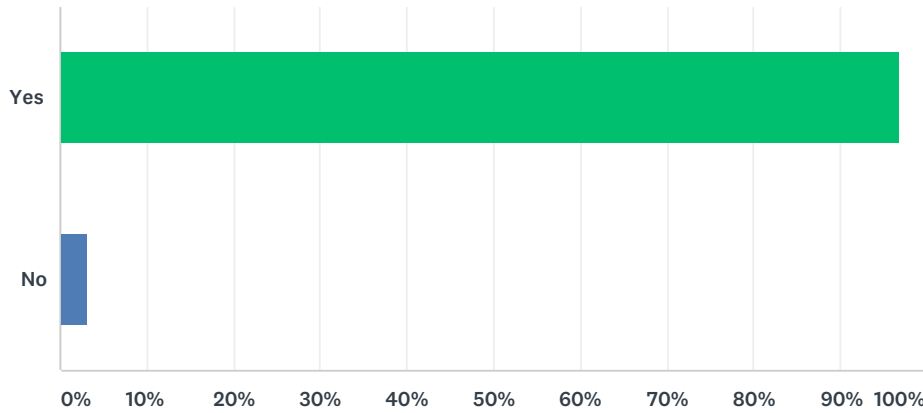


Q1 Are you a resident or property owner in Congress Park Neighborhood?

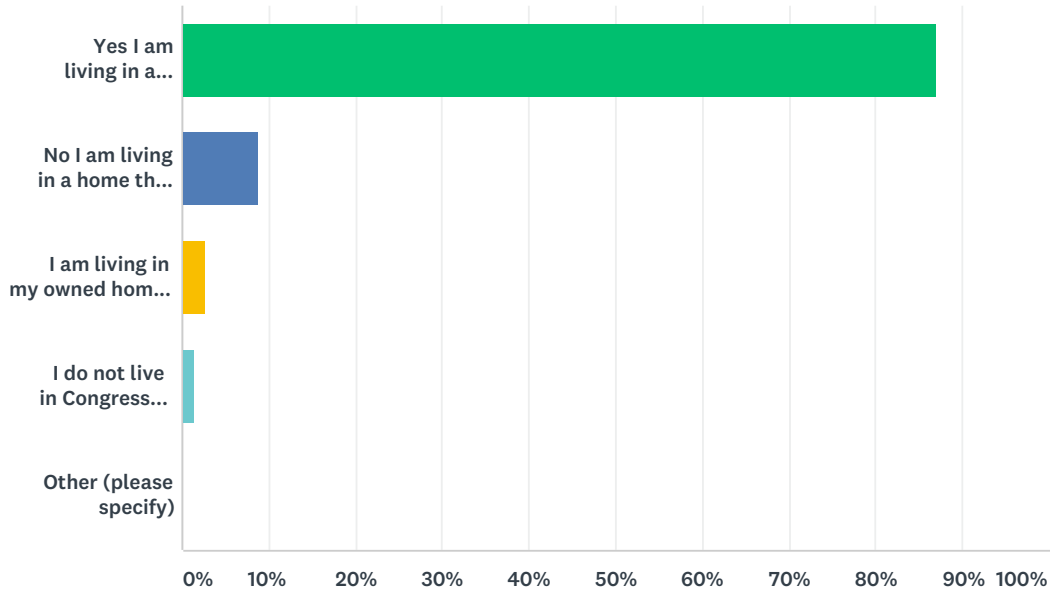
Answered: 310 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	96.77%	300
No	3.23%	10
TOTAL		310

Q2 For the purpose of this survey home is defined as one's place of residence. Do you own your home or own property in Congress Park Neighborhood?

Answered: 263 Skipped: 47

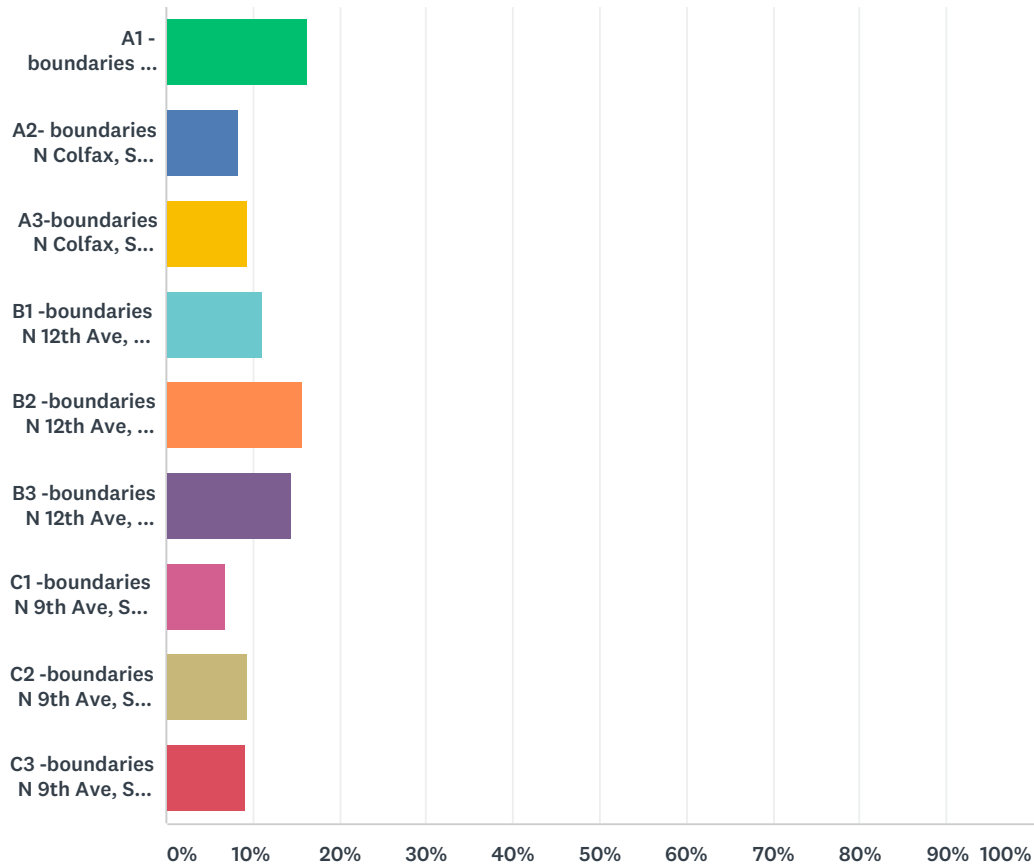


ANSWER CHOICES	RESPONSES	
Yes I am living in a home that I own or am purchasing	87.07%	229
No I am living in a home that I am leasing	8.75%	23
I am living in my owned home and also have additional property with in Congress Park	2.66%	7
I do not live in Congress Park but I do own property within Congress Park	1.52%	4
Other (please specify)	0.00%	0
TOTAL		263

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q3 Please tell us what quadrant that your property or residence is in

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
A1 - boundaries N Colfax,S 12th Ave,W York St, E Fillmore St	16.35%	43
A2- boundaries N Colfax, S 12th Ave, W Milwaukee St, E Cook St	8.37%	22
A3-boundaries N Colfax, S 12th Ave, W Madison St, E Colorado Blvd	9.51%	25
B1 -boundaries N 12th Ave, S 9th Ave. W York St, E Fillmore St	11.03%	29
B2 -boundaries N 12th Ave, S 9th Ave. W Milwaukee St, E Cook St	15.59%	41
B3 -boundaries N 12th Ave, S 9th Ave. W Madison St, E Colorado Blvd	14.45%	38
C1 -boundaries N 9th Ave, S 6th Ave. W York St, E Fillmore St	6.84%	18
C2 -boundaries N 9th Ave, S 6th Ave, W Milwaukee St, E Cook St	9.51%	25
C3 -boundaries N 9th Ave, S 6th Ave, W Madison St, E Colorado Blvd	9.13%	24
Total Respondents: 263		

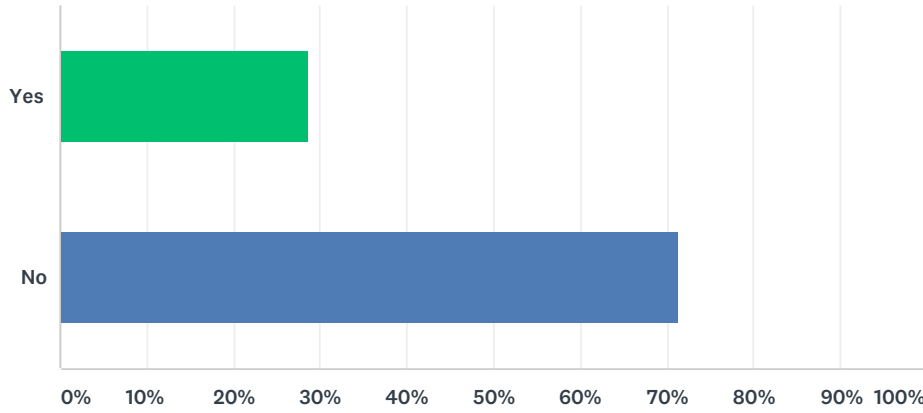
#	COMMENT:	DATE
1	no comment	7/7/2019 2:57 PM

Congress Park Questionnaire

2	I'm strongly opposed to the bike lane on Detroit St that is in the beginning stages of consideration.	7/4/2019 11:30 AM
3	12th and Detroit	6/28/2019 10:24 AM
4	Single family home on Elizabeth street close to 13th	6/28/2019 9:49 AM
5	Already so busy with 12th and Madison shops and many restaurants. Parking for residents is an absolute nightmare.	6/25/2019 2:21 PM
6	Or C-3 if the east side of Cook is in C-3 not C-2	6/24/2019 10:09 AM
7	Corner of 9th and Detroit	6/18/2019 7:46 AM

Q4 Do you live within 2 blocks of the Colfax corridor?

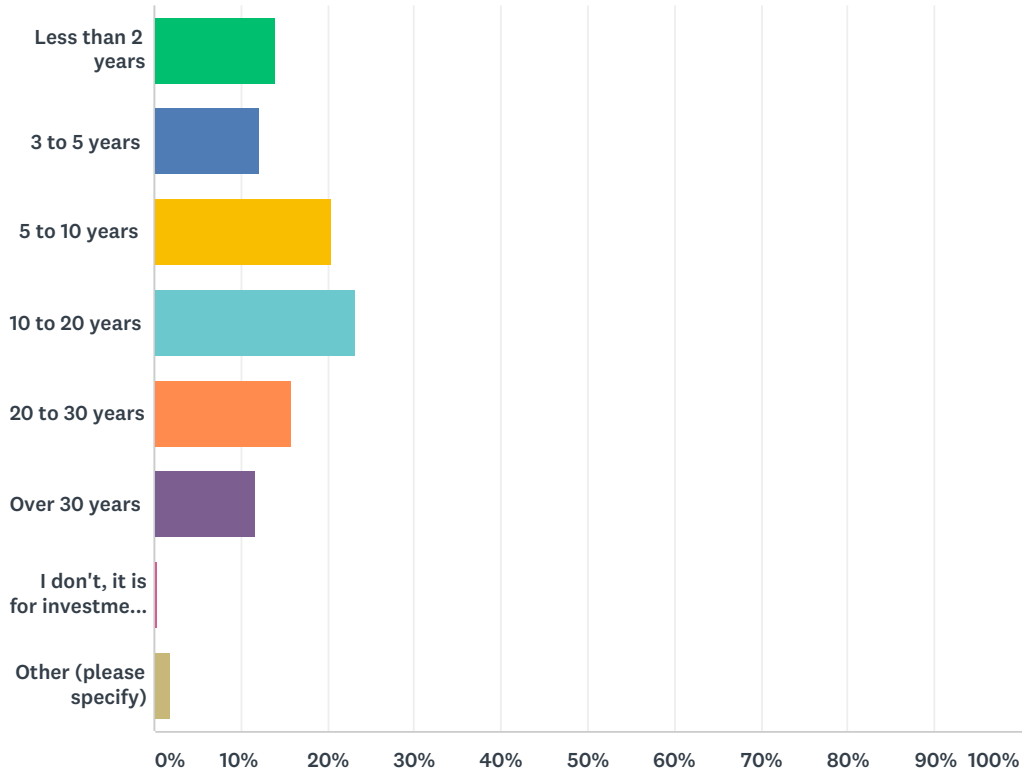
Answered: 259 Skipped: 51



ANSWER CHOICES	RESPONSES	
Yes	28.57%	74
No	71.43%	185
TOTAL		259

Q5 How long have you resided in your home?

Answered: 263 Skipped: 47

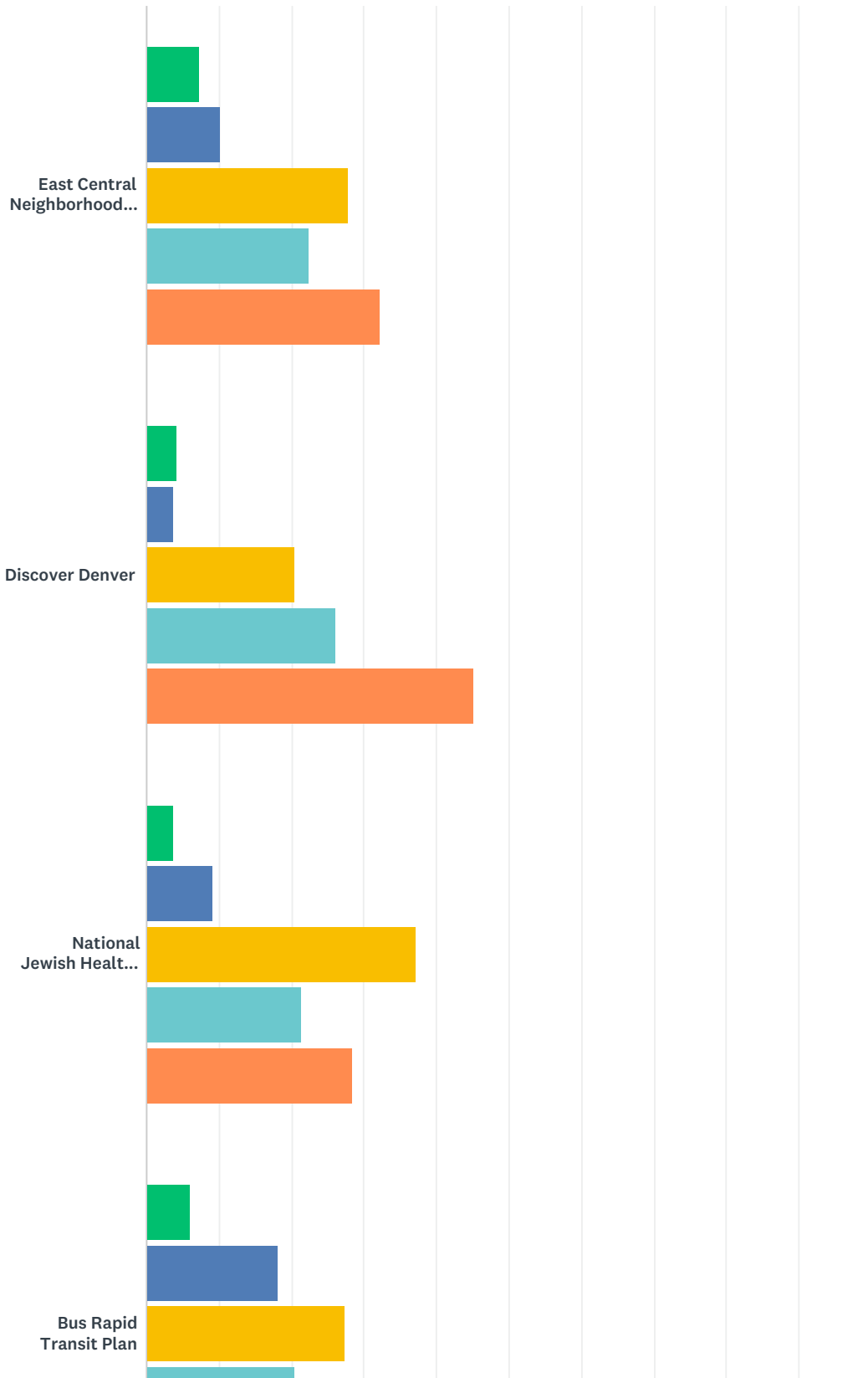


ANSWER CHOICES	RESPONSES	
Less than 2 years	14.07%	37
3 to 5 years	12.17%	32
5 to 10 years	20.53%	54
10 to 20 years	23.19%	61
20 to 30 years	15.97%	42
Over 30 years	11.79%	31
I don't, it is for investment only.	0.38%	1
Other (please specify)	1.90%	5
TOTAL		263

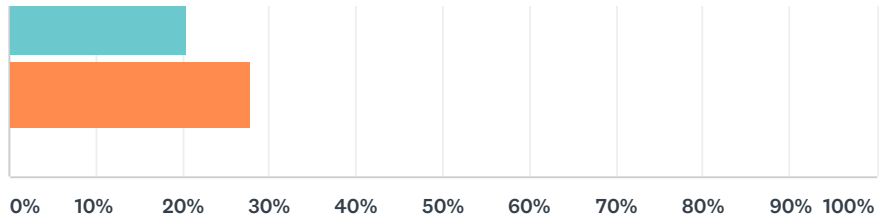
#	OTHER (PLEASE SPECIFY)	DATE
1	I've been in this home for 8 years but I lived in another Congress Park home for 5 years before that.	7/5/2019 8:19 AM
2	2-3 years	6/25/2019 4:52 PM
3	Bought it in 1987, moved to Europe in 1990 and it has been a rental since then.	6/24/2019 9:59 AM
4	I lived there 18 years and now rent it out.	6/24/2019 9:18 AM
5	I've been renting here for 2 years but lived in C2 for 16 years	6/18/2019 8:57 AM

Q6 Which of the following proposed development initiatives that affect Congress Park are you familiar with?

Answered: 263 Skipped: 47



Congress Park Questionnaire

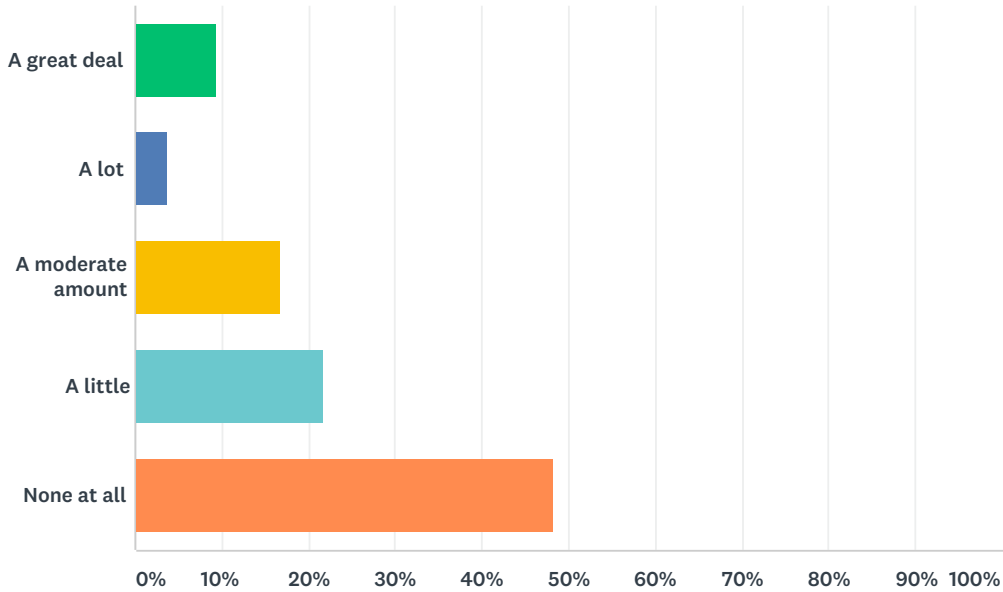


■ Extremely Aware
 ■ Very Aware
 ■ Somewhat Aware
 ■ Not So Aware
■ Not At All Aware

	EXTREMELY AWARE	VERY AWARE	SOMEWHAT AWARE	NOT SO AWARE	NOT AT ALL AWARE	TOTAL
East Central Neighborhood Plan Initiative	7.22% 19	10.27% 27	27.76% 73	22.43% 59	32.32% 85	263
Discover Denver	4.18% 11	3.80% 10	20.53% 54	26.24% 69	45.25% 119	263
National Jewish Health Building Project	3.80% 10	9.13% 24	37.26% 98	21.29% 56	28.52% 75	263
Bus Rapid Transit Plan	6.08% 16	18.25% 48	27.38% 72	20.53% 54	27.76% 73	263

Q7 Congress Park boundaries are E Colfax to North, 6th Ave to South, York to West and Colorado Blvd to East. Are you in favor of increased density in the statistical Congress Park neighborhood?

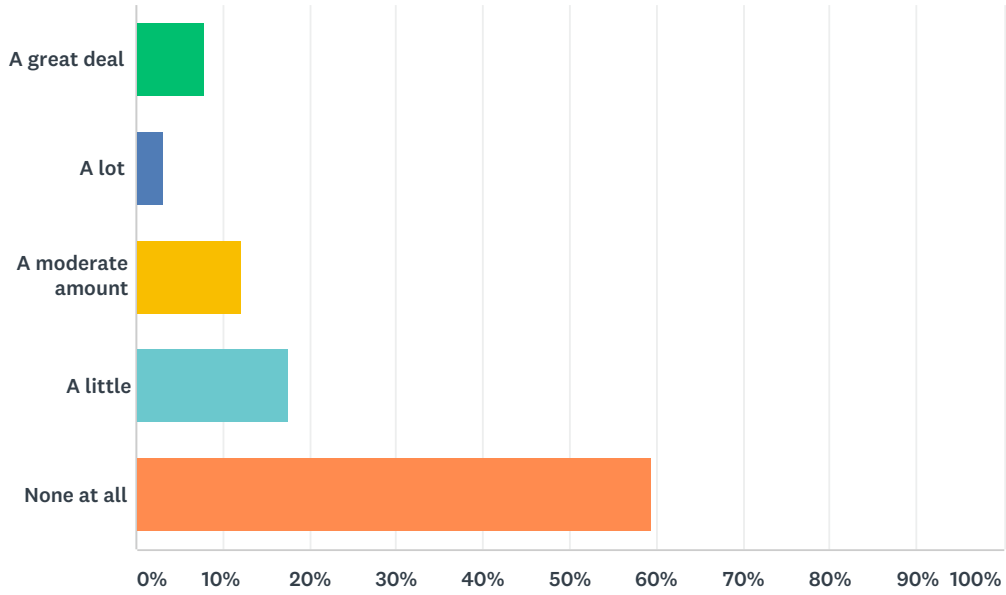
Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
A great deal	9.51%	25
A lot	3.80%	10
A moderate amount	16.73%	44
A little	21.67%	57
None at all	48.29%	127
TOTAL		263

Q8 Are you in favor of increased density in the your immediate neighborhood and adjacent blocks?

