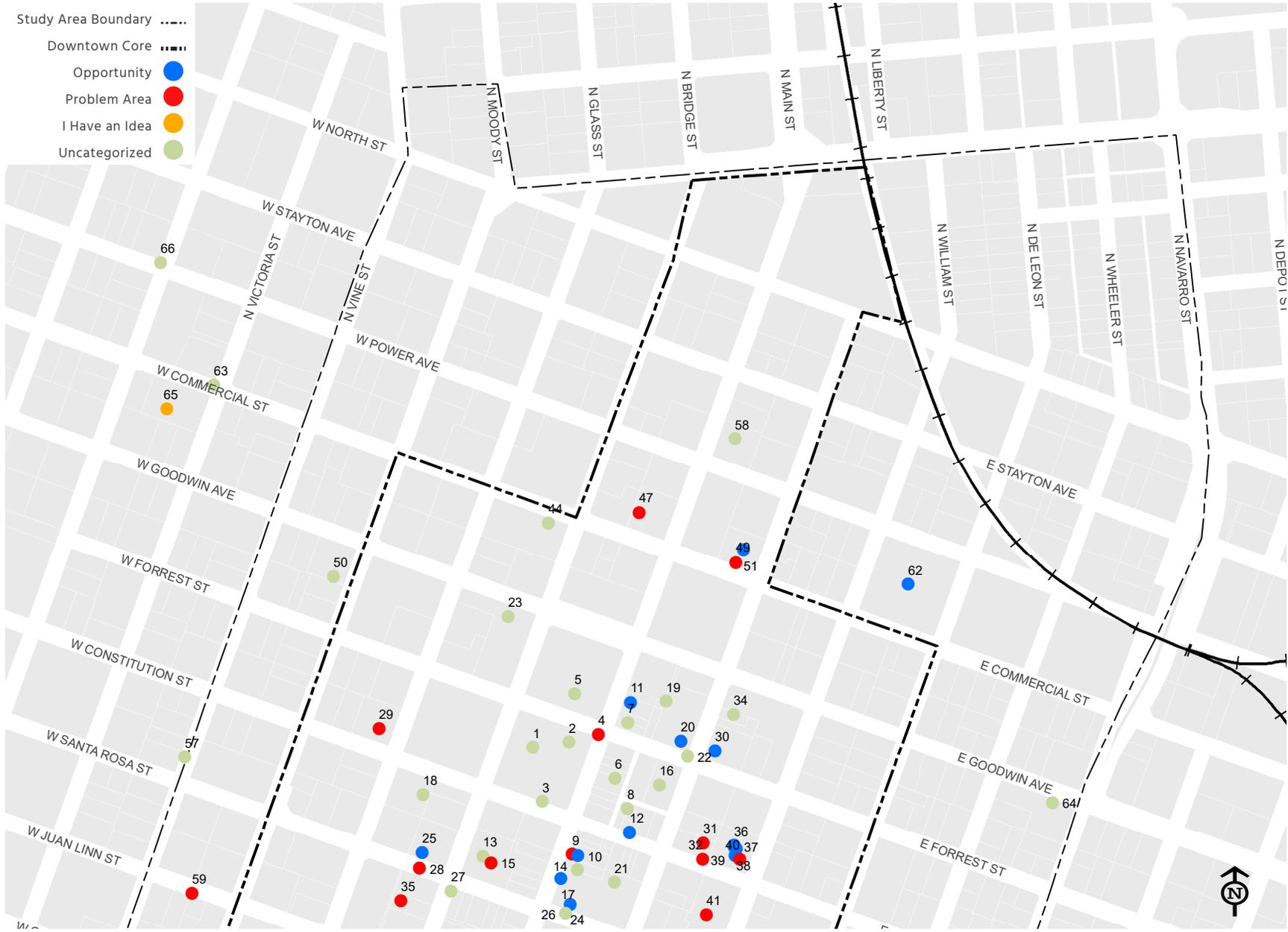
Topic	Comments
Increased Public art	Though I think this is fun & brings some eclectic vibes & surroundings to the area I don't believe this should be a huge priority in our first steps of the master plan. I think we should focus on other priorities and then once those are established then move on to the "Enhancements" of the area such as murals, etc.
Increased Public art	I'd love to see a mural of the area's history, created by local youth under the guidance of local artists.
Increased Public art	Would be wonderful after other needs are met
Increased Public art	Please keep this attractive and neat
More Street Landscaping	Remove the old time/temp. On top of the old Victoria bank & trust building, nka the Victoria Employment Commission, its an eye sore to down town
More Street Landscaping	LESS CARS MORE PEOPLE. LESS CARS MORE PEOPLE.
More Street Landscaping	To me this is one of the most important aspects. While there are pockets of our city that are beautiful there are plenty of urban desert places that are very unsightly. I wish we had better zoning in place that would require more landscaping. Look at our new H-E-B vs some of the ones going in other cities. All parking lot. Even the new medians could have had trees in them.
More Street Landscaping	"satisfaction - 3 stars importance - 5 stars"

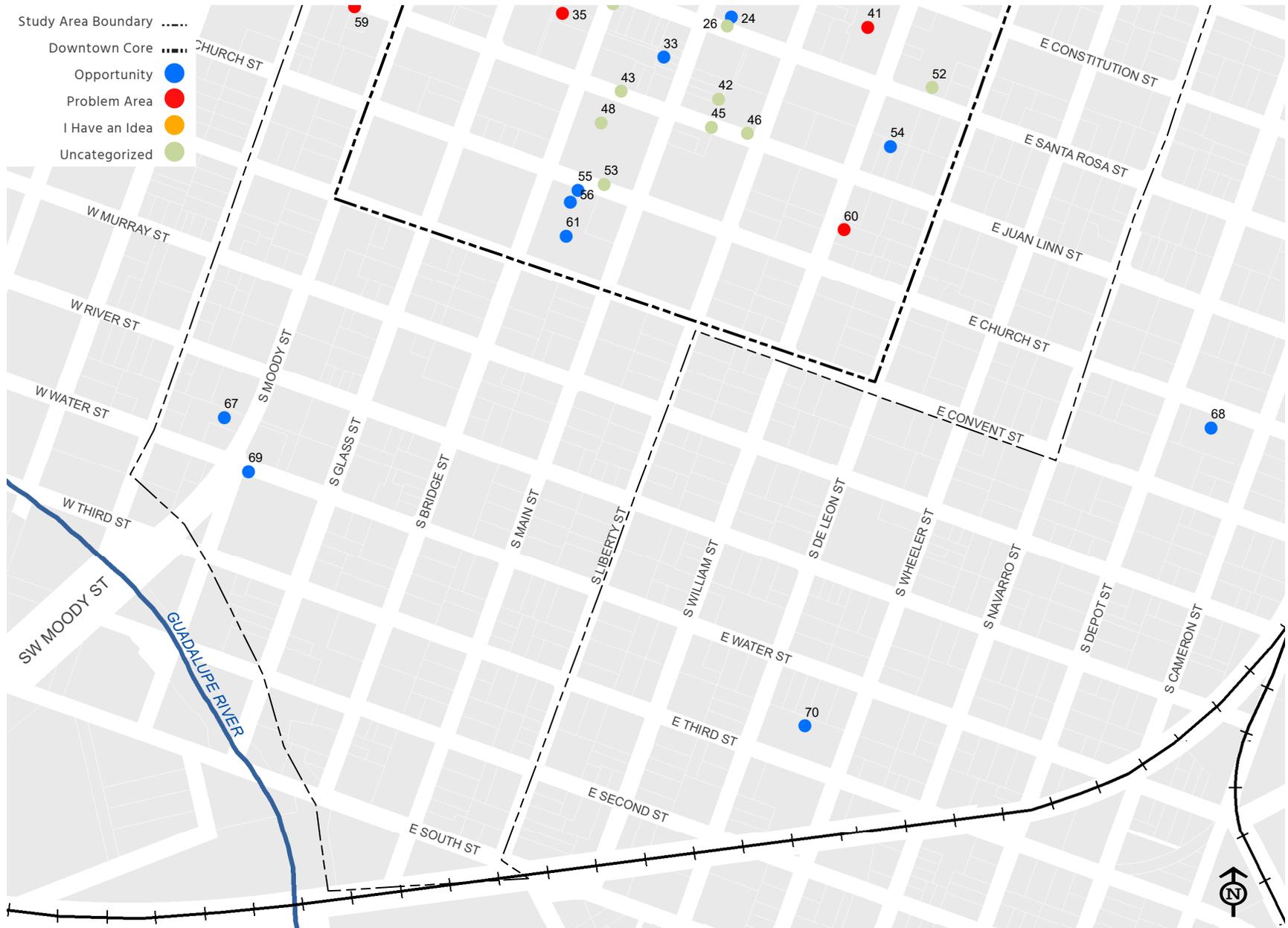
Topic	Comments
More Street Landscaping	Definitely not enough.
More Street Landscaping	Must needed
More Street Landscaping	Remove trees from the street, you took away PARKING, have businesses add plants on their sidewalks...
More Street Landscaping	DeLeon plaza is already beautifully landscaped. Parking is need so city should consider arrangements w/ parking garages or buy some off main lots for free or cheap parking
More Outdoor Dining	Absolutely. Victoria is lacking good patio dining. Could be a huge plus for downtown
More Outdoor Dining	Victoria is blessed with pleasant weather most of the year but few restaurants offer patio dining. Pumphouse would be half as successful without their patio. Aerocrafters has capitalized in this, too. I just heard that there is a patio behind Rosebud—if it were used, I would dine there. When they first opened, I had breakfast at one of their sidewalk tables. This is easily added. Greek Brothers has a great patio, as well.
More Outdoor Dining	Victoria has very few outdoor dining options, and would love to see more
More Outdoor Dining	"Dining but not more Bars"

Topic	Comments
More Outdoor Dining	This is definitely a must for restaurants to be able to succeed
More Outdoor Dining	We often go to Pump House just for the outdoor dining! On days with nice weather this is a huge factor in deciding where we eat.
More Outdoor Dining	Vixtoria lacks in this. Having diners on the sidewalks or designated areas creates a buzz of activity that draws more people to join activities.
More Outdoor Dining	This would be nice fir a lot of the year. Of course summers here are more of a challenge. We really need restaurants with kids outdoor play areas!!
More Outdoor Dining	Definitely need more outdoor dining
More Outdoor Dining	CONSIDER CLOSING OF AT LEAST TWO STREET PERMANENTLY.
More Outdoor Dining	Seasonal
Increase Shade Comfort	MORE.
Increase Shade Comfort	Need more places to stop and sit if need be.
Increase Shade Comfort	Especially relevant during our hot months!

Topic	Comments
Increase Shade Comfort	Public Restrooms
Increase Shade Comfort	awning yes!
Increase Shade Comfort	A food truck court would do well IF there was shade. The one on Navarro had great options but there was little to no mitigation of heat—no fan, tiny umbrellas. Easy fixes.
Increase Shade Comfort	Add public restrooms. And enough for large event on and around the Square so portipotties do not have to be brought in for every event. Also during no event time for the public enjoying downtown so the do not have to use a merchants restroom facility unless they are shopping in that business







## Building Design Comments

#	Type of Response	Building Design Comment
1	-----	-----
2	-----	Downtown Facades
3	-----	Too many buildings have covered over the original architecture, hiding beautiful buildings with ugly modern facades.
4	Problem Area	Drab building facades and lack of business signage that shows pride in downtown from Commercial/Main to Juan Linn/Main. Some of the historic character is preserved but preservation doesn't mean blandness. I've lived in Victoria most of my life and can on
5	-----	Hotel and conference center
6	-----	This area would be better with less Lawyers and more restaurants.
7	-----	Should make this into like winery and have a patio outside were you can enjoy
8	-----	Provide facade grants to help businesses make visible improvements to their buildings.
9	Problem Area	The fronts of these buildings are falling apart.
10	Opportunity	-----
11	Opportunity	Make it more lively

#	Type of Response	Building Design Comment
12	Opportunity	The buildings around the plaza are generally full of businesses but the facade of the buildings needs a facelift
13	-----	Parking garage needs a revamping, allow everyone to use it.
14	-----	-----
15	Problem Area	parking garages are ugly. maybe paint them a pretty color or landscape around them
16	-----	This parking lot is an eyesore and used during public events. It is rarely crowded during weekdays. It would be nice if something could be done with this.
17	Opportunity	The aesthetics of this building is horrendous. Such an eye-sore and unnecessary use of space (half is vacant and falling apart)
18	-----	Is this even public parking? Maybe the city could put in a garage and take the load off of the banks.
19	-----	-----
20	Opportunity	Theater is good use of an old building
21	-----	-----
22	-----	-----
23	-----	-----

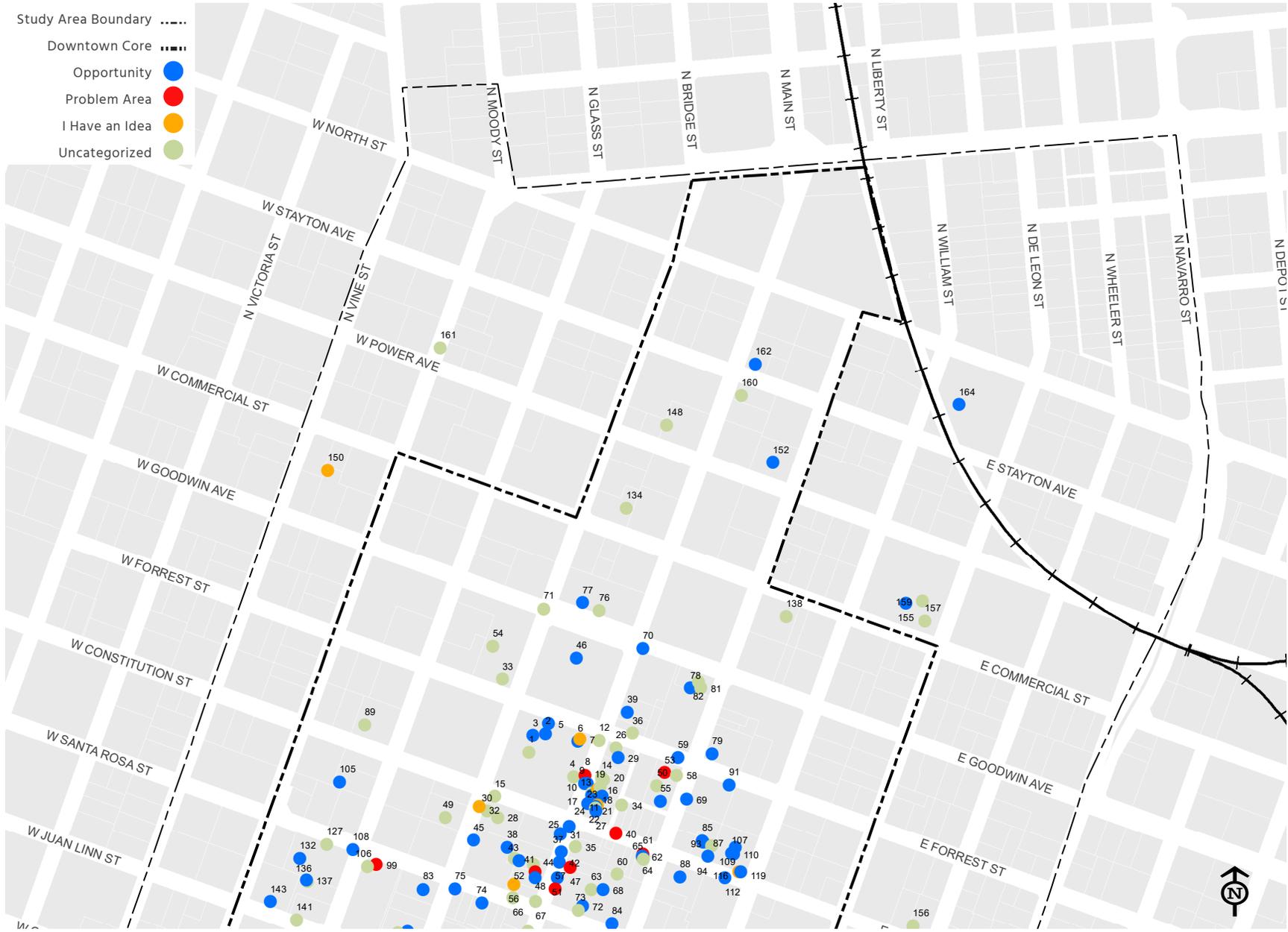
#	Type of Response	Building Design Comment
24	Opportunity	More space usage
25	Opportunity	-----
26	-----	-----
27	-----	-----
28	Problem Area	Not much going on here and would be a good central location for a nicer building.
29	Problem Area	I can not access the city council meeting in a wheelchair without being targeted and told to go through a back door and squeeze through an office space to access the room. I have therefore given up to be involved with my beloved city.
30	Opportunity	Redesign and show movies in this Play House
31	Problem Area	The old theatre is an eye sore and needs to be repurposed
32	Problem Area	-----
33	Opportunity	Some of these buildings could us a facade update,
34	-----	-----
35	Problem Area	This building looks terrible. The demo of this building could provide additional parking for downtown.
36	Opportunity	This building is beautiful, and it seems like it could be utilized as something, anything really that makes it a usable space once again.

