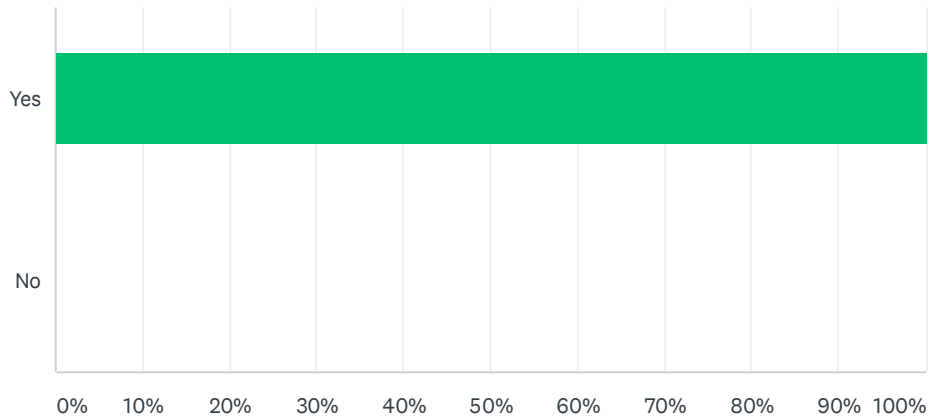


Q1 Congress Park boundaries are E Colfax to North, 6th Ave to South, York to West and Colorado Blvd to East. Do you live or own residential property in the Congress Park Neighborhood?

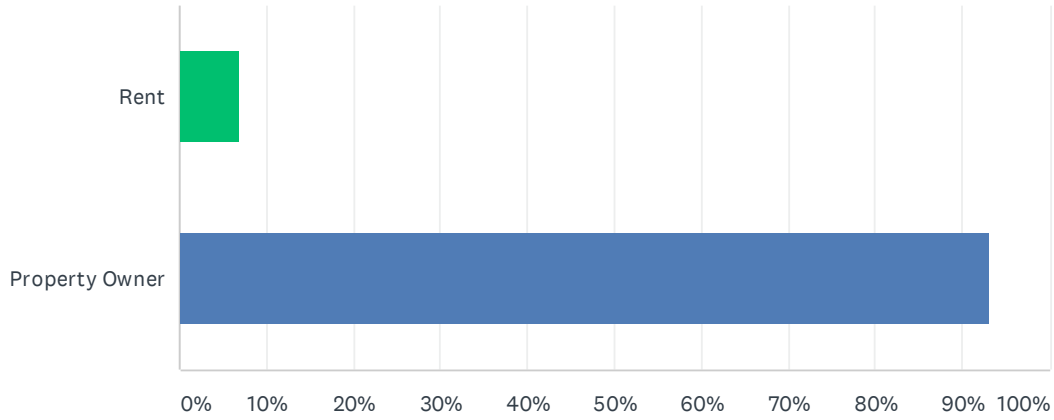
Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	100.00%	88
No	0.00%	0
TOTAL		88

Q2 Do you rent or own property in Congress Park Neighborhood?

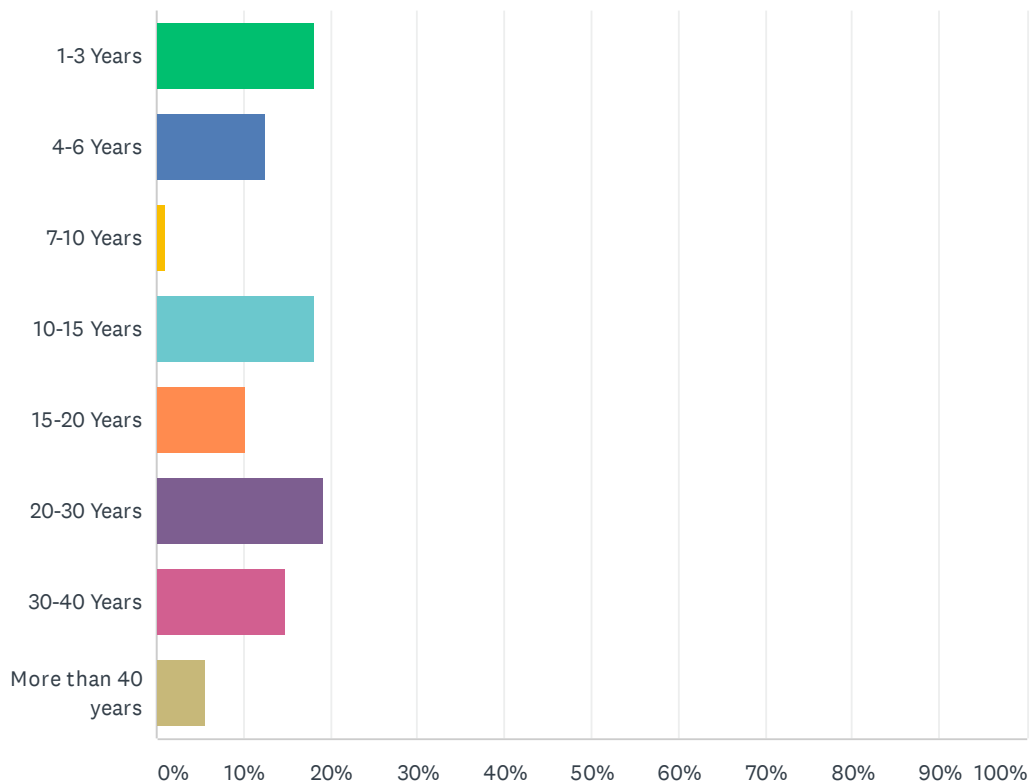
Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Rent	6.82%	6
Property Owner	93.18%	82
TOTAL		88

Q3 How long have you lived or owned residential property in Congress Park Neighborhood?

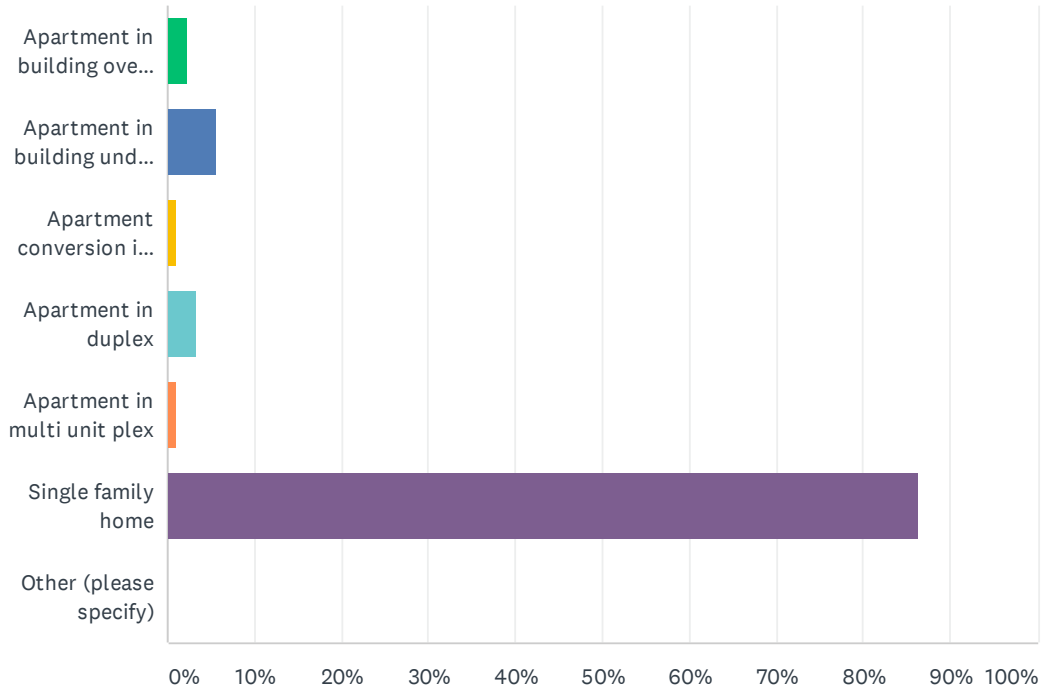
Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
1-3 Years	18.18%	16
4-6 Years	12.50%	11
7-10 Years	1.14%	1
10-15 Years	18.18%	16
15-20 Years	10.23%	9
20-30 Years	19.32%	17
30-40 Years	14.77%	13
More than 40 years	5.68%	5
TOTAL		88

Q4 How would you best describe your home or property

Answered: 88 Skipped: 0

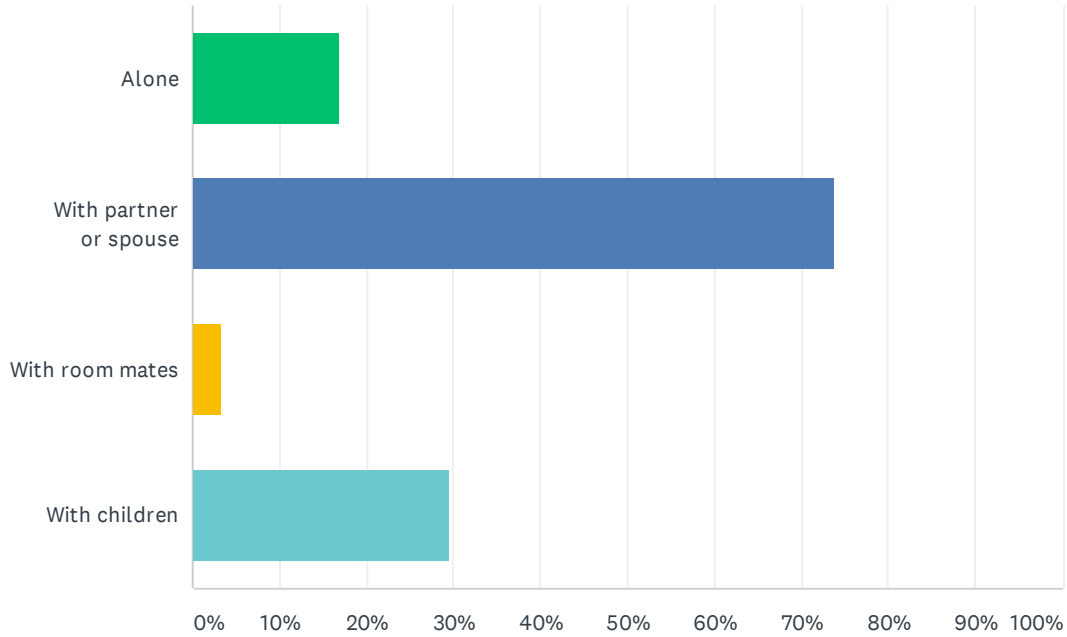


ANSWER CHOICES	RESPONSES
Apartment in building over 7 stories	2.27% 2
Apartment in building under 7 stories	5.68% 5
Apartment conversion in former single family building	1.14% 1
Apartment in duplex	3.41% 3
Apartment in multi unit plex	1.14% 1
Single family home	86.36% 76
Other (please specify)	0.00% 0
TOTAL	88

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

Q5 Please check all that apply. Do you live:

Answered: 88 Skipped: 0

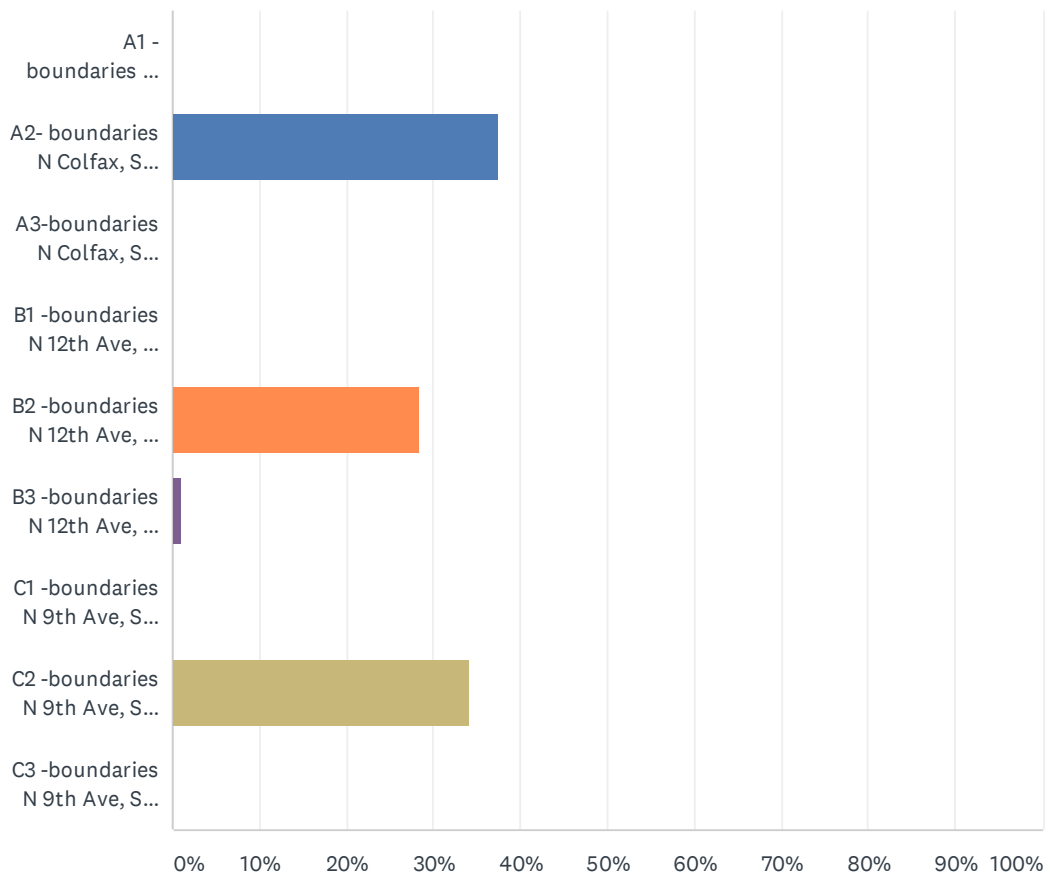


ANSWER CHOICES	RESPONSES
Alone	17.05% 15
With partner or spouse	73.86% 65
With room mates	3.41% 3
With children	29.55% 26
Total Respondents: 88	