Answered: 263 Skipped: 47

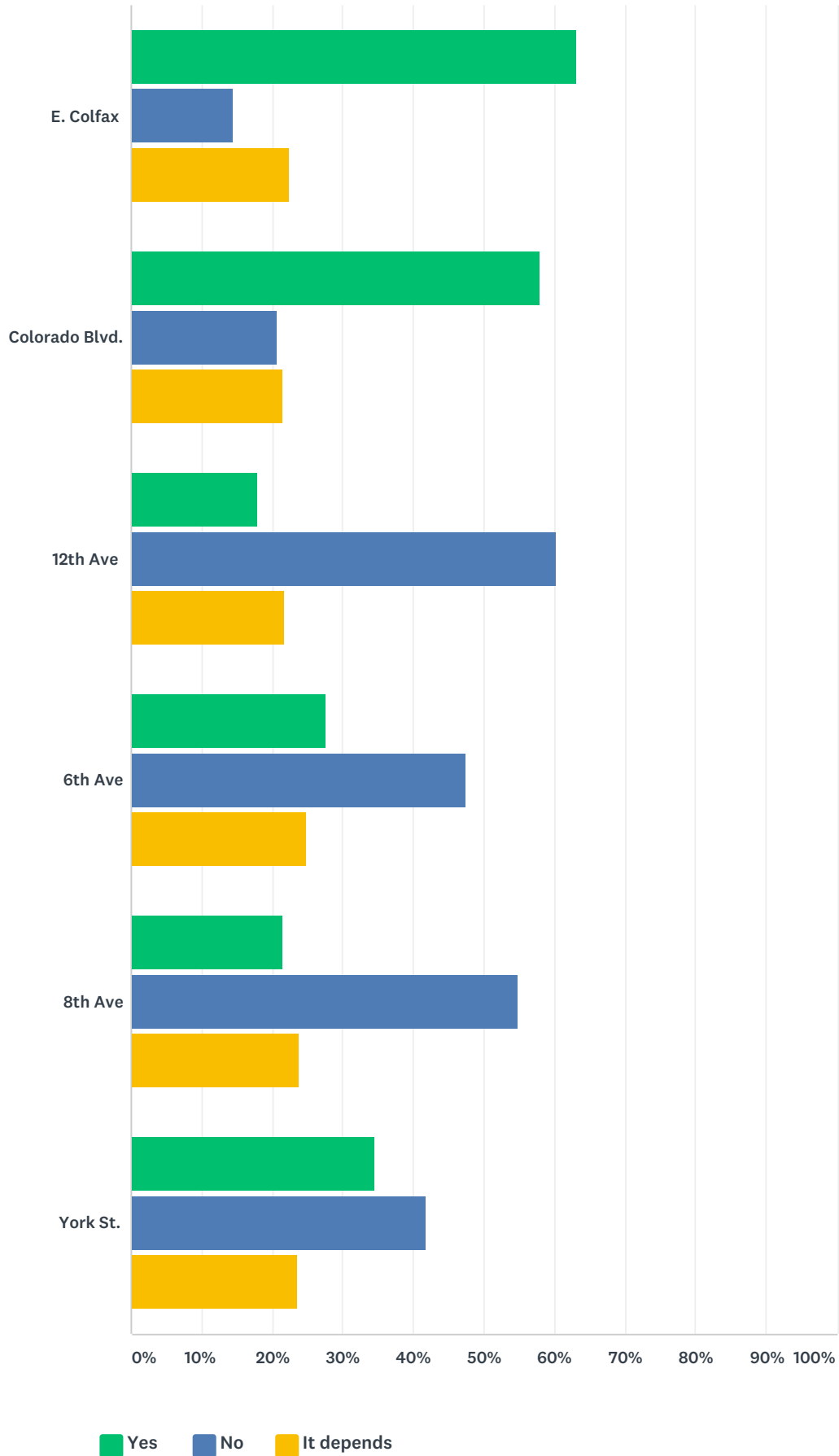


ANSWER CHOICES	RESPONSES	
A great deal	7.98%	21
A lot	3.04%	8
A moderate amount	12.17%	32
A little	17.49%	46
None at all	59.32%	156
TOTAL		263

Q9 Currently mass transit in Congress Park is on Colfax, Colorado Blvd, 12th Ave, 6th Ave, 8th Ave and York St; should density continue to be developed mainly around mass transit?

Answered: 263 Skipped: 47

Congress Park Questionnaire



■ Yes
 ■ No
 ■ It depends

	YES	NO	IT DEPENDS	TOTAL
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Congress Park Questionnaire

E. Colfax	63.12% 166	14.45% 38	22.43% 59	263
Colorado Blvd.	57.85% 151	20.69% 54	21.46% 56	261
12th Ave	18.01% 47	60.15% 157	21.84% 57	261
6th Ave	27.59% 72	47.51% 124	24.90% 65	261
8th Ave	21.46% 56	54.79% 143	23.75% 62	261
York St.	34.50% 89	41.86% 108	23.64% 61	258

#	IT DEPENDS:	DATE
1	Congress Park is very walk-able to most of these transit hubs. Most development will happen around transit hubs whether walk-able or park and ride. Right now, I don't see the transit around Congress Park being park and ride, but with the development at the previous medical center area, that could develop some parking for this.	7/7/2019 2:57 PM
2	You cannot simply say 'increased density.' Those two primary arterials (Colfax and Colo Blvd) are already over stressed with traffic and congestion. Added Density will only further stress them unless there are improvements in Mass Transit and increased Localized infrastructure to minimize 'commuter circulation.' Otherwise if you want increased density with increased traffic, then CDOT needs to become more involved with potentially increasing traffic flow along via widening. Regarding 'the Avenues,' just because a bus route involves 'a street,' doesn't make it appropriate to increase density along the route. Again, what does the 'density look like?' Are we talking Low / midrise buildings which are completely contrary to 'Context' along the bulk of those routes? Or further expansion of ADU's and Duplexes as well as incorporating smaller lots albeit with tightly developed Form Guidelines that will not only maintain but foster Solar Access.	7/7/2019 8:10 AM
3	The survey does not address what development it speaks to.	7/5/2019 3:55 PM
4	If the new development is attractively done. The old houses around the park are beautiful and add character to Cheesman. New development in existing commercial areas would be preferred.	7/5/2019 9:04 AM
5	If density exists already and it would be in fill on those blocks already zoned for higher density. Increased density on 12th ave without too much degradation of neighborhood quality is a possibility	7/5/2019 8:11 AM
6	On limits of size and adequate parking	7/4/2019 10:31 PM
7	Of course, mass transit should be accessible for all residents.	7/4/2019 5:07 PM
8	Only if parking for cars is included for residents. People still drive cars and need places to park them safely, even if these same people use public transit for other occasions, like commuting to work.	7/4/2019 4:39 PM
9	Development should try to maintain the character of the neighborhood and not stand out with ugly, cheap building materials.	7/4/2019 4:26 PM
10	Thoughtful development along colfax makes sense. High density apartments on 8th would be unwelcome. Teller Elementary school is already over capacity.	7/4/2019 4:03 PM
11	As long as mass transit becomes reliable and dependable. Currently it is not.	7/4/2019 3:28 PM
12	Density is one thing, over building is another. Keep ex height restrictions or Colfax will loose walkability.	7/4/2019 12:51 PM
13	We are already too dense w/out infrastructure and other issues being addressed.	7/4/2019 12:20 PM
14	On actual amount and architectural integrity related to adjacent property. It's important to compliment transit and use good examples from other cities and to focus on affordable. Need teachers, firefighters etc to be able to live here	7/4/2019 12:01 PM
15	These areas are presently covered by mass transit. I see many nearly empty buses on 126th and York streets. Do we need more, or make people more aware of using what we have?	7/4/2019 11:30 AM

Congress Park Questionnaire

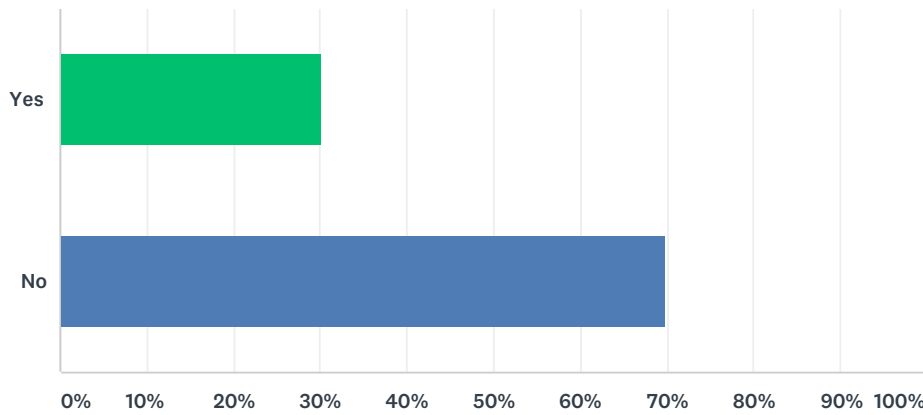
16	Luxury buildings are sitting half empty. Lower the rates and they won't be. We don't need more tacky cheap buildings.	7/4/2019 11:21 AM
17	Transit development needs to accommodate residents who use the streets as pedestrians and on bicycles, etc.	7/2/2019 3:38 PM
18	It depends on the nature and size of the project, whether it would be compatible with an older neighborhood, how traffic, parking, etc., would be addressed, the types of buildings.	7/1/2019 1:21 PM
19	So much of this depends on context. This survey would be better informed with more education so that respondents can make educated responses vs. knee jerk reactions.	6/29/2019 12:14 PM
20	12th could support small residential increases at elizabeth and Madison but I do NOT want to see our historic buildings turn down for taller ones to be built. Additionally, I think a 2-3 story building at MAX is appropriate for this neighborhood interior street	6/28/2019 1:40 PM
21	Please consider that many of the houses in our area do not have garages and as we increase density, we are having trouble finding parking. My lot is too small for a garage and I'm in a single family home. I live around the corner from businesses and often times I have to park a couple streets away to lug my children and groceries into my house streets away during bad weather. It's already very difficult. Please don't tell me people are getting rid of their cars because they are not when they have lots of kids to haul around in bad weather.	6/28/2019 10:24 AM
22	Best to continue density build out where multi family already exists.	6/27/2019 5:37 PM
23	12th Avenue development should be limited to the existing commercial areas and restricted to 3 stories. The other corridors are presently residential and should remain so. Multifamily structures limited to 3 stories might be appropriate in some spots but higher density would disturb the neighborhood context. The concept of "stable neighborhoods" needs to be resurrected by Denver Planners.	6/27/2019 3:00 PM
24	Am I understanding correctly? Density means more people right. More mass transit means more people with and without cars. It means rental prices, which are already through the roof, continue to rise. This does not mean you attract more affluent people. It means you get apartments designed for 1-2 people housing 3+ people. This also means higher turn over in rentals because people can't afford the rent.	6/26/2019 8:17 AM
25	I am a proponent of density if it results in much needed housing for working class people.	6/25/2019 9:40 PM
26	on the nature of the structures currently around the area to be developed. Is it currently multi-family? Is it commercial? Does it contain historical architecture?	6/25/2019 4:14 PM
27	If surface parking lots are being taken up for development that is great. I am not in favor of losing anything of historical value to any of these areas.	6/25/2019 4:01 PM
28	Mass density is ridiculous. Parking is horrible already.	6/25/2019 2:21 PM
29	I like the idea of mass transit around the edges of the neighborhood.	6/24/2019 6:37 PM
30	Design, height, parking supplied?, type of development, access, egress	6/24/2019 3:32 PM
31	Small mom and pop type establishments, no big box with increased parking problems	6/24/2019 2:54 PM
32	Should be developed everywhere	6/24/2019 1:51 PM
33	Colorado Blvd. is already horribly congested, but with the right building plan (OFFSET FROM THE ROAD) it could be manageable.	6/24/2019 12:13 PM
34	targeted density in certain areas. Increased density should be allowed in most places.	6/24/2019 10:25 AM
35	Density on the major commercial routes are fine with me	6/24/2019 9:59 AM
36	How that density happens, how they accommodate infrastructure. We cannot continue to grow without becoming more alternative transportation aware.	6/24/2019 9:43 AM
37	If you mean taking away driving lane for bike lane the answer is NO. If you mean digging underground for a subway system that would be the best. Disruptive while it happens but it does add a true new layer without taking anything away.	6/24/2019 9:36 AM
38	Need residents' opinions. Depends on current use and zoning. Keep single family as is. Increase density in multi-family and commercial zones.	6/24/2019 9:20 AM

Congress Park Questionnaire

39	Since 12th is in the middle of the neighborhood and has lots of pedestrian, dog, and bicycle traffic, more density should be very carefully planned. 12th is a bit like the heart of the neighborhood and that relaxed flavor should be considered in any development.	6/20/2019 3:30 PM
40	There are residential areas or border residential areas. Current zoning is flexible enough to allow for development.	6/19/2019 11:51 PM
41	opt for none anywhere but certainly not in single family areas!!	6/19/2019 2:25 PM
42	Yes and we need clean and frequent mass transit everywhere supported by density if we are to stop destroying our planet's atmosphere.	6/19/2019 11:57 AM
43	No increase in density is desirable.	6/19/2019 1:31 AM
44	Depends on how much density and specifics of development proposed.	6/19/2019 12:13 AM
45	Colfax and Colorado. . . it would depend on how much the density impacts the neighbors. There are still some single family homes along Colorado Blvd.	6/19/2019 12:01 AM
46	Some corners could see higher density, but generally, I feel the density along 6th is appropriate	6/18/2019 8:50 PM
47	There is this assumption that if density is build around public transportation that people will get out of there cars. Well they might get out of their cars but leave them stored on all the other residential streets until they want to go where our public transportation does not go. Getting from here to there is not always the way our public transportation goes.	6/18/2019 5:15 PM
48	Also within interior of neighborhood. This question is presumptive.	6/18/2019 3:47 PM
49	Depends on density requirements and height. I think the current zoning may be satisfactory.	6/18/2019 3:46 PM
50	Provided the new (assume higher density) development still respects the character of historic building massing and materials, and doesn't negatively impact direct neighbors in their views, privacy, and light too much, it may be fine.	6/18/2019 3:34 PM
51	Until the infrastructure is improved in these areas (specifically traffic), I am opposed to densification.	6/18/2019 1:54 PM
52	On 12th it should focus around 12th and Elizabeth and 12th and Madison. On 6th and 8th, properties along those streets should allow 4-plexs	6/18/2019 10:53 AM
53	6th and 8th Ave are not currently very pedestrian friendly, so increasing density along these corridors needs to be combined with better multi-modal transit infrastructure. 12th Ave can support additional density provided the bike lane is retained and prioritized	6/18/2019 10:53 AM
54	Density should be focused in areas with commercial and transit.	6/18/2019 7:19 AM
55	on what the plan is	6/17/2019 5:45 PM

Q10 At this time the Colfax corridor between York and Colorado Blvd is zoned U-MS-3 (Urban - Main Street - 3 stories maximum height) in some areas, and U-MS-5 (Urban - Main Street - 5 stories maximum height) in the remaining portion with one exception at Colfax and Harrison U-MS-8 (Urban - Main- Street - 8 stories maximum height) . This was done in anticipation of future growth plans. Do you believe that all properties on Colfax should be up zoned to permit mixed use buildings as tall as 8 stories.

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES
Yes	30.04% 79
No	69.96% 184
TOTAL	263

#	COMMENT:	DATE
1	maintain the view corridor.	7/7/2019 2:57 PM
2	The 3,5 and 8 were carefully developed during the Zoning Code Rewrite taking into account 'adjacent use and context' to the immediate north and south of the corridor. Simply changing everything to 8-stories is a highly inappropriate 'one-size fits all approach.'	7/7/2019 8:10 AM
3	8 story buildings are ruining the character and quality of Cherry Creek. Enough is enough	7/5/2019 8:11 AM
4	Increased density is good. It is a better alternative to sprawl. But density should only increase to the point where the infrastructure can accommodate it. For example, if you visit any large Asian city (like Hong Kong), the density is so great, there is not even enough space for you to run or walk on the sidewalks and the parks are full. That is the extreme of density.	7/4/2019 3:28 PM
5	That's too general. Especially if it's just allowing more profit for developers. Need the increased density to have community value	7/4/2019 12:01 PM
6	so long as parking is in the plan	7/4/2019 10:19 AM
7	The assumption seems to be that we have to have increased density somewhere. Let's get conditions that are out of whack from current development fixed before we even consider further development and density. We're already seeing major threats to the neighborhoods we've worked so hard to make into wonderful communities.	6/30/2019 6:51 PM

Congress Park Questionnaire

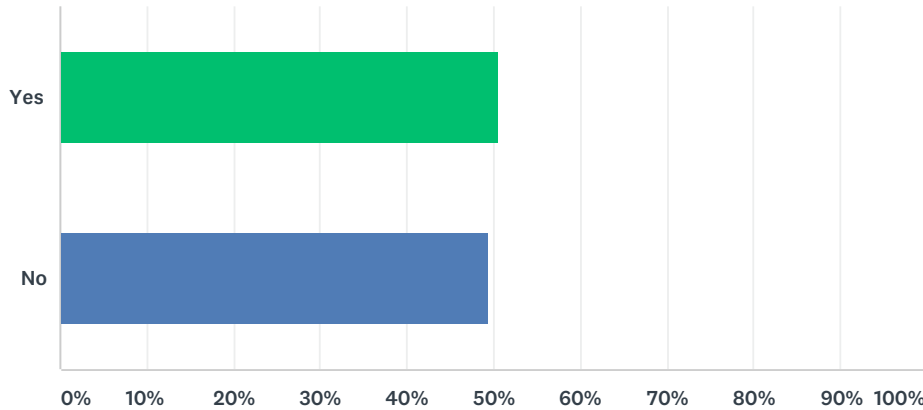
8	Zoning requirements are a joke anyway. Developers regularly buy up a property, knowing those requirements anyway, then ask for a variance so that they can build what they want. If the requirements are eased, developers will just continue to push to go beyond the new rules.	6/30/2019 4:52 PM
9	This is a urban planning best practice and is a thoughtful response to managing growth in the Denver area and reflects smart growth management.	6/29/2019 12:14 PM
10	Cap at 5 stories.	6/28/2019 1:58 PM
11	Parking is already a major headache - i do not want to add to it.	6/28/2019 1:44 PM
12	I think all 8 story buildings would decrease natural light and alter the feel of Colfax too much. I think a few are fine but mostly zoned as currently stated would be best.	6/28/2019 1:40 PM
13	Too tall, will shadow Colfax	6/27/2019 5:37 PM
14	It should be limited to 5 stories in general. Occasionally, 8 stories would be ok (e.g. Colfax and University, NJH).	6/27/2019 3:00 PM
15	I do think that variety in height would be visually appealing and not all buildings designed for the same height.	6/25/2019 9:40 PM
16	Not sure	6/25/2019 9:25 PM
17	NO way!	6/25/2019 9:04 PM
18	I've seen this type of change in other cities (Houston). You end up with a claustrophobic corridor that no one wants to visit. The current zoning is fine.	6/25/2019 4:14 PM
19	I am in favor of increased density. But with this density comes an increased population. Those people need to have safe spaces to get from A to B, especially if they are on feet as this area is already too full of cars. Therefore, we need to insure that developers adhere to all Blueprint Denver and Denver Moves ped and bike plans, and hopefully they will go above and beyond that in terms of ped and bike infrastructure that is designed correctly and is safe for all.	6/25/2019 4:01 PM
20	I love sunshine.	6/25/2019 2:21 PM
21	This rezoning might be appropriate on some parts of Colfax, but not all.	6/25/2019 11:13 AM
22	Don't want a canyon on colfax	6/24/2019 3:32 PM
23	But provide onsite parking	6/24/2019 2:54 PM
24	This would place and undue burden on existing already dense adjacent neighborhoods.	6/24/2019 2:23 PM
25	Remove any max height restriction	6/24/2019 1:51 PM
26	In favor of 5 story limit	6/24/2019 12:34 PM
27	It's appropriate for some areas but not others	6/24/2019 11:45 AM
28	Congress Park is a central Denver neighborhood. If we don't allow density in the core of Denver, the alternative is sprawl. I strongly prefer density to sprawl.	6/24/2019 10:10 AM
29	I think in the end we as Denver have to start thinking about growing up and not out.	6/24/2019 9:43 AM
30	STOP BUILDING WITHOUT PARKING FOR THESE BUILDINGS! IF THEY HAVE UNDERGROUND PARKING AT 2-3 SPACES PER UNIT THEN YOU CAN GO UP. EVERYONE NEEDS ONE CAR SPACE PLUS SPACE FOR THEIR VISITORS OR FAMILY MEMBERS. .75 SPACE PER UNIT IS NOT ADEQUATE AS WE ALL HAVE CARS TO GO TO THE MOUNTAINS.	6/24/2019 9:36 AM
31	I support the current mix of zoning.	6/20/2019 5:43 PM
32	Some properties could be considered for 8 stories as long as they include affordable units.	6/20/2019 3:30 PM
33	never	6/19/2019 2:25 PM
34	same answer as above - if we continue to have suburban sprawl and single passenger cars we are condemning our grandchildren to an unlivable planet	6/19/2019 11:57 AM
35	It is a town with tons of small houses - 8 stories is way too tall for our friendly neighborhood where everyone knows each other.	6/19/2019 8:06 AM
36	Down zoning building size is the only acceptable option to me.	6/19/2019 1:31 AM
37	Definitely not - probably would mean a loss of lot of small businesses and historic buildings.	6/19/2019 12:13 AM

Congress Park Questionnaire

38	Five stories (U-MS-5) seems more appropriate	6/18/2019 8:50 PM
39	In some instances, yes, in others no.	6/18/2019 3:47 PM
40	Increasing from 3 to 5 stories seems reasonable, and may 8 on a case-by-case basis, but not a blanket increase.	6/18/2019 3:34 PM
41	5 stories max	6/18/2019 11:37 AM
42	It is one of the most high frequency transit corridors in the country. It should be more than 8 stories in my opinion	6/18/2019 10:53 AM
43	As long as there is proper street-level activation and proper planning to provide safe, efficient multi-modal transit for these new residents by accompanying development with street re-design and sidewalk improvements.	6/18/2019 10:53 AM
44	I would support this if the zoning mandated affordable housing-and by that I mean housing residents can actually afford.	6/18/2019 9:35 AM
45	Too much congestion not enough parking	6/17/2019 5:48 PM
46	8 stories is too tall and detracts from the established neighborhoods	6/17/2019 5:45 PM