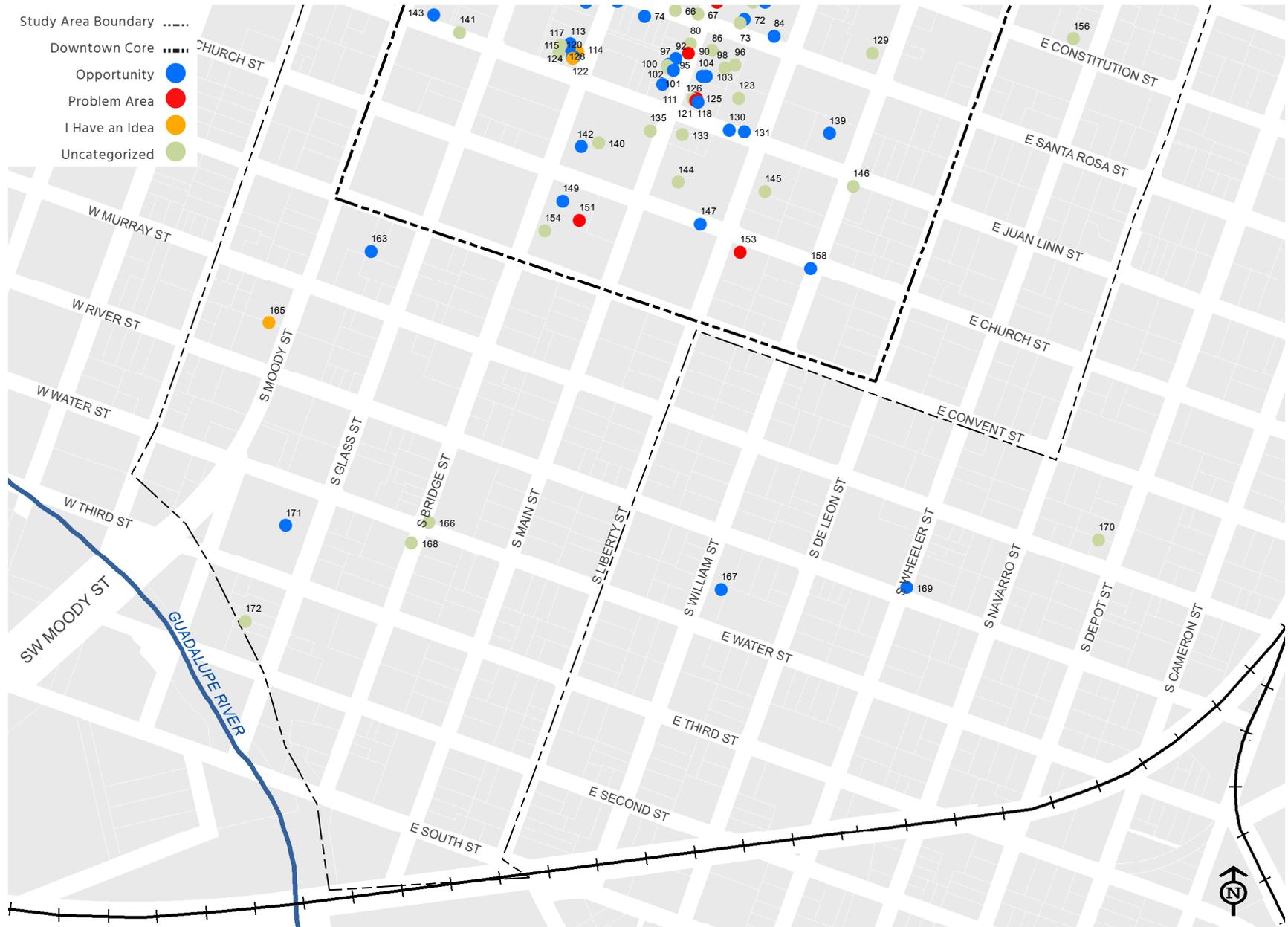
#	Type of Response	Building Design Comment
37	Opportunity	Gorgeous building. Could it be used for housing?
38	Opportunity	I'm not sure what this could be but it is beautiful and needs to be utilized!
39	Opportunity	-----
40	Problem Area	Absentee building owners are letting their properties run down causing them to become eyesores and wasting historic buildings.
41	Problem Area	As a general rule and with very few exceptions, every commercial building built downtown since the 1960s is hideous to look at. The City needs to adopt some architectural standards that do not cater to the cheapest way to throw up a commercial building.
42	-----	-----
43	-----	"Old Convent. I am not Catholic but all my life people have been fascinated by this structure If we could somehow develop a joint venture with St. Mary's I'm convinced this site could be a str attraction for not only the region but an emphasis on Victor"
44	-----	Build lofts and apartments
45	-----	-----
46	-----	-----

#	Type of Response	Building Design Comment
47	Problem Area	I can't tell from the aerial if this is a metal building, but as a general rule, metal commercial buildings should be banned in the downtown area (and in the city overall). They look terrible no matter how they are built, including with some material as
48	-----	City Hall facade
49	Problem Area	-----
50	-----	-----
51	Opportunity	Beautiful house that has so much potential. Needs to be fixed up and occupied as it attracts problems.
52	-----	-----
53	-----	-----
54	Opportunity	-----
55	Opportunity	City of Victoria should financially support St. Mary's renovation of the convent. It is one of the key architectural gems in the city.
56	Opportunity	-----
57	-----	-----
58	-----	Multi use living
59	Problem Area	This entire housing area looks terrible. We need some codes or code enforcement to encourage better looking homes around downtown.
60	Problem Area	-----

#	Type of Response	Building Design Comment
61	Opportunity	So wish the old convent could become a hotel / conference center / shopping or gallery area
62	Opportunity	Mitchell School is a really cool building. Loft apartments, mixed age housing with a nice park (Memorial Square) just across the street. Badly needs new sidewalks, handicapped accessible improvements. Could have retail in bottom and housing above??
63	-----	-----
64	-----	-----
65	I have an idea	There are wonderful historic homes in this area. They should be promoted more heavily.
66	-----	-----
67	Opportunity	Improve the outside of Moo Moos with new neon. Really emphasize the 1950s diner / drive in look and the outdoor tables. This is a cool building and it could improve business here as well.
68	Opportunity	Colored School building needs some historical recognition.
69	Opportunity	Architecturally very interesting. Fix it up.
70	Opportunity	Is there a grant available to help those that could use some help refurbishing some of the older houses?
71	-----	Relocate library and expand







## Business Use Comments

#	Type of Response	Business Use Comment
1	-----	No input on this task
2	Opportunity	-----
3	Opportunity	Would like to see more retail & dining downtown
4	-----	-----
5	Opportunity	Close Forrest between Main and Bridge and make it an area where markets, events, pop ups etc can be held regularly.
6	Opportunity	More restaurants
7	I have an idea	1950s style date night nights for everyone where you park your car walk up and down from an ice cream bar to a diner to a little show or live play
8	Problem	Need public restroom somewhere downtown.
9	Opportunity	-----
10	Opportunity	More businesses in downtown with longer operating hours
11	-----	-----
12	-----	-----

#	Type of Response	Business Use Comment
13	Opportunity	Not location specific but I would LOVE to see a brewery somewhere downtown. We moved from College Station and have really missed this. We are in our mid 20's and have talked about this several times with our friends. Based on that at least the young pe
14	-----	There needs to be more retail shops (eg. antique) and restaurants around De Leon Plaza.
15	-----	-----
16	I have an idea	A 1950s style bar where dressing up is mandatory
17	Opportunity	Simple and clean cafe/bakery.
18	Opportunity	Full kitchen available for a dining establishment.
19	-----	-----
20	-----	Italian restaurant/ rooftop dining
21	Opportunity	Many of these mostly vacant buildings would be great spots for nightlife.
22	I have an idea	Small grocery store
23	Opportunity	Restaurant
24	-----	-----
25	Opportunity	Incentives to small business owners
26	-----	-----

#	Type of Response	Business Use Comment
27	Opportunity	This would be a wonderful wine bar on bottom/cigar lounge on top.
28	-----	Restaurant/brewery
29	Opportunity	-----
30	-----	-----
31	Opportunity	I am sure it is hard to sustain a business downtown but I sure wish we had even a few more options. Places to eat, small shops / boutiques, housing, local businesses, small grocer, anything and everything. Can we incentivize this?
32	I have an idea	There is a lot of private surface parking downtown. From an aerial view and time spent downtown this does not seem efficient. Maybe parking could be consolidated to a 2-3 garages or surface lots within a block's walk of certain businesses. Some immediate
33	-----	Let the business services (lawyers, etc) be on this side of downtown instead of Main St.
34	-----	Restaurant or craft beer business with outdoor seating or view to DeLeon plaza
35	-----	-----
36	-----	Brewery
37	Opportunity	-----
38	Opportunity	Restaurants and bars

#	Type of Response	Business Use Comment
39	Opportunity	-----
40	Problem	Too many loan companies
41	-----	Small business shops, places to eat
42	Opportunity	-----
43	Opportunity	Multi retail development
44	-----	-----
45	Opportunity	More small town businesses
46	Opportunity	There are not a lot of gyms down town. There are lot's of people that would like to get a quick workout during their lunch. This would be a great spot.
47	Problem	If you don't know exactly where the Workforce is, it can be hard to find. Consider adding a bigger sign.
48	Problem	There's hardly any shopping and there's these big buildings! They should be more available for more small business owners. Baking and cooking classes would be something wonderful that Victoria doesn't have. A great thing for families, date nights, group
49	-----	Restaurant
50	-----	More open space. Build something to draw people
51	Opportunity	More coffee shops, local shopping, bakeries, farmers market

#	Type of Response	Business Use Comment
52	Opportunity	Apartments on upper floors
53	Problem	Parking lot needs to be paved and be available for downtown use. Sidewalks need improved around parking lot.
54	-----	-----
55	Opportunity	-----
56	I have an idea	More entertainment type business to bring life to downtown. Indoor putt-putt, escape rooms, comedy club, dance club, upscale thrift stores, outdoor dining, more entertainment to bring the community together.
57	Problem	Need to renovate downtown & attract business there
58	-----	-----
59	Opportunity	How much space is there available on these building? Is it fit for use? I love historic Victoria but some buildings are just old, not historic, or in disrepair. Removing some buildings or sections of the would allow for fresh development of business and
60	-----	Good spot for increased new business
61	Problem	Here's a great example of space being unavailable but vacant. Since I've been in town (4 years now) there has never been a business in this space. The owner just holds onto it because he can.
62	-----	-----

#	Type of Response	Business Use Comment
63	-----	A lot of vacant buildings downtown. Renovate and bring big chain eateries or coffee shops
64	Opportunity	Space currently in use. Could be a great restaurant/live music venue.
65	-----	-----
66	-----	-----
67	-----	-----
68	Opportunity	Underutilized real estate
69	Opportunity	More small boutiques from which to shop
70	Opportunity	-----
71	-----	-----
72	Opportunity	-----
73	-----	-----
74	Opportunity	Housing Above bar
75	Opportunity	This space would be a good bar/cafe area.
76	-----	Any chance the multi floor buildings would be able to carve out a few floors for condo space?
77	Opportunity	There is ample commercial space in One O'Connor to accommodate businesses relating to the courthouse and jail (lawyers, bonds companies, etc). A program that encourages them to utilize this space or dis-incentivizes their use of other walk-up space may b

#	Type of Response	Business Use Comment
78	Opportunity	Book store or coffee shop.
79	Opportunity	Restaurant or nightlife
80	-----	Main Street should be full of shops and night life. Like the main drag in new braunfels
81	-----	Restaurant
82	-----	-----
83	Opportunity	-----
84	Opportunity	Missing tooth on Main Street. There is already plenty of parking.
85	Opportunity	This building is such a treasure - but it's slowly falling into dis-repair
86	-----	It would be nice if this area was used for food truck parking at night. Set up lights and an small outdoor music area to draw people in. These eateries are not open at night and people stay away because of the high dollar places and limited options.
87	Opportunity	Venue geared towards the arts. Movie theater/draft house. Intimate performing arts venue.
88	Opportunity	Outdoor dining
89	-----	Water park or theme park would be nice not a mother splash pad though ??
90	Problem	There are some great restaurants downtown but they are only open at lunch, which limits people with jobs/lunch hours

#	Type of Response	Business Use Comment
91	Opportunity	-----
92	Opportunity	Business or shop
93	-----	-----
94	Opportunity	Increase occupancy of vacant buildings
95	Opportunity	Kitchen available for a dining establishment.
96	-----	-----
97	Opportunity	Ice cream parlor?
98	-----	-----
99	Problem	Empty spaces are uninviting
100	-----	-----
101	-----	-----
102	Opportunity	Bring Bella Bakery back
103	Opportunity	More shops, galleries, even eateries / drinkeries etc. along Main St. and side streets like Constitution, Forrest, Santa Rosa, and other
104	Opportunity	More small town businesses
105	Opportunity	Historical Hotel development
106	-----	-----
107	Opportunity	Bed & Breakfast, or Apts
108	Opportunity	-----

#	Type of Response	Business Use Comment
109	Opportunity	This building could be so many things with mixed use development - from craft brewery and housing, to restaurant and housing...
110	Opportunity	Boutique Hotel
111	Opportunity	Upstairs is huge - opportunity for market. Look up Spice Village in Waco
112	Opportunity	Old Federal Building and the lot across the street are ideal for development. The lot across the street is not used in any extensive capacity.
113	Opportunity	Potential uses - Craft brewery. Neighborhood market.
114	I have an idea	This would be a great bookstore with coffee shop/bakery. Think like a halfprice bookstore.
115	Opportunity	This is a wonderful big building that could be utilized for a meeting space/venue with even a courtyard or patio in the green area beside it.
116	I have an idea	This privately owned building would be a great location for mixed-use, a boutique hotel, or boutique apartments.
117	-----	-----
118	Problem	Need this to be available for public parking. Parking garage to east is a mystery too. Can it be used for parking?

#	Type of Response	Business Use Comment
119	Opportunity	Great building for renovation.... apartments, retail shop complex,etc.
120	Opportunity	Great hardware store again like Berings in Houston.
121	-----	-----
122	Opportunity	Could serve well as a restaurant, office space, brewery, or mixed use
123	-----	Non productive space, eyesore
124	I have an idea	Small grocer. Fine foods / epicurian
125	Problem	Missing tooth on Main Street. There is already plenty of parking.
126	Opportunity	Vendor space
127	-----	-----
128	-----	-----
129	-----	Retail or eatery
130	Opportunity	-----
131	Opportunity	Ice house environment/craft house brewery
132	Opportunity	Good location for mixed use or higher density residential.
133	-----	Small shops and restaurants
134	-----	Restaurant square
135	-----	Business & Use. Encourage more businesses, shopping and restaurants in this area.

