

BLANK 281 CORRIDOR

ATLAS DESIGN SERVICES & KRIESE AND ASSOCIATES

BLANCO

281



ONLINE
SURVEY
RESULTS

CORRIDOR PLAN



281

CORRIDOR PLAN

STAKEHOLDER VISIONING

PHASE THREE

ONLINE SURVEY RESULTS

PREPARED FOR THE



PREPARED BY





ONLINE SURVEY RESULTS



INTRODUCTION

The City of Blanco, TX has teamed up with Atlas Design and K Friese and Associates to help guide the US-281 Overlay Review Committee to develop a Highway 281 Overlay District plan and code.

In mid May, 2022, a survey was mailed out to all residents of Blanco, Texas. The survey was also made available online. The following display board summarizes the survey results as of June 21st, 2022.

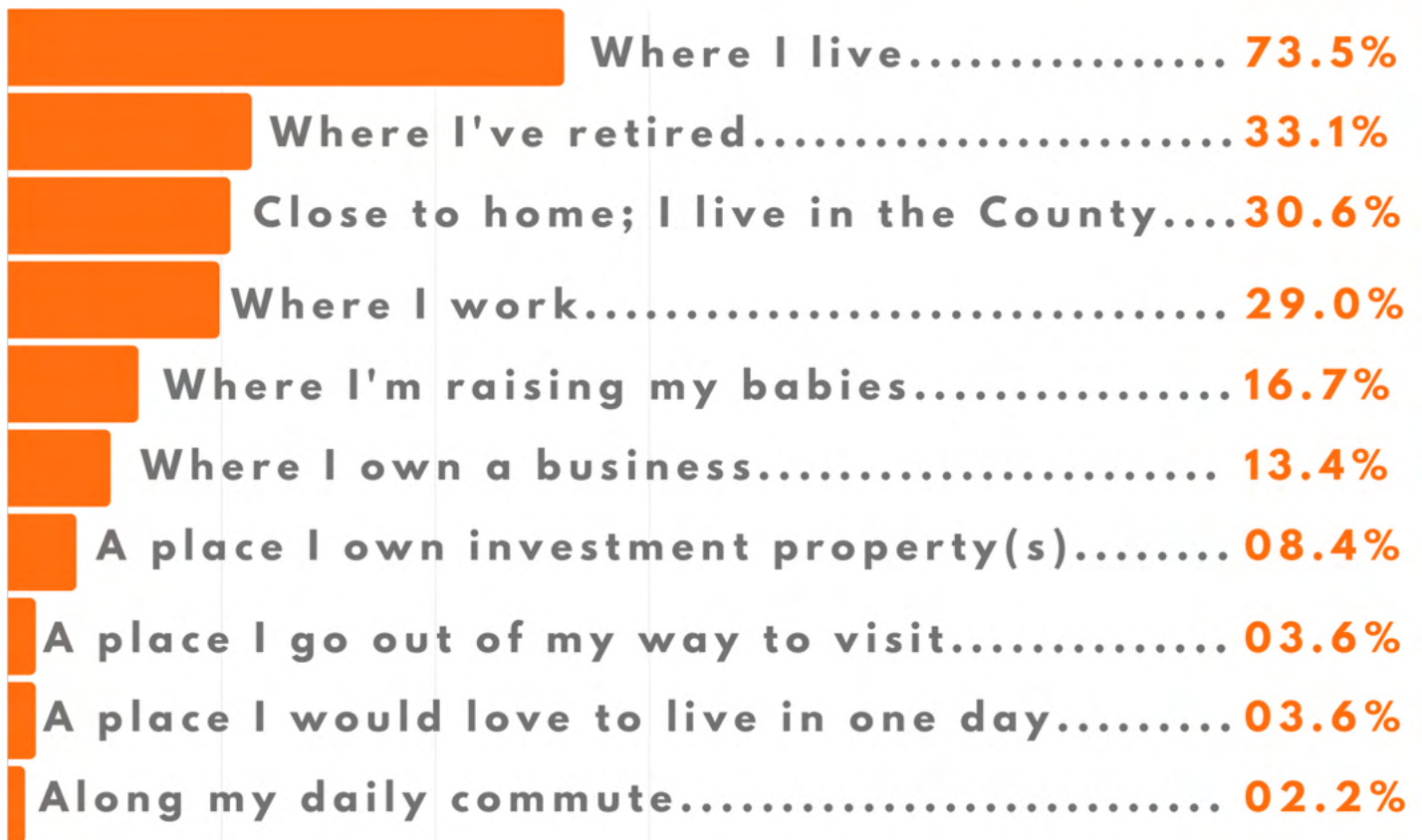
CHECK OUT WHAT PEOPLE ARE SAYING ABOUT THE 281/BLANCO CORRIDOR!