Q11 Currently the two commercial embedded "trolley car stops": 12th and Madison and 12th and Elizabeth are zoned U-MS-2 which permits up to 2 stories. Would you be in favor of up zoning these two areas to permit mixed use (combination of commercial and residential) zoning?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES
Yes	50.57% 133
No	49.43% 130
TOTAL	263

#	COMMENT:	DATE
1	Where are all these people going to park? And don't say they are taking public transportation until you have a way for public transportation to take people to the mountains to hike, bike, fish and ski. People move to Colorado for the outdoors - we have bicycles AND cars. If you require parking be developed for every resident then that's fine but I am on a very small lot near the corner and have no access to anything but street parking along with many of my neighbors and it is already congested. Do your parking evaluations at night when we are all home - not midday please.	7/9/2019 12:49 AM
2	There is currently nothing preventing mixed use development at those two primary stops short of developers really wanting to maximize profit with increased story height / density, bringing down unit costs and let me guess, all under the guise of 'affordable housing.' The two story infill at 12th and Madison, while being an architectural eyesore, is nonetheless successful as a two story, live / work building. Changing to an MS-3 or 5 would significantly change not only the intersections but also the 12th Avenue Corridor between those stops.	7/7/2019 8:10 AM
3	If development should happen on twelfth avenue the road itself would need to be widened. It is already very crowded with bikes, cars, walkers, scooters and buses	7/5/2019 9:04 AM
4	Aren't they already? At 12th and Madison there is that residence above Berenices. It would be ok if it's only 2 stories for just those corners, no more.	7/5/2019 8:19 AM
5	But limited to no more than 3 to 5 stories	7/5/2019 8:11 AM
6	There are commercial properties in those areas already. Not in favor of commercial with more than two stories.	7/4/2019 10:53 PM
7	Only for small businesses, such as the ones now occupying those corners. Even these small businesses are creating parking challenges for residents in the surrounding blocks.	7/4/2019 4:39 PM
8	3 story	7/4/2019 2:50 PM

Congress Park Questionnaire

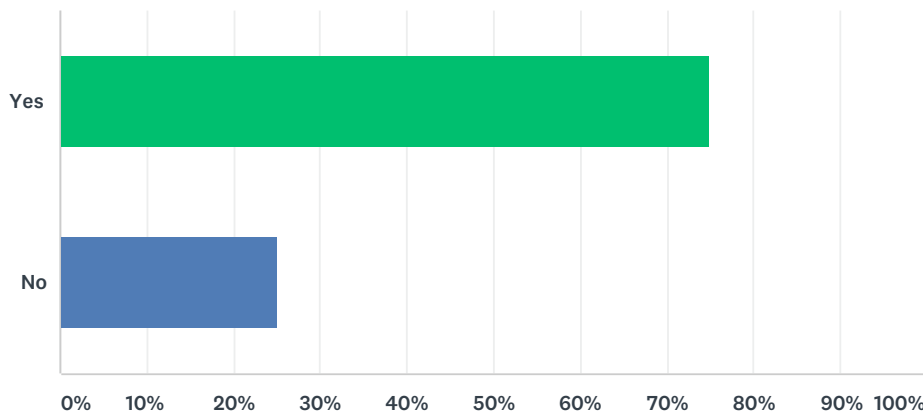
9	? There is an apartment above a business at Madison, so what are you talking about?	7/4/2019 12:01 PM
10	I think trolley cars in general are a noisy mass transit idea that neighboring residents would regret and would lower their property values	7/4/2019 11:30 AM
11	The current density seems right for these two shopping/gathering locations.	7/4/2019 10:24 AM
12	i would support up to 3 stories or possibly 5, not to 8.	7/4/2019 10:19 AM
13	maximum of 3 stories	7/2/2019 3:38 PM
14	Again, it depends. There are existing commercial buildings in both locations currently. They mostly work in terms of the neighborhood in terms of their size and footprint. Keeping in mind most of the residences in these areas are one story bungalow type homes, more than three stories will affect the quality of the livability. The parking around 12th and Madison has already reached a critical mass.	7/1/2019 1:21 PM
15	See the comment above.	6/30/2019 6:51 PM
16	I live at 12th and Elizabeth, and parking is already a headache. I also worry about traffic and kids heading to to East High getting hurt.	6/28/2019 1:44 PM
17	But still limited to 2 stories. 3 max but as the exception	6/28/2019 1:40 PM
18	retain neighborhood character by not overbuilding	6/28/2019 9:10 AM
19	I want to retain our small town feeling shops as they are.	6/27/2019 5:37 PM
20	But, height needs to be limited to 3 stories, not 5 as planned initially in Denveright. This is too high and disrupts the neighborhood context.	6/27/2019 3:00 PM
21	These historic embedded trolley car stops should be retained as they are.	6/27/2019 7:40 AM
22	I want it the way it is!	6/25/2019 9:04 PM
23	Dont know what question means	6/25/2019 7:48 PM
24	I love having the retail in these two areas. I am worried if they permit two stories some one the single story buildings will be torn down. Yes, it will be great years down the road perhaps, but there is so much charm in these one story building and i dont want to see them town down for new two story buildings and see the charm get lost in the process. Plus construction in the only two areas that this neighborhood has for retail would be disruptive	6/25/2019 4:01 PM
25	I love sunshine.	6/25/2019 2:21 PM
26	Within limits (e.g. 4 stories)	6/25/2019 11:13 AM
27	It already is mixed use. Yes if it doesn't go higher than 2 stories. Definitely NOT 5 or 8 stories. Parking impact of existing businesses has already negatively impacted neighborhood	6/24/2019 3:32 PM
28	But with no increase in the height and preservation of historic structures	6/24/2019 2:23 PM
29	All of 12th should be mixed use	6/24/2019 1:51 PM
30	With Max of 3 stories	6/24/2019 12:34 PM
31	Absolutely. Condos above shops and restaurants can be attractive and functional, and provide the density to support the businesses.	6/24/2019 10:10 AM
32	MAKE SURE THERE IS ADEQUATE PARKING FOR THE BUILDING. 75 SPACE PER UNIT IS NOT ADEQUATE AS WE ALL HAVE CARS TO GO TO THE MOUNTAINS. WE ALL HAVE FRIENDS AND FAMILY.	6/24/2019 9:36 AM
33	Definitely need to include affordable units if the area is up zoned.	6/20/2019 3:30 PM
34	Duh!?	6/19/2019 1:31 AM
35	changing the zoning would affect Teller Elementary. It would also effect residents on those two streets. Not a good idea.	6/19/2019 12:13 AM
36	YES! If I could wave my magic wand and change zoning in one place in Denver it would be these corners - particularly 12th and Elizabeth, which I believe is very underutilized today.	6/18/2019 8:50 PM

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37	There are creative solutions that we might explore including upzoning more of the adjacent lots (which are not currently under MS-2), placing the nodes under a flexible historic district (which would require facade preservation but allow increased heights stepped back from shopfronts), and only allow increased height as an incentive overlay (say from 2 to 3 stories) if affordable housing is provided.	6/18/2019 3:47 PM
38	I like the idea that these are commercial districts. Denver already has way too many of those mixed use residential / commercial buildings with crappy retail on the bottom floors.	6/18/2019 3:16 PM
39	I'm confused because I think these already have commercial zoning with the businesses that exist there. I wouldn't want more than 3 stories.	6/18/2019 10:53 AM
40	I don't want see further expansion development in our neighborhood	6/17/2019 5:45 PM

Q12 Colorado Blvd has several zoning's from E. Colfax to 6th Ave. The following zoning was applied in the 2010 zoning code. E. Colfax and Colorado Blvd – H1A for National Jewish Health 13th Ave and Colorado Blvd G-MU-5 (General Multi Unit 5 Stories) 12th Ave and Colorado Blvd G-MU-12 (General Multi Unit 12 Stories) 11th Ave - 8th Ave Colorado Blvd G-MU-10 (General Multi Unit 10 Stories) 7th Ave and Colorado Blvd G-MX-3 (General Mixed Use 3 Stories) 6th Ave and Colorado Blvd E-SU-G (Urban Edge Single Unit G) Are you in favor of retaining the current zoning?
Denver Zoning Maps

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Yes	74.90%	197
No	25.10%	66
TOTAL		263

#	OTHER (PLEASE SPECIFY)	DATE
1	The MU-12 is / was wrong headed and I feel should really be MU-8 at most. 12th and Colorado has a completely different character than MU-12. And just what was the rationale with it being 12 and 13th being 5? Let alone 10 being applied from 11th to 10th? I get the 10 at the Med Center Site but the west side of Colorado between 8th and Colfax has a completely different pattern than the East side, particularly when one considers Harrison vs Albion.	7/7/2019 8:10 AM
2	11th Ave - 8th Ave Colorado Blvd G-MU-10 should be lowered to 5 multi unit 5 stories 12th Ave and Colorado Blvd G-MU-12 (General Multi Unit 12 Stories) should be lowered to 5 multi unit 5 stories	7/5/2019 3:55 PM
3	Prefer 8 stories or less	7/5/2019 2:11 PM
4	I could use more information about the current zoning..not sure about long term ramifications.	7/5/2019 9:04 AM
5	7th Avenue should not allow 3 stories. 2 or less please	7/5/2019 8:11 AM
6	Please restrict the size of multi-unit buildings from Colfax through 6th Avenue. Already the traffic congestion is a major problem in this area, without large high-rises contributing further problems, please.	7/4/2019 4:39 PM
7	Will you/could you zone DOWN?	7/4/2019 12:20 PM

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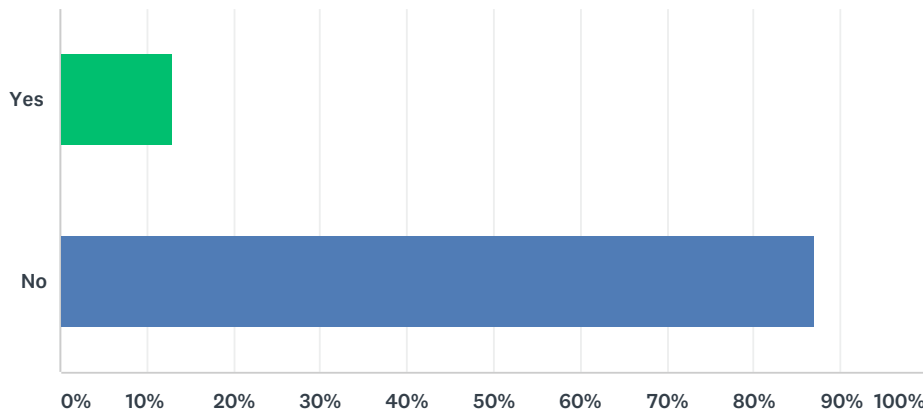
8	Not really clear on implications and options. And again not interested in simply maximizing developers profit	7/4/2019 12:01 PM
9	This appears to be enough zoning to cover future needs. And PS, no apostrophe is needed in zoning.	7/4/2019 11:30 AM
10	Not sure	7/4/2019 10:40 AM
11	i would accept uniform standards so that something like 7th and Colorado is not entirely different than 6th and Colorado.	7/4/2019 10:19 AM
12	I have no idea. Why don't you ask me about Brexit while you are at it.	7/4/2019 10:18 AM
13	If these zoning cannot be reduced then retain what is already established rather than to allow more density. The 11th to 8th Ave. zoning that allows for up to 10 stories is a mistake. Extending my comment above, I see density that has already been allowed to increase there adding traffic gridlock, climate damage, and erosion of our sense of community in very specific ways.	6/30/2019 6:51 PM
14	There shouldn't be any buildings more than 5 stories	6/30/2019 2:50 PM
15	However, I am open to being adaptive in response to better information.	6/29/2019 12:14 PM
16	Traffic on Colorado Boulevard is bonkers. That needs to made better first.	6/28/2019 1:44 PM
17	I favor lowering the height at 12th and Colo to 10 stories. The height limits proposed at University/Josephine and Colfax proposed under Denveright are too high. Keep things at the same relative height as the newly constructed Carla Madison Rec Center.	6/27/2019 3:00 PM
18	not sure what this means	6/26/2019 8:54 PM
19	this is a complex issue and I don't feel that lumping all these together in one question necessarily makes sense. forcing people to answer questions that they may not understand or be able to answer is not good survey practice	6/26/2019 5:46 PM
20	I think we should change the zoning to allow taller multistory residential	6/26/2019 3:29 PM
21	The multi unit buildings are not affordable for people like me. I'm a school teacher. My rent gets raised an average of \$100.00 a year. I've looked into the new build between 8th-11th on Colorado. I can't afford to live there, so no, I'm not in favor of this zoning.	6/26/2019 8:17 AM
22	I don't know enough to be able to answer this question.	6/25/2019 11:20 PM
23	Or make it more restrictive and less dense	6/25/2019 9:04 PM
24	Depends on what changes are proposed	6/25/2019 7:31 PM
25	Not sure	6/25/2019 5:01 PM
26	Don't know much about it	6/25/2019 4:47 PM
27	Colorado blvd seems okay for upzoning.	6/24/2019 7:25 PM
28	Not in favor of 8 stories	6/24/2019 3:32 PM
29	The 12 story building height at 12th and Colorado it too high for the area	6/24/2019 2:23 PM
30	No area should be zoned single family. remove any height restrictions.	6/24/2019 1:51 PM
31	Would prefer lower level of buildings. With a Max of 5 stories. Parking also needs to be accounted for in any new buildings	6/24/2019 12:34 PM
32	I'm not completely sure that the existing zoning is appropriate as it is.	6/24/2019 11:45 AM
33	I'm not sufficiently informed to vote on this	6/24/2019 9:49 AM
34	I don't know	6/24/2019 9:43 AM
35	NOT UNLESS YOU INCREASE THE PARKING. 75 SPACE PER UNIT IS NOT ADEQUATE AS WE ALL HAVE CARS TO GO TO THE MOUNTAINS. WE ALL HAVE FRIENDS AND FAMILY. Businesses also cannot rely on having their customers park in the residential neighborhood.	6/24/2019 9:36 AM
36	I am not in favor of continued building of high rise buildings in this area.	6/24/2019 9:32 AM
37	I don't understand or like this new zoning. It's too complicated.	6/24/2019 9:18 AM
38	I don't like the current zoning because it allow for too much density and not enough space between homes, but it is better than what is proposed in the plans I reviewed.	6/19/2019 11:51 PM

Congress Park Questionnaire

39	don't know- too big a question	6/19/2019 2:25 PM
40	The density between 8th and 12th was for the old health sciences center - and that density would be a disaster for the residential neighborhoods behind it. The density should be no more than 5 stories for the Colorado frontage, stepping down to a lower number for the Harrison frontage - to provide a buffer from Colorado Boulevard and the development of the old health sciences center. Additionally, design guidelines should be used to make the Harrison frontage more compatible with single family residential.	6/19/2019 12:33 PM
41	6th and 7th avenue currently have WPZ (white people zoning). Enough enough enough. Colorado should have clean transit every ten minutes and density along the street. We are destroying the earth. White Boomers have to move past 1950s zoning.	6/19/2019 11:57 AM
42	Do not downzone. These are the perfect areas for high density development	6/19/2019 9:58 AM
43	All zoning should be changed to lower building heights by 50%.	6/19/2019 1:31 AM
44	As much as we don't like the current zoning, the proposed changes are worse!	6/19/2019 12:01 AM
45	But consideration should be given to the Hospital Area across Colorado Blvd in the Hale Neighborhood.	6/18/2019 5:15 PM
46	Incentive overlay is a good idea on H1A, perhaps also impose some ground floor activation requirements. 7th and CO should be MS-3. All of the MU districts should bump up transparency requirements and have stricter build-to requirements, among other things.	6/18/2019 3:47 PM
47	No, increase density and reduce parking minimums.	6/18/2019 10:55 AM
48	SU does not belong on Co Blvd. Need higher density to justify better transit.	6/18/2019 10:53 AM
49	I am in favor of increasing density along Colorado Blvd up to 8 stories from 8th Ave to Colfax and up to 5 stories from 6th to 8th, provided there is adequate planning and development of sidewalks and multimodal transit opportunities.	6/18/2019 10:53 AM
50	We should be considering up-zoning. The neighborhood is very accessible for transit, bikes, and walking which is so helpful. We have a housing shortage, especially with regards to affordable housing, so this would be helpful.	6/18/2019 10:42 AM
51	Traffic dangerous on 8th already.	6/17/2019 5:48 PM
52	I'd need to study what each zoning means, and therefore don't feel qualified to comment.	6/17/2019 5:45 PM

Q13 Would you like to see more scrapes of existing homes to achieve higher density levels within Congress Park?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Yes	12.93%	34
No	87.07%	229
TOTAL		263

#	COMMENT:	DATE
1	We moved to Congress Park because we felt it was a good place to raise a family while staying in the City. Increasing density does nothing but decrease the desirability of the neighborhood.	7/9/2019 12:49 AM
2	Limited exceptions for non-historic buildings, or those in disrepair. Fully in favor of increasing density while maintaining historic neighborhood vibe. (In-law cottages would be a great option, or creating multi-family dwellings in some of the current very large single-family homes!)	7/8/2019 4:27 PM
3	sorry but this is a stupid / simplistic question that doesn't give you any statistical value.	7/7/2019 8:10 AM
4	Absolutely not. That would begin the downfall of the character of Congress Park from a family and child friendly neighborhood. PLUS we already have too many speeding cars on the side streets. Wayne New did get "Drive 25" signs to help, if you need any more to understanding the problem.	7/5/2019 3:55 PM
5	Absolutely not. It destroys the character of the historic neighborhood.	7/5/2019 1:15 PM
6	Some of the charm of Congress Park is that it is family friendly and many of the houses are single family.	7/5/2019 9:04 AM
7	We should be focused on maintaining the wonderful character we have in Congress park. Scrapes do not achieve that. People build those awful, ugly homes like there are so many of in NW Denver. They are cheaply built and super ugly.	7/5/2019 8:19 AM
8	Only in areas already zoned already zoned for higher density.	7/5/2019 8:11 AM
9	Allowing an ADU would lower the number of scrapes of existing homes and achieve higher density within CP.	7/4/2019 9:17 PM
10	Absolutely not, please! This is a treasure of a pedestrian neighborhood, each house an island of uniqueness, making a little village within the city. Please don't ruin it.	7/4/2019 4:39 PM
11	I'd like to see more families move into the neighborhood. Scrapes like in Cherry Creek North detract from the character of the neighborhood.	7/4/2019 4:26 PM
12	Keep these lovely old houses!	7/4/2019 4:03 PM

Congress Park Questionnaire

13	As long as tastefully done and within the spirit of the neighborhood, a homeowner should be entitled to scrape and build a home that up to today's modern living and efficiency standards.	7/4/2019 3:28 PM
14	It's a dilemma. Existing homes give character. Scrapping to make one bigger house is very sad. To make ugly multiple units is bad. I have seen a few new duplexes that retain character	7/4/2019 12:01 PM
15	Absolutely not !!	7/4/2019 11:30 AM
16	Retain Historic Congress Park!! Cherry Creek North is a travesty	7/4/2019 11:25 AM
17	ABSOLUTELY NOT!!!!	7/4/2019 11:21 AM
18	NO, NO, NO!	7/4/2019 10:48 AM
19	Absolutely not!!!	7/4/2019 10:40 AM
20	The streets are narrow, parking is already limited, and trees would be sacrificed to larger buildings.	7/4/2019 10:24 AM
21	Depends. What a loaded question.	7/4/2019 10:18 AM
22	scrape old houses for new houses, no increase in density unless variance is obtained through public process.	7/4/2019 10:01 AM
23	Similar to west Denver? Multi-unit buildings and slot homes? Some of the scrapes in the neighborhood currently have become duplexes where it appears some attempts have been made to reflect the character of the neighborhood, but that have huge footprints. I live on Harrison Street and given the buildings that have already been incorporated (10th & Harrison), and with the 9th and Colorado development that is underway, it feels like we would be the among the first to be impacted by changes.	7/1/2019 1:21 PM
24	I'm okay with this as long as the scrapes are not to increase density on the same site.	6/30/2019 6:51 PM
25	We've seen developers push density far beyond what is reasonable and acceptable to local residents. I have a friend who lives in the 100 block of N. Harrison. A couple of years ago, a developer came in and purchased 2 lots with 2 (admittedly) dilapidated single family houses on the NW corner of Harrison and 1st. The developer obtained a variance for the zoning, and constructed a 12-unit apartment building. Though (supposedly) adequate parking provided, suddenly there were 10-15 additional cars parked on the street on a regular basis. Often, there were people hanging around those cars, talking loudly, partying and leaving trash on the ground. Of course, scrapes will happen, and new, modern duplexes and quadplexes will go up. But the character and charm of Congress is what makes it such a great place to live.	6/30/2019 4:52 PM
26	This is a horrible idea. We want to maintain the history and character of the neighborhood. Once it's gone, we can never get it back.	6/30/2019 2:50 PM
27	This is such a leading question and really reflects poor survey design. The answer is more nuanced and complex and it is not fair to limit this to a Yes or No question. The answer is maybe in some situations.	6/29/2019 12:14 PM
28	That takes away the charm & attraction of the neighborhood to older homes. The older homes cannot be lost.	6/28/2019 1:58 PM
29	I like our neighborhood - it is quirky. I find 'scrapping' just makes our 'hood ugly.	6/28/2019 1:44 PM
30	That would drastically change the neighborhood and permanently destroy history	6/28/2019 1:40 PM
31	Parking? What are we doing about parking?! The alley is cut in on our lot and we cannot park anywhere but on the street. Please look at these lots and realize that parking is an issue when people come to visit our neighborhoods and shops, increasing density will only exacerbate what most residents in the last survey said was a much higher concern than affordability or increasing density. Congress Park Neighbors filled out a prior survey related to the East District Plan and parking was a main concern. If you look at those results, people want more parking and less density. There's a reason property values are high and that's because people want single family homes with a place to park in the city. Please stop trying to build every neighborhood into an apartment complex. These plans are what push people to the suburbs.	6/28/2019 10:24 AM
32	HELL no	6/28/2019 9:12 AM