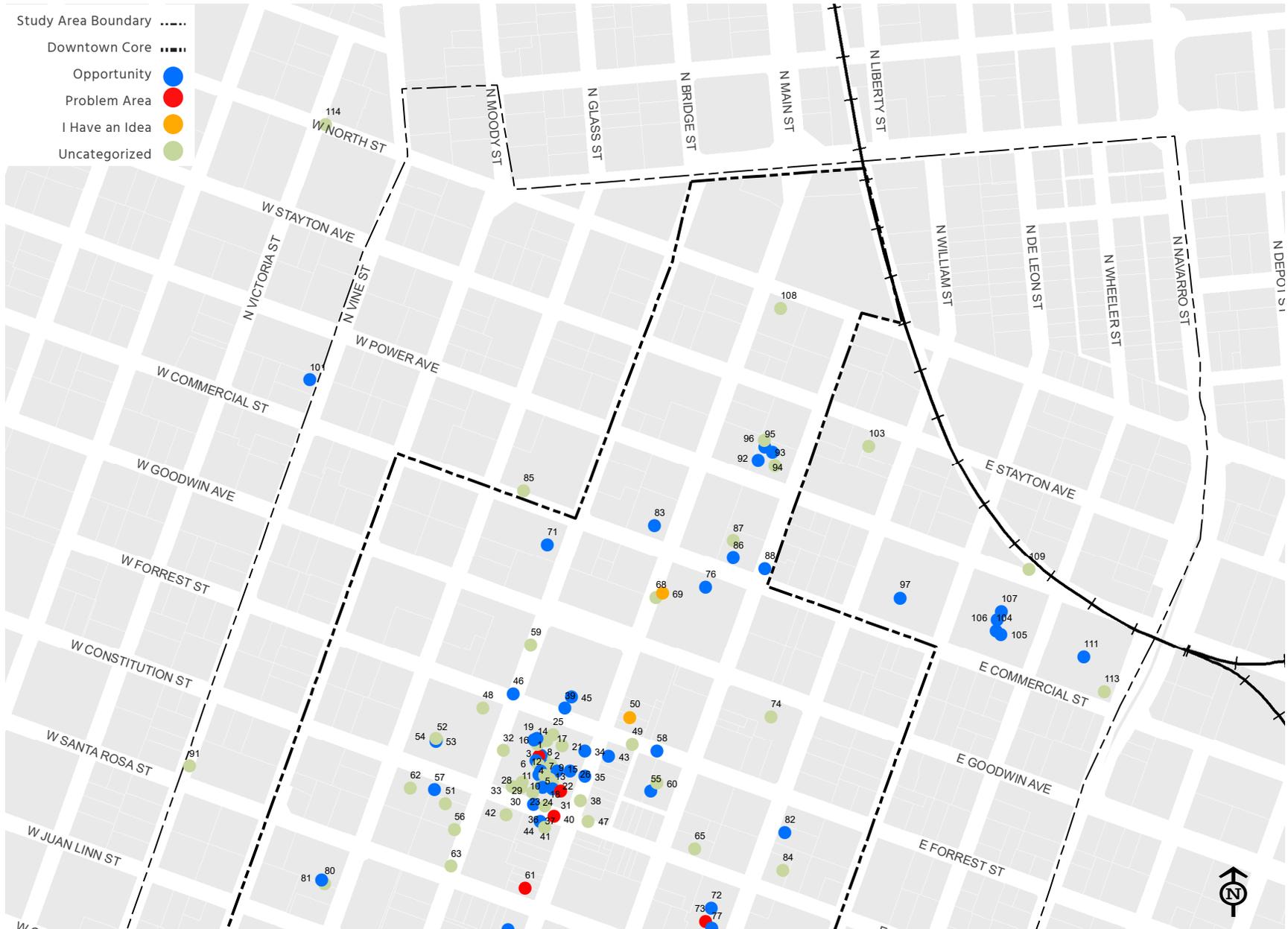
#	Type of Response	Business Use Comment
136	-----	Open lot with nothing there, build apartment building, tall one. This will also draw residents who would want to live and shop in the area
137	Opportunity	The property in this area is run down and blighted. Would be ideal for new and innovative use.
138	-----	-----
139	Opportunity	A former B&B. It does need some updating, but would the owners consider someone else moving into and operating it?
140	-----	Move these city services to buildings like the county health department building or elsewhere and make room for art galleries or some cultural use
141	-----	Housing options
142	Opportunity	This building has been vacant for years. It's the perfect size for a bar.
143	Opportunity	More specialty shops and small businesses.
144	-----	Eyesore
145	-----	Empty parking lots like these three are marked do not hide but always empty a detraction and a waste of space. Get parking areas open
146	-----	Opportunities
147	Opportunity	-----
148	-----	Hotel

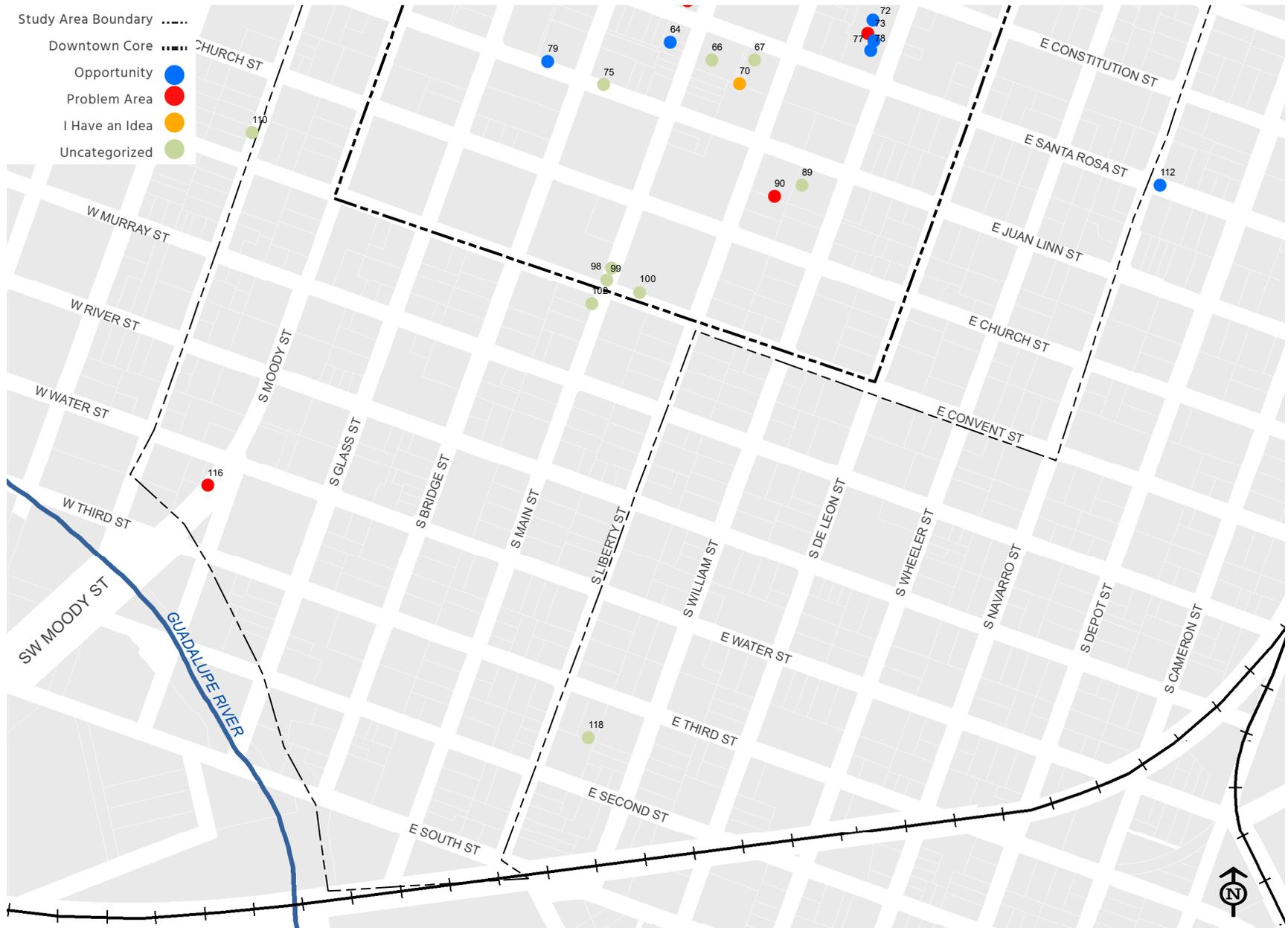
#	Type of Response	Business Use Comment
149	Opportunity	Multi use building including living space and/or common space.
150	I have an idea	Coffee shop/ Cafe somewhere downtown. Starbucks, etc.
151	Problem	I am concerned about the "sale" of the old Convent to St. Mary's church and fear that it will not be turned into anything of use for the City or a draw for folks to come downtown/see anything new in that space. The building has SO much potential
152	Opportunity	-----
153	Problem	Ugly. Surely there is a better location for truck parking.
154	-----	More small boutique type shops to draw tourists.
155	Opportunity	Mixed use residential commercial
156	-----	-----
157	-----	-----
158	Opportunity	-----
159	-----	-----
160	-----	Housing
161	-----	-----
162	Opportunity	Visitor center
163	Opportunity	More affordable housing and business use in five points area or old Victoria.

#	Type of Response	Business Use Comment
164	Opportunity	Apartments condos mixed use
165	I have an idea	I'd like to see this run-down area used for another community garden. Residents in this area need access to healthy food.
166	-----	target Water Street for revitalization, with more businesses and improved infrastructure.
167	Opportunity	Potential location for south side retail such as grocery.
168	-----	-----
169	Opportunity	Need grocery store, laundry and other essential services on southeast side of downtown. Still push the funky and eccentric vibe neighborhood over here. Lots of cool smaller houses. Love the porch decor and bright colors. Love the chickens. Maybe enco
170	-----	-----
171	Opportunity	At least one of the small lumbar yards downtown needs to really advertise themselves and step up their game. People who live downtown don't want to drive to Lowe's or Home Depot to get basic hardware supplies.
172	-----	Loft apartment

#	Type of Response	Business Use Comment
173	Problem	Victoria PD firing range produces substantial noise, often when families are enjoying the downtown. Those who don't know that it is there may mistake it for unregulated gunfire.
174	Opportunity	-----
175	-----	Need food and drink stand to reopen.
176	-----	-----
177	-----	-----







## Public Space Comments

#	Type of Response	Public Space Comments
1	-----	-----
2	-----	Easy access and better parking for events. Available public restrooms.
3	Opportunity	Put more seating arrangements around this area or add more food trucks so that people can sit outside and enjoy the scenery and/or live music.
4	Problem	Picnic tables for outdoor eating. With COVID-19, many people are taking orders to go. Benches are fine for seating, but downtown lacks an area to comfortably enjoy a to-go meal.
5	Opportunity	-----
6	Opportunity	Have more activities that are stationary to make people want to visit. Trees are nice but other than shade and beauty there is nothing else.
7	-----	-----
8	-----	-----
9	-----	May be time to rethink the gazebo. This is a huge beautiful space that could probably be used for better purposes
10	Opportunity	Create reasons to bring people to the center of downtown
11	Opportunity	This area is beautiful and I'm glad to see it being used more

#	Type of Response	Public Space Comments
12	Opportunity	Improve the appearance of the space and include more seating, possibly tables - a green space for relaxation, exercise, or reading.
13	-----	-----
14	-----	no input on this task
15	Opportunity	There is so much opportunity to be had with the De Leon Plaza to make it an area for businesses and the community to congregate.
16	-----	-----
17	-----	-----
18	-----	-----
19	Opportunity	upgrade
20	Opportunity	-----
21	-----	-----
22	-----	add a water feature/splash pad next to De Leon Plaza
23	-----	-----
24	Opportunity	Create more fun areas
25	-----	Close road and add fountains to increase aesthetics/use
26	Opportunity	Bring farmers market back
27	Opportunity	Food carts

#	Type of Response	Public Space Comments
28	-----	-----
29	-----	-----
30	-----	More open , more seating
31	Problem	Remove this statue, replace it with something more representative of Victoria and its people.
32	-----	-----
33	-----	A really nice playground or some other outside space for kids. Would have more reason to bring kids downtown.
34	Opportunity	More night life opportunities
35	Opportunity	Playgrounds
36	Opportunity	Remove confederate soldier statue and use square to commemorate founder of Victoria and to promote diversity.
37	-----	-----
38	-----	More parking is needed downtown.
39	Opportunity	Close street between De Leon Plaza and One O'Connor to create permanent space for walking, events, and vendors. Maybe build a permanent stage. And definitely need public restrooms somewhere.
40	Problem	Update - more benches and seating areas
41	Opportunity	This area seems to be underutilized
42	-----	-----

#	Type of Response	Public Space Comments
43	Opportunity	-----
44	-----	More seating
45	Opportunity	-----
46	Opportunity	We went down to De Leon Plaza on Christmas Eve (just by chance to look at the tree). There was a small three piece band playing music live... I loved it. I don't know if it was planned but can we encourage more of this? Make the plaza a destination when
47	-----	-----
48	-----	-----
49	-----	-----
50	I have an idea	Although privately owned, this lot would be another great green space.
51	-----	Looking at this map it is evident that parking is not a problem in Victoria. Creating more green space would elevate the atmosphere.
52	-----	It would be nice to see more greenery around the courthouse
53	Opportunity	Additional green space with Interpretive Signage referencing the Old Jail, Courthouse and Central Firestation.
54	-----	-----

#	Type of Response	Public Space Comments
55	Opportunity	I'm not even sure if this is meant to be parking or what, but its ugly and needs to be renovated either into a proper parking lot or public space. Food truck area? Definitely needs some landscaping.
56	-----	-----
57	Opportunity	-----
58	Opportunity	Compared to cost of historic building preservation I feel like you could get a lot of bang for your buck with improved landscaping, especially around this heavily trafficked area
59	-----	-----
60	-----	-----
61	Problem	-----
62	-----	-----
63	-----	-----
64	Opportunity	Public meeting spaces for people to hold meetings and conferences/conventions
65	-----	-----
66	-----	Around the Coffee Box there could be better public green space.
67	-----	-----
68	-----	-----
69	I have an idea	This would be a great space for outdoor seating or public art / sculpture.

#	Type of Response	Public Space Comments
70	I have an idea	Community Art murals, statues, and beautify downtown with plants and fountains. rotating art from Victorians.
71	Opportunity	Health and wellness business or gym.
72	Opportunity	Parking/Event Space. Parking space, but occasionally a special event venue for food truck, live music, art & artisan market events.
73	Problem	Unused space after demolition of old drive thru bank. Perfect for apartments or other mulit-use residential/business complex?
74	-----	-----
75	-----	-----
76	Opportunity	-----
77	Opportunity	-----
78	Opportunity	make this area a public park.... benches, landscaping, dog run, water feature
79	Opportunity	-----
80	-----	dog park, fitness area
81	Opportunity	There are some great wide-open grass lots over here that could be used for exercise equipment, a park/playground area with or without a water feature, or a dog park.
82	Opportunity	More areas for families to enjoy
83	Opportunity	Put a public space here, near the library.

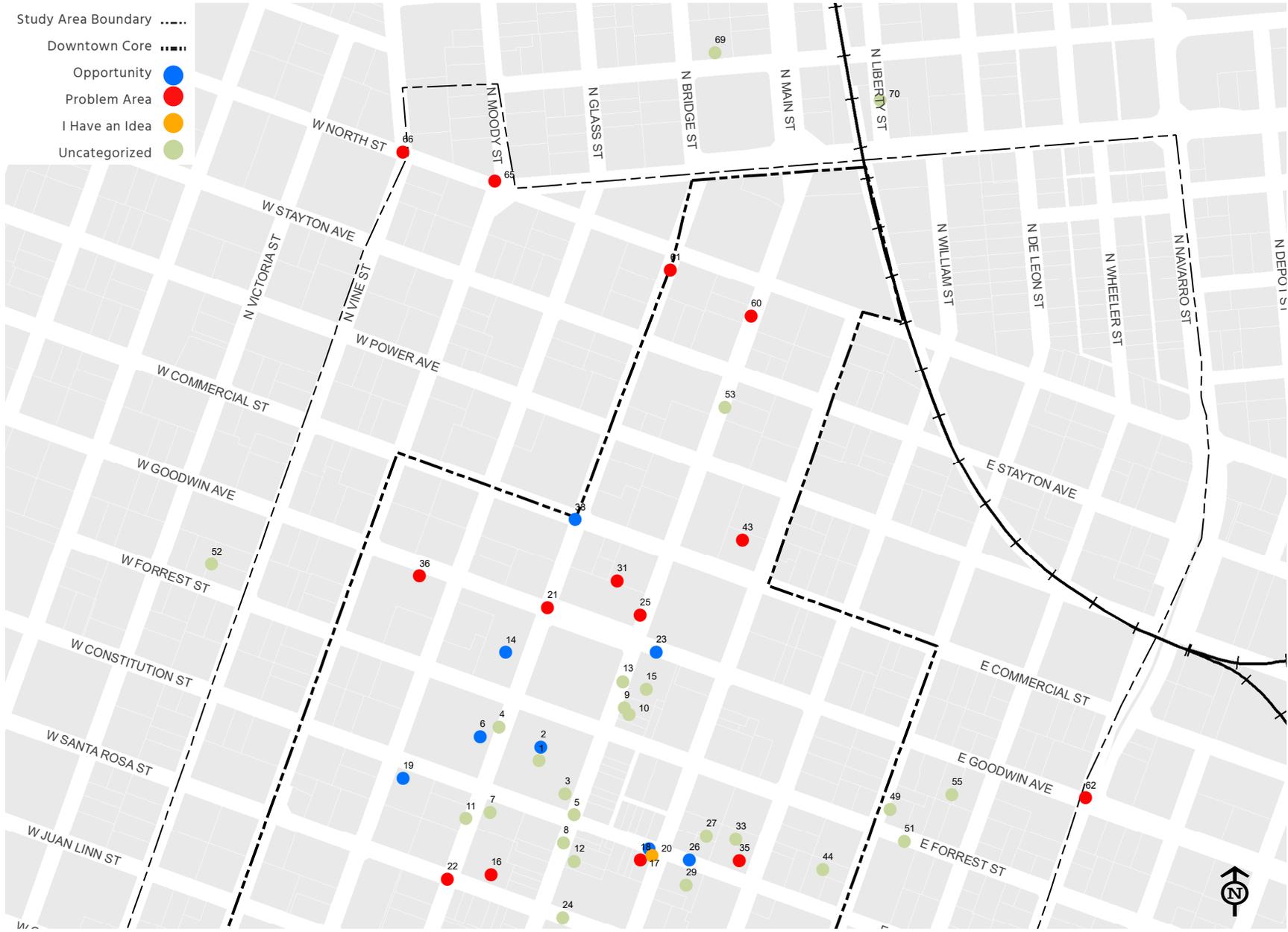
#	Type of Response	Public Space Comments
84	-----	Seems to be increased need for meeting outdoors. We need safe and attractive area.
85	-----	-----
86	Opportunity	Play ground
87	-----	Children's park or dog park
88	Opportunity	Create a small sitting area with shade
89	-----	Looking at this map it is evident that parking is not an issue in Victoria. Creating more green space will elevate the atmosphere.
90	Problem	-----
91	-----	-----
92	Opportunity	Wasted area that could be used for parking and shuttle
93	-----	-----
94	Opportunity	Gorgeous/preserved green space for public park or outdoor gathering area. Keep the green space, but convert into lovely little park.
95	Opportunity	This would be a wonderful space for a park/ children's playground
96	-----	-----
97	Opportunity	Mitchell school area would be a great space for some type of outdoor dining and family recreation area. (brewery/restaurant/shops with play area).

