

I WISH THIS WAS...

SUMMARY OF #InfillYuma CAMPAIGN



The City of Yuma would like to thank everyone for the excellent responses we received during our October #InfillYuma campaign! We received 365 unique ideas for the four highlighted infill sites. Nearly 75 people filled out the online response form and many more commented on the poster display at City Hall. The most popular ideas are summarized below and a detailed list of the responses can be found in [this document](#); we want to share these valuable ideas and feedback with everyone in the community.

Overall, the responses showed strong support for restoring and preserving Yuma's historic buildings. Many people commented that the historic depot building would be a great site for a railroad museum, while others thought the depot would be a suitable location for the Children's Museum. Some even proposed co-location of the two museums. The need for a permanent location for the Children's Museum was apparent throughout all the comments, and the Depot building is perhaps the most suitable site of the four shown in this campaign.

The responses also expressed a strong desire for more community uses such as community centers, farmers markets, museums, and parks. Additionally, there were several comments expressing demand for indoor recreational and entertainment facilities. In particular, several people commented about a skating rink or skate park.

Support for new development of mixed-use residential and commercial buildings was also apparent, particularly in the 4th Avenue and 16th Street area. Among the commercial development, many people would like to see more health-food grocers and popular chain restaurants in Yuma. The most frequently mentioned chain restaurants were Dave & Buster's, Panera Bread, Cheesecake Factory, and P.F. Chang's.

I WISH THIS WAS...

TACO TEC (796 W 3RD ST)

Commercial

- "Restored; too many historic buildings have been destroyed in the name of progress and our history is slowly vanishing. Old, restored buildings not only can serve as historical markers/reminders of our community's past, but as modern nostalgic buildings. Such as a Mexican restaurant in the style of yesteryear."
- "A difficult location as the demographic is challenging in the area..... But play to its strengths! There is fine dining right next door, and with the growing popularity in craft brews, brunch, and unique dining experiences, why not look to attract a business of such qualities! Perhaps a breakfast/lunch joint, or sports minded microbrewery. 3rd street between 4th Ave and Ave A has major potential.... with rows of shops dormant that could easily be revitalized with the proper small business opportunities. Eateries/ice cream shops/fine dining/boutique clothing/flower shops/antique shops/toy shops/furniture stores/etc..... the locally owned River City Grille is the staple on that street, find something that will attract a similar clientele!"
- Restaurant
 - "New chain restaurant" x2
 - "Oregano's Pizza Joint"
 - "Panera"
 - "Coffee house with stage for performances"
 - "Coffee house/shop" x5
 - "Coffee & Ice cream with free-to-use board games"
 - "Taco shop"
 - "Western-themed restaurant"
 - "Another Mr. G's"
 - "Turned into a taco outlet. That would be so yummy."
 - "An upscale taco restaurant with outside patio seating"
 - "Torta Shop"
 - "Bakery"
 - "Barbeque Pit"
 - "Ice cream parlor" x2
 - "Maid/butler café (Japanese inspired, please!)"
- "Neighborhood-oriented commercial"
- "ASU Bookstore"
- "Pet/aquarium store (no dogs/cats)"
- "Locally owned grocery store"



Entertainment/Recreation

- "House of Blues"
- "Gay Venue"

I WISH THIS WAS...

- "Miniature Golf/Recreation Center"
- "Skating Rink x4"
- "Concert Hall"
- "Music venue for children/teens"
- "Music venue"

Community Use

- "Gym" x2
- "Farmers Market"
- "Senior center"
- "Youth center"
- "Community center"
- "Family center for homework help, games, etc."
- "A teaching kitchen/community center that can be used to provide food preparation and cooking classes for the low-income community it sits in. Can be a good partnership between public health and local food growers."
- "A high school resource center OR pocket park. My family owns the property & we welcome discussion with the City for redevelopment. (928) 817-4087. The property has been owned by my family since 1946. People who have lived in Yuma more than a nano-second have great stories to tell about the Taco House. Thank you!!"
- "Teen Center with classes, programs, and activities"
- "Learning Center" x2
- "Local business incubator"
- "Children's Museum" x15
- "Museum" x2
- "Shelter" x4
- "Homeless safe haven"
- "Christian Center"
- "Church of God"

Other

- "A parking lot"
- "Demolished" x3

I WISH THIS WAS...