Congress Park Questionnaire

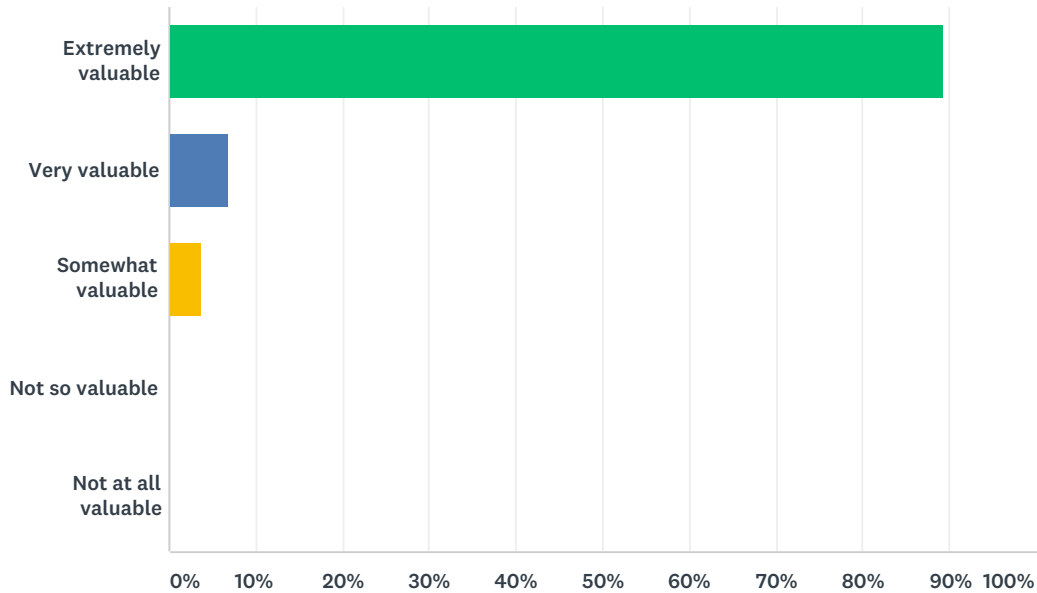
33	Complicated issue. It depends on the property. Renovation/restoration of some existing structures may not be economically feasible. I'm ok with scraping if the existing structure is replaced with housing having a architectural design and scale similar to others in the CP neighborhood. For example, many of the bungalows/houses on the blocks closest to Colorado Blvd. in A3, B3, and C3 are quite small and replacement with town homes or duplexes similar to those South of the repurposed Stevens School at 12th and Columbine might be appropriate.	6/27/2019 3:00 PM
34	We all know how this played out in Cherry Creek North. Replacing single family with higher density does not provide housing opportunity for your average citizen, just profits the developer.	6/27/2019 7:40 AM
35	If the homes are along transit routes, yes.	6/26/2019 2:34 PM
36	NO. This is a beautiful neighborhood. What makes it so is the character of the existing buildings. We don't need more ugly cookie-cutter construction anywhere in Denver, let alone in a neighborhood with history and character.	6/26/2019 8:17 AM
37	Increasing density in CP will fundamentally change the character of CP. if I wanted higher density, I would have moved to Capitol Hill. I bought in CP because of the lower density. It costs more to live here because that's what we paid for: single family houses is what we wanted when we bought.	6/26/2019 4:27 AM
38	Unless Congress Park Neighborhood jointly agrees to establishing a 'conservation or historic district' developers will come into the 'hood' and pursue density, I believe. I am in favor of housing for working class people, that includes young couples, singler persons and those with minimal income.	6/25/2019 9:40 PM
39	Not sure	6/25/2019 9:25 PM
40	Absolutely not, this will ruin the character of Congress Park.	6/25/2019 9:23 PM
41	Hell NO!!!! We need a neighborhood not an overpopulated area!	6/25/2019 9:04 PM
42	Not sure	6/25/2019 5:01 PM
43	Save our beautiful neighborhood! No scrapes!!	6/25/2019 4:52 PM
44	Protect our wonderful architecture.	6/25/2019 2:21 PM
45	I wouldn't particularly like it but I'm okay with scraping some existing single family dwellings to increase density	6/25/2019 12:06 PM
46	I prefer the historic houses that make Congress park what it is. That is what gives it character.	6/24/2019 8:15 PM
47	Only to improve current structure with increased parking, considerations for maintaining privacy with neighbors	6/24/2019 2:54 PM
48	More incentives to retain existing architecture and repurpose	6/24/2019 2:23 PM
49	Let the market work	6/24/2019 1:51 PM
50	Congress Park is already slowly turning into Cherry Creek North, packing 2 units on one lot.	6/24/2019 12:13 PM
51	No I would much prefer the authorizing Accessory Dwelling Units. Nearly all of the scrapes to date are out of character with neighborhood and in my opinion negatively impacting neighborhood character. I think that ADUs could increase density without such a negative impact!!!	6/24/2019 11:31 AM
52	don't want to wreck historical character, so would rather see ADU development in back or popped tops that look good.	6/24/2019 10:25 AM
53	Scrape rebuilds tend to be completely out of character of the neighborhood	6/24/2019 10:14 AM
54	depends a lot on what is being scraped. There are some properties being scraped that aren't particularly attractive or historic and I have no problem if a developer wants to scrape those.	6/24/2019 10:10 AM
55	Emphatically NO!!!!!!!	6/24/2019 10:09 AM
56	NO! No! No!	6/24/2019 9:49 AM
57	HELL NO!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	6/24/2019 9:36 AM
58	Absolutely NOT	6/24/2019 9:32 AM
59	Really don't want to lose the architectural character of the neighborhood.	6/22/2019 6:10 PM
60	No no no no	6/21/2019 5:46 AM

Congress Park Questionnaire

61	Add ADUs! Develop empty lots! Encourage conversation of big homes into multi-unit!	6/20/2019 5:43 PM
62	Absolutely not...the historic nature of the homes is what makes it such a great neighborhood. New builds are never as high quality. ADUs are an option that would not wreck the historic feel of the community.	6/20/2019 3:30 PM
63	Allow ADUs neighborhood wide so that existing homeowners can build an alley house	6/19/2019 9:58 AM
64	Absolutely not! we love the cute homes in congress park and not monster ones that price us out.	6/19/2019 8:06 AM
65	All scrapes done within the previous 2 years should be re-scraped and the space protected as "open space."	6/19/2019 1:31 AM
66	My real answer is "maybe." I would prefer to see more ADUs first. And I would like to ensure there are thoughtful but not onerous design regulations to ensure construction quality.	6/18/2019 8:50 PM
67	I am tired of Denver losing its character and open spaces, both horizontal and vertical!	6/18/2019 7:23 PM
68	A resounding NO!	6/18/2019 5:15 PM
69	These are both loaded terms that provoke strong reactions, so your reporting of this data should acknowledge this. Nobody "likes" scrapes! But sometimes it needs to happen if the home is beyond repair and there is a better use for the land, especially if it will accommodate more units. Scrapes of existing 2-6 plexes to build 1 SFR house are egregious. If the question were written: "Would you like to encourage new builds on single lots to accommodate more homes?" You would get a different response.	6/18/2019 3:47 PM
70	I feel that pop tops or ADUs will increase property usability and density without sacrificing the architectural character of the neighborhood.	6/18/2019 3:34 PM
71	Scrapes are fine, but only with replacement single family homes. I wouldn't want to see Congress Park become the next Cherry Creek, full of dog-walking baby boomers in puffy jackets living in townhomes so they don't have any yard maintenance. Didn't Denver learn its lesson about tear down neighborhoods in Capital Hill, which is now a weird mix of grand old mansions and apartment buildings from the 1960's that look like they could be the settings for sit-coms?	6/18/2019 3:16 PM
72	In certain areas, yes, such as along 6th/8th and certain areas along 12th	6/18/2019 10:53 AM
73	Scrapes should only be allowed if the home is in disrepair. If that is the case, we should only be building higher density buildings *that conform to neighborhood character* (i.e. not the modern scrapes that are popping up everywhere).	6/18/2019 10:53 AM
74	It depends. Historic structures offer so much. ADU's our back, apartment conversions, duplexes... so many options without demolishing historic structures. So many scrapes now simple become single family homes that are very very out of reach cost wise.	6/18/2019 10:42 AM
75	Prefer this to un-affordable mega mansions. Our friends who rent are getting priced out.	6/18/2019 9:44 AM
76	Absolutely not!!!! We have seen this pattern ruin neighborhoods. Please do not allow this to happen in our wonderful neighborhood!	6/18/2019 9:35 AM
77	I would prefer that to pop tops and larger single family homes	6/18/2019 9:10 AM
78	ABSOLUTELY NOT.	6/18/2019 8:57 AM
79	But it does depend on the quality and historic characteristics of the house. Not all houses are worth preserving in Congress Park, but it would be nice to NOT see McMansions replacing them.	6/18/2019 7:19 AM
80	This is a misleading question. No one is going to say "yes" to this as worded.	6/18/2019 1:17 AM
81	No!	6/17/2019 8:37 PM
82	Most of the homes in Congress Park are historic and I think maintain the character of the neighborhood. These should be updated and maintained rather than scraped off and multifamily dwellings replacing them.	6/17/2019 7:46 PM
83	Absolutely not. Do not destroy congress park like cherry creek north. City and neighbors need to increase open space on lots. No more building on all lot.	6/17/2019 5:51 PM
84	NO!!!!	6/17/2019 5:45 PM

Q14 Is it valuable to you to retain the tree canopy that is part of Congress Park?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Extremely valuable	89.35%	235
Very valuable	6.84%	18
Somewhat valuable	3.80%	10
Not so valuable	0.00%	0
Not at all valuable	0.00%	0
TOTAL		263

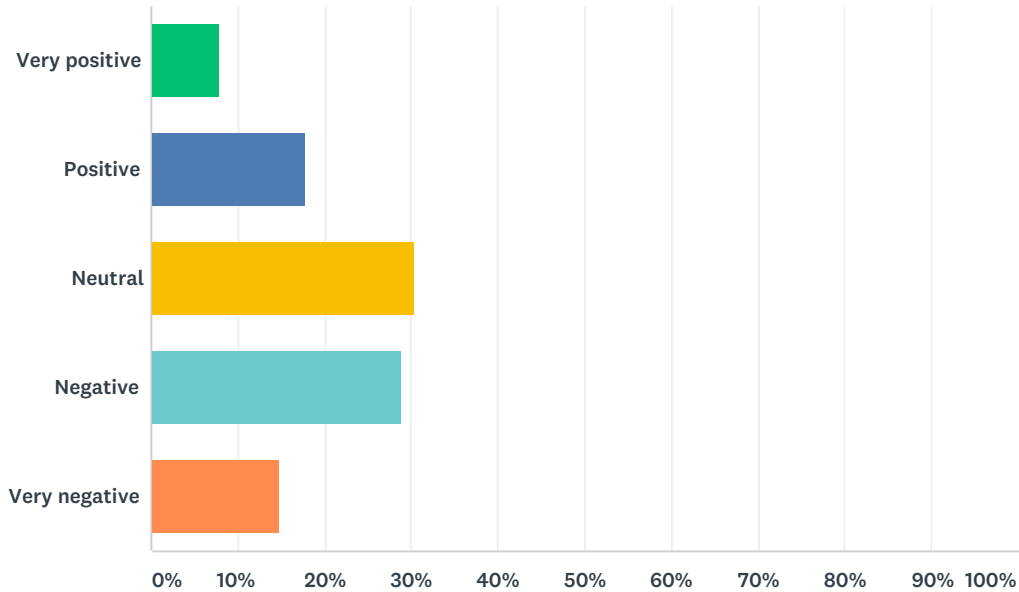
#	COMMENT:	DATE
1	Trees are a staple for clean air and reducing heat in the summer which in turn reduces cooling which also contributes to cleaner air.	7/9/2019 12:49 AM
2	A big reason we chose Congress Park when buying our home is that the trees are bigger than the houses.	7/4/2019 4:26 PM
3	This is our neighborhoods best asset!	7/4/2019 3:28 PM
4	Thus keep biking lanes as is so bikers can enjoy the shade and quiet residential ride.	7/4/2019 11:30 AM
5	If you are talking about trees, yes.	7/4/2019 10:18 AM
6	And we need to plant more!	7/2/2019 3:38 PM
7	ABSOLUTELY!	6/30/2019 6:51 PM
8	Trees are probably the most desirable feature in Congress Park.	6/30/2019 4:52 PM
9	The reason we chose this neighborhood	6/28/2019 1:40 PM
10	Best asset of the neighborhood	6/27/2019 7:40 AM

Congress Park Questionnaire

11	Is this even a consideration? You all do realize that trees are crucial to air quality and quality of life, right.	6/26/2019 8:17 AM
12	Hello-BREATHING IS A FUNDAMENTAL RIGHT! PLANT MORE AND CUT DOWN LESS!!!!	6/25/2019 9:04 PM
13	The trees are part of what make living in Congress Park so great. We don't want to live in Stapleton in part because of the lack of trees	6/25/2019 7:31 PM
14	The tree canopy is one of the highlights of Congress Park	6/24/2019 3:32 PM
15	A beautiful feature! Time to start replacing dead/dying trees	6/24/2019 2:54 PM
16	You can upzone and retain trees.	6/24/2019 1:51 PM
17	Again, this is a key part of neighborhood character.	6/24/2019 11:31 AM
18	Trees make the neighborhood	6/24/2019 10:10 AM
19	I cannot believe how much this makes a difference in our neighborhood. I think it's vital to our neighborhood to keep all the trees!!	6/21/2019 5:46 AM
20	I am vastly more concerned about paving thousands of acres of farmland in (currently) exurban counties than I am about trees in Congress Park. Every building that is not built to save a 'tree' causes an acre of farmland to disappear. We can plant new trees - we cannot 'unpave' farms.	6/19/2019 11:57 AM
21	Trees are one of the best things we have going for us.	6/19/2019 1:31 AM
22	The trees on the lots as well as the tree line on the streets should be retained.	6/19/2019 12:01 AM
23	This is one of the main reasons we live here.	6/18/2019 8:50 PM
24	The removal of just one tree can leave us with more heat and less shade. Trees do need replacement at times, so that needs to be planned for as much as possible.	6/18/2019 5:15 PM
25	Wait, there's a movement to tear down the trees, too, to allow for more apartment buildings? Wouldn't this counteract efforts to address global warming and provide additional evidence that the city government officials are just lackeys beholden to real estate developers?	6/18/2019 3:16 PM
26	These trees provided valuable shade that helps reduce heat, improves livability of outdoor spaces in the summer, and is a unique and extremely valuable aspect of our neighborhood.	6/18/2019 10:53 AM
27	It certainly adds to the appeal. I don't see this as being impacted negatively by density.	6/18/2019 10:42 AM
28	Trees are integral to our mental and physical health, as well as being aesthetically pleasing.	6/18/2019 9:45 AM
29	We need to nurture and maintain the mature trees in the neighborhood as well as replant where mature trees have been lost.	6/17/2019 7:46 PM
30	So valuable it is not economically calculated. Increase open space % of land on scrapes. Plant more trees.	6/17/2019 5:51 PM

Q15 Urban density is a term used in urban planning and urban design to refer to the number of people inhabiting a given urbanized area. In your opinion does urban density has a positive or negative effect on quality of life.

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES
Very positive	7.98% 21
Positive	17.87% 47
Neutral	30.42% 80
Negative	28.90% 76
Very negative	14.83% 39
TOTAL	263

#	COMMENT:	DATE
1	I do not want to live in Manhattan. I moved to Colorado and Denver in particular because I like living in a city but do not favor being squashed in like a sardine in a concrete can.	7/9/2019 12:49 AM
2	It all comes down to the tools used. Unfortunately Denver doesn't really seem to understand how to incorporate density in a positive manner. Though certainly the HBA, Small and Large Developers, etc. would disagree. Increased Density can and does work, just not in this town with this Administration and Planning / Development Departments.	7/7/2019 8:10 AM
3	When we create more density, the quality of life diminishes.	7/5/2019 3:55 PM
4	Urban density is probably inevitable in Congress Park but can be designed to get along with some of the older 1 family homes. The style and size of the new developments could be integrated into the neighborhood rather than dominating the current architecture. Perhaps it could also be family friendly developments. Families have to live somewhere.	7/5/2019 9:04 AM

Congress Park Questionnaire

5	It totally depends. density helps prevent sprawl which is good but it doesn't mean we should have apartment buildings everywhere that destroy character. If I wanted to live in a super dense area with no character I would have moved downtown.	7/5/2019 8:19 AM
6	It can have a positive effect but the current development climate in a Denver is tilted too far toward added density. Cherry Creek and West Country club areas have been ruined by dense development run amok. 9th and Colorado is next in line. Please prevent this from happening in Congress Park!	7/5/2019 8:11 AM
7	There are positives and negatives.	7/4/2019 10:53 PM
8	Positive when combined with sensible zoning and transportation alternatives	7/4/2019 9:36 PM
9	increased access to transit, diversity of housing options at different price points, increased convenience retail options, etc	7/4/2019 9:17 PM
10	It depends on many factors: environmental impact (air, noise, natural areas, view corridors), affordability, access to mass transit, ...	7/4/2019 5:07 PM
11	People don't like to be crowded.	7/4/2019 4:39 PM
12	It can be good if it's what you choose, but we chose the density of our zone of Congress park intentionally.	7/4/2019 4:26 PM
13	If done correctly. density needs to be geared towards the limits of existing infrastructure.	7/4/2019 3:28 PM
14	The urban zone is dense, it's a matter of degree. Congress Park seems to be about right, Cap Hill is too dense.	7/4/2019 12:51 PM
15the way Denver has gone about it....	7/4/2019 12:20 PM
16	Some density is tolerable, but even lemmings don't like extreme density.	7/4/2019 11:30 AM
17	When it is only the wealthy that can stay here and building density isn't fixing it we have a problem-greed.	7/4/2019 11:21 AM
18	Traffic, parking, too many people. Let's pass an initiative such as Lakewood just passed to slow the growth in this city.	7/4/2019 10:48 AM
19	Proofread?	7/4/2019 10:24 AM
20	It depends on what is already built. If there are already lots of apartment buildings, it makes sense to add more. If the neighborhood is mostly single family homes, retain that. And what about repurposing sites like empty lots and sketchy hotels on Colfax? Redevelop there before invading single family neighborhoods.	7/4/2019 10:24 AM
21	good for people who can gain housing and transportation. Bad planning is bad for people.	7/4/2019 10:19 AM
22	bad question. high density can be great (new york) or horrible (capitol hill denver). increasing density in a low density residential neighborhood like congress park or hilltop would be a huge mistake.	7/4/2019 10:01 AM
23	Urban density is just a number. High urban density, when not planned or accommodated well, can have a negative effect on residents' enjoyment of their environment. Low urban density can have a positive effect on quality of life, unless it is unsustainable; i.e., economy, cost of maintenance, cost of living.	7/2/2019 3:38 PM
24	The term is neutral, the execution of the urban plan and design is at issue.	7/1/2019 1:21 PM
25	See comment on assumptions of increasing density above.	6/30/2019 6:51 PM
26	We need to maintain the character of the neighborhood. That's why we paid high prices for our homes and destroying that character will send property values down.	6/30/2019 2:50 PM
27	Again, a poorly designed question. Yes, walkable well-designed multi-use communities have been demonstrated to increase quality of life. The key point is "well-designed". This question is so biased and does not contribute to well-informed decision-making.	6/29/2019 12:14 PM
28	If done with appropriate planning and community input.	6/28/2019 1:49 PM
29	It shouldn't be either as long as it's not beyond the areas capacity and doesn't change the feel and values	6/28/2019 1:40 PM
30	people need to be able to have access to quiet green spaces as a balance and increasing urban density within a setting where there is already a lack of green space is not healthy.	6/28/2019 10:24 AM

Congress Park Questionnaire

31	Vibrancy from density has to be balanced with car traffic, making it increasingly dangerous to keep the foot/bike/neighborhood qualities that we love. We are surrounded by multiple multifamily units that are always a problem with insufficient garbage/dumping/transiency that reduces the well kept neighborhood feel.	6/28/2019 9:49 AM
32	Increased density diminishes quality and appeal of the public right of way and streets.	6/27/2019 5:37 PM
33	The impact is mixed. There may be more amenities such as restaurants. But, in general, increased density brings more problems with noise, safety, crime, litter, etc.	6/27/2019 3:00 PM
34	logically a 20percent increase in population would result in 20percent more crime, pollution, noise, dog waste on your shoes, parking problems, traffic.	6/27/2019 7:40 AM
35	Urban density can be positive when it revives a neighborhood that needs reviving. That isn't what is needed in Congress Park. Urban planning in Denver has gone unchecked and the impact on Denver has been very negative. What used to be a 10 minute commute for me is now 20 on a good day. Crime rates have gone up and quality of life has gone down. Yet, I can barely afford to live in the area and am one rent hike from having to leave. Adding more people to the area isn't going to improve quality of life for those of us that already live here.	6/26/2019 8:17 AM
36	I lived in Capitol Hill and enjoyed it while I lived there. I had a family and moved to Congress Park. I think it's important to retain spaces that are differentiated throughout a city so people with diverse desires all have a place to live. If we density everything, we lose our ability as citizens to choose the different types of lifestyles we want.	6/26/2019 4:27 AM
37	Don't know enough to answer this question.	6/25/2019 11:20 PM
38	It depends on how much open space there is, how much parking is available, how much public transit is available. This question is too simplistic to answer, there are too many variables that need to be considered to determine if high density is a positive or negative.	6/25/2019 9:23 PM
39	High density = lower quality of life and limits one's ability to get to know one's neighbors. Need green space and single family homes in addition to apartments	6/25/2019 9:04 PM
40	Assuming you mean increased density.	6/25/2019 4:52 PM
41	Sometimes it can provide more diversity, access to different people/ideas/resources so is not always bad	6/25/2019 4:43 PM
42	As long as the increased density is not just one type of use. We need a mixture of uses to keep the area safe and vibrant. More people means more neighbors, more eyes on our streets and more people to enhance the community. These people need places that supply them with fresh food, health care and fun things to do so when we increase the density for people those spaces need to increase the number of services in the area as well	6/25/2019 4:01 PM
43	It can go either way, but with the already developed projects, and the 9-CO project, too much more will bleed over Parking is already a nightmare with the new restaurants around me	6/25/2019 3:50 PM
44	This should have been question #1 in order to define and set the tone of this survey referring to increased density for those whom weren't sure what was meant.	6/24/2019 8:15 PM
45	Much depends on where it is located & how it is designed	6/24/2019 3:32 PM
46	Increased entertainment and shopping at cost of increased crime	6/24/2019 2:54 PM
47	Depending on the type and form the growth takes it can have a positive or negative effect	6/24/2019 2:23 PM
48	Literally every research study shows it having a positive effect on the economy and the environment.	6/24/2019 1:51 PM
49	Enough building, enough people, enough already.....My husband and I are Denver natives and the current situation in CCN, Congress Park is at maximum density. People don't stop at stop signs, respect property, etc.	6/24/2019 12:13 PM
50	It depends on how density is achieved. Lot-line to lot-line building, tall buildings, more scrapes have a MAJOR negative impact. On the other hand incentivizing residents to add an ADU (converted garage space or new ADU on property) and/or converting unused basement/or portion of house for additional renters would increase density and socio-economic integration of neighborhood without sacrificing neighborhood character	6/24/2019 11:31 AM
51	It prevents other land from being developed in the suburbs but can create headaches like parking problems for those in the impacted area	6/24/2019 10:14 AM