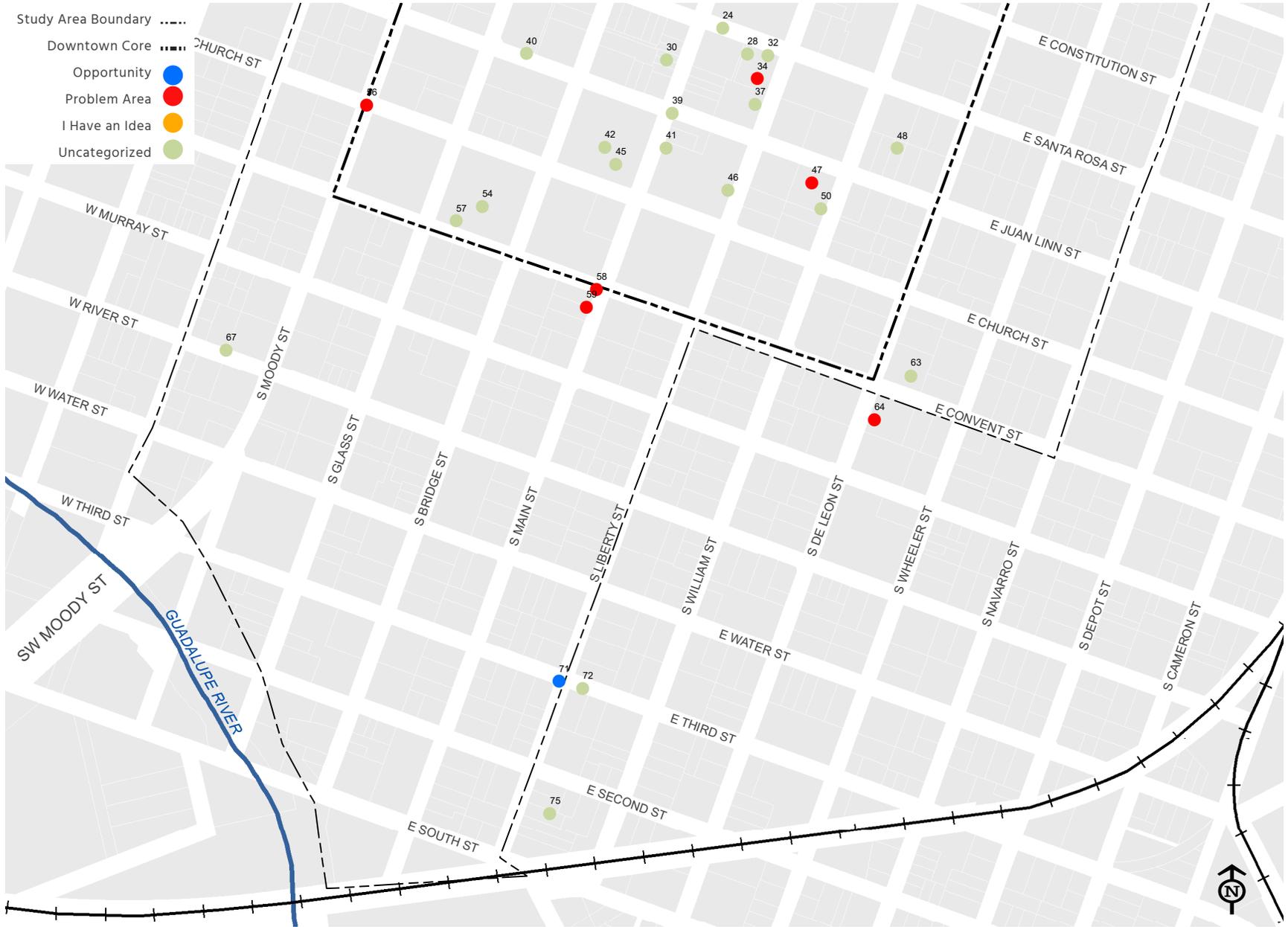
#	Type of Response	Public Space Comments
98	-----	-----
99	-----	-----
100	-----	-----
101	Opportunity	a small family friendly area to sit with shade
102	-----	-----
103	-----	Uses and Landscaping of Parks
104	Opportunity	Make this area more of a green space park - if it could be done in a way that is respectful to the people who are still buried there.
105	Opportunity	Outdoor venue
106	Opportunity	Another possible great space for a park/ playground/dog park, etc.
107	Opportunity	Dog park, walking spot. Needs better lighting and access at curbs.
108	-----	-----
109	-----	-----
110	-----	park space
111	Opportunity	Perhaps a family-friendly park (playground, picnic tables, etc.) on this plot that takes into account the history of the Grist Windmill would be a good addition to this area.

#	Type of Response	Public Space Comments
112	Opportunity	Santa Rosa Oaks are historic to city and should be considered. Were planted by Ben Jordan in the 30s to give shade to people as they departed the train-station.
113	-----	-----
114	-----	-----
115	-----	-----
116	Problem	The initial entry into the downtown along US 77 is not very inspiring. If the buildings can't change, at least screen them with some vegetation.
117	-----	-----
118	-----	-----
119	-----	-----
120	-----	Maybe not here exactly. I would love for us to make more use of the river. Swimming, more user friendly ways to canoe or whatever else. Make more areas like pebble beach but much safer and accessible to everyone.
121	-----	-----
122	-----	-----
123	Problem	-----
124	-----	We need more access points to the river. so it's easier for more people to enjoy.
125	Problem	FIX the Duck Pond!

#	Type of Response	Public Space Comments
126	-----	Wish they had more events at the beautiful amphitheater at this park. They could have outdoor movies, local bands, food trucks! There are so many great opportunities for the community at this space that are not being looked into.
127	-----	-----







## Safety Comments

#	Type of Response	Safety Comments
1	-----	-----
2	Opportunity	There is an opportunity to have more lighting in this area, at night there are lots of different types of people downtown and the area is not well lit given that people may be walking home.
3	-----	-----
4	-----	Enforce timed parking and jay walking citations to make area more customer friendly, safe and enjoyable
5	-----	-----
6	Opportunity	police presence
7	-----	-----
8	-----	-----
9	-----	Police substation
10	-----	extremely important
11	-----	-----
12	-----	-----
13	-----	Better, more attractive street lighting along Main and Bridge and every cross street in between from One O'Connor plaza to the old convent would increase appeal, appearance and safety.
14	Opportunity	More lighting.

#	Type of Response	Safety Comments
15	-----	more lighting, most events happen in the evening and more lighting can help with more safety.
16	Problem	-----
17	Opportunity	make sure the areas you can currently walk to are safe
18	Problem	Rundown shady building with a history of drug/safety issues. Needs to be sold and rehabilitated.
19	Opportunity	Potential for more apartment/loft style living spaces? Looks like the footprint of a demolished building. already has parking that the drive-thru mini bank doesn't need. Probably not rated for parking anyway since it is a slab for a building?
20	I have an idea	safer ally areas to walk
21	Problem	Drag racing along this street from stop light at Bridge and Goodwin down Bridge St to Rio Grande on weekends and nights
22	Problem	This street in general is very dark. I would like to see additional lighting added.
23	Opportunity	More lighting in alley ways
24	-----	walking from bar to bar is not the safest, even though they are a block away.

#	Type of Response	Safety Comments
25	Problem	I believe there is an issue with traffic going in the wrong direction down Main. I tend to see this issue on the daily.
26	Opportunity	add more lighting and a drop off/pickup outside of bar to ensure people are getting home safely.
27	-----	Aging building is an eyesore and safety issue. needs demolition to make room for more viable options of business or living spaces.
28	-----	-----
29	-----	-----
30	-----	Bats have taken home here. Smells really bad
31	Problem	No security at night. Are there cameras? Who watches them?
32	-----	-----
33	-----	-----
34	Problem	-----
35	Problem	Safety
36	Problem	Handicap vehicles exit from the right side of vehicle and every handicapped parking is totally backwards. So handicapped people have no place to exit.
37	-----	Safety. Police presence on the weekends for restaurants and clubs. "

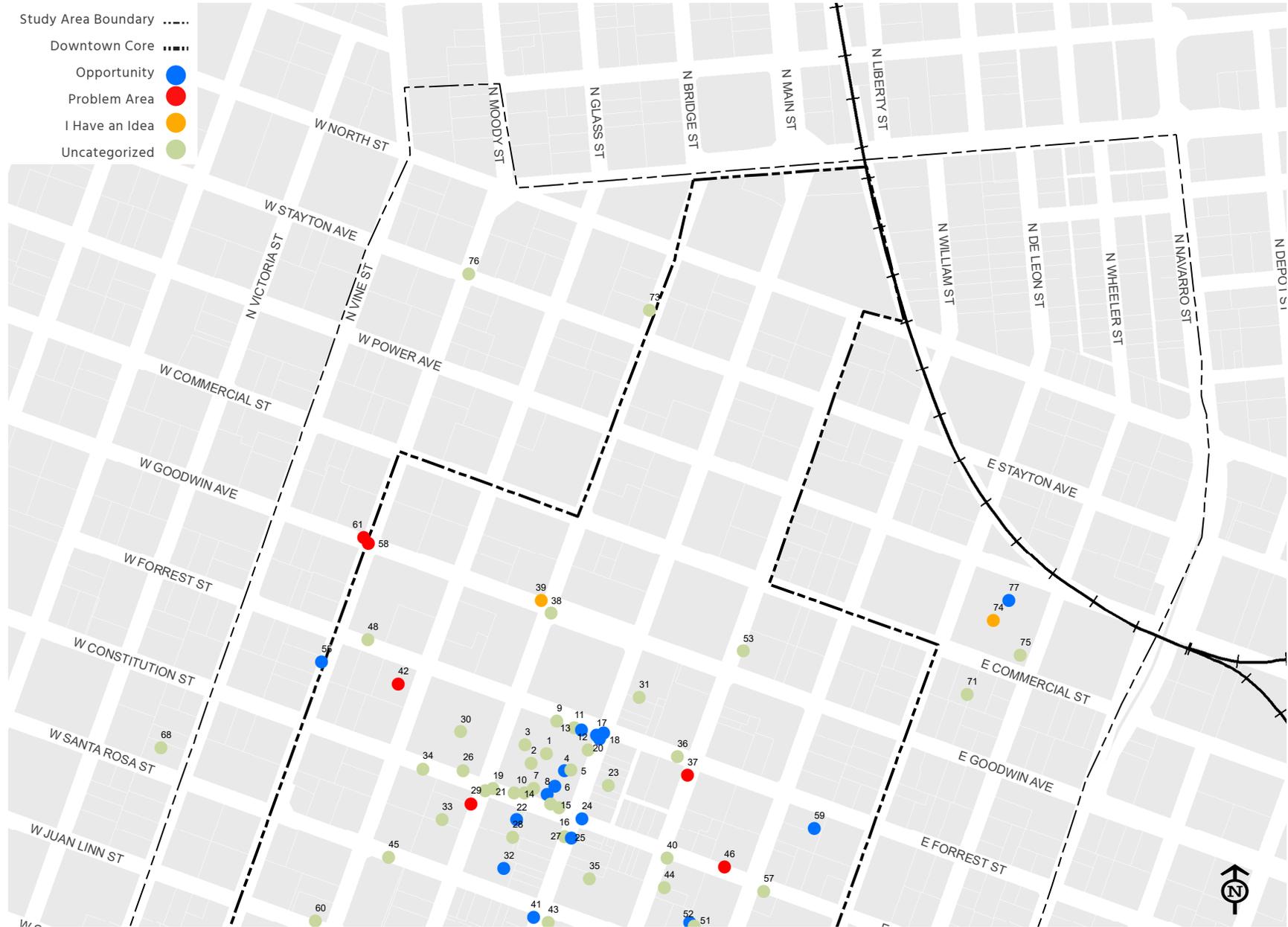
#	Type of Response	Safety Comments
38	Opportunity	Need more one way street signs along Bridge and Main
39	-----	Problem
40	-----	-----
41	-----	Downtown Victoria is not safe like it was years ago when it was booming and families never thought twice about window shopping, eating, or going to the movies.
42	-----	-----
43	Problem	This home is indicative of the broader problem with dilapidated homes or buildings be left to rot.
44	-----	-----
45	-----	-----
46	-----	Safety
47	Problem	-----
48	-----	-----
49	-----	safety
50	-----	I don't remember exactly where but due to trees, shrubs, etc. being in the way it is hard to see stop signs and on coming traffic.
51	-----	-----
52	-----	-----