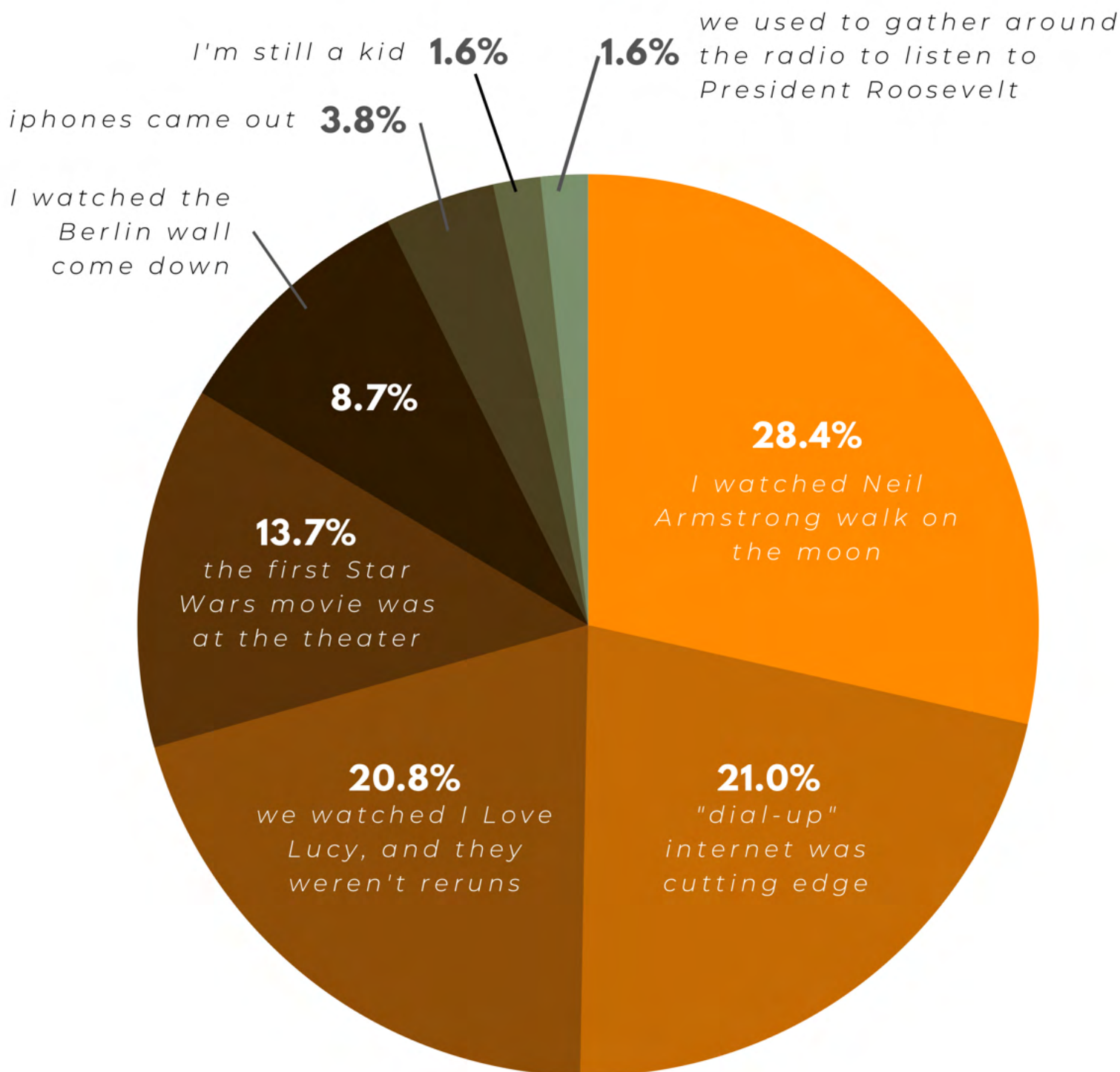
NUMBER OF PARTICIPANTS:

3 6 6

BLANCO IS...



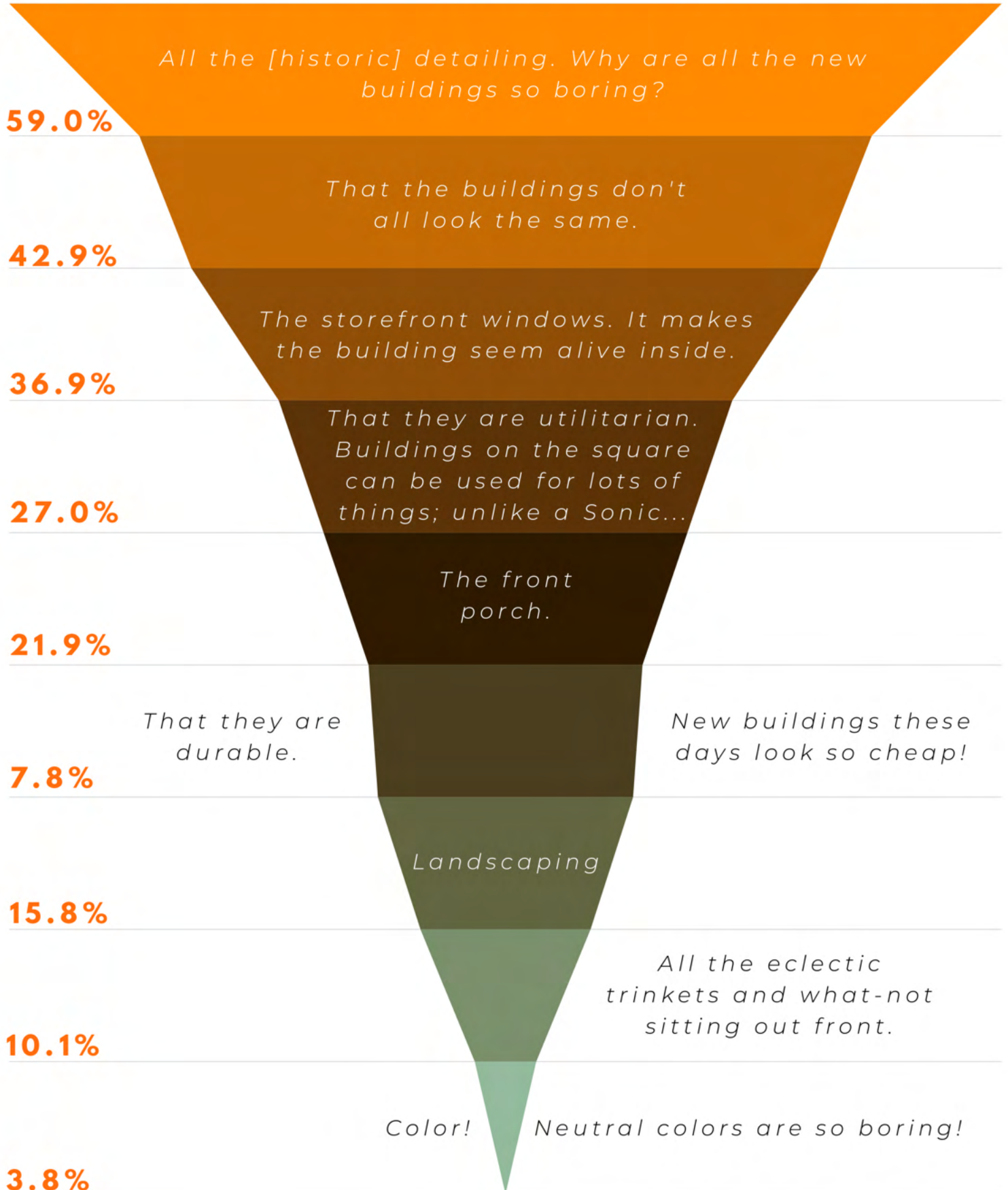
WHEN I WAS A KID...



