

# GRAND VIEW ESTATES COMMUNITY-WIDE SURVEY RESULTS

(May 2025)

The Grand View Estates HOA surveyed all property owners in May 2025, extending the deadline to allow full participation. Responses included:

- opinions both for and against keeping the trail heads open, even those received late.

The HOA offered the results to County staff but was told it wasn't necessary due to privacy concerns. To protect owner information, only totals are shown below.

A summary of all comments by category is included — pgs. 2-3.

## COMMUNITY-WIDE SURVEY OVERVIEW

**Total Responses** 94

- “YES” to Closing Access: 68
- “NO” to Closing Access: 26

### **Trail Use Frequency**

- Daily: 6
- Weekly: 8
- Occasional: 40
- Never/N.A. (all categories above) 5

### **Type of Use (Among Those Who Use the Trails)**

- Pedestrian: 33
- Equestrian: 8
- Non-motorized (bike/scooter): 13

# RESIDENT COMMENT THEMES

## 1. Safety & Crime Concerns

Residents consistently expressed concerns about safety, crime, and unwanted activity entering the neighborhood.

- “Please close off to keep our streets safer.”
- “Never used; electric scooters... quick access & exit too easily done for the criminal types.”
- “Explosion (like M80) at 11:00 p.m... we prefer no access at all.”
- “People walking on our property, looking through our windows.”
- “Dog hit by bike.”
- “If there is crime & vandalism, it needs to be closed!”
- “We are getting young people from the southside of Lincoln going extremely fast on 2nd St.”
- “I don’t like all these random people walking around.”

## 2. Traffic, Speeding & Motorized Vehicles

One of the most dominant themes: motorized bikes, ATVs, and increased traffic.

- “Constant raceway for motor/electric bikes speeding down the street.”
- “Speeding motorcycles, ATVs & off-leash dogs...”
- “Motorized access should be blocked and clearly posted.”
- “Property owner kids were part of the problem with dirt bike/golf cart activities.”
- “Traffic from 2nd St. since the N. development has increased immensely.”
- “Shut down pedestrian, equestrian, and non-motorized.” (*Expresses desire to eliminate all access due to traffic concerns.*)

## 3. Desire to Keep GVE Quiet / Closed

Many residents emphasized preserving the quiet, low-traffic character of Grand View Estates.

- “We wish to keep Grand View a closed, quiet neighborhood as we are accustomed.”
- “Our neighborhood doesn’t need extra traffic.”
- “I don’t want any walkers other than residents.”
- “Keeping it open is more risk and less benefit.”
- “Compark/Century residents are curious but typically one & done after visit.”
- “I bought this property to get away from traffic.”

#### **4. Concerns About New Development**

Comments referencing the impact of nearby development, apartments, and planning decisions.

- “With the extended stay coming we should shut down.”
- “It will get worse with apartments.”
- “Parker promised single-family homes!”
- “Parker is not following the 2035 plan & is not protecting wildlife.”
- “Parker is not following the 2055 plan...”

#### **5. Requests for Limited Access (Pedestrian/Bike Only)**

A smaller group supported keeping access open but restricted.

- “Pedestrian, maybe bicycle if possible to keep 4-wheelers out.”
- “Keep access for pedestrian and bicycle. No motorized!”
- “Design pass-throughs that allow pedestrian/equestrian, stop all motorized access.”
- “Open for now; if theft/vandalism increase — shut it down.”
- “We could also do a keyed gate?”

#### **6. Infrastructure Suggestions**

Residents proposed physical solutions or improvements.

- “Put up barriers to stop ATVs.”
- “Tall fence on northern boundary of GVE.”
- “Sidewalk on the west side of Chambers connecting to Belford would be nice.”
- “Metal fences.”
- “Open up 1st Street fence closing as well, like it was.”

#### **7. Miscellaneous / Out of Scope Comments**

These comments were included in the survey but do not relate directly to the access decision.

- “Should have been senior living!!!”
- “Instead of focusing on this, why don’t you put your energy toward the junk yard on 4th...”
- “Are there any plans to finish a trail around Chambers Reservoir?”
- “Pedestrian, maybe bicycle if possible to keep 4-wheelers out.”
- “Keep access for pedestrian and bicycle. No motorized!”
- “Design pass-throughs that allow pedestrian/equestrian, stop all motorized access.”
- “Open for now; if theft/vandalism increase — shut it down.”