#	OTHER (PLEASE SPECIFY)	DATE
1	Hi	3/30/2020 8:07 AM
2	My dog	3/9/2020 1:07 PM
3	two dogs	3/6/2020 10:22 AM

Q6 Please tell us what quadrant that your property or residence is in

Answered: 88 Skipped: 0



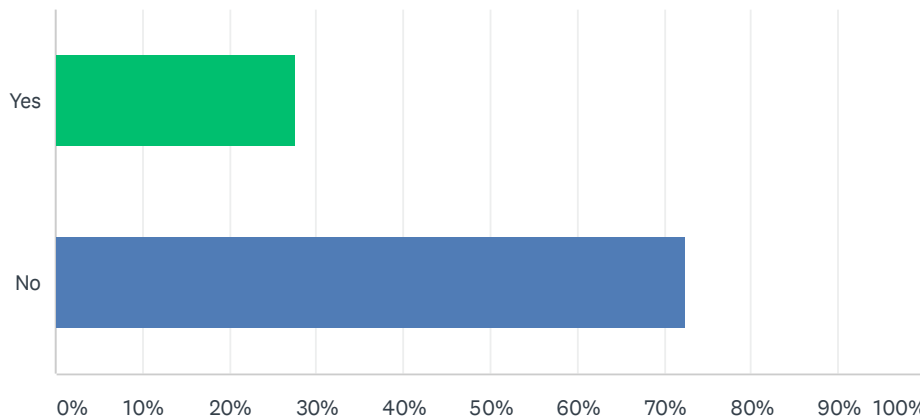
ANSWER CHOICES	RESPONSES	
A1 - boundaries N Colfax,S 12th Ave,W York St, E Fillmore St	0.00%	0
A2- boundaries N Colfax, S 12th Ave, W Milwaukee St, E Cook St	37.50%	33
A3-boundaries N Colfax, S 12th Ave, W Madison St, E Colorado Blvd	0.00%	0
B1 -boundaries N 12th Ave, S 9th Ave. W York St, E Fillmore St	0.00%	0
B2 -boundaries N 12th Ave, S 9th Ave. W Milwaukee St, E Cook St	28.41%	25
B3 -boundaries N 12th Ave, S 9th Ave. W Madison St, E Colorado Blvd	1.14%	1
C1 -boundaries N 9th Ave, S 6th Ave. W York St, E Fillmore St	0.00%	0
C2 -boundaries N 9th Ave, S 6th Ave, W Milwaukee St, E Cook St	34.09%	30
C3 -boundaries N 9th Ave, S 6th Ave, W Madison St, E Colorado Blvd	0.00%	0
Total Respondents: 88		

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	12th and cook	3/6/2020 10:22 AM

Q7 Do you live within 2 blocks of Colfax Avenue?

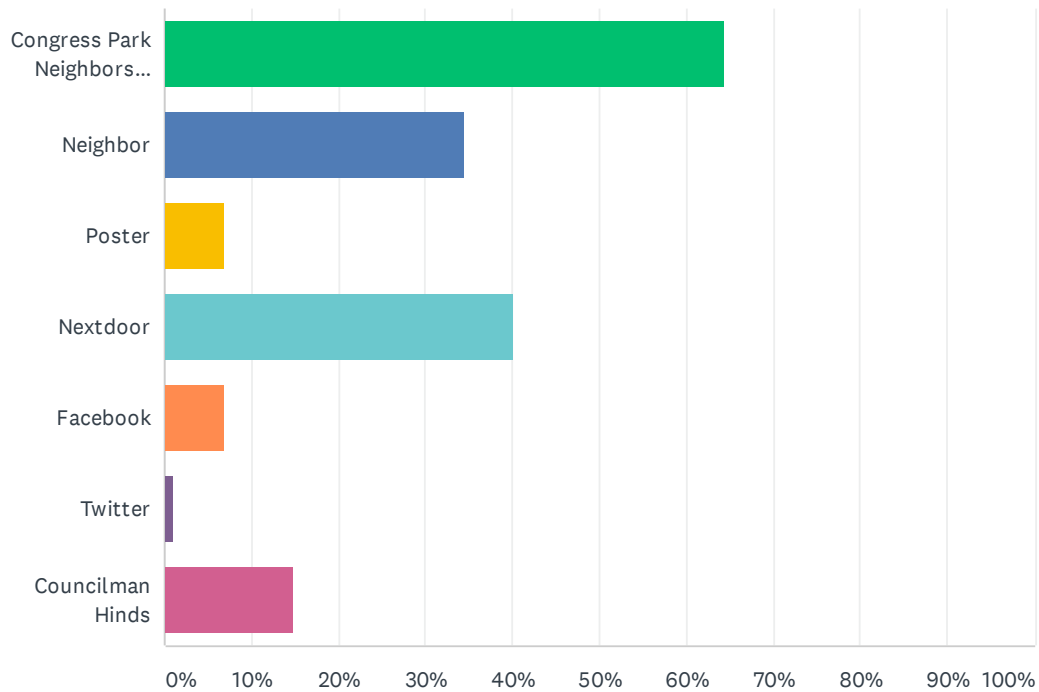
Answered: 87 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	27.59% 24
No	72.41% 63
TOTAL	87

Q8 Please check all that apply: How did you learn of the East Central Neighborhood Plan?

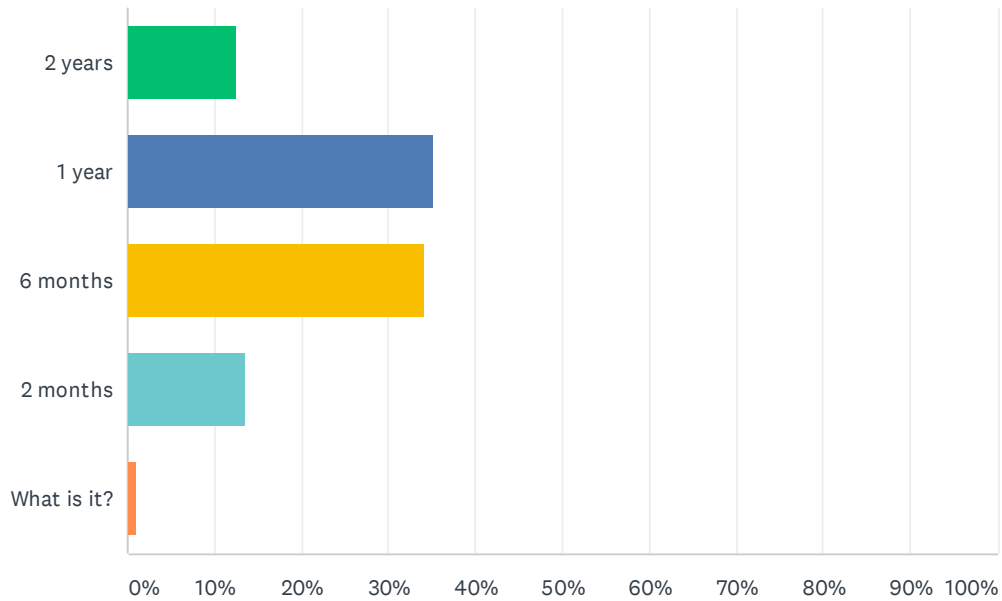
Answered: 87 Skipped: 1



ANSWER CHOICES	RESPONSES	
Congress Park Neighbors Newsletter	64.37%	56
Neighbor	34.48%	30
Poster	6.90%	6
Nextdoor	40.23%	35
Facebook	6.90%	6
Twitter	1.15%	1
Councilman Hinds	14.94%	13
Total Respondents: 87		

Q9 How long ago did you hear about it?

Answered: 88 Skipped: 0

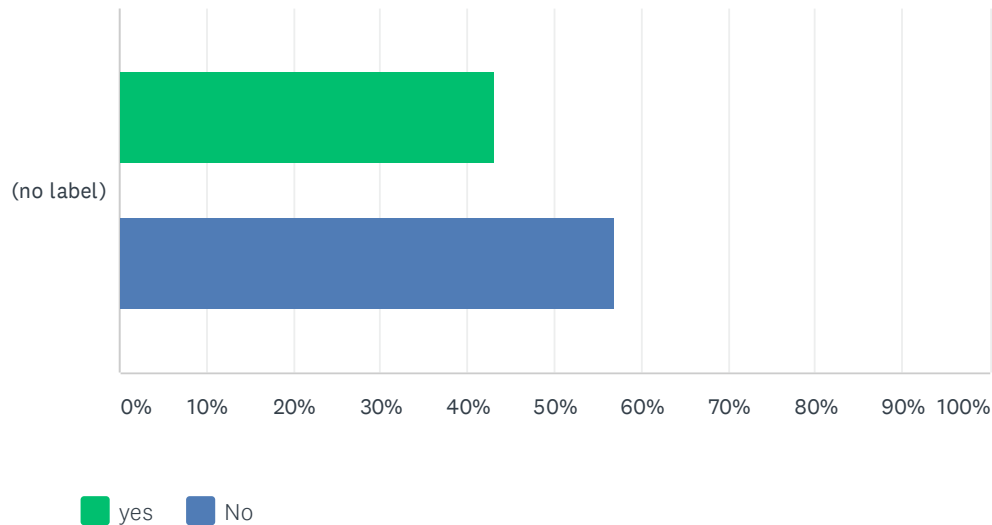


ANSWER CHOICES	RESPONSES
2 years	12.50% 11
1 year	35.23% 31
6 months	34.09% 30
2 months	13.64% 12
What is it?	1.14% 1
TOTAL	88

#	OTHER (PLEASE SPECIFY)	DATE
1	today	3/25/2020 9:11 AM
2	It may have been a little more than 6 months.	3/16/2020 1:58 PM
3	Sporadically, and not by official city communication.	3/12/2020 11:57 AM
4	Today	3/7/2020 5:54 PM
5	Why is there no other box in the question above? There are at least 10+ other ways someone could have heard about NPI.	3/6/2020 9:16 PM
6	October or November, 2019	3/6/2020 10:27 AM
7	Last month	3/6/2020 10:22 AM

Q10 Have you attended any of the East Central Planning Initiative programs sponsored by the City Of Denver and its planning department?

Answered: 88 Skipped: 0

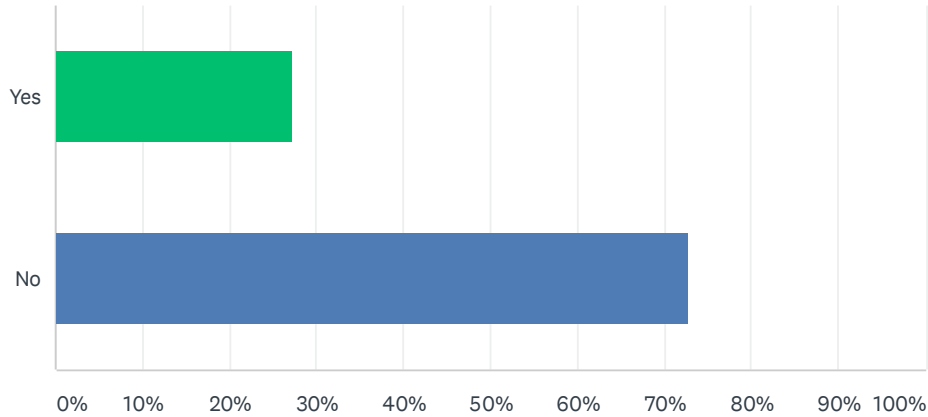


	YES	NO	TOTAL	WEIGHTED AVERAGE
(no label)	43.18% 38	56.82% 50	88	1.57

#	COMMENT	DATE
1	attended one meeting but think it was neighborhood sponsored	3/20/2020 3:18 PM
2	We left our first one early because the comments from the audience between a pointless squabble. After that we didn't want to bother going in person.	3/16/2020 1:58 PM
3	Not very impressed by the rude people pushing development interests and intimidating (and threatening!) anyone who dares to disagree with them.	3/12/2020 11:57 AM
4	I don't know if it was a "program", but attended a meeting at Teller Elementary after a neighbor notified it was scheduled	3/12/2020 11:07 AM
5	Won't make a difference the Mayor and team have already made a decision that density is a good thing whether we like it or not	3/10/2020 10:36 PM
6	My son was ill and I wasn't able to attend.	3/10/2020 4:39 PM
7	ECAP and SANA and Congress Park United	3/9/2020 2:46 PM
8	Have been infuriated by the lack of concern for the very neighbors affected by the proposed changes and the rush to complete them.	3/7/2020 11:18 AM
9	I attended meetings, but ended up standing around for a couple hours and never getting a change to express my opinion.	3/6/2020 10:26 PM
10	Unfortunately I've had to work. My neighbor provides an update.	3/6/2020 9:39 PM
11	Yes they were very well run and informative.	3/6/2020 9:16 PM
12	I honestly am turned off by the nastiness exhibited by folks who have different view points and comment relentlessly on Nextdoor about the East Area Plan. It's ugly and demonstrates a lack of perspective taking.	3/6/2020 2:11 PM
13	New to the neighborhood.	3/6/2020 1:19 PM

Q11 Did you attend any of the forums about the NPI process sponsored by Congress Park Neighbors?