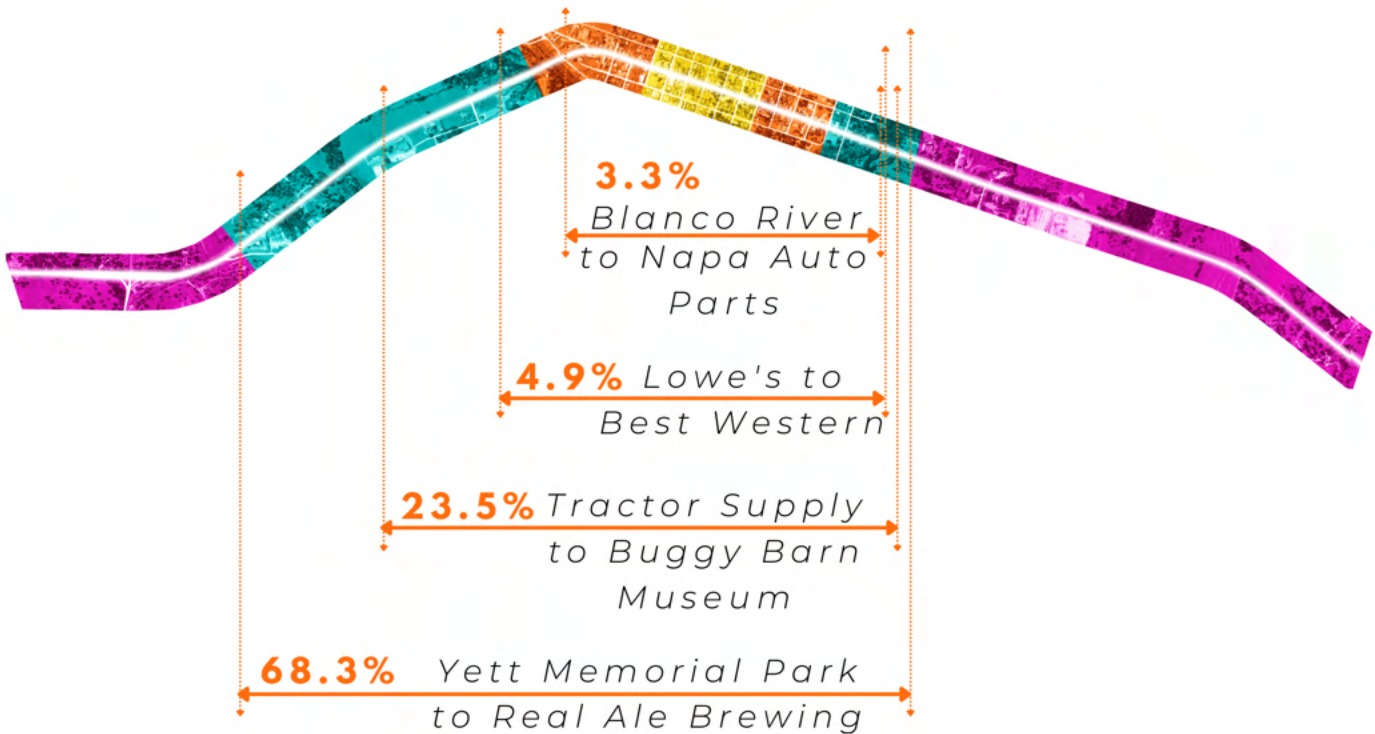
IF I HAD TO PICK ONE WORD TO
DESCRIBE BLANCO, IT WOULD BE...

COUNTRY *Historic*
Texan
CHARMING QUAIN
NATURAL MELLOW QUAIN

ATTRIBUTES OF MY FAVORITE BUILDINGS IN BLANCO ARE...