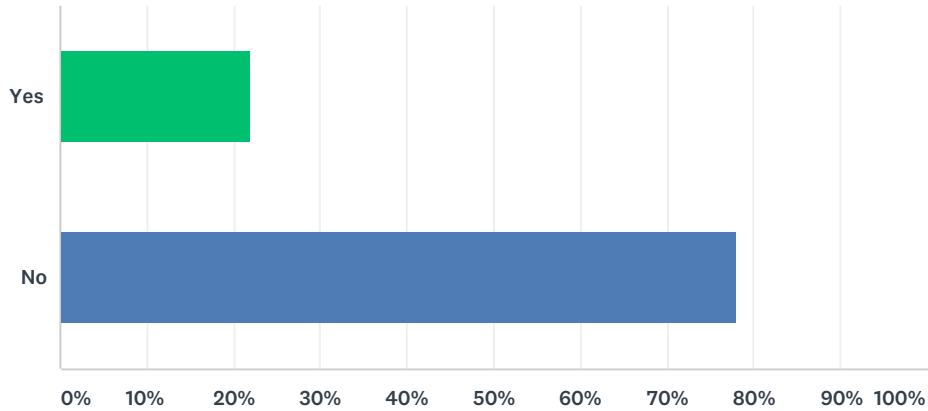
Congress Park Questionnaire

52	Density brings positives and negatives. Yes, parking and traffic become more of a hassle, but density brings the people to support businesses. Critically, density brings the population needed to support healthy transit.	6/24/2019 10:10 AM
53	Increased density at existing commercially zoned area is positive.	6/24/2019 9:49 AM
54	Don't try to use doublespeak to jam more development into Congress Park.	6/24/2019 9:36 AM
55	Especially as it is currently occurring. It is density for the sake of developers' bank accounts.	6/24/2019 9:32 AM
56	Depends on such things as parking, amount and type of commercial businesses, green spaces, and other quality of life factors. More people isn't necessarily bad if planned well. It can make an area more vibrant and alive, but could also lead to more congestion, urban blight, and reduction in sense of place.	6/24/2019 9:20 AM
57	I think urban density is a good thing. I also think Congress Park is already fairly dense and crowded, so am not interested in too much more.	6/22/2019 6:10 PM
58	More neighbors = good.	6/20/2019 5:43 PM
59	It depends on how the density is created and planned for as well as mass transit options and park space.	6/20/2019 3:30 PM
60	I like walking to shops and restaurants. I am not a 70 year old Crestmoor Park resident so black and brown people do not terrify me.	6/19/2019 11:57 AM
61	The term, no. Increasing, yes, a negative.	6/19/2019 6:10 AM
62	Because our leaders are spineless minions of developers, increasing urban density has steadily degraded the quality of life in a once healthy city in which to live.	6/19/2019 1:31 AM
63	This neighborhood already had impacts to traffic, parking and noise. I don't see increased density bringing in anything other than more expensive homes. We have seen home prices skyrocket with people scrape existing modest homes and place bigger homes with more stories.	6/19/2019 12:01 AM
64	The city rules haven't changed to allow for this. Example. For residences with 7 units or less the owner can still make use of city services such as one black one purple cart per residence. There is less room for the carts than for cars! But then, we have both.	6/18/2019 5:15 PM
65	Usually brings more traffic, crime, noise, loss of trees, and loss of affordable housing.	6/18/2019 3:46 PM
66	Depends on the situation. If the neighborhood is already vibrant, then density may have a negative impact. However, some increase in density may improve the viability of transit and walkability in certain areas.	6/18/2019 3:34 PM
67	This question is wrong. Density dos not only mean people. There can be a density of restaurants, of stores, of transit stops etc.	6/18/2019 10:53 AM
68	It's a positive for greater efficiency of land use and transportation. If we allow it to become dominated by cars, it'll be harder and harder for people to walk and bike.	6/18/2019 10:42 AM
69	Increased walkability is necessary to give us a chance to survive the climate crisis	6/18/2019 9:10 AM
70	Only so much parkland. Trails. This will never increase due to complete buildout no available land. Every increase in people increase people per acre of parkland. Parks get impacted and destroyed. There is such a thing as carrying capacity and congress park has reached its carrying capacity for transportation and parks.	6/17/2019 5:51 PM
71	It's already too crowded and congested.	6/17/2019 5:45 PM

Congress Park Questionnaire

Q16 Do you think the Congress Park neighborhood needs more areas zoned for commercial businesses, restaurants, liquor stores and other retail establishments?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Yes	22.05%	58
No	77.95%	205
TOTAL		263

#	COMMENTS:	DATE
1	Congress Park works well as it is. It was voted #1 most desirable neighborhood to live in - why are you trying to change something that isn't broken? Spend our tax dollars and bond money helping neighborhoods that need to be made more desirable.	7/9/2019 12:49 AM
2	More neighborhood restaurants and local businesses, similar to those along 12th Ave. (the Blue Pan pizza area, and also the Ace Hardware/Zorba's area)	7/8/2019 4:27 PM
3	Not at all.	7/5/2019 3:55 PM
4	We already have the most walkable area in Denver on Colfax.	7/5/2019 2:11 PM
5	But not too much	7/5/2019 9:04 AM
6	Most of Congress Park is within walking distance of Colfax, Colorado Blvd and Cherry Creek mall. That's enough commercial to walk to.	7/4/2019 10:53 PM
7	If we allow for more density, we have to include commercial convenience spaces	7/4/2019 9:17 PM
8	Only in the existing commercial areas (ex: 12th Ave. Shops)	7/4/2019 3:28 PM
9	Cp has this already relative to many in town areas	7/4/2019 2:50 PM
10	Your planning is going crazy with retail.	7/4/2019 12:20 PM
11	We have plenty with Colfax, co blvd, trolley stops on 12th and 6th. Shhesh	7/4/2019 12:01 PM
12	Greed.	7/4/2019 11:21 AM
13	Mixed use is a positive	7/4/2019 10:43 AM
14	An emphatic NO!	7/4/2019 10:40 AM
15	I can tell that this survey is supposed to sway me. Terrible questions.	7/4/2019 10:18 AM

Congress Park Questionnaire

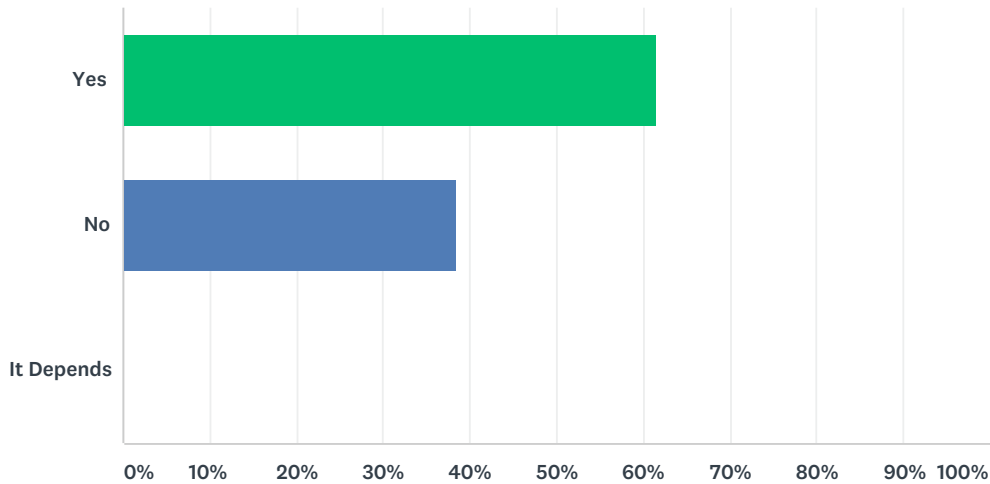
16	congress park has more retail than most residential neighborhoods. replace the crappy retail with better retail and you improve the neighborhood. no need to add more crappy retail.	7/4/2019 10:01 AM
17	Congress Park is perfect the way it is	6/30/2019 2:50 PM
18	Having mixed use developments on certain corridors is an urban planning best practice. I think there is a good balance now, but would appreciate a "maybe" category.	6/29/2019 12:14 PM
19	No Colorado Blvd provides ample commercial opportunity.	6/28/2019 1:49 PM
20	I think unused space should be used—corner pizza place on 12/Madison (pudge) isn't good and space could be better used if parking lot became a patio for a brewery or other family friendly restaurant	6/28/2019 1:40 PM
21	Keep on CO and Colfax that can be easily accessed from the neighborhoods. Everything isn't about consumption! More people use delivery service for everything anyway--the world is moving from brick and mortar businesses, lets not go backwards! Shouldn't be done for tax revenue, it hurts the neighborhoods.	6/28/2019 9:49 AM
22	It should remain residential with commercial establishments at the periphery and along 12th. The commercial areas along 12th should not be enlarged. No more liquor stores.	6/27/2019 3:00 PM
23	congress park functions pretty well as is	6/27/2019 7:40 AM
24	A few more in support of increased population density, so as more people move into the neighborhood the neighborhood can continue to offer walkable restaurants and shops	6/26/2019 3:29 PM
25	Commercial businesses only if that means rental housing	6/26/2019 2:34 PM
26	I currently have mixed zoning within walking distance of my home. It means I do not have to drive my auto, rather I can walk or ride a bicycle.	6/25/2019 9:40 PM
27	Not sure	6/25/2019 9:25 PM
28	current numbers is adequate and no more growth is needed	6/25/2019 9:04 PM
29	I think along 12th or Colfax it would continue to enhance the neighborhood to have more resources and businesses that people can walk to	6/25/2019 4:43 PM
30	I'm sure larimar group would disagree since they bought tag burger bar specifically for them to have a bar they could drive 4 blocks from their residence to go to.	6/25/2019 2:21 PM
31	It seems like there are plenty of commercial areas	6/24/2019 3:32 PM
32	We have enough close liquor stores	6/24/2019 2:23 PM
33	Research shows people like to live near mixed use zoning.	6/24/2019 1:51 PM
34	Depends on where	6/24/2019 1:40 PM
35	not completely sure about this.	6/24/2019 11:45 AM
36	expand existing areas to include adjacent parcels	6/24/2019 10:25 AM
37	We have enough zoned areas but with some negligent landlords who need to improve their properties while maintaining the historic value	6/24/2019 10:14 AM
38	I'm not opposed, but I'm not sure where it would happen without scraping a bunch of homes. The areas that look good for commerce, by and large already seem to be used for that purpose.	6/24/2019 10:10 AM
39	But make them pedestrian friendly.	6/24/2019 9:20 AM
40	I don't think we necessarily "need" more, but more could be good!	6/22/2019 6:10 PM
41	Maybe...depends on location.	6/20/2019 3:30 PM
42	I live in a City so I can walk to places. If I wanted to be bored to death and drive everywhere I would live in the suburbs.	6/19/2019 11:57 AM
43	Negotiating movement in our neighborhoods is currently a dangerous endeavor. More businesses correlate with more motor vehicles and therefore more dangerous walking and cycling.	6/19/2019 1:31 AM
44	We have a good mix of business and residential.	6/19/2019 12:01 AM
45	Not really - between Colfax, Colorado, and the nodes on 12th I have never felt that we are lacking retail in the neighborhood	6/18/2019 8:50 PM

Congress Park Questionnaire

46	Along 12th Ave, this would make most sense, in a manner that permits commercial use on existing U-TU lots fronting 12th.	6/18/2019 3:47 PM
47	Not liquor stores since there is one on 12th.	6/18/2019 11:30 AM
48	Why signal out "liquor stores" and not coffee shops, or flower stores. The bias of the survey author is showing through.	6/18/2019 10:53 AM
49	Would like more access to everything we need in a walkable setting. It's already much better than many neighborhoods, we can walk to groceries and restaurants, but more for all is better to me.	6/18/2019 10:42 AM
50	Along 12th makes sense	6/18/2019 9:10 AM
51	To a degree	6/18/2019 7:46 AM
52	But within limits - and only local businesses vs chains. We do not want to loose what makes our neighborhood unique - but would like to support true small businesses - such as 12th @ madison, sweet cooies, etc.	6/17/2019 6:42 PM
53	Retail brings more congestion and negatively impacts quality of life.	6/17/2019 5:45 PM

Q17 Are you in favor of mixed use (combination of commercial and residential) zoning in existing commercial zone areas to increase residential density?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Yes	61.60%	162
No	38.40%	101
It Depends	0.00%	0
TOTAL		263

#	COMMENT:	DATE
1	When you create more density, the quality of family life diminishes.	7/5/2019 3:55 PM
2	To an extent, not overboard.	7/5/2019 10:12 AM
3	Yes, within current height restrictions, but not taller buildings.	7/5/2019 8:19 AM
4	If the zones are already zoned commercial, but there needs to be a reality check regarding parking and traffic	7/5/2019 8:11 AM
5	We value the commercial business and would not want to see it diminished.	7/4/2019 10:53 PM
6	Walkable neighborhoods are way better	7/4/2019 9:36 PM
7	Low rise only 3 story	7/4/2019 2:50 PM
8	What about parking -already a problem!	7/4/2019 11:25 AM
9	in the existing plan, some sites can support residential above commercial. that's fine. don't add any more in the residential neighborhood.	7/4/2019 10:01 AM
10	Look what happened to the former charm of Cherry Creek North. This concept eradicated that charm. Yes, there are shops, but the atmosphere that used to be the draw for Cherry Creek is gone. Also the drastically increased density there has driven people away because of the congestion. I live close, but avoid going down there as much as possible.	6/30/2019 6:51 PM
11	As long as historic buildings aren't destroyed	6/28/2019 1:40 PM
12	Colfax and Colorado only	6/27/2019 5:37 PM

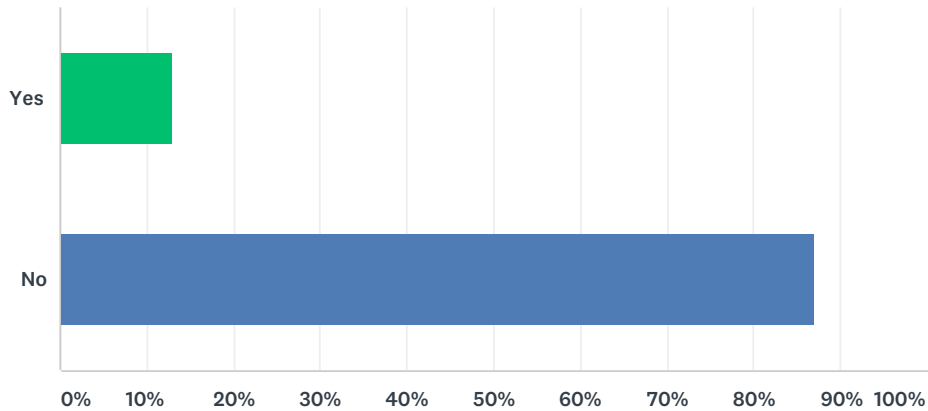
Congress Park Questionnaire

13	Yes, where appropriate. This would be reasonable along Colfax and Colorado Blvd and at the commercial nodes along 12th Ave. Height should be limited to 3 stories along 12th because higher limits would disturb the architectural context of the neighborhood.	6/27/2019 3:00 PM
14	Colfax functions great with the new mixed uses.	6/27/2019 7:40 AM
15	but limit high-rise to 3 and blend with single family- always plan for parking within new developments allow for garage apartments	6/25/2019 9:04 PM
16	yes. I think it is absolutely necessary when increasing density to have the mixture of uses. I think it is smart to utilize the space on the ground level not just for people of that building but have it be food/retail for all and the space above is for private residence or whatever else.	6/25/2019 4:01 PM
17	Limited increase	6/25/2019 11:13 AM
18	Just don't want to see an increase in building heights in CP for current signings.	6/24/2019 8:15 PM
19	Only along Colfax and Colorado.	6/24/2019 5:32 PM
20	Again, design, height, parking, & traffic impacts need to be taken into consideration	6/24/2019 3:32 PM
21	first floor commercial is wonderful	6/24/2019 1:51 PM
22	DEpends on where	6/24/2019 1:40 PM
23	If they are architecturally appropriate. All building in CP should be required to have at least one curve in the design	6/24/2019 10:14 AM
24	Very supportive of this.	6/24/2019 10:10 AM
25	As long as there is adequate parking.	6/24/2019 9:36 AM
26	HELL YES	6/20/2019 5:43 PM
27	Within the current height restrictions.	6/19/2019 6:10 AM
28	New building should be zoned out of existence.	6/19/2019 1:31 AM
29	Yes! I would like to see more mixed-use projects along Colfax and at the nodes on 12th.	6/18/2019 8:50 PM
30	The problem is that these aren't really commercial areas any longer, they're residential with a coffee shop in the bottom. What cool new restaurant wants to be in an apartment building?	6/18/2019 3:16 PM
31	Only on York, Colfax, and Colorado	6/18/2019 11:37 AM
32	Mixed use is a greater use of our valuable land.	6/18/2019 10:42 AM
33	If this includes affordable options, I would support.	6/18/2019 9:35 AM
34	These should not look cookie cutter They should have store fronts (like the ice cream shop on twelfth and Madison) and not regressed storefronts behind parking strips (eg the chipotle on Colorado and 8th)	6/17/2019 7:08 PM
35	on some main streets within congress park, I would be supportive.	6/17/2019 6:42 PM
36	See #16.	6/17/2019 5:45 PM

Congress Park Questionnaire

Q18 Are you in favor of removing single family zoning in Congress Park?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Yes	12.93%	34
No	87.07%	229
TOTAL		263

#	OTHER (PLEASE SPECIFY)	DATE
1	Please DO NOT do this to the character of Congress Park!	7/9/2019 12:49 AM
2	Some single-family zoning should stay. A healthy mix of single-family, multi-family, and mixed-use would be best.	7/8/2019 4:27 PM
3	Absolutely not! That would substantially lower the quality of life. See	7/5/2019 3:55 PM
4	Actually feel like I need more information on what this would mean.	7/5/2019 2:11 PM
5	Not sure	7/5/2019 9:38 AM
6	Absolutely not!	7/5/2019 8:19 AM
7	No way!! All these politicians are ruining a good thing. Go live in NYC if you want masses.	7/5/2019 6:16 AM
8	Absolutely not.	7/4/2019 10:53 PM
9	I would like to see accessory dwellings to help with housing needs	7/4/2019 9:36 PM
10	Not requiring the removal of single family houses, but allowing ADUs on lots currently zoned single family	7/4/2019 9:17 PM
11	Not sure what this means.... I think unrelated people should be able to live in the same house but not every area should be able to become apartments or buildings with multiple units with separate entries	7/4/2019 12:01 PM
12	Absolutely keep single family housing.	7/4/2019 11:30 AM
13	This is absurd.	7/4/2019 11:21 AM
14	NO, NO, NO!!	7/4/2019 10:48 AM
15	of course not.	7/4/2019 10:01 AM
16	I can't imagine one good reason for doing this! The reasons are all about the assumption that we have to accept more density, and about favoring development and developers.	6/30/2019 6:51 PM
17	Absolutely not! Again, this just opens opportunities for developers to come in, change the character of the area, and make boatloads of money.	6/30/2019 4:52 PM

Congress Park Questionnaire

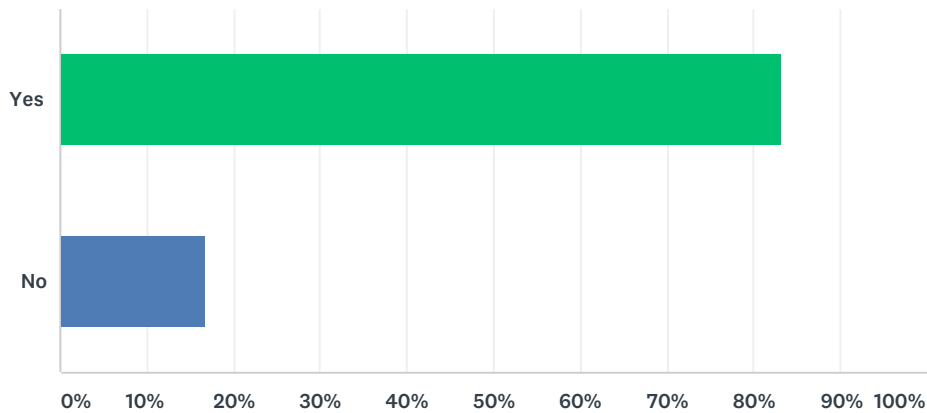
18	Absolutely not. It will very negatively impact the character of the neighborhood and our property values.	6/30/2019 2:50 PM
19	I think having room for flexibility and being guided by good design standards is the key to maintaining neighborhood character. This question needs more context and again is a leading question. It saddens me that the survey design was not more thoughtful.	6/29/2019 12:14 PM
20	I am in favor of adding ADUs in a different way than they are now defined.	6/28/2019 7:04 PM
21	People pay a premium on houses in our neighborhood because we want to live in single family home communities.	6/28/2019 10:24 AM
22	Absolutely not. This would be a huge change and profoundly alter the character of Congress Park.	6/27/2019 3:00 PM
23	Absolutely not. This town has enough apartments.	6/27/2019 11:03 AM
24	when you buy a home you are buying the zoning that comes with the property, this is a contract with the city and if the city violates this contract it is wrong. Minneapolis just removed single family zoning, let them be the test case, not us.	6/27/2019 7:40 AM
25	not sure of question????	6/26/2019 3:38 PM
26	Not sure what this means	6/26/2019 2:34 PM
27	I don't know.	6/26/2019 1:15 PM
28	Single family zoning is part of why we chose this part of town. Is anyone asking Bonnie Brae these questions? I feel like we are about to lessen the value of our neighborhood and properties by continuing to try to achieve more density. We already are losing ground on green space per person to achieve healthy city standards. Parks and Rec cannot put in more parks because there is no more land. We cannot keep shoving people in and reducing the amount of green space per person. Concrete jungles are not spaces of health and well being.	6/26/2019 4:27 AM
29	Need to know more.	6/25/2019 11:20 PM
30	Not sure	6/25/2019 9:25 PM
31	NO!!!!	6/25/2019 9:04 PM
32	That would be too overreaching	6/25/2019 7:31 PM
33	ADU's should be allowed	6/25/2019 4:01 PM
34	I think empowering duplex / triplex sort of dwellings makes sense, but maybe not too much more than that.	6/24/2019 7:25 PM
35	Much of Congress Park has several forms of multifamily as well as single family dwellings.	6/24/2019 2:23 PM
36	Single family zoning is a policy failure used to exclude minority populations.	6/24/2019 1:51 PM
37	Only if zoning change would allow for ADU's or renting spaces in existing homes.	6/24/2019 11:31 AM
38	I would need to learn more about what that means. I'm in favor of it in some areas.	6/24/2019 10:30 AM
39	not sure about this one...	6/24/2019 10:25 AM
40	This would ruin our neighborhood	6/24/2019 10:14 AM
41	NO NO NO	6/24/2019 9:49 AM
42	I don't know	6/24/2019 9:43 AM
43	HELL NO!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	6/24/2019 9:36 AM
44	Are you kidding?!?!? Do you really want to turn Congress Park into Glendale? The attraction of Congress Park is its mixed housing stock.	6/24/2019 9:32 AM
45	Indifferent	6/24/2019 9:18 AM
46	I am in favor of preserving the quality of living in Congress Park with an emphasis on preserving single family zoning. Single family zoning will preserve age and economic diversity in our community.	6/23/2019 3:47 PM
47	This is one of the last beautiful family neighborhoods in the city. This is not the place for more density.	6/21/2019 5:46 AM
48	It's got to go.	6/20/2019 5:43 PM