DEPOT (430 S MAIN ST)

Railroad or Children's Museum

- "Railroad museum" x12
 - "Model train museum" x4
 - "Restored to its former glory as a train depot with a gift shop, restaurant, and train ride for kids and families around Old Town Yuma"
 - "Redo the Depot since it's on the historical register and make a museum out of it with a park on the outside"
 - "Rehabilitated and turned into a museum highlighting the rich rail history of Yuma from the earliest days of the Southern Pacific to today as a major Division point for the Union Pacific. Perhaps a model railroad diorama depicting a significant time in Yuma rail history or an operating model railroad. An operating model railroad would have continued appeal throughout the year. For examples look at the Santa Fe RR museum in the old passenger station in Las Cruces, NM."
 - "There are fewer and fewer train related museums across our country. Having a train/other historic things/train display of our area can be a great draw for tourism, especially for the downtown area. The building is over 100 years old, it is a treasure from our past, and it must be reserved."
 - "Railroad museum, model railroad display, and related transportation of Yuma"
 - "Railroad & Assoc History, displays including a model railroad layout" x2
- "Yuma museum" x2
- "Children's museum" x30
 - "Restored and turned into a venue for the public, such as a restaurant, park, or museum – like the children's museum!"
- "The building itself I always envision as restored/preserved as close as original as possible. Visitor Center? Farmers Market and Event Space? Senior Interactive Center? Some public use. The property surrounding it would be a great opportunity for high density residential space. 4+ story townhomes, similar to downtown Phoenix redevelopment, internal parking structure with brownstone style fronts that bring a sense of urban neighborhood and encourages walking to local retail."



Transit Depot

- "Yuma's downtown transportation HUB – containing a museum showing various aspects of Yuma's growth through the years, i.e., maps of city planning/progress/changes, military influence, etc."
- "To remain a depot, for historical reasons"
- "Trolley/light-rail system" x2
- "Railroad & Bus Depot"

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Community Use

- "Children's recreational center (classes, camps, etc)"
- "Indoor sports area for the summer months"
- "Indoor Play area for kids"
- "A place for families"
- "Public space/park"
- "Garden AZ Vegetation"

Commercial Use

- "Restored with private/public agreements to encourage this entire historic neighborhood business district to expand the recent success of Main Street."
- "This is my favorite property in Yuma! The potential is endless! For one, it would make for a great venue; weddings, quinceaneras, special events, festivals, conferences meetings, and dinners..... the open doors and the concrete slabs already in place, offering great indoor and outdoor access... people would be lined up to have their events take place at such a setting! I also believe it would make for a great marketplace! Why not get the farming community involved! Save Lettuce days and relocate it to the marketplace! The Marketplace could offer fresh locally grown vegetables and more! Add in a few vendors of all likes providing food and shopping! Add entertainment on weekends and you would have a staple downtown! With the land surrounding the area, perhaps a park of sorts would make for some new life to the area! Lots of land is already provided for potential parking! Just a thought."
- "I have always thought this building would make an excellent location for a seasonal market along the lines of Seattle's Pike Street Market and bring lots more people to downtown Yuma. If I was wealthy I would be begging you to sell it or lease it to me so I could do that to it! Think of it as a small business incubator!"
- "A Quincy Market, like in Boston, MA"
- "Farmers Market" x5
- "Business start-up incubator"
- "Restored office space" x2
- "Leveled and turned into a business district"
- "Conference Center"
- Restaurants
 - "Brewery/Restaurant"
 - "A very nice downtown restaurant or night life place with music, live bands, something with entertainment"
 - "Cafes"
 - "Ice cream parlor"
 - "Outback or PF Chang's" x2

I WISH THIS WAS...

- Retail stores
 - "Trader Joe's"
 - "Shops"
 - "Bookshop"

Educational Use

- "College Campus" x2
- "ASU-Downtown"

Entertainment/Recreation

- "Skating rink" x4
- "Skate Park"
- "Indoor trampoline"
- "Indoor archery range" x2
- "Duplicate the efforts of Fun Factory, but more convenient for families using the new sports complex"
- "Event venue" x3
- "Music venue"
- "Under-21 dance hall"

I WISH THIS WAS...