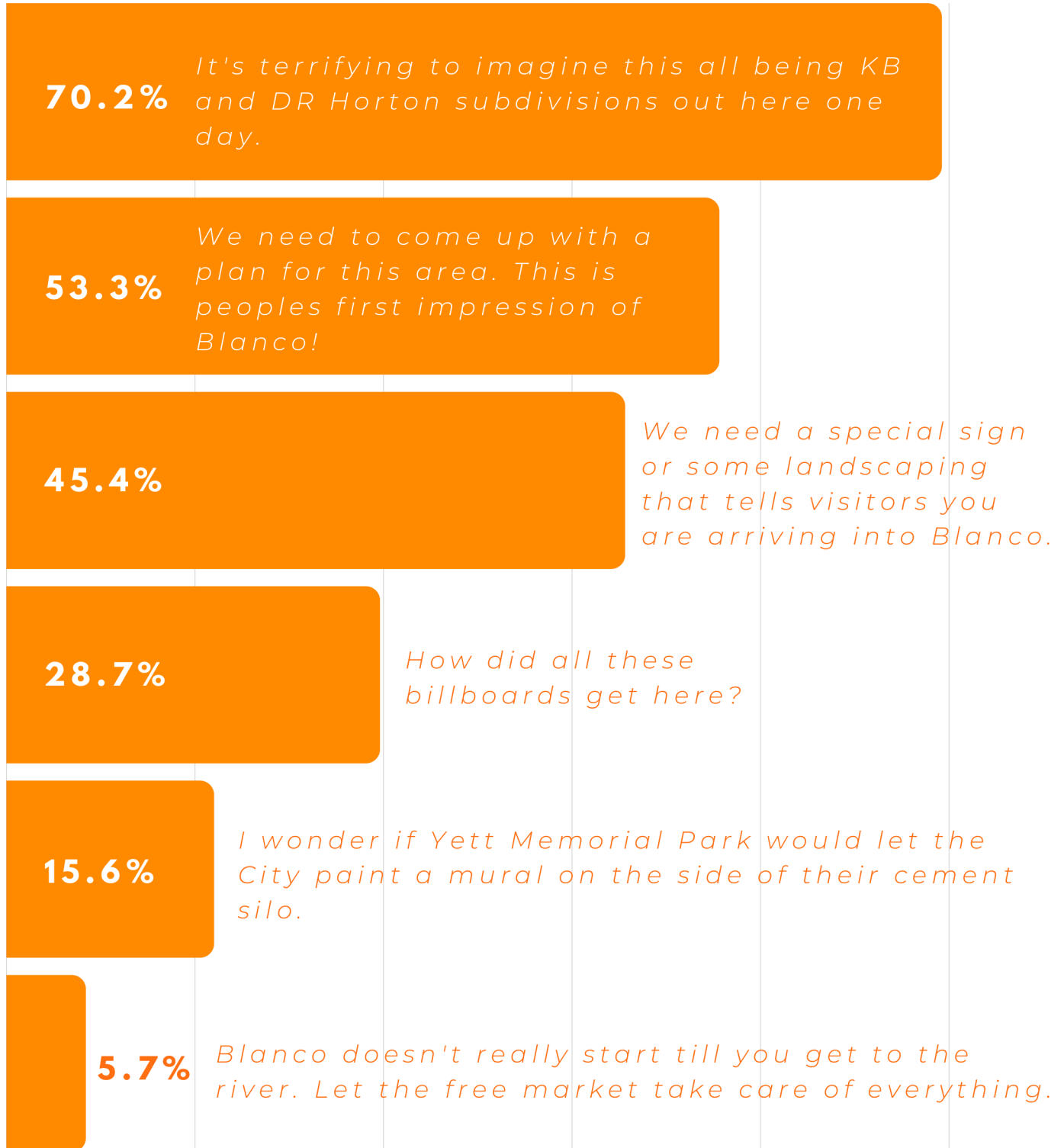


GOING FROM SOUTH TO NORTH, WHERE DO YOU THINK THE CITY OF BLANCO CITY LIMITS BEGIN AND END?



**CORRECT ANSWER:
YETT MEMORIAL PARK TO REAL ALE BREWING**

WHEN I'M DRIVING NORTHBOUND ON 281 AND I START APPROACHING YETT MEMORIAL PARK, I'M MOST INCLINED TO THINK...



WHEN I'M DRIVING SOUTHBOUND ON 281 AND I START APPROACHING THE BUGGY BARN SIGN, I'M MOST INCLINED TO THINK...

63.4% *It's terrifying to imagine this all being KB and DR Horton subdivisions out here one day.*

61.5% *We need a special sign or some landscaping that tells visitors you are arriving into Blanco.*

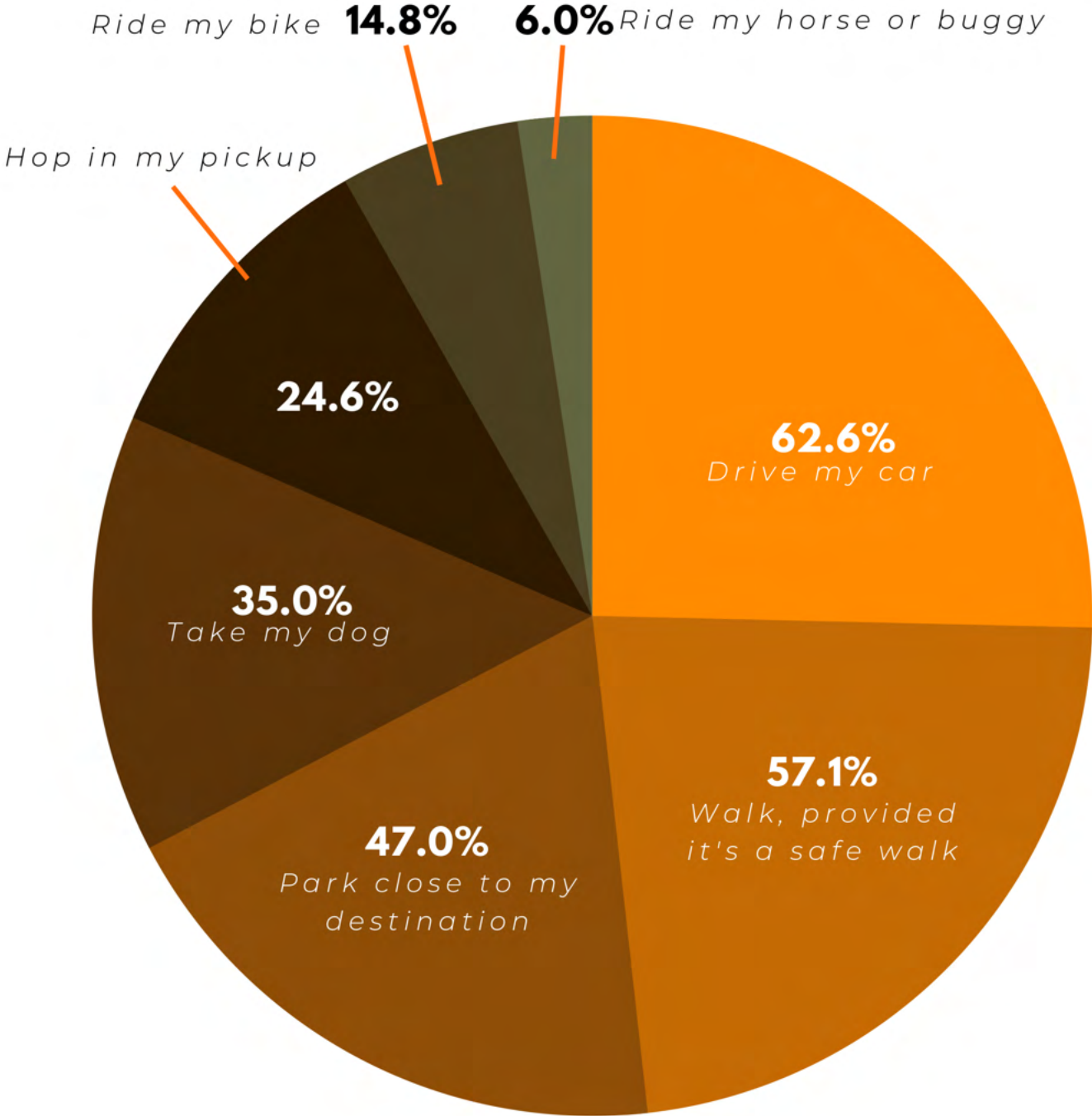
56.0% *How do we keep the big box, national chain retailers from making this City mediocre.*

