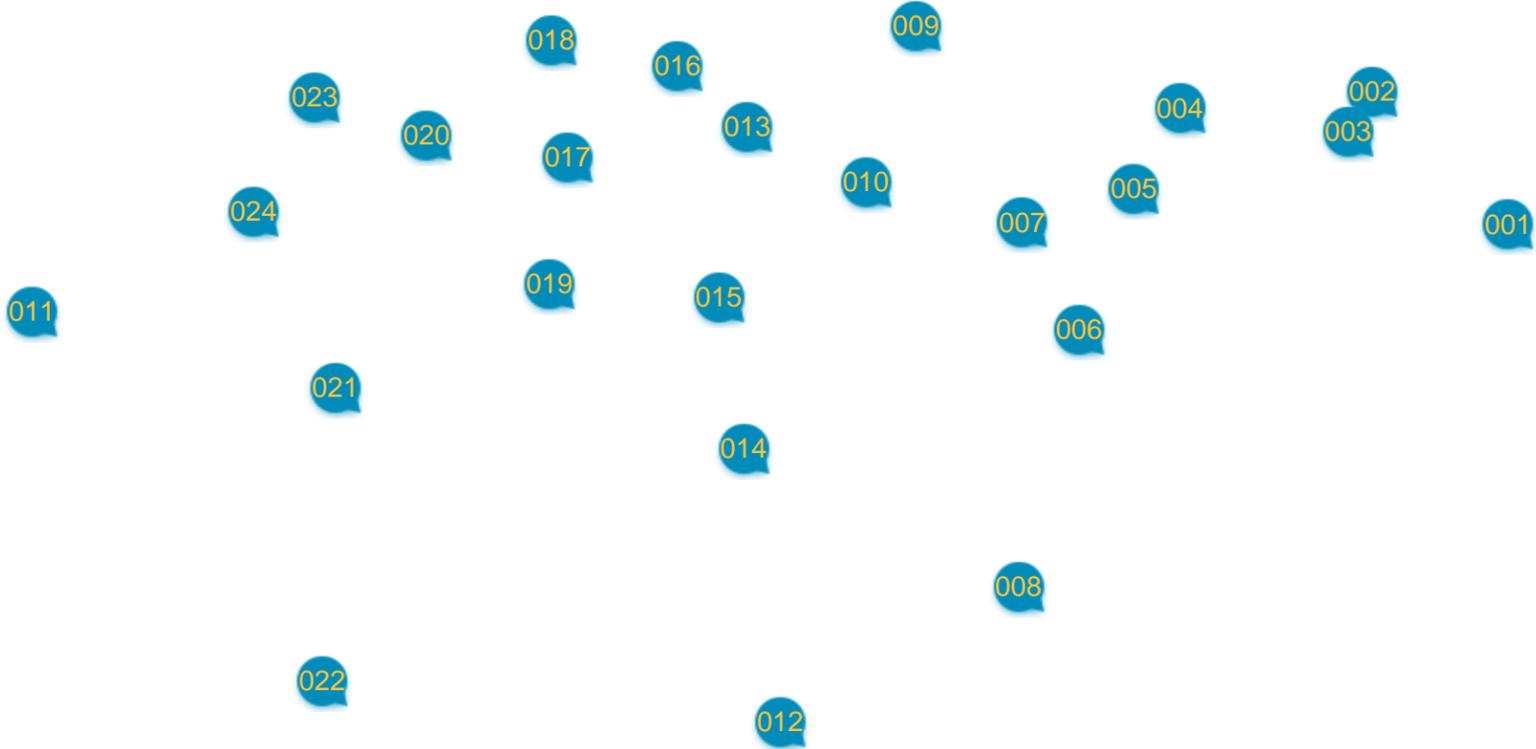


OBSTACLES

Priority #2

Things that prevent you from achieving your goals. Like an obstacle, you can find a path through, around, or over it, but you must plan a route.



#001

Posted by **Anonymous** on **04/27/2023** at **7:47pm** [Comment ID: 8529] - [Link](#)

Agree: 0, Disagree: 0

Parking requirements are very hard to meet for older small properties

#002

Posted by **Anonymous** on **04/27/2023** at **7:44pm** [Comment ID: 8522] - [Link](#)

Agree: 0, Disagree: 0

Current zoning lacks flexibility to accommodate a mix of uses. City requirements for parking limit repurposing of existing buildings.

#003

Posted by **Anonymous** on **04/27/2023** at **7:45pm** [Comment ID: 8525] - [Link](#)

Agree: 0, Disagree: 0

Development review process is long and expensive. Discourages small investors and entrepreneurs

#004

Posted by **Anonymous** on **04/27/2023** at **7:43pm** [Comment ID: 8514] - [Link](#)

Agree: 0, Disagree: 0

lose assumption that BG is only way to go.