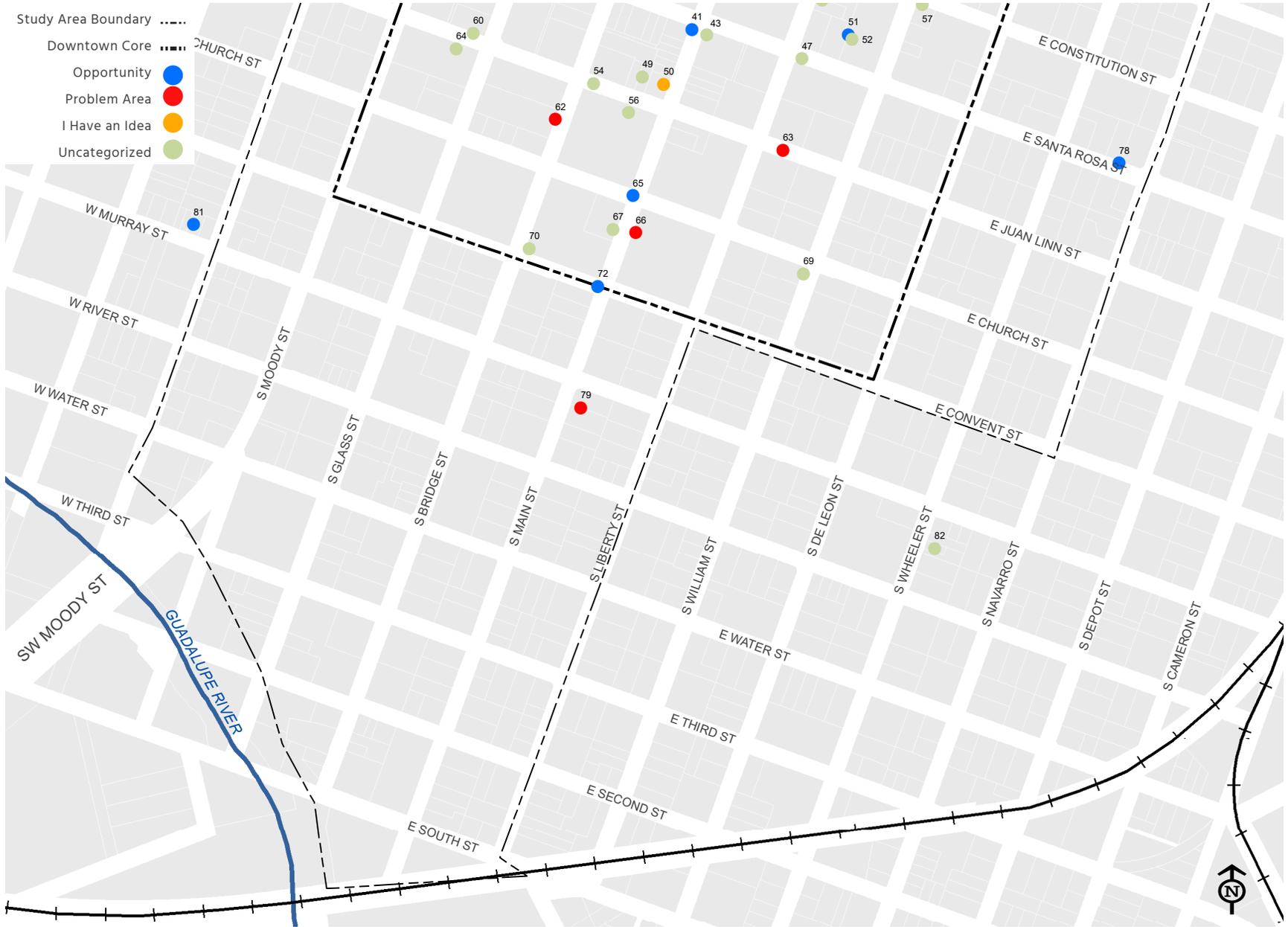
#	Type of Response	Safety Comments
53	-----	Main St. from Rio Grande to the library sucks...bumpy, rough, etc. This roadway is the welcome mat to the downtown area and reflects poorly about how we feel about our downtown area. This stretch should set the tone...roadway landscaping, well lighted,
54	-----	-----
55	-----	-----
56	Problem	Road damage on Moody
57	-----	-----
58	Problem	We need more city street lamps extending from the intersection of Main/W Convent towards Main/Water street. When the sun goes down, it is very dark due to lack of adequate street lamps (don't feel safe walking in my own community after dark, which I nev
59	Problem	-----
60	Problem	Not so much safety but this road is AWFUL! IT's the first impression people have of downtown and it's not a good one. Needs to be repaved, sidewalks added, etc.
61	Problem	There is a lot of damage to the road on Bridge and Main for about 3 blocks south of Rio Grande.

#	Type of Response	Safety Comments
62	Problem	Lots of traffic comes in to downtown through this intersection on weekday morning. The turn from Navarro to Goodwin heading west is narrow. This is also not a great place for pedestrians. Would love to see Thai Orchid restaurant succeed in this spot,
63	-----	safety
64	Problem	Needs a cleanup
65	Problem	-----
66	Problem	We need lights at this intersection. Alot of people roll through the stop signs or don't look for other drivers. Almost have gotten hit multiple times here
67	-----	safety
68	Problem	Needs a cleanup
69	-----	-----
70	-----	-----
71	Opportunity	This area poses some safety concerns
72	-----	-----
73	-----	-----
74	-----	-----
75	-----	-----
76	-----	-----

#	Type of Response	Safety Comments
77	-----	Roads are and ditches are old and need updating
78	Problem	-----
79	-----	-----
80	-----	-----
81	-----	-----
82	-----	-----
83	Opportunity	Safety is always a priority







## Walking Comments

#	Type of Response	Walking Comments
1	-----	no input on this task
2	-----	-----
3	-----	I walk around DeLeon Plaza
4	Opportunity	Add more detail make it peaceful to walk around like a fountain with some koi fish
5	-----	-----
6	Opportunity	pedestrian friendly area that is being underutilized
7	-----	-----
8	Opportunity	-----
9	-----	If retail and restaurant venues come in it would benefit them if this one block of Forest street were closed to vehicles in the evening.
10	-----	-----
11	-----	-----
12	-----	-----
13	Opportunity	Improve sidewalks and walking lanes
14	-----	Also this one block section of Constitution could be closed in the evening to increase foot traffic and safety.
15	-----	-----
16	-----	-----

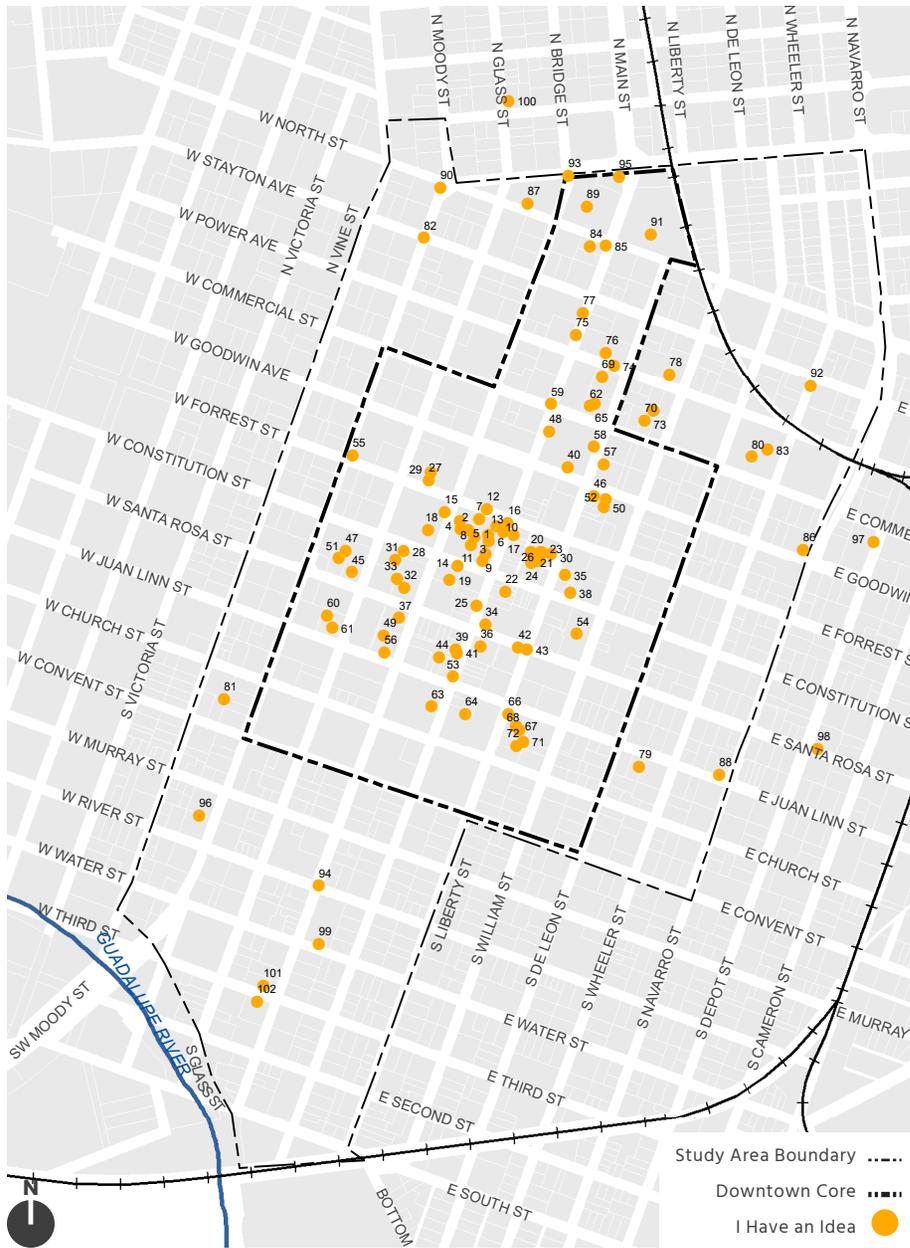
#	Type of Response	Walking Comments
17	Opportunity	I am 100% in support making downtown "walkable" - closing streets is fine with me (temporarily or even permanently). Need to provide adequate parking but maybe we even modify street design to "force" walking?
18	Opportunity	The one way streets into and out of the downtown area simply increases the speed of traffic. Convert to two way to slow down traffic and increase pedestrian safety.
19	-----	need to improve sidewalks and lighting to promote walking/connectivity to the river and riverside park.
20	Opportunity	5K on weekends
21	-----	-----
22	Opportunity	-----
23	-----	Walking spaces in downtown area
24	Opportunity	Safe areas to walk and enjoy sights downtown
25	-----	-----
26	-----	-----
27	Opportunity	Walking marker for miles walked
28	-----	-----
29	Problem	Sidewalk issues here. Obsolete entrance rams for the adjacent parking lot.

#	Type of Response	Walking Comments
30	-----	-----
31	-----	-----
32	Opportunity	Wider Sidewalks and accessibility.
33	-----	Make sure lighting is always working on the streets and the park
34	-----	Sidewalk issues here. Obsolete entrance rams for the adjacent parking lot.
35	-----	-----
36	-----	-----
37	Problem	Sidewalks on Main are good but deteriorate when you leave that area, meaning no incentive for people to walk anywhere else, and with limited parking walking is essential.
38	-----	Walking loop with mileage marked.
39	I have an idea	wider sidewalks or new sidewalks
40	-----	Better lighting is needed for walkability downtown on the side streets
41	Opportunity	-----
42	Problem	Not very wheelchair friendly as too many bumps
43	-----	-----
44	-----	-----
45	-----	-----
46	Problem	-----

#	Type of Response	Walking Comments
47	-----	Problem
48	-----	-----
49	-----	-----
50	I have an idea	More walking and safe biking paths.
51	Opportunity	-----
52	-----	-----
53	-----	Add a walking area from the library to an outdoor reading area for families
54	-----	-----
55	Opportunity	Need to link downtown with Riverside park with walking/biking trails
56	-----	-----
57	-----	Walking
58	Problem	This is probably the safest intersection to cross Moody Street. Old Victoria West is a great place to walk, but crossing Moody is a barrier due to traffic, speed and pedestrians not feeling safe.
59	Opportunity	-----
60	-----	-----
61	Problem	This is a very difficult place to cross from residential downtown to business downtown
62	Problem	Sidewalk issues here.

#	Type of Response	Walking Comments
63	Problem	There are not enough accessible or continuous sidewalks along corridors TO downtown. I struggle to walk up Juan Linn (a major street) with a stroller and spend half my time in the roadway.
64	-----	-----
65	Opportunity	-----
66	Problem	Update sidewalks
67	-----	-----
68	-----	-----
69	-----	Very inconsistent placement of sidewalks downtown. Makes it hard to walk.
70	-----	-----
71	-----	-----
72	Opportunity	The residential corridor along Main street/W Convent towards Water street needs to be more walking friendly - we need more street lamps to provide visibility and safety after dark.
73	-----	-----
74	I have an idea	Would like to see some kind of walking trail or physical activity area.
75	-----	-----
76	-----	Safer walking or biking to riverside park
77	Opportunity	To add a more friendly walking experience.

#	Type of Response	Walking Comments
78	Opportunity	Perfect for walking and connecting and emphasizing the history of the depot at one end and the Denver Hotel.
79	Problem	Connect downtown to UHV, VC and Riverview Park via a walking/running/ biking trail. This has been successfully done in many places through a public/private partnership that includes donations from private citizens.
80	-----	-----
81	Opportunity	Would also like to see the idea of a River Walk or connection to Patriot Park come to fruition.
82	-----	-----
83	-----	-----
84	Problem	There is no safe walking entrance into Riverside Park from this entrance. The closest safe walking entrance is on Red River.
85	-----	-----
86	Opportunity	Upgrade
87	-----	-----
88	-----	Add a area were you can walk along the river and enjoy nature
89	-----	Victoria needs to me more walk friendly on Delmar Dr. to Wal-Mart with an increase in sidewalks.