22.4% *Another lane sure would be nice.*

9.3% *A Buckeye's or a Quick Trip/Stripes out here would bring in some much needed sales tax revenue.*

5.5% *This is a good area for industrial uses.*

WHEN I TRAVEL SOMEWHERE IN BLANCO I WOULD PREFER TO...



ALONG 281, I WOULD LIKE TO SEE MORE...



42.1%

Outside-type venues like live music, food-truck courts, and farm-to-markets



29.8%

Connectivity to the river



38.3%

Fresh, local food



28.7%

Trees



36.3%

Small-scale cafes and coffee shops



27.9%

Quality architecture

ALONG 281, I WOULD LIKE TO SEE FEWER...

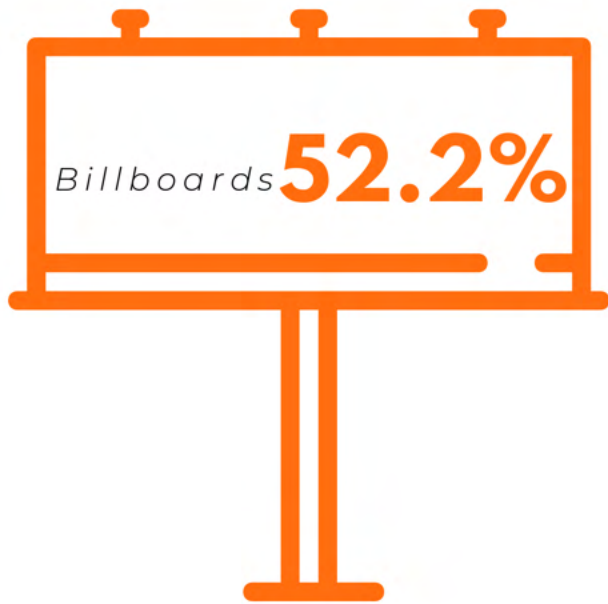


Eighteen Wheelers



30.6%

*Non-local
retailers*



28.7%

*Metal
buildings*



21.6%

*Electrical
poles and line*

WHEN IT COMES TO BUSINESS SIGNS ON 281, MY THINKING IS...

66.9%

Businesses in other Hill Country towns like Boerne and Fredericksburg do just fine without tall signs that clutter the road. Blanco businesses will be fine without them too.

56.3%

We should be concerned with the size and area of signage, in addition to height.

37.4%

It depends on where along 281 the business is located.