#005

Posted by **Anonymous** on **04/27/2023** at **7:41pm** [Comment ID: 8505] - [Link](#)

Agree: 0, Disagree: 0

Lack of support from both established and potential small business owners.

#006

Posted by **Anonymous** on **04/27/2023** at **7:42pm** [Comment ID: 8508] - [Link](#)

Agree: 0, Disagree: 0

14th & K streets carry a heavy traffic flow that must be addressed to deal with walkability

#007

Posted by **Anonymous** on **04/27/2023** at **7:50pm** [Comment ID: 8539] - [Link](#)

Agree: 0, Disagree: 0

insufficient public transit to and from stations

#008

Posted by **Anonymous** on **04/27/2023** at **7:56pm** [Comment ID: 8547] - [Link](#)

Agree: 0, Disagree: 0

Cost of construction and overall cost and complexity of development.

#009

Posted by **Anonymous** on **04/27/2023** at **7:43pm** [Comment ID: 8512] - [Link](#)

Agree: 0, Disagree: 0

overhead powerlines that prevent beautification/mature trees and pleasant landscaping

#010

Posted by **Anonymous** on **04/27/2023** at **7:40pm** [Comment ID: 8501] - [Link](#)

Agree: 0, Disagree: 0

Objections from residents to area plans.

#011

Posted by **Anonymous** on **04/27/2023** at **7:07pm** [Comment ID: 8396] - [Link](#)

Agree: 0, Disagree: 0

Inappropriate zoning

#012

Posted by **Anonymous** on **04/27/2023** at **7:48pm** [Comment ID: 8530] - [Link](#)

Agree: 0, Disagree: 0

zoning Changes to be successful

#013

Posted by **Anonymous** on **04/27/2023** at **7:52pm** [Comment ID: 8546] - [Link](#)

Agree: 0, Disagree: 0

Zoning that encourages super big projects, that require high rents to pay for them. Young people and new businesses cannot afford it. We need both for energy in downtown.

#014

Posted by **Anonymous** on **04/27/2023** at **7:45pm** [Comment ID: 8524] - [Link](#)

Agree: 0, Disagree: 0

The DART rail, crossings are only safe at stations or the overpass, need to provide access between them

#015

Posted by **Anonymous** on **04/27/2023** at **7:50pm** [Comment ID: 8538] - [Link](#)

Agree: 0, Disagree: 0

opposition to density

#016

Posted by **Anonymous** on **04/27/2023** at **7:48pm** [Comment ID: 8531] - [Link](#)

Agree: 0, Disagree: 0

Our public art are one-time permanent installations. Wish we could get a policy in downtown for rotating installations. As it is now, no energy for new things, and if we screw up (like the ones along 15th) your kind of stuck with them.

#017

Posted by **Anonymous** on **04/27/2023** at **7:51pm** [Comment ID: 8540] - [Link](#)

Agree: 0, Disagree: 0

Developers have to make money, i get it. But they absolutely do not get the real patterns of life in downtown. They build big expensive apartments, hand them off to other owners, then as they decline over time we're stuck with big boxes.

#018

Posted by **Anonymous** on **04/27/2023** at **7:42pm** [Comment ID: 8509] - [Link](#)

Agree: 0, Disagree: 0

BG invites large scale corporate developers. NBD's smaller footprint may lower barrier to entry (cost, use of existing buildings, etc) for small new businesses

#019

Posted by **Alan Smith** on **04/27/2023** at **7:17pm** [Comment ID: 8420] - [Link](#)

Agree: 0, Disagree: 0

Again, the reputation and stigma of East Plano is a huge obstacle.

#020

Posted by **Anonymous** on **04/27/2023** at **7:44pm** [Comment ID: 8517] - [Link](#)

Agree: 0, Disagree: 0

Obstacle: need to walk long distances to get to a street crosswalk

#021

Posted by **Anonymous** on **04/27/2023** at **7:47pm** [Comment ID: 8528] - [Link](#)

Agree: 0, Disagree: 0

redevelopment of older properties eliminates affordable space for startup businesses.

#022

Posted by **Anonymous** on **04/27/2023** at **7:49pm** [Comment ID: 8532] - [Link](#)

Agree: 0, Disagree: 0

Efficient Plano bus/Dart service to stations

#023

Posted by **Anonymous** on **04/27/2023** at **7:43pm** [Comment ID: 8513] - [Link](#)

Agree: 0, Disagree: 0

maintaining connectivity to Douglass neighborhood. Poor condition of sidewalks and infrastructure south of downtown Plano.

#024

Posted by **Anonymous** on **04/27/2023** at **7:51pm** [Comment ID: 8543] - [Link](#)

Agree: 0, Disagree: 0

homeless