Congress Park Questionnaire

49	Only in some sections of the neighborhood.	6/20/2019 3:30 PM
50	Absolutely not. If this happens, people will leave the cities for the suburbs. Single family zoning is what made this city livable. If I want to live in a concrete jungle, then I would have moved there.	6/19/2019 11:51 PM
51	Enough WPZ white people zoning from 1951. Move on.	6/19/2019 11:57 AM
52	Duh!?	6/19/2019 1:31 AM
53	Yes, with a tight conservation overlay that preserves the pedestrian-friendly nature of CP's streets.	6/18/2019 3:47 PM
54	Absolutely not! I value the quiet and neighborliness of my residential streets.	6/18/2019 1:54 PM
55	Single family zoning should not exist so close to high frequency transit.	6/18/2019 10:55 AM
56	I would prefer if the entire neighborhood at the VERY least allowed ADUs	6/18/2019 10:53 AM
57	I think it is important that the neighborhood preserve its history of a variety of housing opportunities, including single family homes of various sizes, duplexes, quad-plexes, and small apartment/condo units. We are losing the variety of single family home options when people build additions to their homes without increasing density. We are losing homes in the 900-1500sqft range and increasing the proportion of 2500-3500sqft homes. This limits neighborhood diversity. I believe we need to remove single family zoning in areas, but not throughout the entire neighborhood. AND, single family zoning needs to ensure retention of moderate and small size homes alongside larger homes.	6/18/2019 10:53 AM
58	New single family really seems out of touch and is so expensive that so many can't even come close to affording.	6/18/2019 10:42 AM
59	Single family zoning has a racist legacy that I'm not comfortable with.	6/18/2019 9:44 AM
60	This would totally ruin the ambiance and charm of the neighbourhood and ruin the lifestyle of living here.	6/17/2019 7:46 PM
61	I'm not sure exactly what this means - so would want to learn more before I said yes.	6/17/2019 6:42 PM
62	Absolutely not. Stupid premise based on what? Don't buy into this lie. No city is doing it.	6/17/2019 5:51 PM

Q19 Is the current percentage of commercial versus residential zoning appropriate to the neighborhood?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Yes	83.27%	219
No	16.73%	44
TOTAL		263

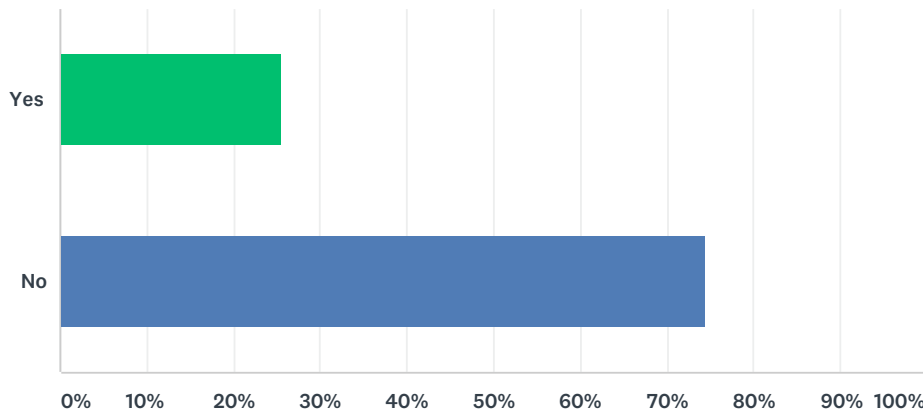
#	COMMENT:	DATE
1	It seems to be pretty good	7/5/2019 9:04 AM
2	Not sure	7/5/2019 6:16 AM
3	Unsure where else you would put more commercial buildings.	7/4/2019 9:36 PM
4	Existing commercial zoning along Colfax needs to be better utilized.	7/4/2019 5:07 PM
5	I don't know the current zoning percentages	7/4/2019 4:39 PM
6	We are lucky to have a few nice restaurants, hardware store, beauty salon,etc. We don't want or need another 9th and Colorado Blvd area.	7/4/2019 11:30 AM
7	Used to be quiet. We don't need another CrossFit gym or brewery.	7/4/2019 11:21 AM
8	Not aware of what the percentage is to answer this fairly.	7/4/2019 10:43 AM
9	Too much commercial already.	7/4/2019 10:40 AM
10	I have no idea.	7/4/2019 10:18 AM
11	it's prefect for the size of the area.	7/4/2019 10:01 AM
12	Seems to work pretty well	7/2/2019 3:38 PM
13	What we have now is good for the sense of community, with a level of symbiosis between business and residents that contributes to it.	6/30/2019 6:51 PM
14	seems like a pretty good balance	6/29/2019 12:14 PM
15	We have exposure to ample commercial establishments along Colorado Blvd which are within walking distance.	6/28/2019 1:49 PM
16	I think we have a very good balance.	6/28/2019 1:44 PM
17	But there needs to more commercial as the neighborhood grows, to prevent it from becoming like the 70s tract suburbs in Aurora or Arvada	6/26/2019 3:29 PM

Congress Park Questionnaire

18	I like the idea of adding limited comercial zoning to 12th Ave.	6/26/2019 8:36 AM
19	Yes, meaning don't increase commercial zoning; Don't add more multi use or apartment complexes. And, what is the percent. I'm basing my answer on my perception, not knowledge of the actual ratio.	6/26/2019 8:17 AM
20	I do not know about good models, but neighborhoods in Chicago come to mine, though I have only lived in Denver.	6/25/2019 9:40 PM
21	Already have major growth with duplexes and triplexes and the huge redevelopment of CU campus	6/25/2019 9:04 PM
22	Not sure	6/25/2019 7:31 PM
23	Though I don't know what the exact breakout is	6/25/2019 4:43 PM
24	Too many	6/25/2019 2:21 PM
25	Should be mixed use everywhere	6/24/2019 1:51 PM
26	Again a maybe depending on where new commercial zoning might apply.	6/24/2019 1:40 PM
27	There is room for a few more small, independently owned businesses	6/24/2019 12:34 PM
28	The streets and infrastructure of Congress Park was not meant, nor intended, nor planned to have what is already a very busy business district. (12th & Madison).	6/24/2019 12:13 PM
29	Perhaps more commercial is necessary	6/24/2019 11:45 AM
30	Although if done right, a bit more mixed use seems like a good plan.	6/24/2019 11:31 AM
31	Would love to see a bit more of the neighborhood shopping concepts like at 12th and Madison and 12th over by Peter's Chinese area. Nice to have merchants one can interact with. Before I moved to Europe I knew them all and always enjoyed having a chat.	6/24/2019 9:59 AM
32	IDK	6/24/2019 9:43 AM
33	It's hard to state without data.	6/24/2019 9:20 AM
34	I think it's fine, but more might also be good. Just not too much more.	6/22/2019 6:10 PM
35	I am not sure because I don't have access to the zoning maps to determine the difference between what is zoned and what is developed.	6/19/2019 12:33 PM
36	I think so.....	6/19/2019 8:06 AM
37	Commercial zoning should be reduced by 60%.	6/19/2019 1:31 AM
38	Big Box stores are in their place and acessable.	6/18/2019 5:15 PM
39	Slight increase in commercial zoning is appropriate, but more to the point, an increase in the number of lots permitting small office use, per ECNP recommendations.	6/18/2019 3:47 PM
40	Needs more commercial.	6/18/2019 10:55 AM
41	Should be more commercial. More small Main Street areas such as on 12th.	6/18/2019 10:42 AM
42	Need more.	6/18/2019 10:13 AM
43	This isn't a yes/no question, but it would be good to see more commercial uses near transit corridots	6/18/2019 9:10 AM
44	We need more walkable stores! Twelve avenue is a model.	6/17/2019 7:08 PM
45	For the most part yes - although if integrated respectfully into the neighborhood, we could support a few additional commercial spots.	6/17/2019 6:42 PM
46	Especially with ongoing development at former medical campus.	6/17/2019 5:48 PM

Q20 Are you in favor of allowing Accessory Dwelling Units on all blocks in Congress Park no matter the lot size?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Yes	25.48%	67
No	74.52%	196
TOTAL		263

#	COMMENT:	DATE
1	Why are we trying to replicate Oregon and Seattle. People are now finding them less desirable for living - we voted down allowing people to shoot up and sleep in the parks and now we have to say we don't want every lot to be doubled? Why would we do this to our city? It is desirable for a reason and yes, that sometimes means that not everyone can live in the same exact place. By making these changes, you reduce the desirability of the neighborhood and yes, I know because I bought in this neighborhood for all the reasons this plan is trying to overturn.	7/9/2019 12:49 AM
2	Yes!! Great compromise. Architecturally can be made to work with good design principles.	7/8/2019 4:27 PM
3	Again, when we create more density, the quality of life diminishes.	7/5/2019 3:55 PM
4	I am in favor of Accessory Dwelling Units...but not sure of qualifying size of lot.	7/5/2019 9:04 AM
5	Only on larger lots	7/5/2019 8:19 AM
6	Very much so!	7/4/2019 9:36 PM
7	But I am in favor of it for the majority of the neighborhood	7/4/2019 9:31 PM
8	I don't know what that is	7/4/2019 3:57 PM
9	But not if it decreases parking on lot. All ADU lots should have 2 cars of parking on premises (not including street parking)	7/4/2019 12:51 PM
10	I think so although some limitations are probably appropriate	7/4/2019 12:01 PM
11	No way.	7/4/2019 10:48 AM
12	What's that?	7/4/2019 10:24 AM
13	Alleys are narrow and backyards are not large. Again, many trees would be sacrificed. Allow ADUs only if the yard and trees can accommodate them.	7/4/2019 10:24 AM
14	I don't know what that is.	7/4/2019 10:18 AM

Congress Park Questionnaire

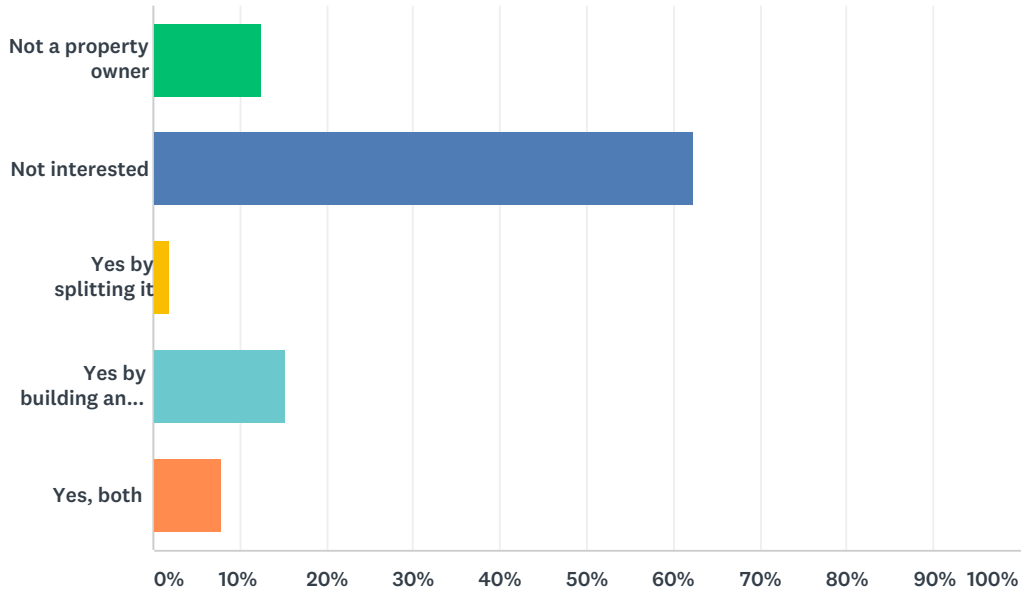
15	only on lots over 6,000sf. it's a great idea for lots which have room for it and should be encouraged because it provides families with space for ailing grandparents.	7/4/2019 10:01 AM
16	There should be a minimum lot size to make sure the utilities can accommodate the usage.	7/2/2019 3:38 PM
17	Lot size matters, I would favor some parameters. A unit over a garage or in a carriage house works, building a second structure requires adequate space. There is a second house on the lot on the southeast corner of 9th and Harrison that works well.	7/1/2019 1:21 PM
18	ABSOLUTELY NOT!	6/30/2019 6:51 PM
19	I don't know what this refers to	6/30/2019 2:50 PM
20	Lot must be 3,000 SF min for ADU	6/28/2019 1:58 PM
21	I do not know what these are.	6/28/2019 1:44 PM
22	Limited blocks, and a minimum lot size required	6/27/2019 5:37 PM
23	Some of the restrictions could be relaxed at some sites. It depends on the location and what is proposed. Ideally, there should be neighborhood input.	6/27/2019 3:00 PM
24	Too broad of a brushstroke. Appropriate on some blocks and on some lots. If you cant find parking on a block now, why consider doubling the problem with twice as many residents with cars. ADU's should be income restricted rentals.	6/27/2019 7:40 AM
25	dont know what this refers to	6/26/2019 5:46 PM
26	again not sure of question???	6/26/2019 3:38 PM
27	Air B+B is a way for racists and large landholders to skirt safety laws and exclude minorities, particularly black people. I am against it completely, ADUs should only be allowed for long term rentals	6/26/2019 3:29 PM
28	"No matter the lot size" raises alarm bells and makes me think absolutely NOT.	6/26/2019 8:17 AM
29	Depends on lot size	6/25/2019 8:14 PM
30	But dont know what Accesdory Deelling Inits means	6/25/2019 7:48 PM
31	But I think some should be allowed	6/25/2019 4:43 PM
32	lot size needs to be appropriate	6/25/2019 4:01 PM
33	Parking already SUCKS.	6/25/2019 2:21 PM
34	I am unsure what an Accessory Dwelling Unit is	6/25/2019 11:13 AM
35	As long as the Denver laws and building codes are followed.	6/24/2019 8:15 PM
36	Generally I'm in favor if the accessory use doesn't use up all the yard space & is proportional to the existing house	6/24/2019 3:32 PM
37	Parking off street must be provided	6/24/2019 2:23 PM
38	Let people do what they want with their property	6/24/2019 1:51 PM
39	Do not know what is meant by "accessory dwelling units"?	6/24/2019 12:34 PM
40	The lot size matters	6/24/2019 10:14 AM
41	Yes - if tastefully done	6/24/2019 9:59 AM
42	Absolutely NOT.	6/24/2019 9:32 AM
43	I think this could reduce the "charm" of single family residential areas.	6/24/2019 9:20 AM
44	YES PLEASE	6/20/2019 5:43 PM
45	Need more information to answer question.	6/20/2019 3:30 PM
46	Should be based on lot size and amount of structure covering the lot.	6/19/2019 11:51 PM
47	Please allow ADUs! They prevent the hollowing out of neighborhoods, allow property owners another source of income, provide lower square footage relatively affordable housing, and keep things interesting architecturally.	6/19/2019 9:58 AM
48	Within reason	6/19/2019 6:10 AM

Congress Park Questionnaire

49	Depends on lot size and number per block	6/19/2019 5:27 AM
50	Duh!?	6/19/2019 1:31 AM
51	100% yes!	6/18/2019 8:50 PM
52	Again, that means allowing space for more city services.	6/18/2019 5:15 PM
53	Should depend on lot size. Larger lot size would be able have ADUs.	6/18/2019 3:46 PM
54	It should be based on lot size; not applied to entire blocks.	6/18/2019 3:34 PM
55	Do you mean like a store shed or would somebody actually live there?	6/18/2019 3:16 PM
56	Again, I feel it is necessary to retain variety within the housing mix of the neighborhood. I am not against ADUs outright, but I do not think it is appropriate to have them on every lot. Implementation of ADU roll-out would need to be nuanced and requires significant planning.	6/18/2019 10:53 AM
57	Yes, please!	6/18/2019 10:42 AM
58	some lots just aren't big enough	6/18/2019 7:19 AM
59	Not sure the details of this - would want to learn more. If this is something like a garage apartment, I would say, I support it however lot size should be considered.	6/17/2019 6:42 PM

Q21 If you are a property owner of a single family dwelling in Congress Park would you be interested in "splitting" it or by building a accessory dwelling to create income property?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Not a property owner	12.55%	33
Not interested	62.36%	164
Yes by splitting it	1.90%	5
Yes by building an accessory dwelling	15.21%	40
Yes, both	7.98%	21
TOTAL		263

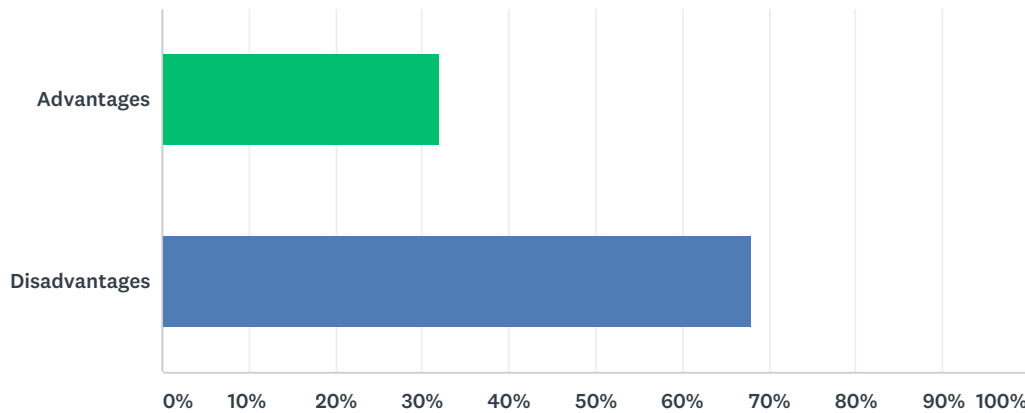
#	COMMENT:	DATE
1	maybe - that wasn't an option given.	7/7/2019 2:57 PM
2	Definitely not. Then we would be turning ourselves into Cap Hill where you can't find parking, renter with no connection to the neighborhood just abuse the place. NO!	7/5/2019 10:12 AM
3	I have a duplex and have utilized one ground level apartment for permanent tenants, 1 vacation rental, 1 basement apartment for a permanent tenant and I live in the second basement apartment. I would also be will to create an accessory dwelling	7/5/2019 9:04 AM
4	I live in Stevens school so we have 25 units. I do like the idea of garage conversions but we are pretty dense and it is hard to maneuver as a walker and a driver across numbered streets.	7/5/2019 8:17 AM
5	Like all tenets are great? Haha	7/5/2019 6:16 AM
6	I live in a multi family dwelling. But I would not want to split or build additional living areas on my property.	7/4/2019 10:33 PM
7	Don't really expect to do this but who knows	7/4/2019 12:01 PM
8	No way.	7/4/2019 10:48 AM

Congress Park Questionnaire

9	if the lot is over 9,000sf split it; otherwise, over 6,000sf works for an ADU.	7/4/2019 10:01 AM
10	Not at all interested. This has already happening in the neighborhood through zoning variance permits. Is this mass zoning change idea simply to cut back on the permit backlog? This is not the answer to that problem. The permitting process needs technological / digital upgrades.	6/30/2019 6:51 PM
11	I live in a condo	6/28/2019 1:44 PM
12	Does not apply	6/28/2019 9:55 AM
13	It is important that the residential nature and architectural context be preserved in CP. There are some single family homes that have already been modified in this fashion. This type of development may be appropriate for some properties in CP. In other spots it would disruptive.	6/27/2019 3:00 PM
14	This happened in Cap Hill in the 1950's and its not the direction we in CP should go. CP residents in the recent past have downzoned turning our neighborhood boarding houses back to single family homes.	6/27/2019 7:40 AM
15	If I did it it would only be as a long term rental	6/26/2019 3:29 PM
16	I fear those ADUs will only become short-term rentals regardless of the law. It happened in my previous Denver home and disrupted our lives with so much turnover and noise.	6/26/2019 2:34 PM
17	total area. It also ranks nearly last in park acres per resident. City leaders are overriding residents' desire for increased green space as they sign off on more high-density development. The dwindling of nature in Denver could lead to potentially overwhelming increases in stormwater runoff, and is causing worsening heat-wave impacts and likely hurting residents' physical and mental health. Park space per person in Denver has fallen to 8.9 acres per 1,000 residents, down from 9.4 acres per 1,000 residents in 2006 and 9.5 acres per 1,000 residents two decades ago — far below the national average of 13.1 acres per 1,000 residents, city data show. This is below health recommendations established by the WHO. We cannot continue to increase density if we do not increase green space. Plans to increase density are putting economy over environment.	6/26/2019 4:27 AM
18	I don't have enough property; only 6500 sq ft of land.	6/25/2019 9:40 PM
19	Perhaps	6/25/2019 9:25 PM
20	Again, provided all Denver laws and building codes are followed, I find this okay. One BIG problem CP currently has is parking especially near the boundary properties.	6/24/2019 8:15 PM
21	what the heck is this city coming to? Splitting a house?	6/24/2019 12:13 PM
22	This is a big "maybe."	6/24/2019 10:14 AM
23	I am not opposed, but I have no plans to do this myself.	6/24/2019 10:10 AM
24	My lot is not large enough. We have to stop this concrete property line to property line attitude.	6/24/2019 9:36 AM
25	Not my housing situation.	6/24/2019 9:32 AM
26	I would be interested if I had a viable plan to move elsewhere.	6/19/2019 1:31 AM
27	For many property owners just finished investing in putting their homes back into single family.	6/18/2019 5:15 PM
28	What do you mean splitting it?	6/18/2019 10:53 AM
29	I own a single family dwelling, but the lot does not have space to split or add an ADU. Our lot is less than 3500sqft.	6/18/2019 10:53 AM
30	An accessory dwelling seems a better choice based on our financial situation, but we are open to splitting it, too.	6/18/2019 10:03 AM
31	Not for income property but literally for family to stay from time to time or as a home office.	6/17/2019 6:42 PM
32	This is absurd and would change the charm that is the CP neighborhood.	6/17/2019 5:45 PM

Q22 Do you see advantages or disadvantages to increased density. Please tell us why in the comment box provided.