Answered: 88 Skipped: 0

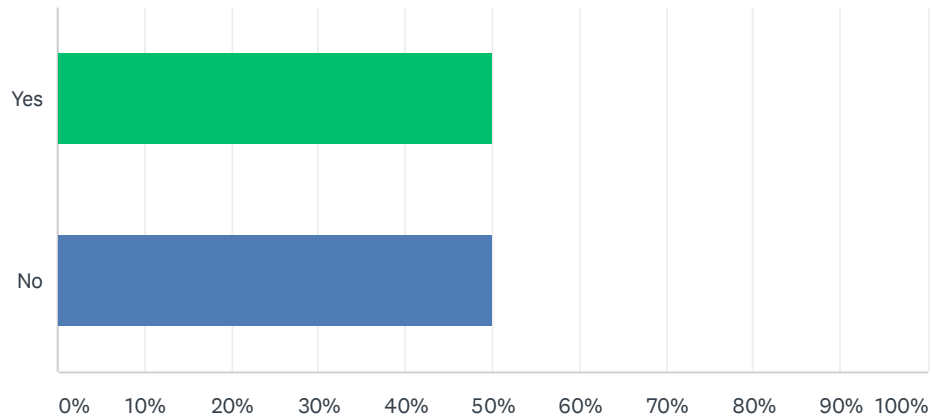


ANSWER CHOICES	RESPONSES
Yes	27.27% 24
No	72.73% 64
TOTAL	88

#	OTHER (PLEASE SPECIFY)	DATE
1	not sure who sponsored it	3/20/2020 3:18 PM
2	These are a little better-run, and more focused on impacts to our neighborhood. Still slightly dominated by people from outside the neighborhood, who seem to want development at any cost, and would gladly burn down my house and all like it to build tall buildings with tiny apartments and no parking.	3/12/2020 11:57 AM
3	unaware of "forums"	3/12/2020 11:07 AM
4	these meetings seemed biased against the plan, full of old angry boomers...strange agenda and did not represent my ideas	3/11/2020 11:40 AM
5	Heard about meeting too late	3/10/2020 10:36 PM
6	Plus those performed by the Seventh Avenue Neighborhood Association and unofficially by Congress Park United.	3/7/2020 11:18 AM
7	Attended SANA forum	3/7/2020 8:05 AM
8	I don't recall hearing about them.	3/6/2020 9:39 PM
9	They were run horribly, giving a microphone to uninformed angry people. It was disgusting.	3/6/2020 9:16 PM
10	Same as above. I've been to similar events outside of the East Area Plan and the fanatics on both sides of the issue turn it into a colossal waste of time.	3/6/2020 2:11 PM

Q12 Did you comment directly on the plan at CPD website

Answered: 88 Skipped: 0

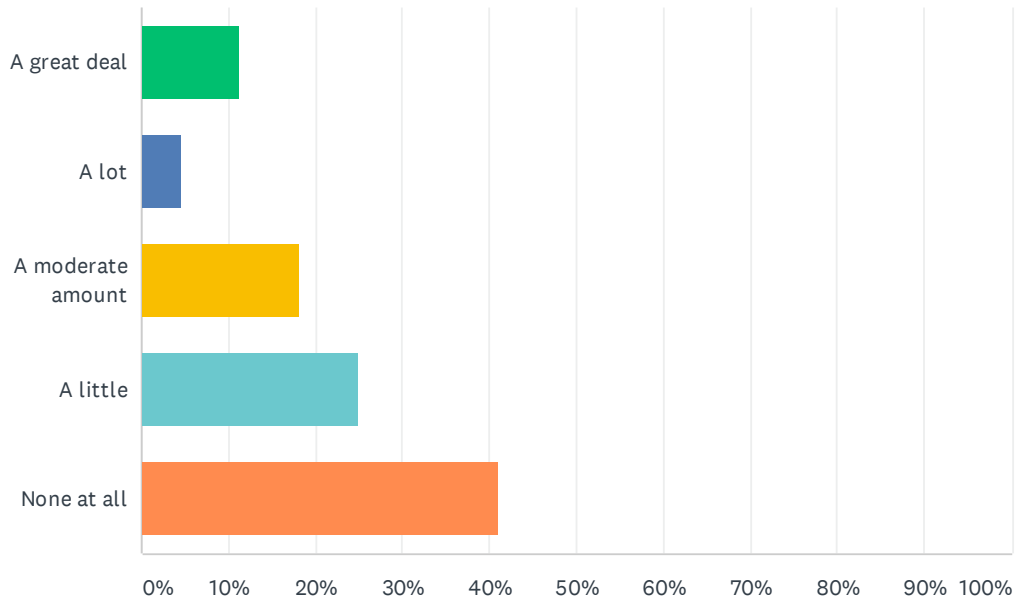


ANSWER CHOICES	RESPONSES
Yes	50.00% 44
No	50.00% 44
TOTAL	88

#	COMMENT:	DATE
1	It was not easy to get through. And I work on a computer all day long.	3/12/2020 11:57 AM
2	Planning on it	3/7/2020 5:13 PM
3	No one cares at CPD (is that the City Agency?)	3/7/2020 11:18 AM
4	I loved the online competing system they developed.	3/6/2020 9:16 PM
5	Same sentiment. The fanatics quickly took over.	3/6/2020 2:11 PM
6	I can't figure out how to do it. :}	3/6/2020 11:10 AM

Q13 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?

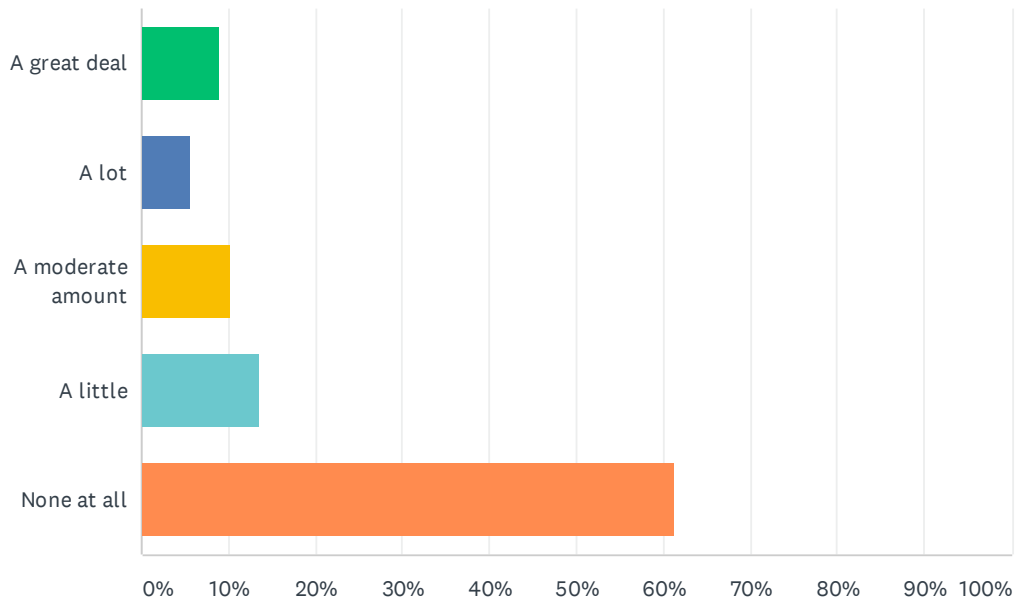
Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
A great deal	11.36%	10
A lot	4.55%	4
A moderate amount	18.18%	16
A little	25.00%	22
None at all	40.91%	36
TOTAL		88

Q14 Are you in favor of increased density in the your immediate neighborhood and adjacent blocks?

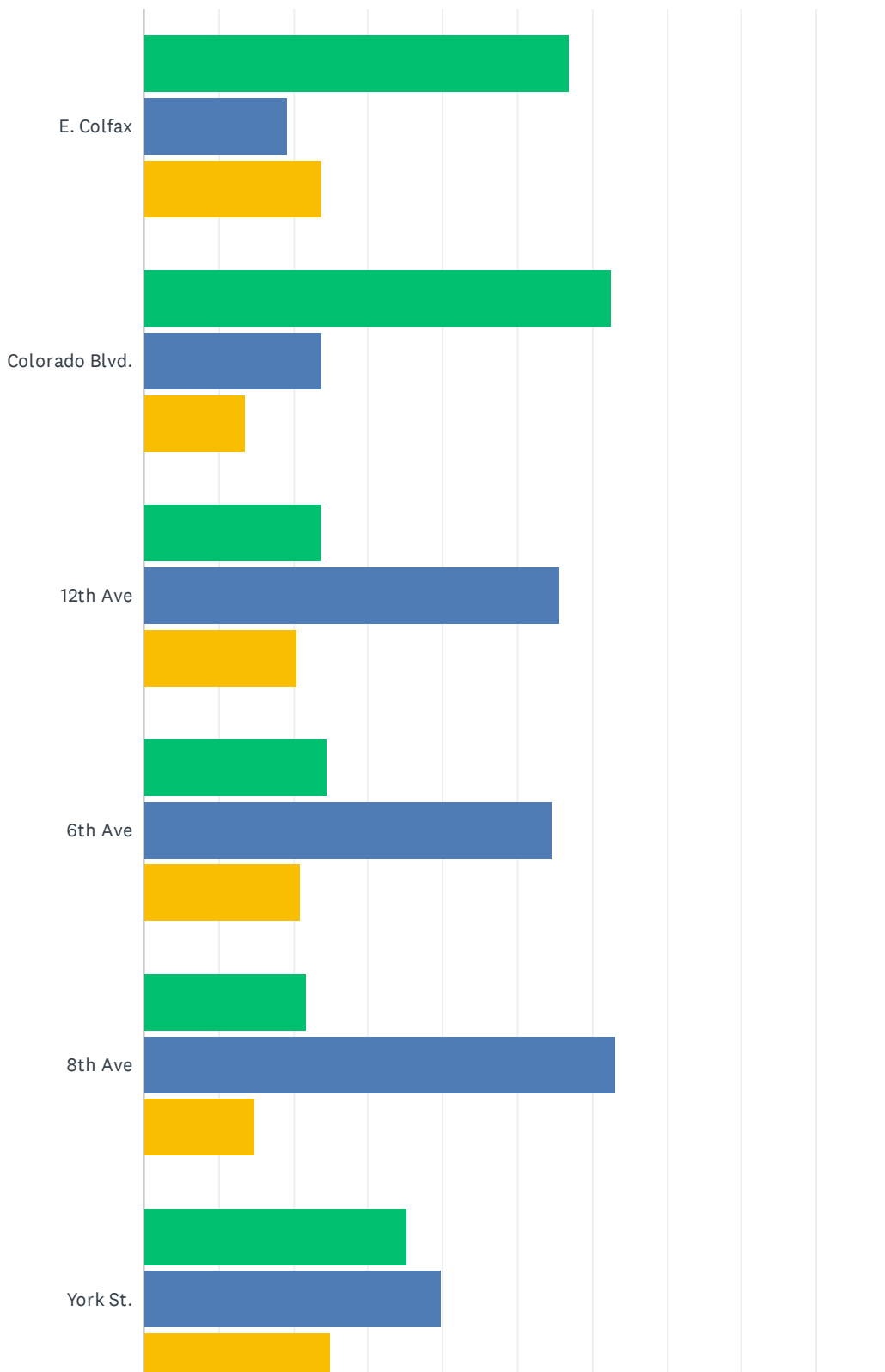
Answered: 88 Skipped: 0



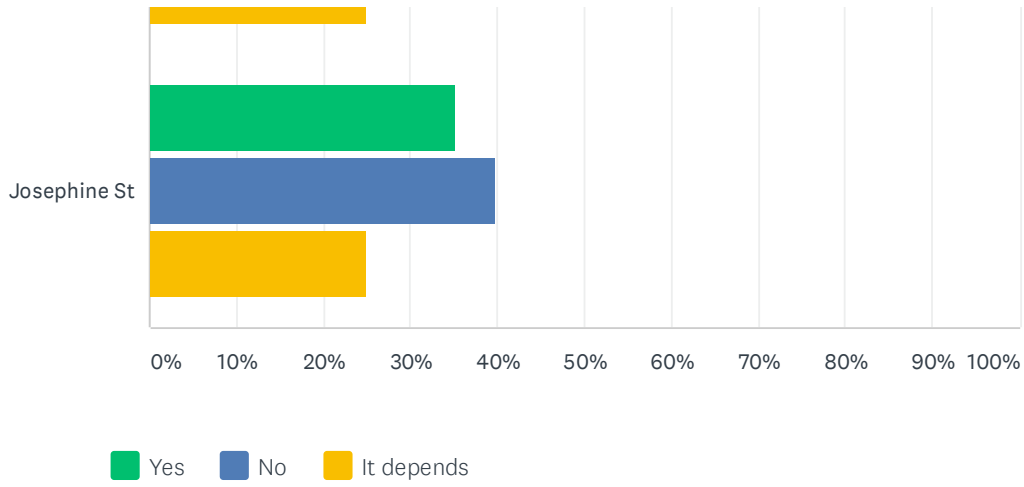
ANSWER CHOICES	RESPONSES	
A great deal	9.09%	8
A lot	5.68%	5
A moderate amount	10.23%	9
A little	13.64%	12
None at all	61.36%	54
TOTAL		88

Q15 Currently mass transit in Congress Park is on Colfax, Colorado Blvd, 12th Ave, 6th Ave, 8th Ave, Josephine St and York St; should density continue to be developed mainly around mass transit?