MAIN & FIRST ST

Mixed-Use & High-Density Residential

- "A hotel to generate more foot traffic along the river and downtown" x2
- "High density apartment building"
- "New homes/apartments"
- "Luxury High Rise"
- "Commercial buildings with high end residential offerings as part of the buildings, much like the future lofts across from Jimmy Dees!"
- "New building to accommodate lower level shops and upper level residents with underground parking"
- "It could be used in the development of downtown"



Commercial

- "Upscale, gourmet food truck area with cool seating and a splash fountain for kids"
- "Shops built to the time period structure"
- "Retail such as restaurants and shops"
- Restaurants
 - "Denny's"
 - "TGIF"
 - "Outback"
 - "Dave & Buster's Restaurant, Bar, & Arcade" x2
 - "Fast food restaurant"
- "Valley National Bank"
- "Fanciful Co."
- "WinCo Supermarket"

Community Use

- "UofA Ag Center with Public Garden"
- "A small demonstration farm with livestock"
- "Community Garden" x4
- "Landscaped. Community garden, maybe?"
- "Park/flower garden"
- "Don't cut the tree down" x2

I WISH THIS WAS...

- "Park" x8
- "Play park"
- "Multi-purpose park, including a dog park and a separate area with game tables for checkers or an adult exercise par course"
- "Park land with outdoor market venue to supplement Main Street, i.e. Lettuce Days"
- "Dog park"
- "Open air plaza"
- "Farmer's Market"
- "Children's museum" x27
- "Science museum"
- "Amphitheater" x2

Entertainment/Recreation

- "Outdoor Movie Theatre/Drive In"
- "Music venue"
- "Clubhouse that the city could rent out for parties"
- "Skating Rink"
- "Indoor pool"
- "Indoor laser tag"
- "Pokemon Go Yuma hub and nerdy lounge"
- "Dance hall for ballroom dancing"
- "Arena"
- "Football/baseball stadium"

I WISH THIS WAS...

16TH ST & 4TH AVE

Mixed-Use & High-Density Residential

- "Mixed-use housing & retail"
- "Tall multi-business building with beautiful landscaping towards the corner of the streets with a water feature"
- "Skyscrapers"



Commercial

- "Sprouts is going to need additional help to bring consumers to the newly developed areas. Some additional eateries/boutiques would be a great addition! Being that the locale will most likely attract only locals, the proposed areas will need to be attractive and commerce friendly!"
- "Major commercial"
- "This area needs to be commercialized. It is the center of our town, new businesses and a modern look can be a welcoming site to visitors."
- Healthy, organic, vegan food store x3
 - "Trader Joe's" x10
 - "Whole Foods" x3
 - "Sunflower Market"
- Restaurant x2
 - "Dave & Buster's Restaurant, Bar, & Arcade" x7
 - "Panera" x6
 - "Cheesecake Factory" x4
 - "A famous local/chain restaurant like CLAIM JUMPER"
 - "Outpost Restaurant"
 - "Paradise Bakery"
 - "Eegee's Restaurant"
 - "PF Chang's"
 - "California Pizza Kitchen"
 - "Sizzler"
 - "Macaroni Grill"
 - "TGIF"
 - "Phil's Barbeque"
 - "Baskin Robin – miss having one in Yuma"
- "A great local bookstore like Changing Hands in Phoenix"
- "Fanciful Co."



Community Use

- "Competitive hospital"

I WISH THIS WAS...

- "Senior Center/Senior Activity Park" x 2
- "Job center including training"
- "Community Center with indoor basketball courts"
- "Park" x4
- "Park with shade trees and tables/benches with area for food trucks"
- "Park with water features and ramadas. So many of our family facilities are hidden."
- "Big "Welcome to Yuma" sign at the corner"
- "Permanent farmers market"
- "Children's Museum" x20
- "Museum"

Entertainment/Recreation

- "Modern athletic facility (rock wall, pool, racquetball, strength training, boxing, wrestling, mama, cardio, cross fit, etc.)"
- "Indoor ice skating rink"
- "Roller skating rink"
- "Indoor trampoline park"
- "Laser tag"
- "Indoor mini golf"

Other

- "Something that will be beneficial to the community"
- "A driving school (cars/motorcycles)"
- "Parking garage...? That intersection is so congested"
- "No 'Center Point' signs. Really? Waste of taxpayer funds. I'd rather the city give businesses a tax break."