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Advantages	31.94%	84
Disadvantages	68.06%	179
TOTAL		263

#	COMMENT:	DATE
1	Our parks are already overcrowded and there is not enough green space to be considered healthy for kids (or adults for that matter). Our schools would get overcrowded and there are already more than 30 kids in Kindergarten classes at our local school - are you building more schools? A balance of space and amenities makes for a desirable city. Please stop trying to make space for people in places that will just pinch out the quality of life.	7/9/2019 12:49 AM
2	Congress Park is a great neighborhood now. It is getting too crowded with businesses already and I can't park on my street. I do not have room for a garage. Adding more density is taking away from the charm and character of our neighborhood.	7/8/2019 9:58 PM
3	More people that living closer to downtown means less vehicles commuting further.	7/8/2019 4:47 PM
4	Healthier environment for local small businesses, and larger market for improved public transit.	7/8/2019 4:27 PM
5	Might increase diversity as very "white" currently.	7/8/2019 9:23 AM
6	Greater density has more people around to see what's going on and to support local businesses. Obviously there are disadvantages as well, possibly more crime, but hopefully with more density, more eyes out.	7/7/2019 2:57 PM
7	I realize these questions you developed were difficult but they are far too generalized / open ended. The appropriate option would be 'both.' Obviously (or maybe not) it all depends on how much density and how it is shaped and what it's contextual relationship is.	7/7/2019 8:10 AM
8	Less comfortable and less family oriented feel with increased density.	7/6/2019 10:51 PM
9	increased density.....impact on parking and traffic.....already a problem	7/6/2019 1:28 PM
10	Less parking	7/5/2019 6:22 PM
11	Why would we want to increase density? There shouldn't be an invitation for developers to create a different Congress Park.then we have now.	7/5/2019 3:55 PM
12	think current density is appropriate; we have a number of multi-family buildings.	7/5/2019 2:11 PM
13	Affordability and income / offsetting high cost of living	7/5/2019 12:39 PM

Congress Park Questionnaire

14	Traffic, the city has not been appropriately planning for parking, lack of green space, crime	7/5/2019 10:36 AM
15	Crime, pollution, finished quality of life.	7/5/2019 10:12 AM
16	Parking, traffic	7/5/2019 9:38 AM
17	I see both advantages and disadvantages for increased density. Hopefully planning will provide a balance of density and open space.	7/5/2019 9:04 AM
18	Again, I see both for density in general but I chose to move to Congress park because it's beautiful, walkable and close to downtown but not in downtown. I don't want to lose the character of the neighborhood!	7/5/2019 8:19 AM
19	Traffic.	7/5/2019 8:17 AM
20	Both, really. It has to be controlled. The feel of Congress Park needs to stay the same - a mature neighborhood with a friendly feel. Growth is normal, but let's not lose our trees and neighborhood feel to pop tops and multi unit buildings.	7/5/2019 7:52 AM
21	Overall I feel that the disadvantages are greater than advantages. With increased density comes increased crime, traffic, trash, dog waste, parking shortage, noise, loss of trees and sunlight when large structures are built, loss of neighborhood character with scrapes and large structures. Local businesses seem to lose traction as well. This city does not have adequate mass transit infrastructure to accommodate increased density and most or many people have and drive cars in this area that is already overcongested.	7/5/2019 6:49 AM
22	More crime Less neighborhood Forget it	7/5/2019 6:16 AM
23	Traffic is a nightmare already.	7/5/2019 5:55 AM
24	There are multi family units in Cherry Creek, City Park and uptown. We don't need 100% multi family neighborhoods. I feel Congress Park is dense enough. There are many duplexes on virtually every block.	7/4/2019 10:53 PM
25	It's so congested already. The traffic is intense on E. 13/14ave-it's nonstop 24/7 because the area had grown too much in the last few years. The streets are narrow-it's a joke that if you live in CP you're going to have dents, scratches and missing mirrors. We do not need more density. I am adamantly against removal of the trees, as they are part of what makes this community great.	7/4/2019 10:33 PM
26	Too much demand on inadequate infrastructure.	7/4/2019 10:31 PM
27	Again, if this is done sensibly, with good transportation alternatives and options for parking, I think the density can be a good thing. But you often I see Denver developers building large residential properties in areas where they cannot take the number of apartments, cars, and people, and still be comfortably livable	7/4/2019 9:36 PM
28	We have a neighborhood that is close to the most significant employment center in the region, downtown Denver. And we have housing affordability challenges that can be ameliorated with highly density.	7/4/2019 9:31 PM
29	I see both, but more advantages than disadvantages. outlined above	7/4/2019 9:17 PM
30	Parking problems, traffic congestion.	7/4/2019 5:17 PM
31	Why increase the density of our neighborhood if we are already unable to manage our current environmental impact? For example, our excessive water use and diminishing water resources.	7/4/2019 5:07 PM
32	As already said in this survey, I think people need space and when people feel crowded together, some spirit is lost that is needed in our area where people still walk and talk with each other.	7/4/2019 4:39 PM
33	People need space and already small lots to deal with	7/4/2019 4:29 PM
34	Unless public transportation becomes more accessible and used, increased density means more traffic.	7/4/2019 4:26 PM
35	Both	7/4/2019 4:03 PM
36	Increased diversity, more traffic for businesses	7/4/2019 3:57 PM
37	Depending on how dense the quadrant is now.	7/4/2019 2:50 PM

Congress Park Questionnaire

38	Both, but the increased density needs to be managed as not to over densify. Commercial / multi family properties need to address parking appropriately, understanding that it costs \$, and that is just how it is.	7/4/2019 12:51 PM
39	It seems that increased density could have a negative impact on current parking availability. Any increase in density would HAVE to include sufficient OFF STREET parking	7/4/2019 12:33 PM
40	You are destroying the character of the neighborhood. Do you think it is "progress" to have barely any parking, double travel time, people coming in with no sense of neighborhood, frustration levels constantly increasing? You have a questionnaire but are you actually listening to the people who live here?	7/4/2019 12:20 PM
41	There are really both. Traffic is bad and more people can be annoying but I want younger and not rich people to be able to live here, so we have a more diverse community. Also need density to support transit and local businesses	7/4/2019 12:01 PM
42	Crowding breeds discontent in many cases, more crime, more noise, retail space that is rented instead of owned. Most studies will show that dense urban areas are the places of negative results, look at central LA.	7/4/2019 11:30 AM
43	Quality of life is under threat!	7/4/2019 11:25 AM
44	If done CORRECTLY this could be great.	7/4/2019 11:21 AM
45	As described, too much traffic, too little parking, too many people. Do not support what's happening in Congress Park and the proposals for more density. We are in a designated Historical District. I haven't seen anything addressing our needs for preservation.	7/4/2019 10:48 AM
46	Too broad of a question, this should be asked differently	7/4/2019 10:43 AM
47	Congress Park is losing its charm to development, stop ruining Denver's best neighborhood for more money. Yuck!	7/4/2019 10:40 AM
48	We need more affordable housing. More people can help that maybe. It would also require more frequent public transit. I love this neighborhood. More people means more business opportunities means more income flowing.	7/4/2019 10:34 AM
49	Increased noise, traffic, and crime. Decreased quality of life.	7/4/2019 10:27 AM
50	Narrow streets, limited parking, threat to trees.	7/4/2019 10:24 AM
51	small lots on quiet streets are losing liveability with additional tenants and density and rezoning there is bad. Our neighbors' Airbnb, for example, is horrible for us. Smart development on wider streets near transportation with mixed use and appropriate sized buildings with parking can be beneficial to everyone and limits urban sprawl and traffic.	7/4/2019 10:19 AM
52	Diversity.	7/4/2019 10:18 AM
53	MORE public transit, safer streets, stable local economy.	7/4/2019 10:11 AM
54	advantages: more people support higher quality commercial ancillary uses. disadvantages: traffic, parking problems and noise from more people. disadvantages greatly outweigh advantages in congress park because CP already has plenty of decent retail.	7/4/2019 10:01 AM
55	Traffic noise pollution crime	7/2/2019 6:31 PM
56	Both. We need to have locations where our teachers, police, etc. can afford to live in the areas they serve. Flexibility in zoning could facilitate that. However, effective, and vigilant stewardship of zoning should maintain the quality of life in Congress Park, because that's what draws new residents to the area.	7/2/2019 3:38 PM
57	Again, it is not either/ or. The problem is the out of control , (an often fairly ugly) development we have seen elsewhere in Denver that is the concern. Again, jamming as many units as possible into the established neighborhoods in west Denver was definitely a disadvantage. The density of the building, the quality of the building, whether their is adequate and realistic planning regarding traffic and parking, etc., the impact on the quality of livability for those already in the neighborhood is the concern.	7/1/2019 1:21 PM
58	I think I've been pretty clear about the disadvantages above.	6/30/2019 6:51 PM
59	We love the community feel of Congress Park. We do not need or want more density or congestion That would greatly reduce our lifestyle and property values .	6/30/2019 5:33 PM

Congress Park Questionnaire

60	Increased traffic, loss of community character, etc.	6/30/2019 4:52 PM
61	As i've already said, increased density will lessen the quality of life in the neighborhood and cause property values to fall. Put the density in the suburbs	6/30/2019 2:50 PM
62	Increased density will change the neighborhood unfavorably.	6/30/2019 9:22 AM
63	There are advantages if there is thoughtful planning. We need to be adaptive to the future and be will to be open to preserving neighborhood character, but be open to thoughtful, well-planned change that builds on the strengths of the community and helps us thrive.	6/29/2019 12:14 PM
64	I feel that personally this area has the perfect density ratio and any radical swings would no improve any of the overall quality of life.	6/29/2019 2:06 AM
65	Can provide diversity and affordable housing options if done right.	6/28/2019 7:04 PM
66	More traffic - which means more drunk/distracted drivers. The attraction to the neighborhood is the lower density which is mandated by the R1 or R0 zoning. That means yards, trees and separation between homes - I want that.	6/28/2019 1:58 PM
67	If done properly...better transit options, increased walk ability, more choices for restaurants, retail, cultural offerings, etc.	6/28/2019 1:49 PM
68	too many people is hard on our resources.	6/28/2019 1:44 PM
69	This is a Family friendly urban neighborhood and increased density could alter that depending on how it's handled.	6/28/2019 1:40 PM
70	We must think about long term effects of increasing density. What happens when the economy slows and housing demand softens? The issue with density is that investors have a much greater impact on the neighborhood. Their goal is occupancy no matter the economy. There were many multi family properties built in Congress Park between the 60's and early 80's. Many spent the 90's and 2000's as flop houses when folks moved to the suburbs.	6/28/2019 11:37 AM
71	The neighborhood has many apartment buildings and houses that have been split into multiple apartments. More density will degrade the character of the neighborhood.	6/28/2019 11:26 AM
72	Where are people parking? Public transit is not an option for all of the shuffling that is done with two kids. If the concept is to push families out of the city and only have properties for people under the age of 30 (who will eventually want single family homes within which to raise their kids) then that's what urban density will achieve. Please leave neighborhoods for people to raise family's in the city in single family houses with parking!	6/28/2019 10:24 AM
73	Roads are narrow, lots are small. We have a nice family feel. Trees are necessary for help with pollution control and they make CP actually look like a park	6/28/2019 9:55 AM
74	New development are clearly built too big for the space, and adds to car traffic which is the bigger problem to simple living units. We want our streets to be residential and no have a home in the shadow of a multi-unit. Given that our home is worth nearly \$1million, I don't want my property to be near scrapes for profit, or the over-run of street parking. For example, Congress park added street parking on the north side of 13th a few years ago, and we also have parking on the south side of 14th. It makes it impossible to safely exit the alley in a car from either end now, and that was done to accommodate density for multi-unit parking who don't make enough spots for their tenants. We DO NOT need more density in Congress Park, commercial surely and not residential.	6/28/2019 9:49 AM
75	Traffic, crime, decreased green spaces, dirtier streets	6/28/2019 9:12 AM
76	very hard to say- not one size fits all	6/28/2019 9:10 AM
77	No matter where increased density is placed, it's going to increase use of our neighborhood streets and sidewalks. We have moved to Congress Park because it's not dense like Capitol Hill, and remains quiet. Take that away, and my quality of life diminishes.	6/27/2019 5:37 PM
78	Actually, I see both. The advantages are increased affordability and diversity. The disadvantages are that our neighborhood is pretty densely populated at present; increased density would alter the character of the neighborhood (particularly south of 12th Avenue), introduce for traffic, overcrowding , and potentially more crime.	6/27/2019 4:03 PM

Congress Park Questionnaire

79	Primarily disadvantages for the reasons mentioned above (safety, crime, litter, noise etc.). Congress Park is a neighborhood which offers a quiet residential environment close to the heart of Denver. Denver's existing close in urban neighborhoods are one of the things that is relatively unique to Denver as a large city and should be preserved. I want to preserve the quality of life currently enjoyed by Congress Park residents.	6/27/2019 3:00 PM
80	This neighborhood was built for a certain number of single family homes. Traffic, safety, parking, noise, etc. are all affected when we try to cram more people or buildings into the existing neighborhood. It's nice to have a moderate number of commercial properties that are walkable for residents, but in general, I am not in favor of more commercial space - Colfax and Cherry Creek provide those things already and are quite close.	6/27/2019 11:54 AM
81	Creates more traffic, more crime, less parking, louder	6/27/2019 11:03 AM
82	Science has shown us that when you put 30 rats in one cage their quality of life suffers.	6/27/2019 7:40 AM
83	it would change the character of the neighborhood. the main benefit is for developers...we have increased development now in Cherry Creek and on the property where the hospital used to be. That should be sufficient.	6/26/2019 5:46 PM
84	1. environmental- we need to live in higher density to protect what wild land is left, so much of rural America is industrial farming, ranching or logging that there is already nearly nothing wild. Beyond that high density offers a dramatically lower carbon footprint. 2. entertainment and culture - a dense city allows for exchange of ideas, for socializing and fun for people of different demographics when all living together 3. economic - opportunity for most non-extractive businesses are greater in areas with more potential clients	6/26/2019 3:29 PM
85	Density could lead to more funds and support for public transit. Living densely is better for the earth than sprawl	6/26/2019 2:34 PM
86	Not enough parking	6/26/2019 1:15 PM
87	The streets are not built large enough for much more additional transit. Parking would be a big problem if we increased density much more.	6/26/2019 8:36 AM
88	I think I've made plenty of comments but here it is again. The rents in Denver are already ridiculous and unaffordable by those of us with single incomes. New builds are not bringing down rent prices, and are in fact even more expensive than what I live in. Scraping current dwellings will destroy the character of the neighborhood. So far the increased density in Denver has resulted in more traffic, more pollution, and more crime, and that doesn't add quality of life to anyone but the developers who are making money from the ugly, low-quality complexes that are cropping up all over Denver. We don't need Congress Park looking like Stapelton.	6/26/2019 8:17 AM
89	Denver ranks nearly last among major U.S. cities, including New York, in park space as a percentage of	6/26/2019 4:27 AM
90	We need more housing so people have a place to live.	6/25/2019 11:20 PM
91	Primarily disadvantages because the city does not seem able to guide increased density developments effectively. Density has been increased with little attention paid to the issues of parking and traffic. Denver also is special because of it's wonderful neighborhoods in the central neighborhoods. If development continues our neighborhoods will continue to lose their character and we'll be stuck with a sea of crammed in overpriced faux stucco homes, no parking, and worsening traffic. If the city gets it act together and more appropriately guides development I think it can be done successfully.	6/25/2019 9:23 PM
92	Increased traffic, safety risk for families/children	6/25/2019 9:20 PM
93	Overall, the disadvantages result in increased traffic, crime, parking issues and limited access to Colorado Blvd etc. Speeding and hit and runs already cause problems on all side streets	6/25/2019 9:04 PM
94	Adds to crime	6/25/2019 8:14 PM
95	Half of the charm is the small town big city feel Congress Park has	6/25/2019 8:09 PM
96	Both actually. Do the right way increased density is a good way to accommodate growth. Done wrong and it can forever change the feel of Congress Park that residents live here for.	6/25/2019 8:01 PM
97	Not adequate parking as is	6/25/2019 7:48 PM
98	No parking	6/25/2019 7:46 PM
99	Vibrant neighborhoods	6/25/2019 7:31 PM

Congress Park Questionnaire

100	If a community is not growing it is declining	6/25/2019 5:01 PM
101	Traffic, crime, lost charm, ruins character of buildings, lower property value. I worked hard to purchase a home in Congress Park. Don't ruin it.	6/25/2019 4:52 PM
102	Honestly, both. I don't want to be overcrowded, but I also want to walk places and continue to make this neighborhood great through improvements	6/25/2019 4:43 PM
103	There are both advantages and disadvantages.	6/25/2019 4:14 PM
104	see above comment. Parking and crime are increasing with the density and commercialization of this area	6/25/2019 3:50 PM
105	More housing options	6/25/2019 3:38 PM
106	Too many people no parkohigher crime	6/25/2019 1:39 PM
107	I see both sides. The advantages would be allowing more people to enjoy the beautiful area some of us get to call home. The disadvantages include parking requirements, lost of tree canopy, lost of sleepy neighborhood feel, increased noise, increased trash, increased traffic, etc	6/25/2019 12:06 PM
108	Traffic will become increasingly congested	6/25/2019 11:13 AM
109	Congress Park is already quite dense. The housing mix of historic single-family homes is unique and this contributes greatly to the neighborhood's appeal. I would be in favor of smaller multi-family development (2, 3, or 4 units) in order to increase affordability.	6/25/2019 9:10 AM
110	Parking is already bad...this will make it worse.	6/25/2019 5:47 AM
111	Until the appropriate infrastructure is in place, increased density would be a disadvantage to the community. Parking, traffic, sidewalks, safe/adequate crosswalks, parks, common areas, better use of public space to enhance the community are all priorities that need to be addressed in advance of changes that will increase density.	6/24/2019 9:46 PM
112	Parking. I currently cannot get permit only parking near the 9th & Colorado Blvd development. Within the year, I foresee this being a big problem for us to be able to park "near" our house. I'm not happy about this.	6/24/2019 8:15 PM
113	Colorado Blvd. is in gridlock. Way too much traffic without solutions proposed with out increased density.	6/24/2019 7:48 PM
114	Vibrancy of urban opportunities and amenities.	6/24/2019 7:25 PM
115	If it leads to more restaurants and mass transit. Balancing that with quiet and safety can be hard though	6/24/2019 6:37 PM
116	Crowding brings more traffic, a problem that is infesting much of Denver. We don't need more people and more traffic in the neighborhood.	6/24/2019 6:32 PM
117	Losing the character of the neighbor is not an option in my mind. We do not want to see what is happening in the highlands. Congress park is a very special place and its history is very important. By demolishing the old homes destroys why most of us live here. We don't need another cherry creek nor highlands.	6/24/2019 5:32 PM
118	Both advantages and disadvantages	6/24/2019 5:21 PM
119	Traffic, stress on available parking, loss of sunlight in area surrounding development, loss of neighborliness	6/24/2019 3:32 PM
120	Crime and homeless increases	6/24/2019 2:54 PM
121	Added vibrancy of people. Pressure to activate under utilized areas, such as alleys for bikes, more street lights, added small local retailers. Improved transportation,	6/24/2019 2:23 PM
122	Paper after paper has shown the massive benefits that come with density and the huge inequality that comes with single family zoning.	6/24/2019 1:51 PM
123	Depends on where increased density is.	6/24/2019 1:40 PM
124	Traffic and crime. Reduces property values and quality of life	6/24/2019 12:42 PM
125	THERE ARE ENOUGH PEOPLE HERE ALREADY. Re-design areas that need it, like the old hotel behind Colfax/Colorado. Denver's mayor and the city council are drunk on development. STOP STOP STOP STOP STOP STOP. What on earth would be an advantage to increased density????	6/24/2019 12:13 PM

Congress Park Questionnaire

126	Perhaps increased diversity	6/24/2019 11:45 AM
127	Advantages--more socio-economic integration and more affordable housing and increased walkability. Disadvantage--not sure how parking issues would be handled.	6/24/2019 11:31 AM
128	Traffic, parking, crime, lack of neighbourhood engagement (Not knowing your neighbours), increased property taxes, overburdening available services (crowded restaurants, shops, service providers such as dry cleaners, gas stations, etc)	6/24/2019 11:26 AM
129	Neighborhood affordability	6/24/2019 10:30 AM
130	Primarily due to ruining the character of our beautiful neighborhood. I would be more in favor if new dwellings were built to look historic or maintained the facade of the existing building	6/24/2019 10:14 AM
131	well, there are both advantages and disadvantages, but in my opinion the advantages are far greater. Support businesses, prevent sprawl, have the population density necessary to support transit.	6/24/2019 10:10 AM
132	Congress Park is a quiet family and pedestrian friendly neighborhood. Increased density will only add to the already increased and dangerous traffic problems.	6/24/2019 10:09 AM
133	Only moderate increases	6/24/2019 9:59 AM
134	It needs to be sensitive to what came before.	6/24/2019 9:49 AM
135	The onset is mostly disadvantages, more crowding, more traffic, more pollution. They can be offset with better services by the city, but Denver hasn't proven itself to be good at growing thoughtfully.	6/24/2019 9:43 AM
136	If we don't stop building soon the streets will be gridlocked and won't move when lights change. Don't try to make our neighborhood into NY for the greed of money in taxes.	6/24/2019 9:36 AM
137	It is currently uncontrolled and not at all thought out. Density for the sake of density is ridiculous.	6/24/2019 9:32 AM
138	More traffic that speed through the neighborhood.	6/24/2019 9:21 AM
139	In the right location, increased density could be beneficial for economic, social, and environmental reasons.	6/24/2019 9:20 AM
140	More traffic, noise, pollution.	6/24/2019 9:19 AM
141	Disadvantages outweigh pros.	6/24/2019 9:18 AM
142	Social issues including an increase in crime rates, anxiety and depression will be caused by increased density.	6/23/2019 3:47 PM
143	It depends. I think we're already fairly dense and traffic and parking are already issues, so I wouldn't want too much more. On the other hand, more walkable businesses would be community-building and better for the environment, and there are some areas of the neighborhood (mainly along CO Blvd) that could probably handle more residential density.	6/22/2019 6:10 PM
144	Congress park is a special place where kids can run and there are families living in the city. I used to live in Capitol Hill and parking was outrageous. We have such a nice balance of a few amazing neighborhood restaurants and bars. Very family oriented. We don't need more. Keep this a neighborhood. That's why we bought here. We don't want to live in highlands ranch. We want to raise families in the city.	6/21/2019 5:46 AM
145	More people living in transit-rich neighborhoods like Congress Park is good and we can both have existing historic buildings AND new development. I guarantee you the old, white, property owners will complain about parking. I have NO SYMPATHY.	6/20/2019 5:43 PM
146	Both...less environmental impact but more crowds.	6/20/2019 3:30 PM
147	noise, loss of trees that happens with denser developments, not knowing your neighbors, more transient, too much traffic, loss of privacy with all of the units going in. . . won't be able to enjoy my backyard anymore	6/19/2019 11:51 PM
148	traffic	6/19/2019 9:30 PM
149	We already have too much traffic and high speed drivers that endanger not only children but adults as well. Plus, isn't it nice to see sunshine on our beautiful sidewalks. Surely we have learned a few lessons from our neighbors to the south(Cherry Creek North)	6/19/2019 5:56 PM