Answered: 88 Skipped: 0



Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative



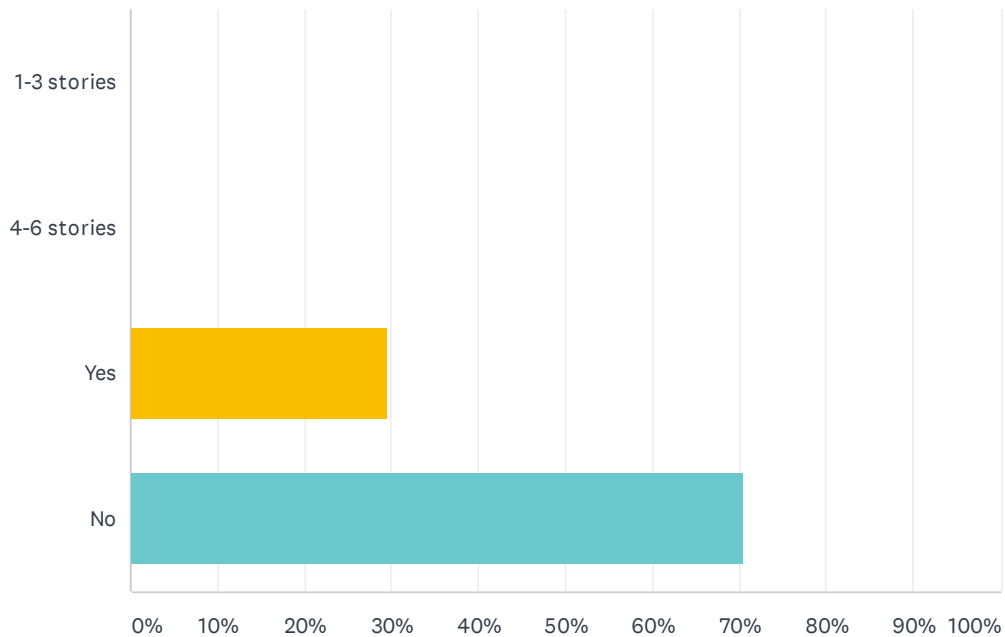
	YES	NO	IT DEPENDS	TOTAL
E. Colfax	56.82% 50	19.32% 17	23.86% 21	88
Colorado Blvd.	62.50% 55	23.86% 21	13.64% 12	88
12th Ave	23.86% 21	55.68% 49	20.45% 18	88
6th Ave	24.42% 21	54.65% 47	20.93% 18	86
8th Ave	21.84% 19	63.22% 55	14.94% 13	87
York St.	35.23% 31	39.77% 35	25.00% 22	88
Josephine St	35.23% 31	39.77% 35	25.00% 22	88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENTS:	DATE
1	Density is not desirable in any area. It is not a solution.	3/24/2020 8:18 PM
2	Our block of Steele St. between Colfax and 14th already is mostly apartments and condos. The people are nice but there are plenty already.	3/16/2020 1:58 PM
3	I am open to increasing density to maximize land. That said, I am open to building vertical with appropriate height and good design. The density would be expected to be accompanied by better reliable easy public transportation on when height occurs anywhere.	3/13/2020 3:15 PM
4	The area is already dense. With the addition of more housing units there will be no parking more traffic more crime what is good about these issues?	3/10/2020 10:36 PM
5	All of these are dependent on traffic. Increasing density without increasing transit options will just lead to congestion. The current order is development first with vague assurances that transit will show up later. Transit must increase in advance of development or we will experience gridlock.	3/9/2020 10:30 AM
6	Along residential corridors alike 6th and 8th there should be more gradual density allowed like duplex and four plexus. Along mixed use corridors like Colfax and Colorado density should be even greater.	3/6/2020 9:16 PM
7	Current density is more than I would like. Congress Park has become too crowded resulting in too much traffic, increased pollution, and parking difficulties. I am not in favor of any increase in density.	3/6/2020 3:01 PM
8	From what I hear, mass transit is increasing. Thus, faulty question. A bike route was also identified down Steele Street. Are you crazy, other streets are wider. And the white poles, ridiculous! The break and are an eye sore. If you really wanted the neighbors input, it would have been asked before this project started.	3/6/2020 2:06 PM
9	Colfax is appropriate, it has much positive potential. 12th might also have potential. Colorado, York and Josephine are thoroughfares and get heavy traffic that is slow. Increased density would add to what is already a difficult situation. 6th and 8th are car-oriented throughfare, density increases would not work there.	3/6/2020 1:19 PM
10	Density should go in wherever there's space	3/6/2020 12:33 PM
11	More shops and restaurants along 12th would be great. I am not in favor of tearing down existing SFHs to build denser housing.	3/6/2020 10:39 AM

Q16 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: 88 Skipped: 0



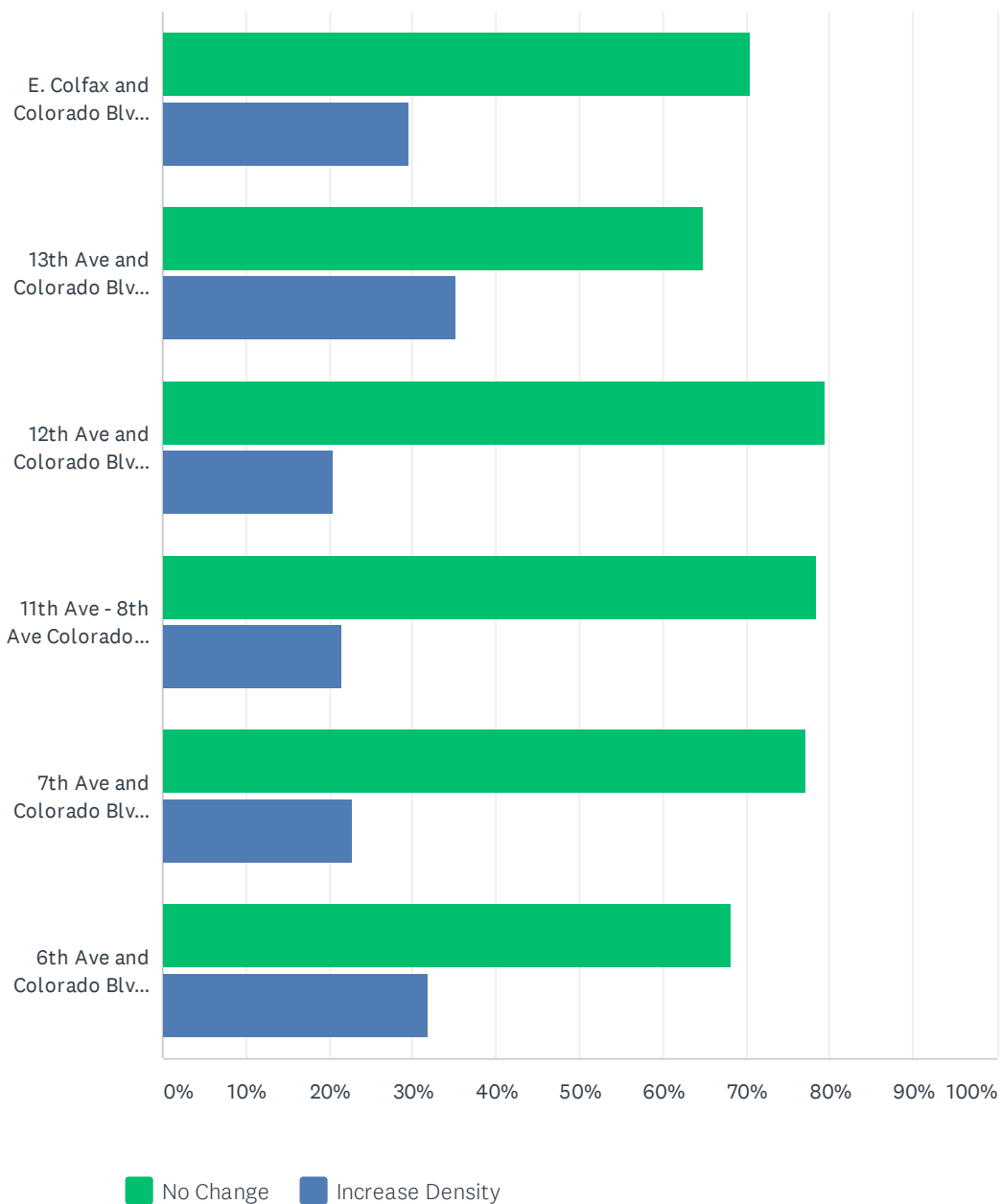
ANSWER CHOICES	RESPONSES	
1-3 stories	0.00%	0
4-6 stories	0.00%	0
Yes	29.55%	26
No	70.45%	62
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	This would adversely effect the surrounding neighborhoods. It would be a domino effect. This neighborhood has improved over the 40+ yrs. we have lived here, with many homes changing from having been divided into multiple units to now single family homes. It is a true neighborhood, where families can live, children play, as well as being diverse with plenty of buildings with multiple living units available also. It is diverse. If it ain't broke, don't fix it.	3/24/2020 8:18 PM
2	no not all--some	3/20/2020 3:18 PM
3	maximum 5 stories	3/16/2020 10:00 AM
4	And I think any development should take into consideration the residents and small businesses that currently occupy the space and make it vibrant.	3/15/2020 8:47 AM
5	What about variation in heights for all properties along Colfax Ave.? It seems that this blanket height might conflict with adjacent buildings & there would be a line of eight story buildings. My answer is based on how the question was presented.	3/13/2020 3:15 PM
6	So far, market forces have not demanded density up to the allowable heights. Why increase the allowance if it's not needed?	3/12/2020 11:57 AM
7	8 is too tall	3/12/2020 11:07 AM
8	misinformation here...this isn't what is proposed in the plan...	3/11/2020 11:40 AM
9	Keep a human scale, don't create tall buildings that shade the streets	3/9/2020 2:46 PM
10	We have seen what unrestricted eight story towers have done in Cherry Creek and it was a disaster. Both for the formerly charming Cherry Creek neighborhood and the city council members that permitted that runaway development. Denver is not Manhattan and buildings should be built to a human scale.	3/9/2020 10:30 AM
11	8 stories is too high. The current zoning is appropriate	3/8/2020 7:27 AM
12	Where do all those people park!	3/7/2020 6:21 PM
13	Keep the human scale, not shadow creating monster size buildings.	3/7/2020 11:18 AM
14	Higher density housing in Congress Park (and the rest of Denver) must ONLY be done together with significant parking requirements. Even if placed along transportation corridors and occupied by residents who use mass transportation, walk, or cycle to work, the VAST majority of these individuals have their own automobiles for evening or weekend activities. Without parking requirements the rest of the surrounding neighborhood is severely impacted.	3/6/2020 11:32 PM
15	Yes please, more upzoning and less parking requirements.	3/6/2020 10:26 PM
16	Let us see the sky and the mountains. No increase in height of buildings along Colfax.	3/6/2020 3:01 PM
17	Not all of the properties on Colfax have historic significance and many of the business seem to perform poorly. I think the compromise should be to really drive density on Colfax and Colorado, etc. and largely preserve the interior of Congress Park.	3/6/2020 2:11 PM
18	There are other areas to expand in. What about East of Colorado blvd where the hospitals are moving out. You are ruining Congress Park!	3/6/2020 2:06 PM
19	Colfax has wonderful potential, but 8-story buildings would give Colfax an anonymous, canyon-like feel. This would be a negative change. There could be an increase in crime. Just look at 1st ave in Cherry Creek, is that what we want for Congress Park? Let Colfax first develop to it's current zoning. It has potential to become a fun, funky, and charming, a neighborhood asset to be protected.	3/6/2020 1:19 PM
20	Yes - colfax is an appropriate place for density.	3/6/2020 11:55 AM
21	Absolutely not. It will destroy the character of Congress Park. Not to mention the even bigger parking nightmare than the parking nightmare we live with now!	3/6/2020 11:10 AM
22	5 stories is plenty	3/6/2020 10:52 AM
23	Colfax needs to remain at a scale that is pedestrian friendly. Maybe 20% at 8 stories would be a reasonable increase	3/6/2020 10:49 AM

Q17 Colorado Blvd has several zonings 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: 88 Skipped: 0



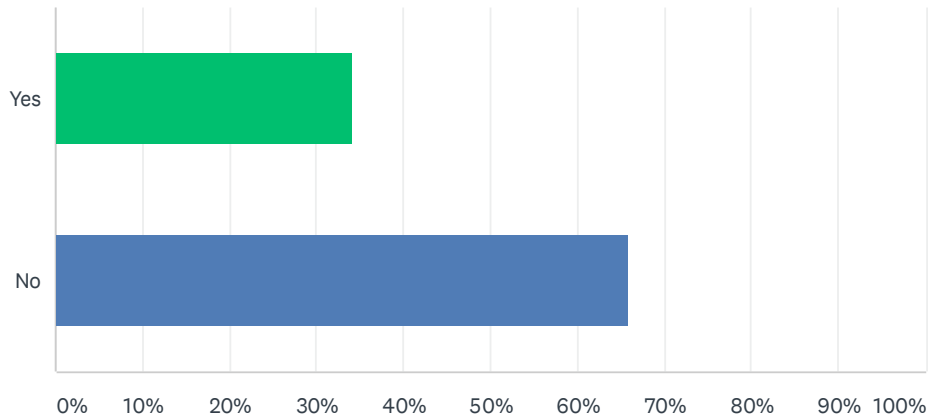
Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

	NO CHANGE	INCREASE DENSITY	TOTAL
E. Colfax and Colorado Blvd – H1A for National Jewish Health	70.45% 62	29.55% 26	88
13th Ave and Colorado Blvd G-MU-5 (General Multi Unit 5 Stories)	64.77% 57	35.23% 31	88
12th Ave and Colorado Blvd G-MU-12 (General Multi Unit 12 Stories)	79.55% 70	20.45% 18	88
11th Ave - 8th Ave Colorado Blvd G-MU-10 (General Multi Unit 10 Stories)	78.41% 69	21.59% 19	88
7th Ave and Colorado Blvd G-MX-3 (General Mixed Use 3 Stories)	77.27% 68	22.73% 20	88
6th Ave and Colorado Blvd E-SU-G (Urban Edge Single Unit G)	68.18% 60	31.82% 28	88