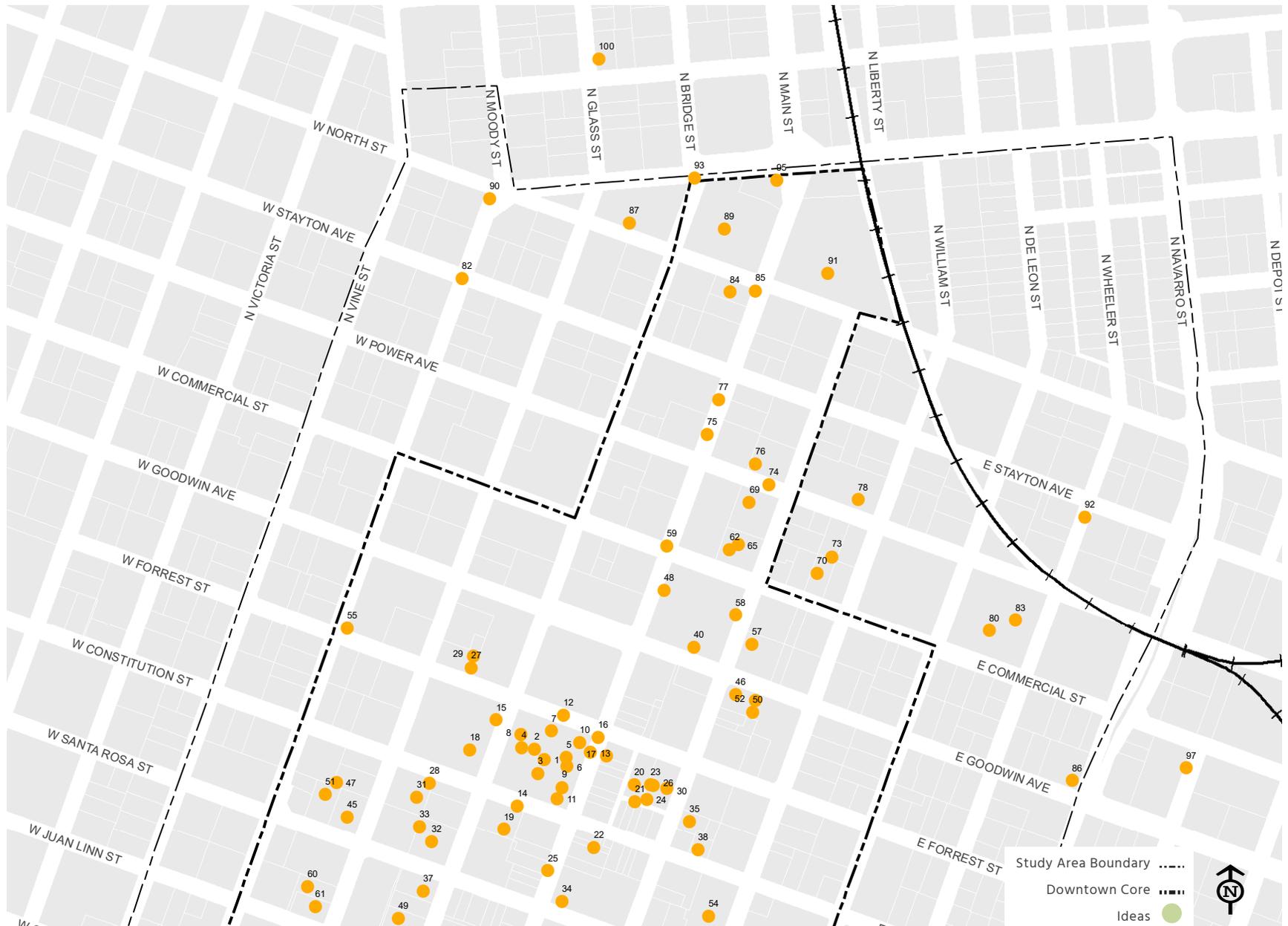


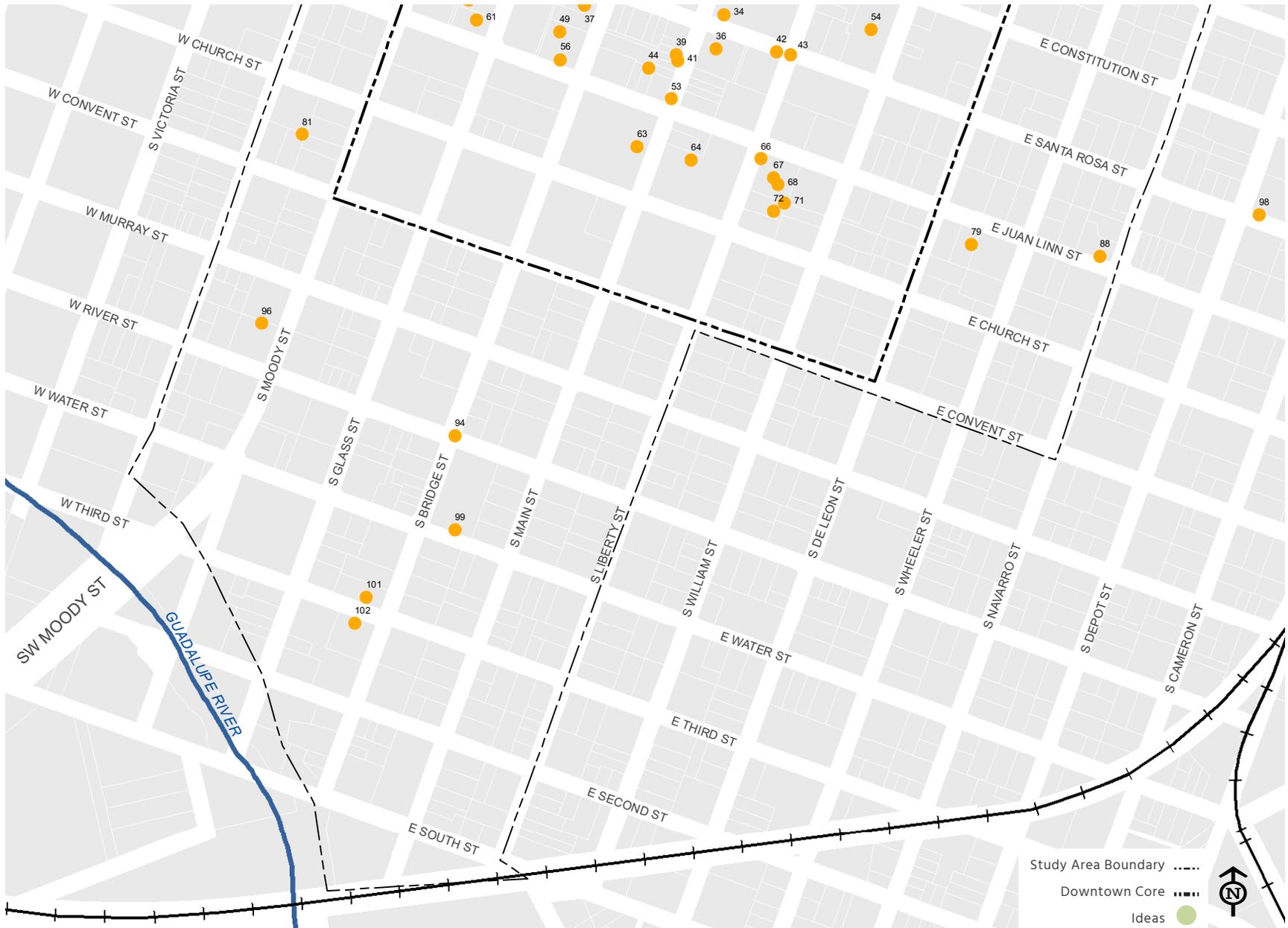
# OTHER IDEAS

Survey respondents placed markers to indicate other ideas for the study area.

## Other Ideas Trends







## Other Ideas

#	Type of Response	Other Ideas
1	-----	I would love to see more small events at the square... I love a live music series on a summer evenings with food trucks, vendors, etc.; also, what about "Caroling on the Square" around Christmas (similar to New Orleans)? Events don't have to be huge but
2	-----	I RARELY see anyone at DeLeon during the day M-F. Some pop-up exercise classes, music, pop up food trucks, or something like that would be fun. Set schedule for consistency and knowledge of what days have which type of entertainment.
3	-----	Not to reference Hallmark movies...but have traditional, family events on the square at night.....Santa on the gazebo for pics with kids, hot chocolate stands, festive holiday music, make sure Brother Gary is there to mingle he's awesome. Nothing over t
4	-----	Include self-service bicycle rentals downtown, possibly in one of the green spaces or some other tourist-friendly transportation.
5	-----	How cool would it be to have additional seating available in the shady areas under the trees in DeLeon Plaza? There's really cool seating options in the Sugar Land Town Square that could be kinda fun in our downtown.

#	Type of Response	Other Ideas
6	-----	I would love to do a walking tour of the original town site with designated signage and information regarding original architecture.
7	-----	More activities for tteenagers
8	-----	Imax theater, jazz, blues,and other concerts. Not much to come downtown for. No teen activities.
9	-----	Move this statue.
10	-----	There were fundraising efforts for a statue of Victoria founded Martin DeLeon to be placed here. Where do those efforts currently stand?
11	-----	Summer (or maybe Spring and Fall for better weather) band concerts in De Leon Plaza on Saturday evenings. Family friendly, various bands, musical ensembles, school groups playing different types of music. Food trucks - but not too close to lower noise
12	-----	The christmas tree idea was great...but the experience sucked. 1) The music was so loud you couldn't even get close to the tree without being annoyed or able to talk to others, I live 6 blocks away and it's annoying to hear on my front porch (will not g

#	Type of Response	Other Ideas
13	-----	Need additional lower cost eatin alternatives downtown.
14	-----	More car shows!!!
15	-----	BETTER SCHOOLS. My family and I would like to LIVE downtown. But nearby public schools are rated quite poorly and the school district abolished programs like the magnet program allowing for other options. Until schools are improved or better options are
16	-----	"This is just a general idea for the area - to have multiple districts incorporating a greater area but with different purposes. I.e. there should be a main business district that is pretty compact only encompassing a few blocks of downtown. Then there c"
17	-----	-----
18	-----	Offer Tours of this gorgeous Court House
19	-----	There need to be better parking options.
20	-----	-----
21	-----	-----
22	-----	Brewery would go perfect here ??
23	-----	mixed use development
24	-----	-----

#	Type of Response	Other Ideas
25	-----	Consider review of how two way streets (vs. one way streets) may provide benefit to access and success of downtown businesses
26	-----	Good place for free structured parking, as has been done in downtown Fort Worth.
27	-----	Ugly. Needs mixed use building or public space.
28	-----	Ugly. Needs mixed use building or public space
29	-----	Create Multi-level parking
30	-----	Mixed use apartment building
31	-----	There needs to be more free public parking.
32	-----	"The restaurants downtown need to coordinate with each other so that SOMEONE is open on nights where there are shows at the Welder Center or activities going on downtown!  Further, when the City holds events they need to promote the businesses that are al"
33	-----	develop block for movie theaters to bring families to the downtown area
34	-----	Victoria needs more fine art opportunities. Cultural arts district designation could bring tourism and grant funding for businesses.
35	-----	Designate the entire downtown as a TIRZ to incentivize development.

#	Type of Response	Other Ideas
36	-----	Food Truck Events Weekly
37	-----	Incentives for building new businesses on empty lots
38	-----	I'd like to see the theatre preserved. It hold a lot of memories for Hispanics and theatre lovers.
39	-----	Meet Me On Main - Pop up art gallery event space.
40	-----	new Dillards with shopping extended to new hotel, with shopping setbacks for landscaping and wide walks and water as part of landscaping , bright lighting and all parking in back of retail.
41	-----	Businesses should work together for downtown events. For example, a wine walk.
42	-----	More events, walks/pub crawls/etc so people will visit downtown bar & grill, 205, & Moonshine. More foodtrucks or a parking spot for them to be able to serve good food without costing an arm and a leg.  Walking tours benefiting the preservation of Victoria

#	Type of Response	Other Ideas
43	-----	There are cute shops downtown but they close early and if one does not wish to go downtown at night to party, then there is no other option. There need to be good options for people to go downtown in the evening/night hours that are based on positive hea
44	-----	More parking
45	-----	Craft brews
46	-----	Potential partnership, event space. Idea - outdoor movie space with drinks, food concessions provided by Liberty Coffee Haus.
47	-----	Some of this could be structured parking the remainder should be mixed use.
48	-----	Increase library accessibility to outdoors, pedestrian traffic. Ability to hold events in these spaces.
49	-----	strip club
50	-----	-----
51	-----	Create multi level parking
52	-----	Generally more entertainment options - fine arts, comedy shows, arts, music, festivals, ideas that help generate people into downtown.

#	Type of Response	Other Ideas
53	-----	Set up free little libraries. Merchants and neighbors can leave and/or take books. Volunteers could be asked to make the boxes and install them. We have a number of woodworkers and artists in Victoria.
54	-----	Elegant Boutique Hotel
55	-----	Billboard/sign to mention downtown businesses/activities
56	-----	Purchase and build condos
57	-----	need to address homelessness and people loitering at the parking garages after hours and on the weekends. more police patrols downtown
58	-----	-----
59	-----	North Main Street between Rio Grande and the library needs repair. I think it makes the city look bad if your coffee spills on the way to work.
60	-----	Housing
61	-----	Permanent Food truck area w/tables, bathrooms
62	-----	convention center
63	-----	Have Police Awareness Once A Month to Invite Kids to pass out stickers and play games to introduce our youth to our law enforcement
64	-----	Use the buildings in place--keep the quaint feel

#	Type of Response	Other Ideas
65	-----	This house has been sitting vacant for many many years and is slowly deteriorating. Can this be converted into multi-suite living spaces or some other business? It's right across from the library, which gets heavy traffic. Eyesore and definitely an area
66	-----	Need more parking options in downtown
67	-----	-----
68	-----	Just in general - may be better to use updated maps (some of the areas are not represented, and may discourage others from inputting ideas if they can't localize their geographic area of concern)
69	-----	Hotel and Convention Center
70	-----	convention center 4 block on Downtown
71	-----	Parking lot is an eye sore
72	-----	Find spaces for pocket parks--alleys, spaces between businesses--anywhere people can sit and have a drink, eat a sandwich, and re-energize to continue shopping.
73	-----	How could East side be the funky historic neighborhood and West side the more established and gentile neighborhood? Give both parts of historic downtown housing their own character.
74	-----	convention center

#	Type of Response	Other Ideas
75	-----	I think a cool arch going over the roadway leading to our downtown would be neat. Kinda like the Mineral Wells Crazy water sign?
76	-----	Housing
77	-----	Main St. in this area has road conditions that don't provide for an enjoyable experience entering the downtown area. Consider road improvements to further improve the downtown experience
78	-----	convention center
79	-----	Small neighborhood grocery
80	-----	Food Trucks Parked Along Memorial Park and set up Picnic Tables. Have events on to host a Farmers Market. This is such a historic site.
81	-----	-----
82	-----	Would be nice to be able to walk from Riverside to downtown
83	-----	Add Pet Poop Bags Containers and Trash Cans.
84	-----	-----
85	-----	Repair Main St - from where it crosses Rio Grande to the Public Library.

#	Type of Response	Other Ideas
86	-----	Building eyesore but in a location that could be open/green space. Is a busy intersection that many use to access downtown. Perhaps a downtown victoria sign, fountain, sitting area, outdoor art installation in place of ruins.
87	-----	-----
88	-----	Most of the Juan Linn corridor is blighted. It gives the appearance of being unsafe.
89	-----	new plaza with water with possible small gatherings
90	-----	Five points could be ramped up to be even more attractive and interesting. Need a fountain in middle and a roundabout. Birmingham, Alabama has a beautiful 5 points area with fountains, sculpture, lots of people, shops and restaurants.
91	-----	new hotel with convention facilities
92	-----	-----
93	-----	The red light needs to be shortened for the East-bound traffic. Cars are always stopped there for no reason.
94	-----	It would be nice to expand into this area to tie the area around Deleon square to existing business locations and art gallery.
95	-----	Billboard/sign to mention downtown businesses/activities

#	Type of Response	Other Ideas
96	-----	This entire corridor is depressing to look at, south of Goodwin Street.
97	-----	new ball park location for collage , public schools and possible farm team for major league.
98	-----	The Santa Rosa Pottery used to be here. Don't know what is in this space, but the building is really cool. Once again, if there was a pottery place how could it be tied into an art district?
99	-----	Appearance of homes, streets
100	-----	combine these two for more out door park / plaza, that has flags , water an calls attention to the different ethnic groups the comprise the history of victoria.
101	-----	Appearance & Safety
102	-----	Love the Art League, but often forget it is there. Nice land nearby. How to connect it better with the art district further north - Nave and 5 Points. Could the land next to it be used as an example of suburban farming / public garden?
103	-----	under utilized business
104	-----	Move The Texas Zoo



ONE THING
activity
Affordable, quality housing
Amenities that make people want to be downtown
Amenties, Culture, Liveliness
Another parking garage
Antique shops, boutiques and restaurants
Any
Apartments above the businesses downtown
art and dining
Art, antiques, specialty grocers
Attractions! Something that draws people in.
Attractive destination for residents and guests
bakery
balance of businesses and funs
bar and restaurant options
Bars/ Dining
Beautification and entertainment
Better eateries. We have no fine dining here.
Better opportunities to open an business
better parking
Better parking
Better parking for public

ONE THING
Better parking when going downtown
Better restaurants and businesses
Better roads
Better safety
Better Schools
Better sidewalks, more pedestrian friendly environ
Better streets; more sidewalks near 5 points area.
better use of original buildings/spaces
Better use of space
Bicycle lanes
Biking and walking areas
Black Walnut Restaurant
Blend of preservation of the churches cultur enter
Books, coffee, food
Boutique Lodging
Boutique shops
boutique shops, restaurants open on Sat
Boutique type shops.
boutiques and outdoor cafes
Brewery
brewery
Brewery

ONE THING
Bring my family downtown
Businesses, remodeling the historic buildings
Can I say two? Affordable housing and more busines
Casual dining and relaxation
charm, place to visit on weekends
Christmas trees off the road
Cigar Lounge
Craft brewery
Craft brewery/taproom
Craft Brewing/Nightlife
Cultural diversity
Cultural diversity
Dance club. Like Ozone used to be.
Decent restaurant with patio
Different restaurants in new buildings
Dining
Dining and family events
Dining, Bars Nightlife
Dining,entertainment
Dining/entertainment
Dog friendly places
Dog friendly walking.