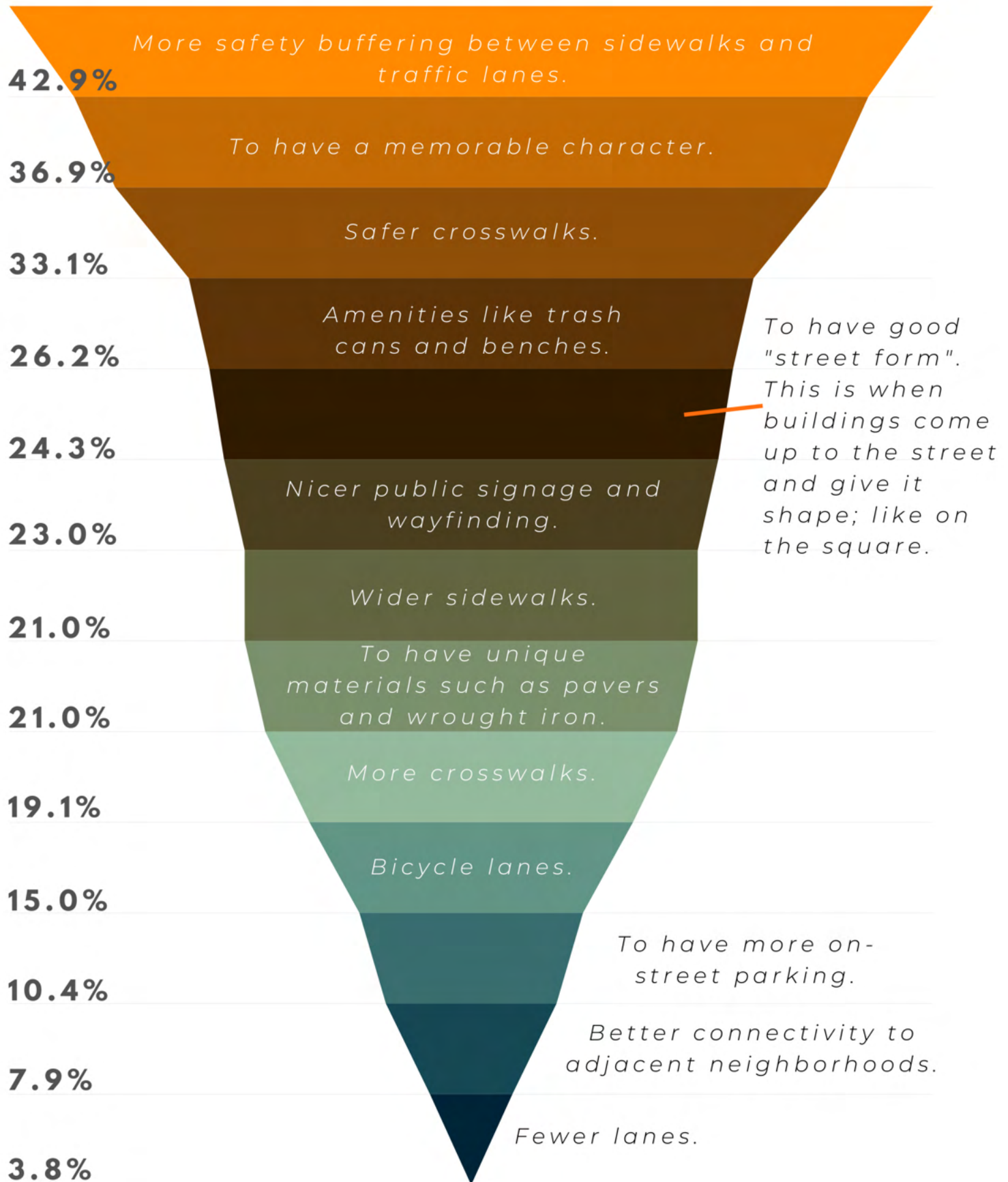
33.3%

Just no billboards please, I could care less about everything else.

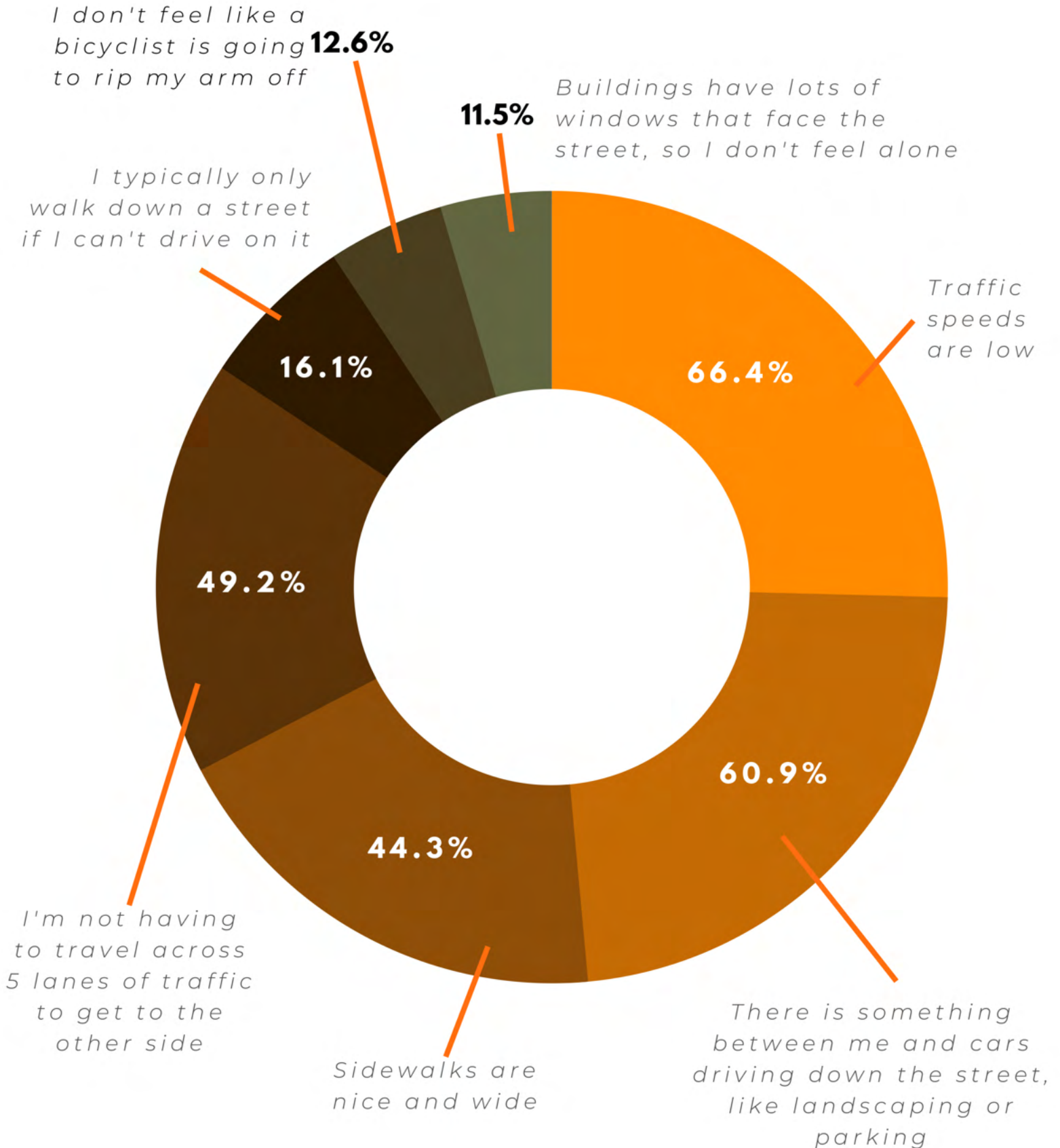
25.7%

Government needs to get out of the way and support business, not stifle them.