#	COMMENTS:	DATE
1	Colorado Blvd. is a high traffic area, so density will be a concern, generating more traffic. This traffic will automatically divert into the surrounding neighborhoods, to their disadvantage.	3/24/2020 8:18 PM
2	Too much density on colorado already	3/22/2020 5:33 PM
3	This is very specific and I don't think I can answer it.	3/15/2020 8:47 AM
4	I'm answering "no" because Colo Blvd has an F rating as a congested corridor & the public transportation is woefully inadequate. It's an F for insufficient. Unless that is good public transportation on this corridor, everyone will have to have cars as there are no transportation choices. This means the corridor will be more congested. Guarantee 'A or B rating' public transportation & I support density.	3/13/2020 3:15 PM
5	Colorado Blvd has horrible traffic now. More accidents with more density it will bring in more traffic. Cars zoom up and down Adams like a race track to miss Colorado Blvd traffic with increased growth this will only become a bigger problem	3/10/2020 10:36 PM
6	Sixth avenue is the only candidate for increased density as high traffic has already turned it into a major traffic route. Adding increased shopping and reasonably sized apartment/condo complexes (five stories or less) would take advantage of an already busy route instead of adding demand to areas already at capacity.	3/9/2020 10:30 AM
7	Leave things stand where they are.	3/6/2020 3:01 PM
8	Continuum Partners have done a fantastic job with 9th and Colorado. Let's double down on their vision and create even more homes (ideally offering ownership- ie condos) to really help incoming members of our community succeed long term.	3/6/2020 2:11 PM
9	Traffic is horrific and poorly managed. The timing of the traffic lights is nonsensical. They need to sort out the traffic problems first.	3/6/2020 1:19 PM
10	Colorado albums have increased density	3/6/2020 11:55 AM
11	confusing question w/o options	3/6/2020 10:49 AM

Q18 The ECAP describes “Missing Middle” Housing as duplexes, triplexes or quadplexes. Would you support construction of these types of densities on your block?

Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	34.09%	30
No	65.91%	58
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

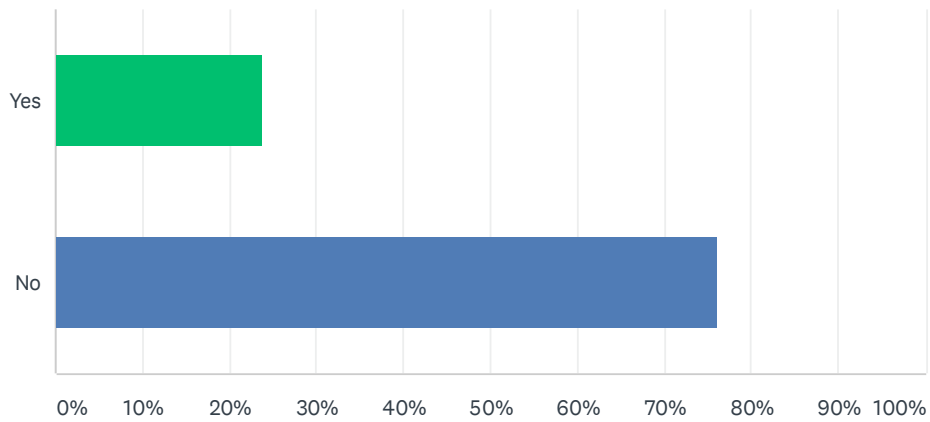
#	COMMENT:	DATE
1	Our block is already built out. It's mostly SF houses with a smaller, older apartment building at the north end. Many of the homeowners have already invested in upgrades to their property, so scrape-offs would likely not happen.	3/28/2020 11:09 AM
2	within limits; not too many	3/24/2020 8:18 PM
3	limit to duplexes, do not support "garden court" designations	3/24/2020 2:56 PM
4	This development will change the existing Architecture and character of the neighborhood. No need for duplex or triplex.	3/22/2020 6:27 PM
5	we already have duplexes	3/20/2020 3:18 PM
6	As I mentioned earlier our block is mostly apartments already.	3/16/2020 1:58 PM
7	we're designated historic Denver	3/16/2020 10:00 AM
8	And I would also ask how can we encourage more families to move into the neighborhood.	3/15/2020 8:47 AM
9	We need housing in Congress Park for persons who are not upper middle class income & are not two person senior households. I am totally open to building on my block. We need housing for middle income & lower income families who would be owners.	3/13/2020 3:15 PM
10	With specific design guidelines that preserve the feel of the streets full of antique homes among which they are built. Once traditional architecture is demolished and the spirit of the neighborhood is changed, it can never be recreated.	3/12/2020 11:57 AM
11	Our houses are already built close together. Parking is limited, and how will Teller Elementary accommodate the possibility of adding so many children?	3/10/2020 6:22 PM
12	I believe that the Historic preservation should remain in place to preserve the history of the city.	3/10/2020 9:21 AM
13	Our neighborhood is composed of historic single family homes.	3/9/2020 10:30 AM
14	There is no more room for people, traffic or parking. Why aren't you doing this in Stapleton? They have light rail!!!!	3/8/2020 7:27 AM
15	Please zone for architectural consistency. Brick on 3-4 sides + appropriate proportions.	3/7/2020 5:13 PM
16	there is already a huge problem with too many people. Homeowners don't use their garages if they have one, the streets are also full of cars. Then we also have Air B&B homeowners which only congests our neighborhood more. NO MORE DENSITY	3/7/2020 8:24 AM
17	What makes Congress Park beautiful is what Congress Park is now. If people don't like Congress Park as it is, don't move to Congress Park: move somewhere else.	3/6/2020 11:32 PM
18	Missing middle is the type of housing Denver needs to add.	3/6/2020 10:26 PM
19	The lots are too small. Parking would be insufficient.	3/6/2020 9:39 PM
20	Poor wording. Goal is to add them through ADUs.	3/6/2020 9:07 PM
21	I might be open to some level of duplex if architectural nature of the neighborhood was protected.	3/6/2020 6:14 PM
22	No, no, no! We already have unrelated multiple roommates in two of the larger houses resulting in increased traffic, trash, noise.	3/6/2020 3:01 PM
23	I don't support historical homes being scraped to develop cheaper housing.	3/6/2020 2:57 PM
24	No. While the end goal should be applauded, we should not incentivize small scale development that would erode the character of our neighborhood. With that being said, Congress Park is somewhat block-by-block in terms of quality and where planning lacked in the 80's and 90's, we should allow some structures of low significance to be replaced. Examples could be redeveloping some properties closer to 13th and Colorado into townhomes similar to those new ones near 14th and Race (I may be off by a block or two).	3/6/2020 2:11 PM
25	No, you are loosing the neighborhood. But if you do it, do it now so I can make some money. You are ruining Congress Park. And the new buss lane on Colfax. You have buss lanes. Why don't you make the buss stop nicer. You are increasing traffic in the neighborhood.	3/6/2020 2:06 PM

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

26	It would change the feel of the block. Most houses on our block date to the 1920's or 1930's, so there is a historic feel, and it is 100% single family houses. Also there is heavy tree density and we would not want to lose that. These things make our block pleasant and charming. However, there are parts of Congress Park that currently have older duplexes. Those areas might be more suitable. Bottom line is we don't want Congress Park to become like Cherry Creek.	3/6/2020 1:19 PM
27	There's already a lot on my block, more compared to others. We should look at a Per-block density baseline first and meet that baseline, before allowing increases at the whim of a developer and city council.	3/6/2020 1:01 PM
28	Duplex, Triplex, Quadplexes are all very traditional in Congress Park and Denver in general. They should be brought back because this type of denser housing increases housing stock and brings more diverse people to the neighborhood.	3/6/2020 12:33 PM
29	Depends ... but overall Ok so long as within context of block and design appropriate with historical character. More density isn't a bad thing so long as the structure fits the context. And I'm not worried about parking. We live in urban neighborhood and no one owns street parking. Street parking doesn't run with title of house and decisions on smart growth for our city should not be held up by street parking concerns.	3/6/2020 11:55 AM
30	as long as there are plans for off street parking	3/6/2020 11:13 AM
31	Limited number per block, require off street parking, 2-3 units per structure	3/6/2020 10:52 AM
32	but spread the density to where there is very little currently	3/6/2020 10:49 AM

Q19 Blueprint Denver & the current East Central Area Plan (ECAP) propose integrating new “Missing Middle” Housing into areas of low-density single-family zoning. Would you support the removal of existing homes for these new types of multi-family structures to increase housing choices and density in the neighborhood?

Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	23.86%	21
No	76.14%	67
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	See comment on #18.	3/28/2020 11:09 AM
2	With caveat to protect architecturally significant buildings to extent possible.	3/25/2020 9:11 AM
3	Why do it? Only to increase density? There will be no dearth of people buying the single family homes. Eventually you'll have the reverse problem if you replace single family homes with more multi-family structures; i.e. people looking for single family homes will not find them here if single family homes have been replaced with multi-family structures. Where will those people go then?	3/24/2020 8:18 PM
4	I think this need to be done thoughtfully with certain guidance in place to not remove homes that have been well maintained.	3/15/2020 8:47 AM
5	Such housing has to have provisions for garages to park cars. I'd be accepting for two stories/ four unit structure; all affordable for ownership by the primary occupants. Good design is a must!	3/13/2020 3:15 PM
6	Unless (requirements can include but are not limited to) the existing houses are distinctly non-historic; and/or if they are run-down and beyond reclamation; with design guidelines and residence restrictions (number per unit) that preserve the spirit of the block; and with the requirement that use-able materials be salvaged.	3/12/2020 11:57 AM
7	NO!	3/10/2020 8:08 PM
8	Where are the owners of those homes supposed to go? With the housing prices so high in Denver, they could be priced out of their own homes.	3/10/2020 6:22 PM
9	As above, our neighborhood is composed of historic single family homes. Demolishing Denver's history to put up modern development is foolish when there are plenty of infill opportunities elsewhere.	3/9/2020 10:30 AM
10	If, and only if, the buildings are architecturally consistent and built to be beautiful in 100 years, as the current housing stock is.	3/7/2020 5:13 PM
11	I'm fairly sure that most other homeowners feel as we do: We did not buy a single-family home to be surrounded by multi families in a single family home or otherwise. My husband and I are Denver natives, the City always hires people NOT from Denver who have lived here about 5 minutes and has them make these ridiculous plans. It's a travesty on all neighborhoods. If you cannot afford to live in the metro where you WANT to live, then you will have to live in the area you CAN AFFORD to live in. The many will suffer for the few. It's SHAMEFUL. Andrew Webb from the City of Denver is FROM NEW MEXICO. He grew up there, was educated there and has lived in Denver less than 3 years, and he's the one spearheading these junk.	3/7/2020 8:24 AM
12	No benefit to the neighborhood. The only benefit is to builders	3/7/2020 8:05 AM
13	Missing middle is the type of housing Denver needs to add.	3/6/2020 10:26 PM
14	The lots are too small for multi family structures. I don't think existing home owners should feel responsible for increasing housing choices just because CP is a trendy neighborhood at the moment. We happens when people decide somewhere else is the place to be? We are stuck with all the ugly shoddy structures and our ruined neighborhood.	3/6/2020 9:39 PM
15	No one is coming and removing someone's house. What an absurdly worded question.	3/6/2020 9:16 PM
16	So one is proposing existing homes be removed.	3/6/2020 9:07 PM
17	I might be open to some level of duplex if architectural nature of the neighborhood was protected.	3/6/2020 6:14 PM
18	Our neighborhood has gotten way too dense already.	3/6/2020 4:55 PM
19	Not in favor of increasing density.	3/6/2020 3:01 PM
20	We simply cannot incentivize small scale real estate speculators and developers who have no long term interest in our neighborhood to greatly impact our future. We still see the after effects of these actions from poorly thought out projects from the 80's. This sort of approach really had a negative impact on homes on York, Josephine and from 13th to Colfax. It took decades along	3/6/2020 2:11 PM

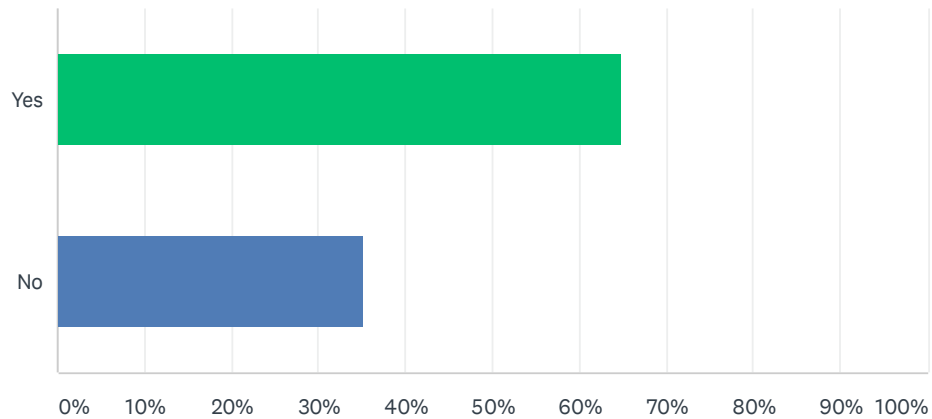
Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

with an irrational real estate market to finally transform some of these properties from blight to stability (in terms of contributing to neighboring properties and the block).