ONE THING
Dog park anywhere in or around Victoria
Dog-friendly spaces/businesses.
Dont get rid of free parking
Downtown destination
DR. OFFICES
Easier PARKING and access
Eating and shops
Enjoy outdoors with community
Enjoy outside dining and a casual atmosphere
Entertainment
Entertainment and fine arts.
Entertainment, family events
Entertainment, performance arts,
Entertainment/shopping
equal access for handicapped

ONE THING
Evening Restaurant/Entertainment for families
Evening Restaurants
Events and festivals
Events, family Activities
Existing businesses to succeed
Family activities
Family attractions
family events
Family friendly options
Family friendly things.
Family Fun
Family-friendly entertainment options.
Family-friendly outdoor fun/music/dining
Fancy restaurant, wine venue
Fewer empty/rarely used buildings
First Fridays each month
Food, activities
free market without government picking winners
Fresh food market
fun activities
Fun atmosphere and quality products and services.
Gardens, markets

ONE THING
Go out of town and get idea but stay small town
Good energy, people and thriving business
Great restaurants, bakery, and coffee shop.
Gym and more covered walkways
history
Housing
I would like to see more sit down restaurants
Improved tourism such as Goliad Days, once a month
Increased commercial businesses options.
Innovation Center at 120 S Main
It needs to be young people centric.
Job opportunities
Kid related things
Less banks and offices
Less lawyer offices! Practically every business
Life that brings people together and fun
Live & own a business downtown
Live entertainment
Live music
Live music with family atmosphere
Living space with lofts or apartments
Local events

ONE THING
Local restaurants (not chains)
lunch spots
maintain historical monuments and beautification
Make it attractive to come have morning walks
MArket days
Maybe amusement park type thrills
Maybe some good seafood restaurants
Maybe some outside dining restaurants or cafes
mixed use development like the domain in Austin,Tx
Modern business and retail.
Modern housing options and more nightlife
More activities to do downtown besides bars
More activity
More activity downtown after work hours
More affordable economic activity.
More apartment options
More art and family activities
More Art Galleries and Restaurants
More attractions, spaces for entertainment.
More bars and nightlife.
More bars, restaraunts, and shopping
more business opportunity

ONE THING
More business reasons to visit
More businesses
More businesses
More businesses (entertainment, food, shopping)
more businesses like Texian Books, Vela Farms etc.
More businesses that attract tourism
More businesses, preferably chain business
More coffee hours especially after school
More community activities with entertainment
More craft shows
More date night type places
More dining
More dining options
More distinct restaurants
More eateries
More eating options
more entertainment
More entertainment options
More entertainment, live music, art, festivals
More evening events or businesses open past 5pm
More events
More Events

ONE THING
More family activities
More family events
More family friendly activities
More family friendly restaurants
More family fun and nightlife activities
More family oriented activities
more family oriented markets
More family things to do during the day.
More festivals and family friendly events
More festivals.
More food and shopping
more food choices
more food establishments for downtown employees
More food options
More fun
More fun events for family and adults
More Greeks/Huvars. FarmerMkt/Craft shows
More Historiy
More hours of operation for food.
More housing opportunity
More independent restaurants and night life
More live entertainment, outdoor eating, shopping

ONE THING
More live music downtown
More living spaces
More night life
More nightlife
More nightlife and lights
More nightlife and outside dining
More nightlife!
More of a sixth street environment
more offerings...food / music / etc
More opportunities for gatherings, businesses, etc
More options
More options for activities and food
More options for entertainment
More options of things to do after hours. There is
More outdoor areas for families with trees
More outside dining places
More parking and restaurants with outdoor seating.
More parking available w/o high cost if not free.
More places to shop and eat at, removal of statue
More places to shop and walk in a well lit area
More places to walk safely and things to see while
More pub type, Family Dining and hangout spaces

ONE THING
more quality businesses
More reasons to go there
More restaurants
More restaurants amd night life
More restaurants and bars
More restaurants and boutiques.
more restaurants and entertainment
More restaurants and entertainment
More restaurants and entertainment
More restaurants and family events
More restaurants and nightlife
more restaurants and retailers
More restaurants and shops
More restaurants and shops/mini mall

ONE THING
More restaurants and small businesses
More restaurants with outside seating.
More restaurants, live music, boutique shops
More restaurants, places to spend time
More restaurants/bars
more retail
More retail
More retail shopping and food option
More retail shopping. Antiques, more food.
more retail shops
More retail!
More retail, residences near main, food
More retail/food with weekend hours
More shopping
More Shopping and Restaurants
More shopping and restaurants open on weekends
More shopping options
More shops
More shops
More shops
More shops
More shops and restaurants

ONE THING
More shops and restaurants
More shops and restaurants.
More shops and upscale eating
More shops, festivals, outside entertainment for t
More small businesses, parks, and nightlife
More small businesses. Green space.
More small town shops.
More stores. Cafes. Activities. Savannah georgia.
More things to do
More things to do or shop.
More things to do, free activities
More to dining and nightlife
More to do as far as night life or restaurant
More tourist centered businesses
More unique shopping opportunities
More variety
More variety of entertainment
More variety of things to do, more businesses.
Most all historical charm is gone. No shops
Move businesses
Multi purpose plaza with events each week
Must have more housing downtown to have people use

ONE THING
nail shop
Neat shops and boutiques
new entertainment live music art nightlife anythin
Nice area, food
Nice restaurant, outdoors with relaxing environmen
Nice restaurants
Nicely kept area and lighting
nicer sidewalks
Night Life
Nightlife
nightlife
Nightlife
Nightlife
Nightlife and a safe environment
Nightlife and hotels
Nightlife that isn't just drinking
Nightlife! Events/family friendly
Nightlife. Restaurants to be open at night
Nightlife/ entertainment/restaurants
No empty empty retail or office space
No interest but public library
No offices, no banjs

ONE THING
NOT SURE EXACTLY, BUT MORE THINGS OPEN IN EVENINGS
Nothing really
NOTHING!
Old fashioned eatery suitable 4 families
Old town feeling
Open more restaurants for dinner
Options - food and retail 7 days a week.
Options for food and shops
Outdoor activities.
Outdoor dining
Outdoor dining
Outdoor dining
Outdoor dining and shopping
Outdoor family fun
Outdoor food and drink. Maybe a microbrewery
Outdoor fun/live entertainment
Parking
Parking
parking
Parking
Parking. More night life.
Peaceful and safe

ONE THING
People
People drawn to DT to live, shop & eat. Safely
People who drive in their lane with parked cars
People!
People! Okay, organized events to get people.
Places open on the weekend
Preservation
Preservation
Preservation and renovation
Preserve history
Preserve the history and appearance of downtown
Public restroom (similar to Cuero)
Public Restroom Facility
Public restrooms
Public restrooms
Public restrooms are most needed first
Quality eateries and bars
Reason to go there.
reasons to come downtown
Regulation on dilapidated rental properties
Remove the Confederate Statue
Research the Denton Square

ONE THING
Residential
residential living/housing
Restaurants
Restaurants and entertainment
Restaurants and shopping
Restaurants open late
Restaurants open nights and weekends
Restaurants with patios
Restaurants, and Locally Owned businesses.
Restaurants, hotels, entertainment
Restaurants, shops
Restaurants, with outdoor seating like city's have
Restaurants/night life
Restaurants/outdoor activities; lofts for living

ONE THING
Resteraunts
Retail (boutiques)
Retail and restaurants that are open later
Retail shops
Riverwalk type atmosphere reroute Guadalupe
Safer places to run and walk with public restroom
Safety
Shopping
Shopping
Shopping
Shopping (bookstores and boutiques)
Shopping- would support restaurants and be fun
Shopping!
Shopping, Outdoor space, and parking
Shops
Shops
Shops with a positive atmosphere
Shops within walking distance of each other
shops, dining and entertainment with in walking di
Sidewalk Cafes
Sidewalks for strollers, coffee shop w/seating
Sm businesses for entertainment (restaurants/etc)

ONE THING
Small business's
Small retail shops and restaurants
Something besides banks, law offices etc.
Something for kids
Stop spending \$ on downtown plans and wishes.
Streetlamps for both residential and commercial
Support
Tall buildings and night bars
The history to be maintained
Things for families to do
Things for families to do
Things for families/children
Things for kids, rarely do I see places for kids
Things to do on Saturday and Sunday
Things to do!
things to do, entertainment
To be a place to go shopping eating meet people.
to feel like a college town
To keep it thriving. More small business
To see the confederate monument relocated
To showcase our history
To walk and visit different shops, see live music.

ONE THING
Tourism and things to do
Townhomes and more modern architecture.
Unique businesses and shops
Upscale and safety
Use of buildings without destroying the history
Variety of businesses
Variety of things to do.
Viable businesses
Viable businesses to support residents and other b
Vibrancy
Vibrant businesses
Walkable shopping/dining/entertainment
Walking tour, food trucks, brown bag concerts
Walking trails
WiFi
Wine bar or craft brewing location
Wine bar!
You all need to check out Boerne & Fredericksburg



COMMENT
No interest but public library. Why don't you stop forcing growth. Get out of the way, and businesses will come in where they want and when they want. Cut this kind of govt expense, our tax dollars spent.
There's not really any reason to come downtown after five. There's not really any dining (minus 205) and there's no shops open and the nightlife is limited. Why would anyone come downtown?
It is super dark outside of the plaza, nothing is open past 5 except bars and there is nothing to do downtown that screams come to Victoria
No shopping and nightlife is pathetic
Not much to do
Limited options
I only go to Downtown when there is a purpose for me to go. I do not often just go downtown, to go downtown.
I couldn't come more often if I tried. I rarely leave! I leave downtown only to grocery shop for the most part.
not safe
no nightlife and diverse restaurant options
Nothing entertaining
No much to do after 5 or weekends
I come almost daily.
Things close to early. Not that many things to do
There isn't a lot of shopping or stores in the area.
I am downtown all the time.

COMMENT
not much to do
There is no interest aside from work to be in downtown.
Majority of the businesses I would frequent are closed during the times I would visit. I would like to have a coffee shop open late hours on the weekend.
Bad Parking, Nothing Open
More retail and would love to have more eating options in the evening.
Not enough businesses I want to visit.
Not many things to do with my family
Access is terrible-roads! Very unappealing to enter downtown. No public facilities. Most businesses are not open. Hard to plan events downtown due to limited parking, or very uncooperative city officials to work with
There are very few shops and restaurants. Parking is another issue.
Not a lot to do
Because there's very little to do unless you're a stay at home mom, need a bank, a restaurant with short business hours or need a lawyer.
There aren't enough restaurants, no shops, nothing to do. It's boring. We need more businesses and more things to do! We need to look at towns like Gruene or Fredericksburg for ideas. Also, make it dog friendly and fun! We need to grow as a community rather than how barren it is out there
Not a lot to do
Nothing to do with my dog

COMMENT
I don't like parallel parking and there are not enough things I want to do.
Nothing to do there
Nothing to go to.
Things close too early and not open on sundays.
Not enough reasons to go there.
Limited opportunity for shopping.
No reason to
Pretty barren
Work, not enough activities
After 5 o'clock pm downtown is pretty much a ghost town
No shopping. No evening dinning. No coffee diner for before working breakfast.
Not much to do
Most businesses are open weekdays only
Nothing to do after work
Restaurants need better hours
No need to be there except govt/courthouse business.
Usually find out about events too late.
Homeless
Not many shopping opportunities. Restaurants open at noon only, bars only at night.
Parking, and the lanes are too narrow. There is nothing downtown that attracts my family of 2 teenage boys

COMMENT
Lack of things to do other than walk
Not enough retail & dining. Too business-oriented.
Nothing to lead me there. I go to the concerts and events. Mores restaurants and shopping, please!
Nothing to come there for except work
Kids r grown. Grands prefer the mall
Need more markets
It's boring and never changes.
Because there is not a lot to do other than restaurants. We have been coming down more lately because the Library and Parks and Rec have been doing fun activities in December.
N/A
I don't have any reason to be there.
Too many big businesses that are open 8-5 and then close making it seem abandoned. I know big business is needed but down town is suffocating itself.
I spend about half my time in Rockport and when I am in Victoria I volunteer a lot so that doesn't leave much time for going downtown. Places to eat in the evening are limited and there aren't many businesses for shopping to lure me to go downtown.
Parking
Evening Dining Options are very limited
nothing to do except grab food and even that is limited on times and days...
The pandemic. My office is downtown but I'm currently working from home.

COMMENT
Expenses
It's dead
If I'm going downtown, it's out of the way from where I live so I'd like to have the option to do multiple things when I go
Nothing that interest me
I am there several times a week. I would rather come down town than to go to the mall.
There is nothing for my kids to do.
I have lived in V 23 years- 10 in Springwood and the remainder downtown. We came DT to our business when on North side
It's a business district more than a source of entertainment. Other than Greeks or a few bars there's no reason to be down there outside of the 8-5
Hours are limited. Not enough things to do.
nothing in downtown
There is either businesses or bars, nothing in between. I use to come for the bars, now that I am older I just go for business. I would like to see something that I could bring the wife or family to.
No reason to
No good entertainment or shops
The Farmer's Market should return to downtown.
It needs more options for shopping & dining. Would love to have some antique shops there.
Everything closes at 5-5:30 on weekdays. Not much to do after that

COMMENT
Nothing downtown but law offices, law enforcement offices and county entities
Historical trauma due to the confederate monument and what it represents
There's not much to do.
Nothing I need. But I'm elderly so I don't go anywhere I think downtime very difficult because streets are narrow and dominated by public by large buildings that give you little room for creativity. Maybe focus of "downtown" should be moved closer to Rio Grand where streets are wider and more welcoming or develop East side toward Navarro. If you go to current downtown, you are trapped by one way streets and poor visibility for businesses. Also, need to take down that confederate statue at last.
No restaurants open just loud bars that disrupt residents who live downtown.
There's nothing todo we the one thing I hear from people a lot is there's nothing to do in Victoria we need to change that we need a good even coordinator that is able to come up with ideas to bring life to Victoria
Not a lot of reason to
Doesn't offer a sense of racial inclusion and acceptance.
"There's not a whole lot to do after 5 or on the weekend. would love to see the statue removed and new, different businesses open up"
Out of the way from my daily life, and not much of interest is open on weekends. If it is, it hasn't been promoted well enough.

COMMENT
On the weekends there is really nobody downtown. I only go downtown to check the mail, go to library, and to visit my dad's office
So many buildings are empty. We could have such a nice area with shops and restaurants.
There isn't much going on downtown. It would be great to have more activities and family oriented things downtown.
Before we moved downtown, parking was an issue and knowing what was happening. Need better mix of businesses.
With the exception of being on the board of Fossati's, I have no reason to. Wish there were more public events highlighting merchants, music and food. Downtown needs more merchant variety.
COVID-19
Lack of open on Sat eating establishments, more small boutiques
There's not a lot of reason to come downtown. I don't need city services on a regular basis, and it's pretty much all lawyers and banks.
Not enough to do
Live, work, invested in downtown
Too boring nothing to do. Needs to be like other cities
Not enough attracts me to downtown
We come for the Library and Chiroprator. There is nothing else of interest for us.
It's shut down nights and weekends

COMMENT
Seems like everything closes down by 6. Right now I am having issues walking, so if I cannot park close by, there is no reason to go downtown. There used to be more business there, stores, movie theaters. For several years I worked downtown and thankfully had assigned parking in a garage, and could easily walk to Fossatis or Cliff and Maggie's Taqueria or Bianchis.
Can do what I need elsewhere
Not much to go down town for unless there are activities going on.
Confederate statue is upsetting.
There isn't much to do!!
too many businesses like law offices
Downtown seems to "close" early afternoon unless you are seeking alcohol.
Not enough to do
Hours stores operating, safety, types of business
Nothing to do.
Nothing is open after 5 except places that serve Alcohol.
Nothing to do other than work
No reason too
Not really anything to do
On the weekends there is not much to do down there
Limited businesses open on Weekend.
No reason to drive across town...other than Moonshine, but social life has suffered during pandemic

COMMENT
I live downtown and I walk my dog downtown. Sometimes I eat lunch.
Not a lot of businesses and restaurants open on Saturday
Not much to do
Only come during events or business. Unless I have a purpose I don't go down town
Only come during events or business. Unless I have a purpose I don't go down town unless I have a specific purpose. Nothing to do. I recommend music in the park to draw people downtown on the weekends.
There isn't much to do
Options are limited and parking is terrible
Not enough restaurants or family friendly activities.
Bars! That's all it is. City offices and bars. Besides, where would everyone park? On the not so safe edges of downtown ?
I come there very often since I live in the area, but don't always have reason to
Need someplace where you can enjoy a cup of coffee aftrehours
Boring place, nothing to do unless u need law help. It's lame
There's not very much to do
I used to live in Victoria, but have since moved out of state. I still have family and friends in Victoria I visit when I'm back in the area.
Not overly kid friendly, lack adequate knowledge about businesses/restaurants, not particularly close to me, do more shopping on the other end of town.

COMMENT
Boring with not many things to do but walk around. Not family enticing.
Lack of interesting options
Needs more restaurants and nights life. Need to create a environment for the whole family to enjoy.
Businesses close early, nothing family friendly to do after hours or weekends.
Busy at work.
Any
Not much to see or do. Most of the things I need I can find closer to home.
Not much to see or do. Most of the things I need I can find closer to home. I do feel that the beauty of downtown should expand throughout the rest of the city.
Not enough to do to spend a whole day. Would love more shops, breweries, live entertainment, decorations and attractions.
Few restaurants are open downtown on the weekends. No businesses to shop like antique stores or ice cream parlors.
Dont need to unless there is a evening concert.
No restaurants open at night
Not much goes on and not very many commercial retail businesses, limited entertainment and musical events. Would also like to be able to sit outside and walk while having a beer as places such as New Bransfels and Fredricksberg and some even small towns allows in the historical designated areas.
Not enough parking for public.
I'm coming everyday but it doesn't give me feel like downtown

COMMENT
No interest or draw towards it.
Not as many things to do as other areas of town
Parking
Not safe
Nothing to do. Current stores suck
Parking. Safety concerns
business hours are sometimes inconvenient & there's no funness (li know not a word but you get my point) to the area - when you think of downtown in your mind its very drab & dull which is unfortunate because it has SO MUCH potential.
The restaurants are mostly closed on weekends and there's nothing to do
Not sure what I'd do there
The restaurants and businesses I am interested in don't have operating hours that work with my schedule.
Im new to Victoria and Covid has kept me at home
Due to COVID the music series and festivals have been canceled and those are the events that brought us downtown
Restaurants don't stay open late.
They shut down so early
there's nothing to see or visit. no retail shops
I hate the parking
Not enough places to shop and they're all hidden between office buildings. Activities are too spread out and not within walking distance.