Congress Park Questionnaire

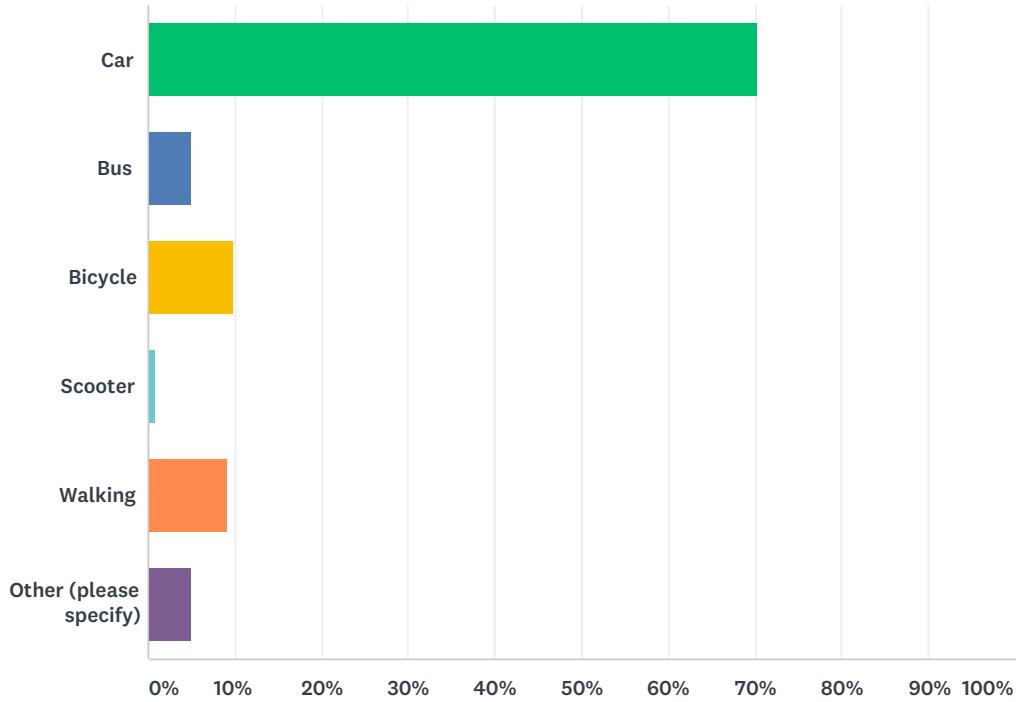
150	Increased density in my part of the neighborhood would increase pressure for street parking and currently there is little parking available.	6/19/2019 4:54 PM
151	quality of life is inverse to more density beyond what we have.	6/19/2019 2:25 PM
152	The advantages are an increased tax base and a more urban population to support the center city. Disadvantages are noise, lack of meaningful public transportation.	6/19/2019 12:33 PM
153	Like every other City on planet earth - have clean and frequent transit, which needs density to support it. We have 90% + car ownership. We are destroying the earth with fossil fuels. We cannot live like it's 1952 anymore. Density and transit and walkable commercial NOW.	6/19/2019 11:57 AM
154	More people to support local businesses, keep schools occupied, more support for transit	6/19/2019 9:58 AM
155	This neighborhood is already huge with tons of people! the quaint houses and buildings give it charm. However we like the access to the businesses on the routes that are mentioned in this survey. Just the increase in people living here would be a lot more traffic and will loose that neighborhood feel.	6/19/2019 8:06 AM
156	Parking, crime, traffic congestion, changing neighborhood personality	6/19/2019 5:27 AM
157	Over the past several decades East Denver has become a dangerously overpopulated and unhealthy place in which to live. Air quality has diminished to unacceptably low levels. Crime has increased. And, not surprisingly, one's odds of dying in a vehicle - pedestrian collision have risen dramatically.	6/19/2019 1:31 AM
158	Noise, pollution, traffic, loss of affordability for housing, and loss of character.	6/19/2019 12:13 AM
159	Overcrowding, too many persons not invested emotionally (as well as financially) in the character, architecture, common good of the neighborhood. Overcrowding creates transiency, not long term investment.	6/18/2019 10:43 PM
160	Density = more diverse, vibrant, and sustainable communités.	6/18/2019 8:50 PM
161	Studies have shown that people feel disconnected from their community when they live above the 3rd floor. We have enough people new to Denver who don't seem to care to be connected to the community. I used to enjoy Denver because of our open spaces... vertically and horizontally...and the mountain view. Ww are now being closed in and it feels awful.	6/18/2019 7:23 PM
162	I think we need at least some areas of the city that continue to allow green space with shaded sidewalks to enjoy a walk through.	6/18/2019 5:15 PM
163	Mostly advantages: more riders for transit, more eyes on the street, more affordable housing, more nearby services, greater likelihood of housing my office in the nieghborhood.	6/18/2019 3:47 PM
164	I see both, but I feel that increased density should come AFTER services have been put in place. For example, the city seems to be wanting increased density in Congress Park, but hasn't increased green open space; planned for improved transit, or built more/better public services (such as new outdoor pools in surrounding neighborhoods).	6/18/2019 3:34 PM
165	Parking, loss of interaction with neighbors,	6/18/2019 1:54 PM
166	I hope increased density would make services more walkable. I'd love to not have to drive for day to day errands.	6/18/2019 12:17 PM
167	We live near the mountains and want to be able to see them from places other than the top floors of high rise buildings. If I wanted to live in NYC or Chicago, I would. I want to live in Denver and sustain the quality of life here.	6/18/2019 11:37 AM
168	When planned appropriately, it adds life to the street and convenience to residents to avoid cars.	6/18/2019 11:30 AM
169	No matter how hard the developers try to sell the benefits of increased density this neighborhood should not change to help the developers bottom line. There are too many ramifications to increases density- traffic (speeding), overcrowding, shoddy development; all issues that most likely will not be addressed.	6/18/2019 11:02 AM
170	Greater sense of community, a "ten minute neighborhood" and less need for a car.	6/18/2019 10:55 AM
171	More affordability, more neighbors, more community, more places to shop, more city. We live in a City, if people do not want to be around other people they should move to the suburbs.	6/18/2019 10:53 AM

Congress Park Questionnaire

172	We, as a neighborhood and society, cannot support single family homes with an average of 800-1200sqft per resident of the home. It's completely unsustainable. Increasing density increases the diversity of the neighborhood and can contribute to a greater sense of community.	6/18/2019 10:53 AM
173	I can see both but I see greater advantages. Much more of an equitable neighborhood is the greatest advantage.	6/18/2019 10:42 AM
174	Increased density, so long as it is managed correctly, helps create the vibrancy which is the hallmark of living in a city. Increased density also allows for mixed use/mixed income which also helps create an interesting place to live. Downsides are managing increased automotive traffic and possibility of increase in crime.	6/18/2019 10:19 AM
175	Allows more inclusivity by lowering rents. Allows potentially more diversity.	6/18/2019 10:13 AM
176	I love our neighborhood, and I'd like to share it with more people and keep the cost of housing from climbing. I also enjoy taking the bus and hope that more people would encourage the City to increase bus service (especially on Sundays).	6/18/2019 10:03 AM
177	I like mixed-use in area that already have residential and commercial uses, but I like keeping the single-family homes a sis in the neighborhood.	6/18/2019 9:45 AM
178	Shorter walks to things we need. Also, I'm worried about future RTD cutbacks for the Bus I use if ridership declines.	6/18/2019 9:44 AM
179	Congress Park still feels like a neighborhood where it's safe to have your children play in the front yard. We are already seeing a increased traffic through our neighborhood by careless drivers.	6/18/2019 9:22 AM
180	Increased walkability and bikeable neighborhood ability to sustain transit, is best way to reduce carbon emissions	6/18/2019 9:10 AM
181	More traffic, less views, less trees.	6/18/2019 9:00 AM
182	There could be advantages if our transportation system could handle it...but it clearly cannot handle even the density we have now. As much as we can imagine a perfect world where people ride bikes and take the bus, more people mean more cars.	6/18/2019 8:57 AM
183	Neighborhood currently provides an oasis in a city that is becoming very densely populated in certain areas, Congress Park provides a family friendly atmosphere that is attracting younger homeowners and a new generation of children. It is important to retain the attractive qualities of the neighborhood.	6/18/2019 8:21 AM
184	I see both.	6/18/2019 7:46 AM
185	density typically brings convenient transit and commercial.	6/18/2019 7:19 AM
186	We are a growing city. If we want to have diversity, inclusiveness, and vitality, we need to accommodate more density.	6/18/2019 1:17 AM
187	It is already very crowded. It would be nice to keep it more residential with single family homes.	6/17/2019 10:10 PM
188	Fear of losing the current neighborhood vibe. There is already a ton of development happening on Colorado Blvd & 9th. We do not need any more restaurants or retail. We need to preserve our old homes & not allow scraps.	6/17/2019 8:37 PM
189	It's already a pretty populated area. I'd hate to see a lot more multiple family dwellings replace the current charming single family dwellings that define the character of Congress Park.	6/17/2019 7:46 PM
190	Clearly there are both pluses and minuses. But we are in a big city. We are three miles from downtown. We are not a suburb. We need density to be healthy and to attract new residents.	6/17/2019 7:08 PM
191	increased Socio-Economic and ethnic diversity would be wonderful in our neighborhood. however, congress park is a special place that with too much crowding will lose it's charm & character.	6/17/2019 6:42 PM
192	You have to increase parks. Trails. Transportation or you negatively impact quality of life.	6/17/2019 5:51 PM
193	Too much traffic, noise and speeding on 8th—unregulated.	6/17/2019 5:48 PM
194	I can't believe how many cars and how much backup there is now (for 2- 3 blocks) as it is. Colorado Blvd. is always a mess, now I'm seeing it happen on York and 8th Ave. I could turn North onto York from 8th Ave. and not see traffic until 14th or Colfax; now it's backed up at 9th.	6/17/2019 5:45 PM

Q23 What is your principal means of transportation?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES	
Car	70.34%	185
Bus	4.94%	13
Bicycle	9.89%	26
Scooter	0.76%	2
Walking	9.13%	24
Other (please specify)	4.94%	13
TOTAL		263

#	OTHER (PLEASE SPECIFY)	DATE
1	Depends - we drive, bike, or walk depending on where we're going. We both work from home so no daily commute.	7/5/2019 8:19 AM
2	within the neighborhood - walking or bicycle outside the neighborhood - car or bus	7/4/2019 9:17 PM
3	But I have a 2014 car with less than 15000 miles.	7/4/2019 11:30 AM
4	All of the above	7/4/2019 11:21 AM
5	50/50 bus and car	7/1/2019 1:21 PM
6	It depends on where I'm going. I walk whenever I can, but do need to use my car when I have to leave the neighborhood if I don't use Lyft or Uber.	6/30/2019 6:51 PM
7	We drive a car when necessary, but one of the huge pluses of living in the Congress Park area is the walkability - to stores, restaurants, and enjoyment. So, we walk whenever and wherever possible.	6/30/2019 4:52 PM

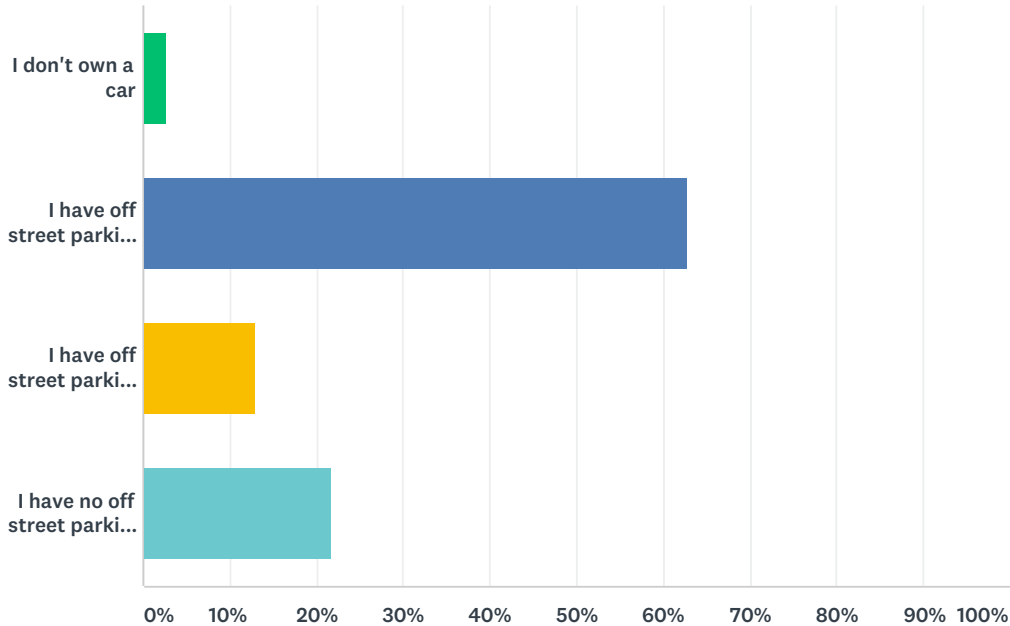
Congress Park Questionnaire

8	I more frequently use/ ride a bicycle but have 3 autos in my driveway.	6/25/2019 9:40 PM
9	I walk within a 2-3 mile radius; use a car beyond	6/24/2019 10:09 AM
10	When in town: car, then walking then bus. Prior to moving to Europe I was fortunate to have an office at 3rd and Milwaukee and I rode my bike to work often.	6/24/2019 9:59 AM
11	Multi-modal! I walk and bike.	6/20/2019 5:43 PM
12	Wheelchair	6/19/2019 1:31 AM
13	Car is primary mode for work commute, bike and walking for everything else.	6/18/2019 9:10 AM

Congress Park Questionnaire

Q24 If you own a car, do you park in a off street area?

Answered: 263 Skipped: 47



ANSWER CHOICES	RESPONSES
I don't own a car	2.66% 7
I have off street parking and use it	62.74% 165
I have off street parking but choose to park on street	12.93% 34
I have no off street parking and must park on street	21.67% 57
TOTAL	263

#	OTHER (PLEASE SPECIFY)	DATE
1	I own a car and must use it to take my kids to the doctor when they are sick, to take my kids to the grocery when it is freezing, etc. I have a very small garage that my car won't fit into. My lot is too small for a properly sized garage so I have a shed. My husband also has a car and must use it to commute because he works very far away and would take 2 hours on public transportation each way. We need to park both of our cars on the street at night and one is generally parked there during the day as I ride my bike to work and drop my kid off at school. I heard there is consideration of making Detroit Street a bike lane. I ride my bike almost daily and cannot for the life of me figure out who would have recommended this other than someone who doesn't actually bike. We all use Steele Street in our neighborhood and it's not because Detroit Street isn't safe, it's because Steele is a better connector north to south with other bike paths and lights to support the safe crossing of streets like Colfax. Why in the world would we want Detroit Street to be a bike lane? Additionally, this logic does not couple with wanting to increase density at 12th and Elizabeth as there is already congested parking in the area that spills over to Detroit Street. Again, where are all of these people parking their cars that they are surely using to access the mountains?	7/9/2019 12:49 AM
2	We have 2 vehicles but only enough room to park 1 on our property.	7/6/2019 10:51 PM
3	My home does not have off street parking. The city will not allow me to build a garage as it would be too close to the house.	7/5/2019 3:55 PM

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4	My block has very few cars on it which makes it feel like a neighborhood instead of an overcrowded rental place.	7/5/2019 10:12 AM
5	I rent one of my off street parking as storage for a neighbor. I also have a garage for myself but also rent it out sometimes to my vacation rental guests and park on the street on those occasions.	7/5/2019 9:04 AM
6	We have one car in the garage and a second on the street	7/5/2019 8:19 AM
7	I use both	7/4/2019 3:33 PM
8	I am disappointed to see there are no questions about the one-way streets (6th ave, 13th, 14th and 8th Ave's too. These streets are at best a nuisance, and at worst, a health and safety hazard. Get rid of them!!	7/4/2019 3:28 PM
9	Park in an off street is the proper grammar. Hire a proof reader.	7/4/2019 11:30 AM
10	I have off street parking for my car, but my wife has to park on the street.	6/30/2019 6:51 PM
11	We do both - park in garage and on the street	6/29/2019 12:14 PM
12	my building was built in the early 60's so there is only one space and no guest parking.	6/28/2019 1:44 PM
13	Both on and off street, we own multiple vehicles. The survey does not have an option for our situation which is probably true for many others.	6/28/2019 11:26 AM
14	I am on Detroit Street!!!! Please do not make this street a 'high value bike lane'. The high value bike lane will devalue my house and the houses of my neighbors who also already struggle for parking because our lots are very tight and small on 12th and Detroit and the zoning for building a garage that pulls strait into the alley does not allow for it and so I have a shed that I put my bike in and don't have a space large enough for a car. The group of us on this 12th and Detroit block would see major property value drop and a drop in our quality of life if there was no on street parking on Detroit. Please ask the people who are living here on the blocks and consider the impacts on their lives. I'm concerned that these plans have already been minted. :(I have lost trust in our city to consider impacts of current residents who want to continue to be residents when making these plans.	6/28/2019 10:24 AM
15	We have a renter that is forced to park on the street.	6/27/2019 5:37 PM
16	Our residence is under renovation with garage for off street parking planned. In general, development should include adequate parking. Denver is a WESTERN city and most residents have autos even if they use other modes of transportation. The current planning orientation that everyone will suddenly shift to public transportation conflicts with reality and the public's behavior. It is a pipe dream. Rather than encouraging further density around the city center, Denver should encourage development of other commercial and business centers within the City and County such as what has been occurring in Cherry Creek, Stapleton, Lowery, etc. to reduce the transportation load. Existing one way streets eg. 13th and 14th should be kept one-way, have very limited parking (eg Sundays for church) to increase capacity, Bikes should be routed elsewhere (e.g. along 12th. There need to be better north-south bike routes. The current mid-block traffic lights on 13th and 14th could be moved to intersections (e.g. Fillmore and Steele to facilitate this.	6/27/2019 3:00 PM
17	We park one car on the street, one in our driveway.	6/27/2019 11:54 AM
18	I park in my garage but there are duplexs and a house that rents to 4 individuals near me and they utilize a large portion of street parking	6/26/2019 5:46 PM
19	We live on a small lot with no option for off street parking. Increasing density would also exacerbate the parking issues that are already mounting. The street parking also contributes to less safety for pedestrians and bikers like myself but it's our only choice and I certainly don't want to see more people parking on the street.	6/26/2019 4:27 AM
20	We have two cars in our residence — one car parks in off street designated space, one car parks on the street.	6/25/2019 9:20 PM
21	this area is pretty well connected to bus transit but the bus transit is not connected to light rail transit, especially to the main hub in denver, DUS, at least not in a timely fashion	6/25/2019 4:01 PM
22	We had to create off street parking due to the parking disaster on and around 12th and Madison. My husband can't park in back, his truck doesn't fit. He generally has to park between 1-2 blocks away from the house.	6/25/2019 2:21 PM
23	Our household has one car that is parked in our garage in the alley. We often walk to places in the neighborhood or take the bus, mainly to downtown.	6/25/2019 9:10 AM

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24	We park both on the street and in the garage.	6/24/2019 5:32 PM
25	We have a garage	6/24/2019 12:13 PM
26	there is plenty of street parking available. It's more convenient that pulling into garage	6/24/2019 10:25 AM
27	I use my garage so my friends and family can use the 2 spaces in front of my home.	6/24/2019 9:36 AM
28	Parking games by surrounding neighbors cause tension and problems.	6/23/2019 3:47 PM
29	We have to use our garage for storage, so can't fit a car...	6/22/2019 6:10 PM
30	Many of us cannot live near where we work and current mass transit, including new improvements to RTD, will not assist me in my commute. . . I suspect there are other neighbors who cannot walk, bike or take the bus to work.	6/19/2019 11:51 PM
31	My husband and I have 2 vehicles and only a 1 1/2 car garage. Therefore, one of us must park on the street	6/19/2019 5:56 PM
32	I cannot wait for a bus for 30 minutes. We need clean and frequent busses (every 10 minutes) and density to support them. I would be thrilled to get rid of my car. But I live in the WPZ area near 6th and Colorado. Rezone and add frequent transit NOW.	6/19/2019 11:57 AM
33	We park 1 car in garage and typically 1 on the street due to storage needs for tools and bikes	6/19/2019 5:27 AM
34	I use both off-street and on-street parking. Our block and all within view are always less than half full.	6/18/2019 3:47 PM
35	We have a 2 car household - one stays off street, one stays on street.	6/18/2019 11:07 AM
36	Our household has three cars and two park on the street.	6/18/2019 11:02 AM
37	Typically only drive on weekends for outdoor activities far out of town. Drive a large truck so it's a tight fit most times when I park. There's plenty of parking to be found just two blocks from Colfax though.	6/18/2019 10:42 AM
38	I use my car primarily for my work commute to Louisville. I tend to use my bike for local trips.	6/18/2019 10:19 AM
39	We have two cars. One parks in the garage, and one parks on the street.	6/18/2019 10:03 AM
40	We have three drivers in our family. One parks in garage. Two park on street.	6/18/2019 9:35 AM
41	We usually park one car off street and one car on.	6/18/2019 9:10 AM
42	But my college age children have to park in the street...which is two hour limit, so I end up paying a few hundred dollars a month in fines because the city won't give me a permit for them since the cars are in their names and they are not on my lease. It is maddening.	6/18/2019 8:57 AM
43	We have a shared driveway with my neighbor and we choose to park on the street to allow the neighbor to use it	6/18/2019 7:19 AM
44	We have three cars. We have two off street parking spots, a single car garage and a spot off the alley. The third car parks on the street.	6/17/2019 7:46 PM