STRICTLY SPEAKING OF THE STREET ITSELF (ROAD LANES, SIDEWALK, CURBS, CROSSWALKS, STREET CORNERS), I WOULD LIKE TO HAVE...



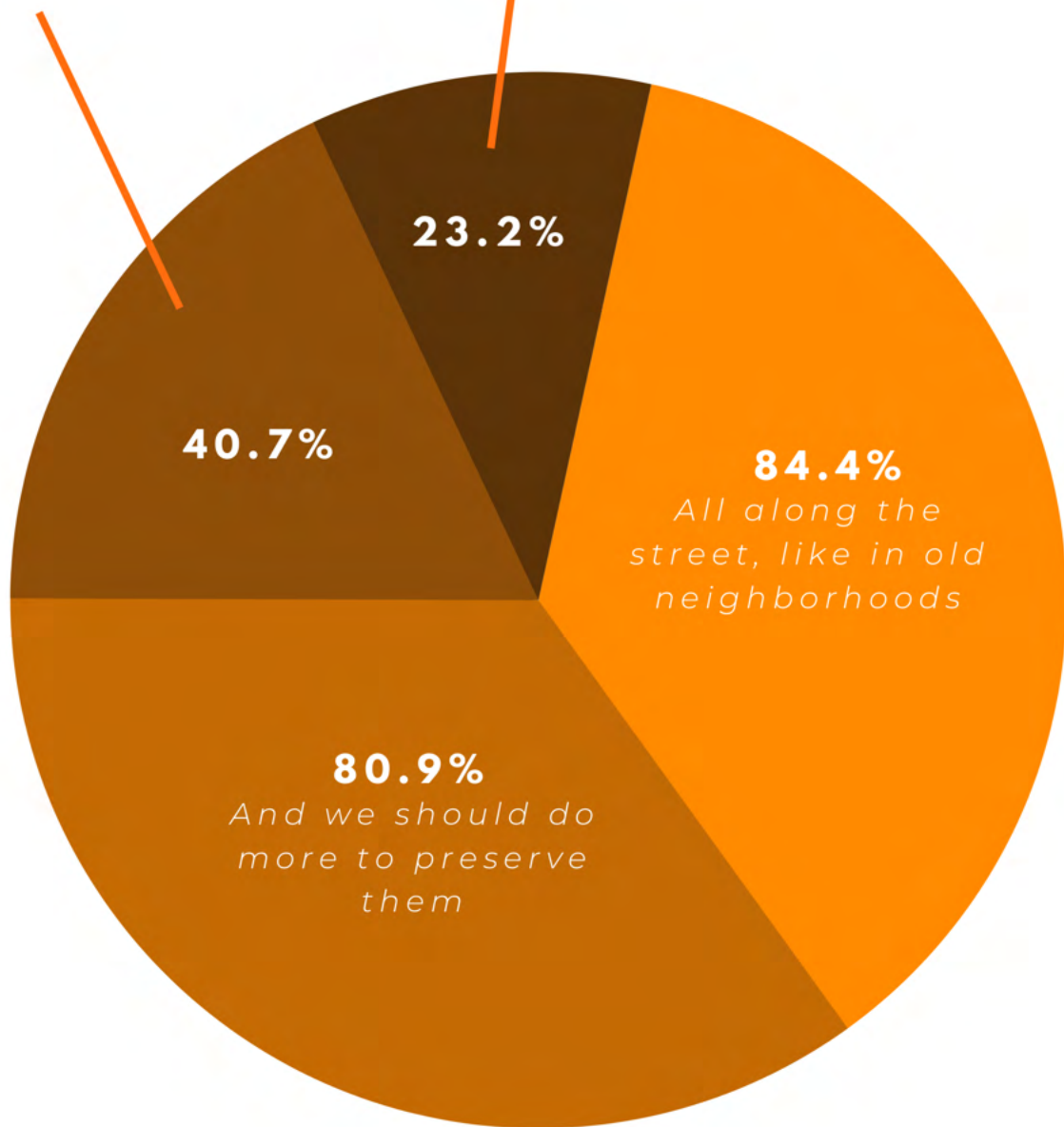
WHEN I WALK DOWN A STREET, I FEEL SAFER WHEN...



I LOVE TREES...

*As long as the City
doesn't make it illegal
to remove trees on my
property if I want to*

*As long as they
don't block my
business*



40.7%

23.2%

84.4%

*All along the
street, like in old
neighborhoods*

80.9%

*And we should do
more to preserve
them*

WHEN IT COMES TO HEIGHT OF A BUILDING ALONG 281, I'M MOST LIKELY TO...

41.8%

The courthouse needs to be the tallest building in Blanco. I'm fine with anything below that.

28.1%

We should keep building height capped at 2 stories. Taller than that would totally change the character of Blanco.

18.9%

I'm open to 3 stories as long as it is designed well.

3.8%

3.8%

Let's be realistic. Hotels are going to want to come here, and they're always 3 stories.

3.3%

3.3%

Let's just leave it up to fate. I trust the private sector to build nice buildings that fit in. I mean, look at everything else that's been built over the years.

3.0%

3.0%

What's the average height of buildings in Blanco? Yeah, no more than 1 story!