21	It really depends on which part of Congress Park you mean. But we just moved here from Cherry Creek because Cherry Creek was getting too dense. Nowadays in Denver, increased density doesn't necessarily mean middle-class housing.	3/6/2020 1:19 PM
22	It won't do any good. You'll tear down beautiful homes, build dwellings that don't match the neighborhood and then in a few years, they will be over-priced too. Look at the existing examples on Colfax, from the 2000-2005 era. Those places are no longer 'missing middle' priced.	3/6/2020 1:01 PM
23	I do not want to tear down homes ideally.	3/6/2020 11:55 AM
24	as long as there are plans for off street parking	3/6/2020 11:13 AM
25	Remove homes as vacated by current owner and needing extensive repair	3/6/2020 10:52 AM
26	Many of the homes in Congress Park are historical in nature. While I would support *some* of the existing structures to be removed and have denser housing put up, I don't want to see older homes torn down and the hideous "colorful" boxes that we see around town go up.	3/6/2020 10:39 AM

Q20 One recommendation of ECAP for home preservation, is to allow the owner to add an additional dwelling unit if the house is preserved or one single family house could be split into two separate units. Do you support this added unit incentive for home preservation?

Answered: 88 Skipped: 0



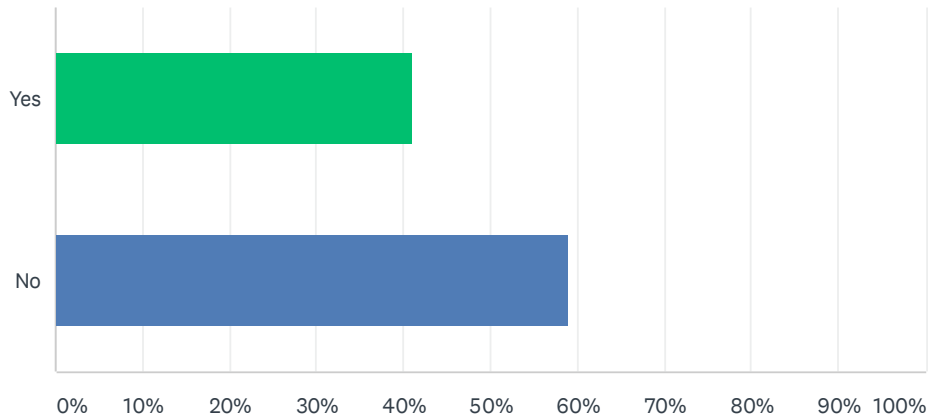
ANSWER CHOICES	RESPONSES	
Yes	64.77%	57
No	35.23%	31
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	Only support the addition of an additional dwelling unit if space permits and if it doesn't affect neighbors in a deleterious manner. Do not support splitting a single family house into two separate units. It would be a step back in time.	3/24/2020 8:18 PM
2	Many areas already allow for ADU. Off street Parking Must be required.	3/22/2020 6:27 PM
3	will adversely affect neighboring homes	3/22/2020 5:33 PM
4	We object to changing the appearance of historic buildings, and removing green yards to build more buildings. Most of all, we don't want to be taxed as if we had extra living quarters when we don't build one.	3/16/2020 1:58 PM
5	perhaps, the critical issue is and will continue to be parking!	3/16/2020 10:00 AM
6	This would encourage more families, educators, and people with mid-level income to move into the neighborhood.	3/15/2020 8:47 AM
7	If a house is huge for two persons wanting to 'age in place' what a great way to split the house in two and share it with another household who could 'be there'. AND I agree that this could preserve the existing structure, such as my husband and my home.	3/13/2020 3:15 PM
8	with limits. Without guidelines, it could be imagined that a bungalow owner could build a 4-apartment building in the backyard.	3/12/2020 11:57 AM
9	Our houses are already built on small lots, and the average size of many of the homes is about 1200 square ft. How could they reasonably fit?	3/10/2020 6:22 PM
10	The assumption here is that the extant homeowner can afford such additions, which is not the case. Some of us can only afford the current mortgage. This is arrogant to assume it is a viable option.	3/9/2020 2:46 PM
11	I am torn. Existing structures must be preserved but I am leery of additional cars on already busy streets.	3/9/2020 10:30 AM
12	Stop messing with density. Michael Hancock created a 3-headed monster when he allowed all the development and skyrocketing housing costs. Why don't we go over to Pat Hamil's house in CCN and have him split his house into several units??	3/7/2020 8:24 AM
13	Where is the support for preservation of existing homes as they are now? Why the need for this to somehow be coupled with increased density?	3/6/2020 11:32 PM
14	I support it only if the owner lives on the property.	3/6/2020 9:39 PM
15	I support splitting one unit into 2 if that could be done within the same footprint and with adding only one story to the building.	3/6/2020 5:32 PM
16	More people = more cars, more noise and increased pollution.	3/6/2020 4:55 PM
17	Somewhat. I'm ok with developing ADUs but not with splitting up homes. It's not fair to neighbors.	3/6/2020 2:11 PM
18	Home preservation with splitting or building of homes, have you looked at New Orleans. This causes crime! The one owner needs to be responsible for home maintenance.	3/6/2020 2:06 PM
19	I would support a mother-in-law apartment, but would prefer not to split a house.	3/6/2020 1:19 PM
20	A separate ADU structure is different from splitting one house into 2/many homes. Separate these ideas and you'll get a better response.	3/6/2020 1:01 PM
21	as long as there are plans for off street parking	3/6/2020 11:13 AM
22	Yes! We also know that Denver is aging. ADUs will help seniors age in place or with their adult children.	3/6/2020 10:39 AM

Q21 Congress Park has a vibrant and diverse number of local neighborhood businesses. Would you support the expansion of the business zoning with the tradeoff of losing adjacent residential homes?

Answered: 88 Skipped: 0



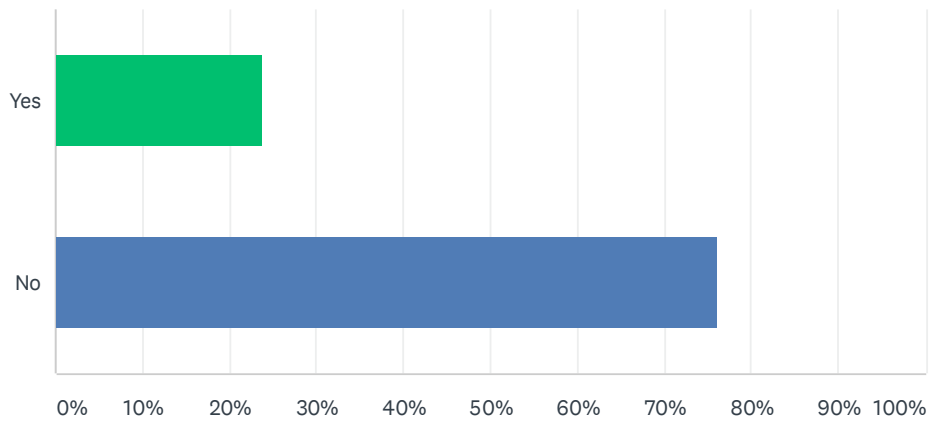
ANSWER CHOICES	RESPONSES	
Yes	40.91%	36
No	59.09%	52
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	Being able to walk to businesses not only creates community in our neighborhood, but is also key to any green new deal future.	3/25/2020 9:11 AM
2	Any increase in business zoning would definitely have an effect on the surrounding neighborhood and it would have a domino affect. Would you like to live next to a pizzeria?	3/24/2020 8:18 PM
3	There is no control over what is being built. Developers will take advantage of the area, overbuild and destroy the neighborhood if not kept in check.	3/16/2020 10:00 AM
4	I support changing the land use to businesses, to offer more choices in businesses. I try to make my errands close to home.	3/13/2020 3:15 PM
5	...and let's keep property values in mind when we talk about zoning. Indiscriminately adding more commercial zoning might devastate someone's property values.	3/12/2020 11:57 AM
6	Only if the businesses are along main streets like Colfax or Colorado Blvd.	3/10/2020 6:22 PM
7	In Congress park there are many many different business areas that are here and developing more. I believe there should be more housing density adjacent and in these areas rather than expanding business areas. Part of the problem is that developers have made it too expensive to rent in many of the areas. That is a separate problem that needs to be addressed.	3/10/2020 9:21 AM
8	If parking lots are forbidden.	3/7/2020 5:13 PM
9	The business district along 12th Avenue in Congress Park is wonderful, but it's getting full. There is nowhere for patrons to park except back into the neighborhood. It could easily become another small version of Cherry Creek North between 1 & 3rd Avenues, which is now ruined.	3/7/2020 8:24 AM
10	Where would this stop? Our local business are more than enough for our neighborhood. They already attract patrons from well outside Congress Park. Once business expansion starts, where will it stop? Look at Cherry Creek. That "look and feel" would turn this neighborhood upside down. Great for developers but not for residents.	3/6/2020 11:32 PM
11	Indifferent.	3/6/2020 9:07 PM
12	It depends on whether the zoning goes east-west or north-south. East west on 12th and 6th would be acceptable.	3/6/2020 5:32 PM
13	Maybe on Colfax and Colorado. We don't need this in the interior of Congress Park.	3/6/2020 2:11 PM
14	No, to support your increased density? You are ruining a lovely area.	3/6/2020 2:06 PM
15	This could be nice for the neighborhood. 6th ave is an especially good candidate, maybe also 12th.	3/6/2020 1:19 PM
16	Ok to have businesses with residences built above but not tear down current houses to do it	3/6/2020 10:52 AM
17	to a minor degree	3/6/2020 10:49 AM
18	This is hugely important. If we want to view Congress Park as a "walkable neighborhood," there needs to be something to walk to.	3/6/2020 10:48 AM

Q22 In Discover Denver's recent architectural survey of Congress Park, they found the majority of our neighborhood is composed of original and architecturally significant buildings which contribute to Denver's history. Would you support the demolition of these older buildings for new, higher density housing?

Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	23.86%	21
No	76.14%	67
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENTS:	DATE
1	The existing housing stock is the main reason we bought into Congress Park almost 30 years ago. Older neighborhoods like CP are already denser than many other developments. The houses are mostly smaller and are on smaller lots.	3/28/2020 11:09 AM
2	Yes, depending on state of building etc. Absolutely no if just to build new luxury condos. But we need increased housing in Denver.	3/25/2020 9:11 AM
3	This happened years ago and as a result, we have numerous ugly higher density housing buildings in the area. Don't need any more.	3/24/2020 8:18 PM
4	Many have been poorly maintained	3/24/2020 12:39 PM
5	some--let's face it, it all can't & shouldn't be saved	3/20/2020 3:18 PM
6	The historic neighborhood is the main reason why we chose to live in Congress Park.	3/16/2020 1:58 PM
7	It's important to maintain these historically built homes. Homes that are poorly maintained may be better off replaced.	3/15/2020 8:47 AM
8	Yikes!! What a hard question!! My home contributes architectural character to my street & neighborhood. I would ask that there be criteria for demolishing non-contributing structures.	3/13/2020 3:15 PM
9	and NO.	3/12/2020 11:57 AM
10	We chose to live in Congress Park for the very fact that it is a neighborhood composed of older, interesting buildings!	3/10/2020 6:22 PM
11	I moved here from out of state and was very impressed with Denver's older, historical homes and buildings. I hadn't planned on buying a 100-year-old house, but fell in love with the architectural style and charm. Historic homes and buildings maintain their charm through the centuries, unlike contemporary, less distinctive homes. It would be a terrible mistake to demolish them.	3/10/2020 4:39 PM
12	Absolutely not.	3/7/2020 8:26 AM
13	NO MORE HIGH DENSITY HOUSING - LEAVE IT ALONE	3/7/2020 8:24 AM
14	High density is NOT for Congress Park. Scraping and building of modern style structures, even as permitted by existing code, is also NOT for Congress Park. A large part of the beauty of Congress Park is in the architectural nature of the neighborhood.	3/6/2020 11:32 PM
15	my answer is actually "it depends" - certainly would not want to loose all of these "originally and architecturally significant buildings"	3/6/2020 10:09 PM
16	Yes unless it is a landmark we building	3/6/2020 9:16 PM
17	Where does it suggest demolishing buildings? However, I would support demolishing buildings along Colfax & Colorado Blvd for increased height to current zoning or higher with Community Benefit to allow more density.	3/6/2020 9:07 PM
18	If the new property protected the look and feel of the area and the existing property was in poor condition, then sure.	3/6/2020 6:14 PM
19	Too many cities have destroyed such connections to their cities with disastrous results. Hindsight is a dreadful memory of destruction.	3/6/2020 5:32 PM
20	No!!!	3/6/2020 2:57 PM
21	Again, this is a maybe. I'd be all in favor of redevelopment on Colfax and Colorado at the cost of 'historical preservation' if that means saving the interior of Congress Park.	3/6/2020 2:11 PM
22	Is this a new way to ask the same question.	3/6/2020 2:06 PM
23	Congress Park is beautiful with historic buildings and mature trees. Don't destroy that.	3/6/2020 1:19 PM
24	I think it's so disrespectful to tear down wonderfully built homes to make way for shoddily-built people boxes. Again, the new construction will be over-priced in a few years anyway so it's not going to solve any problems	3/6/2020 1:01 PM
25	I support demolition of old buildings if they are in bad shape or cannot be remodeled effectively	3/6/2020 12:33 PM

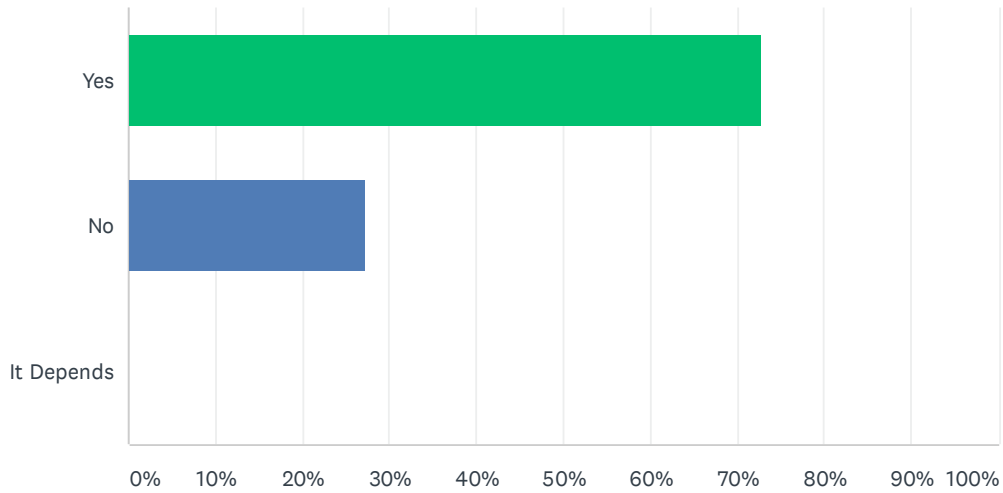
Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

or at reasonable cost to be more accommodating to people. Not all older buildings are worth saving.