COMMENT
There aren't enough eclectic shops. Eateries are limited. Small area (plaza) to enjoy what downtown has to offer.
Nothing to do
Not much to do or see
I visit the library, Mid Coast thrift store mostly. Its a great area, I work outside city limits .
I live here, but getting people to come here is hard. I think it's because there isn't much to do aside from exactly what you came for. Need to make it a destination like other cities.
There really isn't anything downtown to come to besides the library and a couple of small business. Parking isn't so great either.
By the time I get off, downtown is dead. Nothing to attract me.
Not enough to do downtown after 5pm. Bad roads on US 59. Tree blocked parking downtown. Limited parking options.
Not enough things to do
More eating places needed
I love downtown and it's only going to get better with the right people making decisions
Do not have a real special reason to
not much to do, kind of empty
Not much to do
Not reliable business hours. Need dinner options
There is nothing there to draw me downtown
Lack of shipping options
Lack of shopping options

COMMENT
Downtown is shut down on the weekends.
Nothing there for me.
Prefer not to live downtown because of public school ratings. Not enough good and diverse restaurants to justify frequent visits.
"I grew up in Victoria and now live in Austin. I only come occasionally to visit my parents. Each time that I drive through Victoria to see how it has changed, it only seems to decline further. I am glad that this study is being done. However, without some major financial backing to bring its ideas to fruition (e.g. the Bass family in Fort Worth), any changes will likely be mildly incremental at best. There are many old families in Victoria with money, as well as newer ones. It is critical that you involve them in this process as key stakeholders and help them find business opportunities to push along the most costly elements of redevelopment. Although the average citizen complains about Victoria, very few of them are willing to do anything about it and they certainly don't want to pay for it.  Good luck!"
I have little reason to go downtown. Besides on or 2 restaurants, I have no reason to go downtown, which I believe has great potential to be a real destination.
PM and weekend restaurant hours
Nothing but weekday lunch restaurants and professional services I don't use.

COMMENT
There are virtually no shops open when I visit downtown. The cafes downtown have very limited hours and there generally doesn't seem to be many options to spending time downtown other than walking around. Downtown is beautiful, the library is wonderful, and the plaza is such a nice space, and downtown feels very safe as a whole, which is not always a given. But there just really are not a lot of options to hanging out in positive spaces there on a regular basis for people that work outside of downtown during the day. Thank you for the survey and I'm excited to see the Master Plan.
Not enough to do
There aren't enough family-friendly fun restaurants. Would love something like Greeks but larger and more suitable for kids. Or if Huvar's had outdoor seating. How great would that be?!
Can never find a place to park.
Currently, there isn't much to celebrate about downtown. From places to dine, relax, or shop most downtown locations have weird hours or just aren't there, it seems. Finally, Victoria's downtown doesn't really feel alive or like much of an inexperience.
I work 8-5 Mon-Fri elsewhere in town. Don't know of anything open after 5 except bars
limited entertainment and shopping
because the free market has spoken and we arent fredricksburg, downtown sucks and you arent going to change that with our tax dollars.
not much going on after workday. everything closes down after 1700
Nothing open on the weekends.

COMMENT
Because I am not interested in any of the businesses or restaurants downtown. Christmas tree was ridiculous.
Lack of entertainment
Because it is inconvenient and just old
typically geared for M-W work crowd - want more events like shopping, eating out on weekend, charm and environment that is enjoyable
Not many shops
I go often but operating hours for local businesses are generally during business hours only. Need expanded hours and things to do on the weekends. More fine arts.
Very few activities to do. Rundown appearance
Few things open for nightlife on the weekends.
N/A
The parking. The boutiques are limited. The theater isn't open. I only go to get my haircut.
Crowded
Go to Greeks 205 not much open on weekends. Work during the week
One ways and expensive businesses

COMMENT
Because there isnt much to do there. There arent many businesses that I need to visit on a regular basis. There are only a handfull of places to eat at, and there are no housing options. Build an apartment complex, bring in more eateries, and please, bring in food chains that are willing to open their businesses in the existing older, vacant buildings. Is easier for them to use an existing building and renovate, than building from scratch. There is 1 Starbucks in the city, bring one downtown so people who work and live in the area or the southern county area dont have to travel to the north side of the city in the morning or on their breaks to get a cup. Start with 1 big named business and others will follow.
not enough draws
There's nothing fun down here.
There is just not enough to do...Would love to live down there if there were more housing oppurtunities or see more coordinated efforts at markets and gatherings like the Goliad square
Nothing to do.
Not a lot of business are open later. Lack of variety.
Everything looks like it's about to fall down
Don't need a lawyer or booze.
Don't need a lawyer or booze. Plus, during events parking can be a pain especially for handicapped and families.
Not appealing, not fun
Little to no activity or food choice after-hours.
I feel like the stores that are open have odd hours, when people are working, and the restaurants aren't appealing.
Covid. Bad parking.

COMMENT
Nothing to go downtown for
Nothing to do after 5pm
No good reason to
Restaurants don't have a lively atmosphere. We have a beautiful square and outdoor seating or big windows looking out to the square would be nice.
Small selection of food options
Nothing to do
Not really unless there's like an event going on
Not much to do other than eating at restaurants.
Lack of substance
It's deserted and not much to do unless it's Christmas and the gazebo area is decorated
Not much to do.
Not much to do other than bars and restaurants
Not enough options for lunch and dinner and definitely nothing else to do down there right now except eat
On weekends, there are no attractive shops or restaurants/bars open that make downtown a destination option.
no reason
It's dead after 5
Nothing to do other than a couple restaurants.
There's no public restroom, not many shops, it looks run down

COMMENT
Only reason to come downtown is to pay taxes as there as zero retail shops for folks to enjoy shopping! Main Street is full of lawyers and space for lease that folks can't afford to place their business downtown.
No shops, clothing stores. J c penny, sears, dunlaps use to be downtown. But you will need parking.
Very little for me there
I only go downtown for business. Occasionally dinner at Greeks 205. Not many nice dinner options downtown.
Lack of reason to come downtown
Not really anything to do
Nothing to do
Nothing there
nothing new to do...
No need (I go for the library, Twice Blessed Showroom, eating lunch, theatre... I would go more often if I had reason).
I'm in a wheelchair with handicapped van and can not park anywhere close to the square as the spaces are assbackwards. A crying shame. Someone needs to read the ADA guidelines once.. And often.
"I'm in a wheelchair with handicapped van and can not park anywhere close to the square as the spaces are ass-backwards. A crying shame. Someone needs to read the ADA guidelines once.. And often. Then, with the ""I hate black people"" statue in the plaza guarding against letting any from under the hill coming to downtown is a disqualifying reason to visit Victoria at all."
Because there is not much to do.

COMMENT
I would love to come downtown more often in the evenings with my family to eat, hang out with the community, and enjoy the outdoors and rich history that Victoria has to offer.
The public library, business
Not a lot of things to do downtown
No reason to. Nothing I need is there that interests me other than to pay taxes and get a hair cut.
I come for work. There is nothing much else to do there outside of 8-5. Its a beautiful look but not a destination
I work from home, and only go downtown for the library and the occasional breakfast or lunch. I would go more if downtown was open on weekends for eating.
The hours of many businesses are not open late enough for my work schedule.
I live downtown..main street from Rio Grande to the square sucks. That stretch should set the tone for the downtown vibe. It's the welcome mat on the front porch and should make the city proud of the downtown area.
There is nothing downtown, aside from the library, that draws my family that way.
One goes there for a specific reason. Not to just go. Everywhere else is a giant shopping district with no identity.
Nothing happening, no obvious security
I live here and work here

COMMENT
"Often lack of parking close to where I want to be. Usually when I go downtown, I have trouble finding a place to park, and it is too far away from where I live to not drive.
While not a big issue, I am not a fan of one-way-roads, however I can see why downtown has them. "
Not enough businesses
Nothing to do but get drunk at the bars or eat during the afternoon restaurants don't stay open long enough
Exactly
Busy Work Schedule
This anything there to do. The biggest issue is that there needs to be more housing and hotels. Essential goods stores. A better use of space for entertainment, eatry, and culture. The biggest sore eye is no culture with an ugly Confederate statue in its park. You look at booming downtown. They have a real unique culture far away from that. 1st big step to fixing issues downtown is get people to live there to need essential things close by.
There is nothing else to do there except pay bills ☐
Not very many business offerings for date night or family outings and/or unaware of offerings
Not much events going on, also need more stores
The biggest reason I love going downtown after 5 pm is the peace and quietness and getting to admire the environment and buildings.

COMMENT
Nothing to do. Two or three bars, that's it. Need a Rustic, or other venues that bring excitement. I've live all over and Victoria, unfortunately is my least favorite place BECAUSE the lack of entertainment/shopping options here. There are almost 70,000 people here, that all go out of town just for dinner or shopping. Bring that here, to boost economy as well as jobs. There is a ton of "money" here in Victoria, plenty of Plants to work at, fishing an airport. Bring the Pluckers, Rustic, a Grimaldi's, a Dunkin and a Saltgrass here and it'll be booming. Update the mall, bring a Homegoods here. There's so much needed improvement here, with such a high profitability on the return side it's crazy here! Need some motivation!
There isn't much to do downtown.
N/A
Not much to choose from
Hours of operations are often limited to specific events and occasions.
there is nothing for me there. I don't got to bars and there aren't any reasons to be downtown.
I live on the north side of town
Not interested in going there
limited affordable food choices and limited affordable shopping
There isn't enough to do
Not many family activities
Didnt know all of the opportunities

COMMENT
I only "go downtown daily" for exercise walk. Nothing to really do (especially on nights and weekends) - few shops, galleries, open restaurants, etc. And the few places we have don't post their hours of operation.
We would come for nightlife, more live events at theater, more festivals, and a farmers marker
Hours and attractions
No reason to go.
Lack of activities
We loved the Market days. But heard from multiple (great) vendors that the City of Victoria charged so much for them to be there, after 1 or 2 times they chose other cities. We must first realize that it's our job to draw good tourism, then build those relationships to intern into monies for our community. Then we can look at fees to as another venue of income.
There's not really much to attract our young family there now.
Lack of options
Few attractions
It is very hard to find a parking spot, esp., during the lunch hour. We need to get our locally owned businesses involved.
No spirit, no action, no vibe. No music, no dancing, everything opens and closes with the chickens.
It's so dead. There's nothing to do during the day. I'd love a nice park or splash pad for our kids, shopping, restaurants with outdoor games or rooftop seating, live music on weekends, an ice cream shop, etc.
I am disabled

COMMENT
Too quiet and minimal activities on weekends and weekdays
Parking is often difficult and restaurants/stores have weird hours. All spread out and hard to find. Very hidden.
Not much to do downtown
Not enough in walkable distance to see and do.
N/A
Not many businesses, or recreation
Not much to do there, and it's not very pretty to look at
parking
Most places close on the early side and don't typically offer the 'night life' atmosphere
Parking and lack of places that encourage socialization, such as shopping and restaurants that are open at night
Few businesses
Nothing to do and limited restaurant selections open at night.
Few options
There is nothing drawing me downtown
Too expensive shops close real early not open on weekends too crowded
EVERYTHING IS CLOSED DOWNTOWN BY 5:00PM WHICH IS WHEN MOST PEOPLE GET OFF WORK AND WOULD WANT TO VENTURE OUT TO SOMEPLACE TO EITHER DINE OR LISTEN TO MUSIC, ETC...

COMMENT
There are good places in and around downtown but they are scattered and several aren't open at night. A more attractive retail, restaurant, wine bar/micro brewery and live music venues would have me down there much more often after hours.
There is not much for our kids to do when we walk downtown except run around in the grassy areas and on the gazebo
Businesses close early
I would like to see many more variety of shops, cigar, tattoo, boutique, roof patios
Not a lot of things I need but would if there were more eating areas at night.
No reason to go there
There isn't much to do if you aren't looking for a nightclub
Because there is really only two things I see downtown that I need to get to. A Barber and the seat of government. There is nothing else that attracts me to downtown.
Not much to do
There's not much to do other than eat. I am also amazed though, with a town that's almost 50% Latino, that our town lacks more diverse activities, entertainment, and so forth. Be more inclusive.
No parking, no need, It is primarily a government/legal businesses and I have no need. I do any of my downtown business via mail because of the lack of parking.
I live downtown but rarely go to the plaza area. It's the Jail, Court, Financial or law offices, one run down bar, and one overpriced bar. I don't have a reason to go to that area more often.

COMMENT
The plaza gets over crowded during events and It makes me not want to be around that. There's too many people in one small area-such as bootfest. That definitely needs to be moved to a bigger area. Maybe build an outdoor theater by the airport and host more events there. The Texas Mile event gets a lot of attraction because it's in a bigger area and people aren't bumping into each other, constantly.
Parking is difficult during the week day so I avoid doing business downtown. There isn't a lot of fun things to do downtown, especially with bars being closed
No reason to
Not enough attractions
It's far from my house.
Don't do that parallel parking thing. Bars open at night
Since the pandemic began, i am more inclined to go somewhere that had outdoor seating vs indoor
There aren't enough options for shopping, eating, recreating.
The problem with downtown is that it is downtown. It's on the wrong side of town. Don't keep pouring money to beat a dead horse. Move on.
Business hours--Cannot come for lunch
Not much there.
N/A
Not much to do.
I hate driving
Hardly a Nightlife downtown

COMMENT
Nothing to go downtown for.
Not enough places to visit. Often times locations are closed.
Its boring
It is drab and despite the attempt atmaintaining a historical air, it just feels run down and uninviting. If I didn't live downtown I would be downtown much less likely to go there. I drive through almost daily on the way to work and sometimes to reminisce. Be nice to feel excited to make new regular memories instead of remembering things from decades ago.
Nothing to do
Nothing to draw me there
Coronavirus
Nothing to do
THERE IS NOTHING THERE OTHER THAN A CONCRETE JUNGLE AND FOR THAT I CAN GO TO HOUSTON - YOU PEOPLE ARE SPENDING WAY TO MUCH OF OUR TAX PAYER DOLLARS FOR ALL THIS GARBAGE AND MOST OF US DON'T CARE ABOUT THAT, THOSE BRICK SIDEWALKS ARE GOING TO START POPPING UP JUST THE THE BRICKS ON SAM HOUSTON, THOSE BRICKS ARE SOMETIMES OUT IN THE CENTER LANE AND IT'S BEEN LIKE THAT FOR YEARS AND IT IS NOT GETING ANY BETTER IT IS GETTING WORSE
No reason to
Not necessary
Few non drinking activities
Not much to do, need more bars and restaurants
Only the plaza to hang out, need more seating outside and walk ways more lit up at night

COMMENT
There's not enough going on in the evenings, and there are few places to shop for basic needs like groceries.
Becuse there is nothing to do esp. on the weekeneds
There is nothing to do
Not enough parking.
Nothing to really do
It's not the best place to be in Victoria
Nothing to do there,wish it was like back in the old days. Downtown was thriving
Nothing to do downo
Not enough adult or family-friendly food and drink options on the weekends. During the week I'm only downtown for work and not activities. On the weekend, our family loves to go to Rose Bud, but there aren't many other restaurants or activities for families.
Safety and lack of areas for families
More retail/restaurants
There is almost nothing to come downtown for if you are not a banker or lawyer.
Not a ton of retail locations or variety in restaurants. Limited hours.
Because of the pandemic, I have not been going out much.
We walk through downtown about twice a week, but would come more often with more restaurants.
Roads and houses. It is either poor houses or rich houses. Roads r horrible downtown

COMMENT
Not much to do and difficult parking. Really need a nice public restroom facility
dead after 5:00 PM and on weekends
Most businesses are not open evenings and weekends, when I would have free time.
Nothing to do, it's more of a business office daytime weekday area. It has potential though
Not much going on during the week. Weekends are good (before pandemic) Really enjoyed the Christmas Tree and decor this year. Was awesome! Went several times just to enjoy it! Thanks
Old and no parking
I live Downtown on Main St.
I grew up in Victoria and have always dreamed of a beautiful downtown , i do not live in Victoria but i hope my ideas are helpful.
N/A
Because there is nothing downtown to do. There are a hand fill of restaurants, city and county buildings and pretty much nothing else.
Limited eating, shopping, socializing opportunities.
"Not enough parking to allow people to walk around and shop, eat or enjoy the sights. "
Not enough to do
Nothing really to do
Nothing to draw me during regular times except some business activities

COMMENT
Don't know what to come for. not much parking or public bathrooms. I tire easily from walking, what about trams?
More synergy of leisure related businesses and events.
N/A
We need more retail, dining and green/park space.

## Survey Respondent Demographics