1.4%

1.4%

I enjoy walking in shadows of tall buildings!

I THINK PARKING...

49.5%

Should be designed for larger vehicles like trucks and suburbans. This is Texas after-all!

49.2%

Should be located on the side or rear of a building so we see buildings instead of parking lots and cars when you drive down the street!

36.1%

Should be more convenient for us who can't get around like we used to!

29.5%

Belongs in front of the building so it is easy to find.

25.7%

Should be on the street as much as possible.

13.4%

Parking in front of my house warrants an old-fashioned duel!

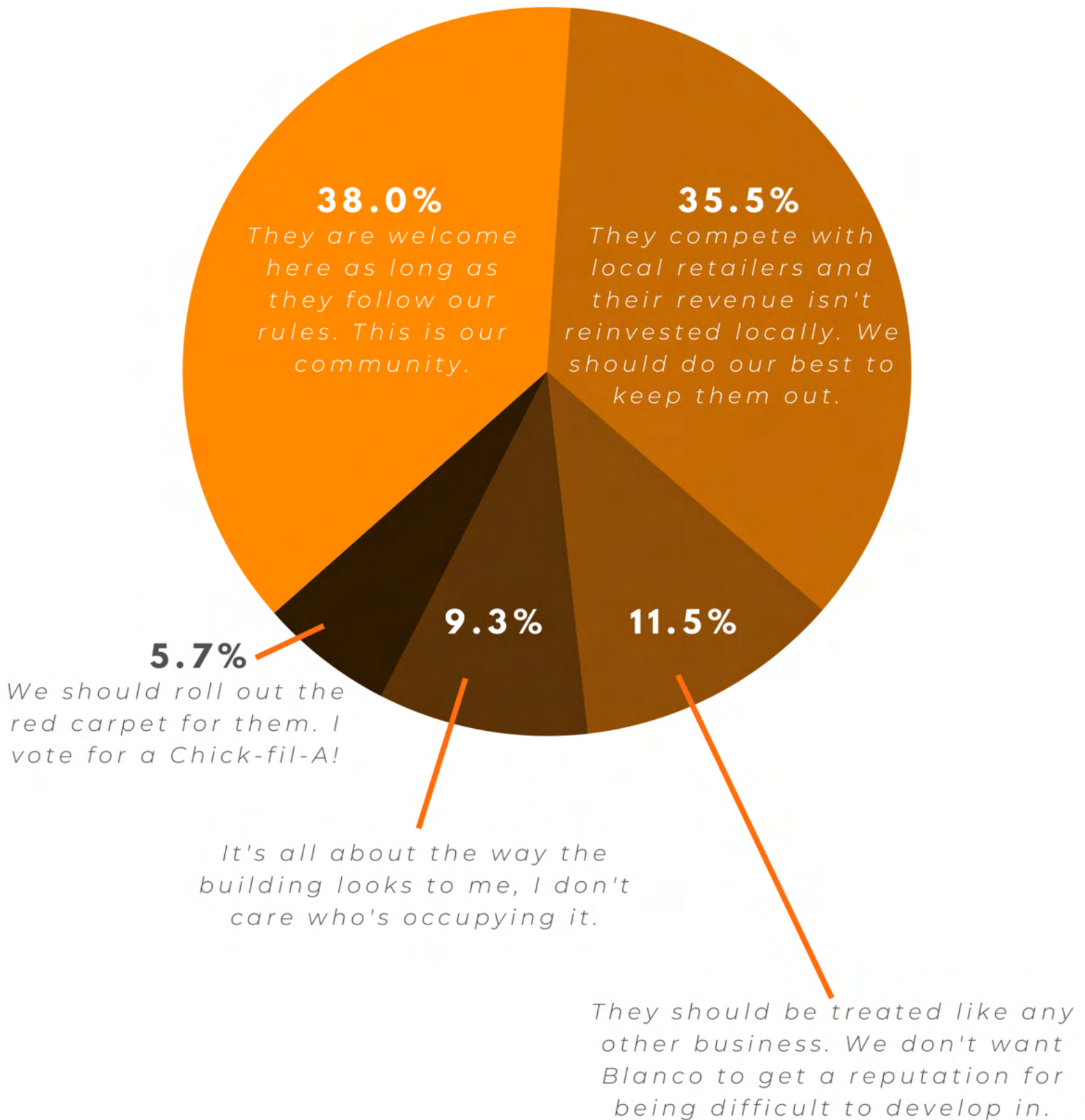
13.1%

Should be metered when it's on the street to generate extra revenue for the city and keep people from parking there all day!

5.2%

Should be more convenient for smaller cars, since you can fit more spaces.

MY SENTIMENTS TOWARDS NATIONAL BRAND RETAILERS ARE THAT...



I DON'T WANT BLANCO TO TURN
INTO ANOTHER...

DRIPPING SPRINGS
San Marcos *Fredericksburg*
MARBLE FALLS BULVERDE
WIMBERLEY BOERNE

MY OVERALL FEELINGS ABOUT 281 ARE THAT...

22.1%

We need to keep the regional traffic coming thru! 281 brings in 15,000 cars a day. That's 15,000 potential shoppers everyday! The key is getting them to stop and spend some money.

34.2%

We can't design our way out of this, we need to reroute 281 to the East. Downtown is already enough of a destination that it will be better without it.

43.4%

The problem with 281 is a design problem. With some fresh ideas and a solid, bold plan, we can make it all work together. I believe there is an optimal solution.



US-281 OVERLAY REVIEW COMMITTEE

Connie Barron, Emily Becker,
Marissa Mensik, Laura
Swinson, and Donna Ledvina

PROFESSIONAL CONSULTANTS

Atlas Design Services
K Friese & Associates

& ALL WHO PARTICIPATED IN OUR SURVEY!

Your feedback is valuable!