26	If new buildings within certain design requirements	3/6/2020 11:55 AM
27	unless the older structure is unsound and should be demo'd anyway	3/6/2020 11:13 AM
28	Would vary, I don't want too much destroyed but in select areas (such as corners), it probably makes sense	3/6/2020 10:59 AM
29	Only if small and in disrepair, larger mansions bungalows and squares be preserved	3/6/2020 10:52 AM
30	What's significant and what is not? Historic districts also need to be part of the solution, not a sacred cow.	3/6/2020 10:49 AM

Q23 Are you in favor of mixed use (combination of commercial and residential) zoning in existing commercial zone areas to increase residential density?

Answered: 88 Skipped: 0



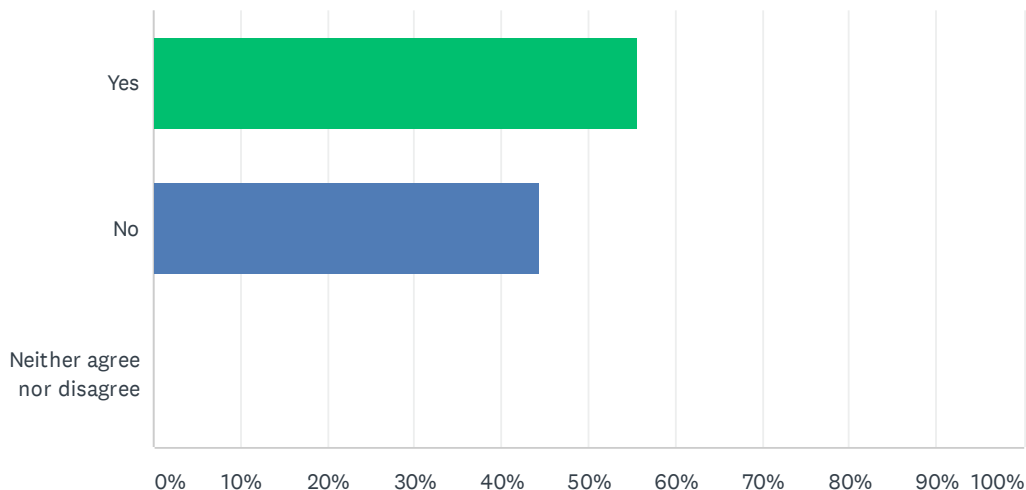
ANSWER CHOICES	RESPONSES	
Yes	72.73%	64
No	27.27%	24
It Depends	0.00%	0
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	The "dwelling over the store" concept is OK if kept to no more than 2 stories.	3/28/2020 11:09 AM
2	But not if it means buildings of more than 3 stories high.	3/24/2020 8:18 PM
3	I'm very supportive of this mix of land uses.	3/13/2020 3:15 PM
4	centered in corridors of density (Colfax, Colorado, York/Josephine).	3/12/2020 11:57 AM
5	4 stories with with first floor commercial use + rooftop recreational use is the ideal in my mind. Especially when the building uses traditional styles and not these faux modern or McMansion designs	3/7/2020 5:13 PM
6	Along the Colfax or Colorado Blvd corridor ON THE CONDITION THAT PARKING IS PROVIDED, a parking garage not this BS of a parking space per 1.5 units or whatever garbage doublespeak the city uses now.	3/7/2020 8:24 AM
7	Who will suffer from this? Easy all the other neighbors who can't park their cars.	3/6/2020 11:32 PM
8	Living in a mixed use area is lovely. We can do it in Congress Park!	3/6/2020 10:26 PM
9	Maybe along main corridors like colorado, colfax, 12th ave, etc.	3/6/2020 6:14 PM
10	But within existing zoning height limits.	3/6/2020 5:32 PM
11	Mixed use as a concept is fine so long as it doesn't increase density.	3/6/2020 3:01 PM
12	Yes. Absolutely makes sense.	3/6/2020 2:11 PM
13	I am not in favor of increasing density.	3/6/2020 2:06 PM
14	Build above businesses	3/6/2020 10:52 AM

Q24 Blueprint Denver currently allows Accessory Dwelling Units (ADU) on all residential properties and the ECAP also encourages removing all barriers to this type of construction. An ADU can be built as an interior unit or a detached unit above a garage and is based on lot size. A lot of 6,000 sf or less limits the habitable size to 650sf. Do you support ADUs in Congress Park?”

Answered: 88 Skipped: 0



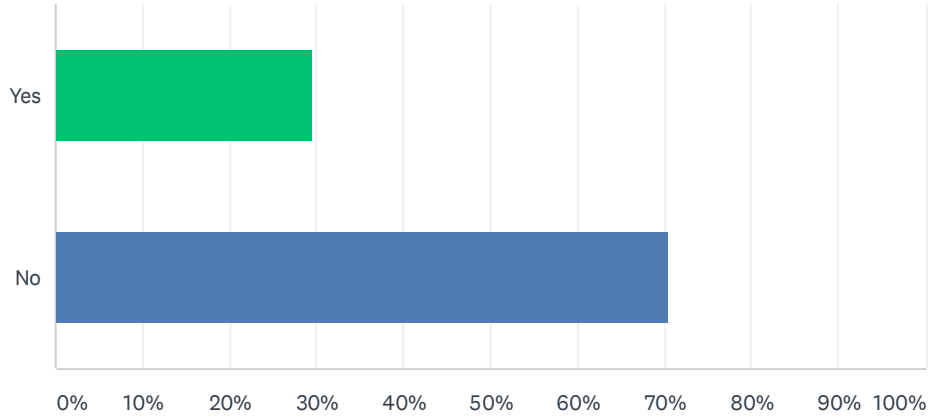
ANSWER CHOICES	RESPONSES	
Yes	55.68%	49
No	44.32%	39
Neither agree nor disagree	0.00%	0
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	We see this as a viable way to add affordable housing, especially if it helps extended family members.	3/28/2020 11:09 AM
2	See previous question #20. I don't support removing ALL barriers. Basing it on lot size should remain. Don't support an ADU as an interior unit. This is again a step backwards to where Congress Park was 40 yrs. ago.	3/24/2020 8:18 PM
3	Off street parking must be maintained	3/22/2020 6:27 PM
4	Not if property owners who don't build one have their taxes raised even when they don't build one.	3/16/2020 1:58 PM
5	I am very okay with this extension for homes right next door to me if it means someone can use the space for a primary residential occupant & NOT for a short term rental unit to make money.	3/13/2020 3:15 PM
6	within the existing guidelines and with adjacent neighbors' approval. (this is being required for my neighbor's addition already)	3/12/2020 11:57 AM
7	Will increase parking issues. Bring in more traffic. It will destroy the reason we live in Congress Park. The city wants to turn our neighborhood into Congress Dump	3/10/2020 10:36 PM
8	I have lived in cities where they started allowing granny flats on properties in historic districts. This enables another dwelling while preserving the history.	3/10/2020 9:21 AM
9	Who can afford to build these? It is an arrogant assumption that is even an option for most of us.	3/9/2020 2:46 PM
10	When we built our garage. We were told we could not do this at all. Maybe the zoning department gives different answers for different people. We now don't trust the zone to do this plan right.	3/8/2020 7:27 AM
11	When will this madness stop? I suspect only when all of Colorado lives in Denver County, and all of the western United States lives in Colorado, i.e. in Denver.	3/6/2020 11:32 PM
12	Protect the look and feel of existing property though!	3/6/2020 6:14 PM
13	Many garages are too small for newer, larger vehicles. These are prime candidates for ADU construction.	3/6/2020 5:32 PM
14	Here is the compromise - I support ADUs so long as single family homes are not demolished or incentivized to be split up into multiple units.	3/6/2020 2:11 PM
15	yes, assuming there are requirements for parking.	3/6/2020 10:59 AM
16	But 650 sf is about 130 sf too little as it's impossible to put in a 2 bedroom unit which is what most people/"families" need	3/6/2020 10:49 AM

Q25 The ECAP is proposing non-traditional households, co-housing, cooperatives and group living. One component of Group Living is allowing 8 unrelated adults and unlimited minor children to live together in units 1,600 square feet in size or larger. The current zoning allows 2 unrelated adults and unlimited family. Do you support a zoning change that would allow these higher densities in single family homes?

Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	29.55% 26
No	70.45% 62
TOTAL	88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

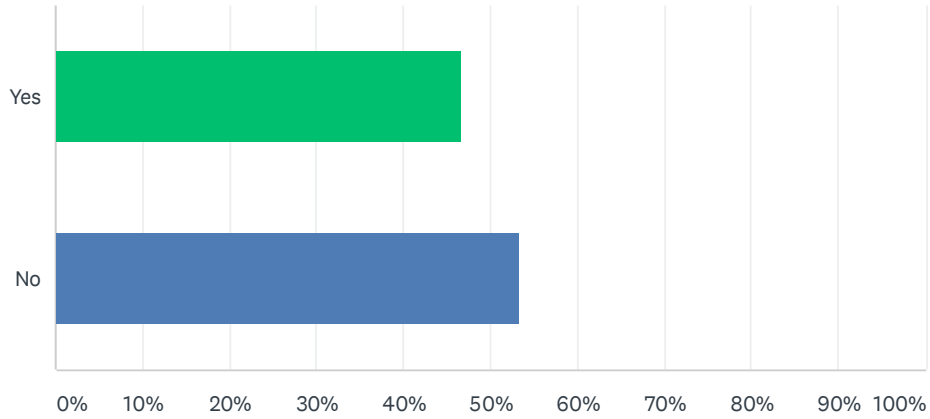
#	COMMENT	DATE
1	We support it with a limit on the number of unrelated adults.	3/28/2020 11:09 AM
2	Totally absurd. Unhealthy. Will ruin a neighborhood. Unnecessary. Bird brain idea that only a young person who cannot afford to live anywhere would come up with.	3/24/2020 8:18 PM
3	Maybe, but eight people seems too many for the space in a single family home.	3/16/2020 1:58 PM
4	Absolutely not, pro growth on all the other topics. 8 unrelated people in this size unit is ridiculous.	3/16/2020 11:11 AM
5	1600 sq ft seems tight for 4 families.	3/15/2020 8:47 AM
6	Yes I do. Eight unrelated may result in eight persons who are elderly and immobile can share resources. Eight persons who have debilitating disabilities can live jointly to share resources. This living arrangement needs to be balanced so as not to have a fraternity or sorority college situation AND WHAT ABOUT PARKING/ STORING OF CARS?	3/13/2020 3:15 PM
7	These propositions need a lot more consideration of the end-users. Is anyone thinking about the children in these situations? Does the 1600 sqft include the kitchen and bathroom(s) and common space? Then how much real space is left for each person to live in? This is not East Berlin in the 1950s. We have lots of room here to give people a decent amount of space.	3/12/2020 11:57 AM
8	We saw first-hand the results when a larger home on our block recently had six singles living in one house. That created parking problems, increased trash, more noise and impacted the sanctity of our neighborhood. And this was just one house on one block. And there's no plans to address parking or infrastructure with increased density (fire, police, schools).	3/12/2020 11:07 AM
9	8 adults and unlimited children in a 1600 sq foot home is like living in a sardine can. We want family homes not group homes in Congress Park	3/10/2020 10:36 PM
10	1600 Sq. Ft. isn't really big enough to accommodate 8 unrelated adults and unlimited children. It sounds like it would be a rooming house. What about bathrooms, play areas for kids, kitchen facilities etc.? And school resources?	3/10/2020 6:22 PM
11	I've only lived in Congress Park for 3 years. I looked at other neighborhoods but chose this neighborhood because of the lower density and neighborhood feel. Increasing the density would change the atmosphere of the neighborhood.	3/10/2020 4:39 PM
12	That's far far far too many people. The fact that it is even considered shows how ridiculous the thinking is behind this plan.	3/8/2020 7:27 AM
13	This will break the community/neighborhood. what if my husband and I decided to leave our 3300 sq ft home, rent it out to 8 adults, with 8 cars and maybe who also have 8 kids, 8 animals (dogs/cats) and just go live somewhere else and collect all that rent? How absurd and awful that would be to do to our neighbors but under this plan we could actually do it. Who decided Denver needed "more density" anyway????	3/7/2020 8:24 AM
14	Very destructive to neighborhoods	3/7/2020 8:05 AM
15	These proposed initiatives are destroying the fabric and beauty of our neighborhood.	3/6/2020 11:32 PM
16	Yes please!!	3/6/2020 10:26 PM
17	This is a City wide zoning change	3/6/2020 9:16 PM
18	However, I believe this is separate from the ECAP.	3/6/2020 9:07 PM
19	This is absurd.	3/6/2020 5:32 PM
20	If the number of people is still contingent on the size of the property.	3/6/2020 4:55 PM
21	We already have unrelated multiple roommates in two of the larger houses resulting in increased traffic, trash, noise.	3/6/2020 3:01 PM
22	Absolutely not. This is what happened to the blocks between 13th and Colfax. People don't stay long in small units and do little to invest in the stability of the neighborhood. This is the difference between Congress Park and Cap Hill. People bought into Congress Park for a reason and neighbors shouldn't have to deal with absentee landlords trying to get rich off of zoning changes and converting single family homes into multi family properties.	3/6/2020 2:11 PM

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

23	I would support 4 or 5 unrelated adults, but not 8.	3/6/2020 1:19 PM
24	Really? 8 unrelated adults and unlimited children. You have got to be kidding. Just another way to destroy Congress Park.	3/6/2020 11:10 AM
25	Half that number ok, each person should have 200-400 sq ft	3/6/2020 10:52 AM
26	why so high? 4 sounds better and same for the accessory	3/6/2020 10:49 AM
27	Eight seems a bit much, though.	3/6/2020 10:39 AM

Q26 The ECAP is proposing adding protected bicycle lanes? Would you support removal of on-street parking for these lanes?

Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	46.59%	41
No	53.41%	47
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

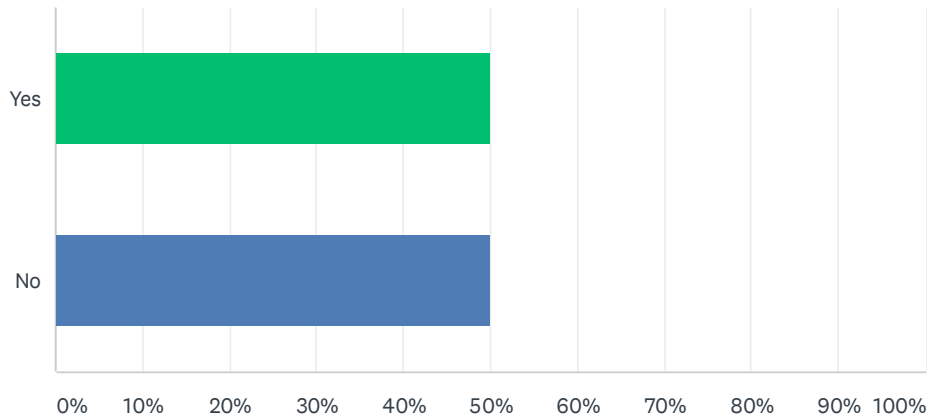
#	COMMENT:	DATE
1	Reducing the amount of on-street parking and requiring multi-family residents to use the parking provided in their building would go a long way toward improving safety and quality of life in CP.	3/28/2020 11:09 AM
2	Denver should be way more bicycle friendly than it is! Bicycle lanes often disappear in the most dangerous areas. More bicycle lanes and encourage those scooter folks to get off the sidewalk.	3/25/2020 9:11 AM
3	This will definitely reduce the amount of parking that is available, and it would be absolutely stupid if they go through with the asinine idea of increased density.	3/24/2020 8:18 PM
4	parking will only become tighter with more density since the city refuses to address that as part of the planning	3/20/2020 3:18 PM
5	There is already a parking shortage most places. Bicycles and mass transit are unsatisfactory if you need to lug groceries home or take your dog to the vet, for instance.	3/16/2020 1:58 PM
6	Not sure how parking can be improved. On street parking is very bad now.	3/16/2020 11:11 AM
7	Absolutely not. My neighbors on various blocks do not have garages and they have to park on the street. By the way, I am an avid bicycle user in this city. I ride my bicycle where I can, even to work and running errands. The city does not maintain bike lanes year round. Protected bike lanes would be no different. They collect trash, leaves snow & debris. Why not designate 'shared streets' for cars and bicycles like Franklin Street?	3/13/2020 3:15 PM
8	We have to park on the street. We don't have a garage or parking space in the alley. Parking is at a premium now. It is tight passing cars now if there is a bike lane it will be awful	3/10/2020 10:36 PM
9	14th Ave had this once before. It worked. No traffic lanes are narrow and foolish bicyclists put their lives in danger, slow traffic, and anger motorists.	3/10/2020 8:08 PM
10	As far as I can tell, bicyclists have many more rights than drivers. I have yet to see any of them stop at stop signs, or stop lights. They tend to ride in the more middle of the road area, which puts the fear of God in a motorist who then has to slow down when it is safe to pass them. They ride very fast, and they have a bad attitude of entitlement as far as I am concerned. The whole idea that the county is trying to sell, which is a person can bike downtown, or take a bus to get downtown to work, is laudable, but I would guess that many people in this neighborhood don't work downtown. I live here but my job was in Golden and there was no fast or efficient way to get there without a car.	3/10/2020 6:22 PM
11	I have no garage or driveway.	3/9/2020 2:46 PM
12	Street parking is essential for many in Congress Park, while there is no need for protected bike lanes. Bikers will be fine with neighborhood bike lanes, such as currently used on Seventh Avenue.	3/8/2020 9:47 AM
13	Density only works when non-automobile modes of transportation are allowed to become more convenient compared to driving. It is impossible to have density and driving convenience.	3/7/2020 5:13 PM
14	Parking is bad enough already. We have a two-car garage we park in but many people do not use their garage for cars or don't have garage. The bike lane idea is a JOKE. Again, the brainchild of some 20-something city planner.	3/7/2020 8:24 AM
15	Put 4-way stop signs at every intersection in Congress Park. This will decrease speed and increase safety throughout the neighborhood for everyone. In addition, since bicycles no longer need to stop at stop signs this will help them safely move through the neighborhood.	3/6/2020 11:32 PM
16	Removing parking for better biking in one of the best things that could happen to this neighborhood.	3/6/2020 10:26 PM
17	Most of the bike lanes in the plan are high comfort bikeways where there will be little to no parking input. Why not ask about those too?	3/6/2020 9:16 PM
18	However, I don't believe need to remove parking.	3/6/2020 9:07 PM
19	Depends. on major arteries like 12th, 13th, 14th, colorado, etc, then sure	3/6/2020 6:14 PM
20	What provisions are proposed for alternative parking options? RTD's recent challenges do bode well for transit to replace personal vehicles.	3/6/2020 5:32 PM

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

21	I would support it on streets that are broad enough to accommodate this lane. It should not happen at the expense of parking.	3/6/2020 4:55 PM
22	Absolutely not, especially because our street (Steele) is being considered for a bike lane. Our street has become a through street for commuters, is very narrow, and it would be extremely hazardous for bicycles.	3/6/2020 3:01 PM
23	Some change is good.	3/6/2020 2:11 PM
24	Where are people suppose to park? This is stupid. All the people from east of Colorado Blvd are going to be parking in the neighborhood. Cars speed down the streets now. Where are the police? The city can't support the increased density now or manage the increased crime.	3/6/2020 2:06 PM
25	We as a community must make biking safer. More people will use it and it will contribute to more mobility for the elderly, children, people who don't want to drive, etc and will help our environment by polluting less.	3/6/2020 12:33 PM
26	On certain streets absolutely. Again - I'm a homeowner and not worried about parking. I bought my house knowing I may need to walk a few blocks to park. I don't own the street.	3/6/2020 11:55 AM
27	PARKING...Hello. There is no parking now! I live between 12th and 13th avenues. I have no garage. My home never had a garage built in 1909 when the house was built. When I get home past 6 o'clock in the evening, I often have to park a block away from my house. In the winter when the night falls early, I am always uneasy about walking to my house. Especially if I have been out till later in the evening.	3/6/2020 11:10 AM
28	Parking is already at a premium and will get worse with density. Better to have protected bike lanes on secondary streets for example as done on 7th Ave	3/6/2020 10:52 AM
29	The amount of on-street parking in Congress Park is not sustainable. It is contributing to climate change. It is unjust to freely cede public property for the private use of a minority of residents, who neither own this land nor pay taxes on this. The amount of private parking (on public land) in Congress Park is discriminatory to poorer Denverites and those with physical disabilities who walk/bus/bike/shuttle/uber for transportation.	3/6/2020 10:48 AM

Q27 A protected bicycle lane is proposed in the plan on 14th Ave and could require removal of a drive lane or on-street parking. Would you support this change?

Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	50.00%	44
No	50.00%	44
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

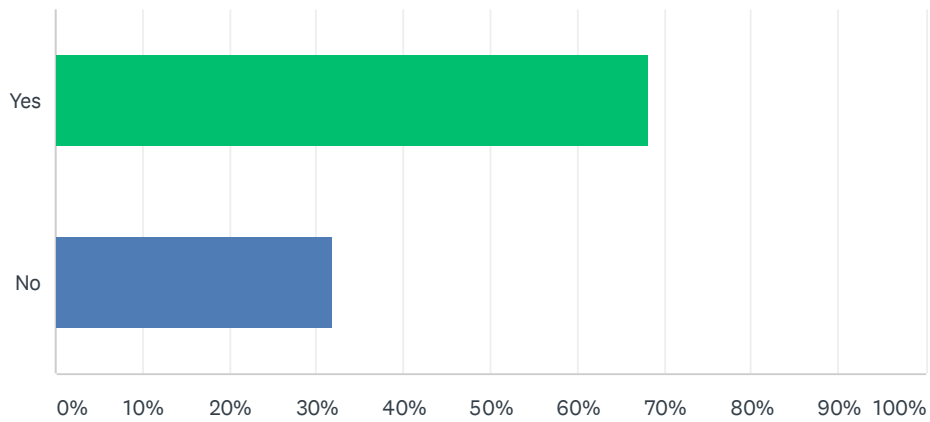
#	COMMENT:	DATE
1	Though my preference would be to focus efforts on connecting lanes along off streets and existing areas. As someone who bikes, I would prefer designated lanes that are contiguous. There are lanes along 16th and along 12th. Widening these lanes, making them contiguous to other lanes, and installing raised bicycle lanes on busy streets (such as Montview) is way more helpful. Installing large bicycle signs to let people know where bicycle lanes are and how to use them is more helpful. Just plopping a lane on 14th may not be as effective for increasing non-car traffic because cars race down it. No one wants to or should bike on a busy car artery!	3/25/2020 9:11 AM
2	It will only increase traffic on 12th and you will have whatever traffic issues you think you are helping on 14th happen on 12th. And it would make parking congestion worse in the neighborhoods. I am a walker, and I have been appalled at the audacity of bicyclists who ignore stop signs and pay no attention to pedestrians. I've not come close to being hit by a car but have almost been hit by bicyclists who don't realize pedestrians have the right of way when crossing at a stop sign.	3/24/2020 8:18 PM
3	only if it does not impact a severe lack of parking to begin with along with a benefit of slowing traffic on main thoroughfares	3/24/2020 4:46 PM
4	Maybe one less drive lane.	3/16/2020 1:58 PM
5	Once again parking needs to be addresses and losing a drive lane is a problem. Maybe 12th ave for bike lane.	3/16/2020 11:11 AM
6	12th ave and 16th ave have bike lanes and are spaces that make more sense for riding alongside traffic. I bike and drive 14th Ave regularly.	3/15/2020 8:47 AM
7	I'm not able to answer because you do not provide enough details.	3/13/2020 3:15 PM
8	Remove a parking lane	3/12/2020 11:57 AM
9	14th is a main thoroughfare. traffic is bad enough without removing lanes. there are plenty of quiet residential streets nearby that would be safer for bicyclists than a street heavy with traffic.	3/12/2020 11:07 AM
10	Traffic will back up and be a mess. There is a bike lane on 12th have them bike over 2 blocks and use that bike lane.	3/10/2020 10:36 PM
11	Same as above.	3/10/2020 6:22 PM
12	Address Public transportation issues	3/10/2020 9:21 AM
13	14th is dangerous for bikes	3/9/2020 2:46 PM
14	No. There are lanes on 12th and 16th.	3/8/2020 7:27 AM
15	100% in favor for the above reason	3/7/2020 5:13 PM
16	HELL NO	3/7/2020 8:24 AM
17	What's wrong with 12th Avenue, or any other non-major artery?	3/6/2020 11:32 PM
18	Removing parking and driving lanes for better biking in one of the best things that could happen to this neighborhood.	3/6/2020 10:26 PM
19	Why 14th? Cyclists can use 12th.	3/6/2020 9:39 PM
20	I would advocate for losing the north side drive lane and drop down to two drive lanes.	3/6/2020 9:07 PM
21	parking lane only though	3/6/2020 6:14 PM
22	I thought the addition of parking on 14th was a response to the choked parking situation on the side streets. Isn't this a rather circular proposal? To be honest, parking on 14th seems particularly dangerous. I see lots of damaged cars while driving that street.	3/6/2020 4:55 PM
23	We need to be able to drive and park on 14th Avenue. Let bikers use 7th Avenue or if they need an East-West Street.	3/6/2020 3:01 PM
24	14th Avenue is too crowded as it currently exists and drivers who commute through our neighborhood should be incentivized to use other routes, use public transportation, or ride bicycles. With our population growth, there are way too many speeders and cars getting hit on 13th and 14th	3/6/2020 2:11 PM

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

25	So are you going to tell people they can't have cars? This is stupid. Really how many people bike vs drive. And public transportation costs to much.	3/6/2020 2:06 PM
26	This would be a huge safety improvement. I always choose safety over parking.	3/6/2020 11:55 AM
27	only because there is a better bike lane on 12th. I'd be in favor of better protection for the bike lane on 12th	3/6/2020 11:13 AM
28	3 lanes and parking already taxing a busy artery, go to 2 lanes and have parking and protected bike lane	3/6/2020 10:52 AM

Q28 Congress Park Pool is currently being redesigned and the ECAP shows a proposed bicycle route through the park connecting our neighborhood to Cheesman Park along 9th Ave. The Denver Parks Department has decided they do not want this bike route connection through the park. Do you support a bike route through Congress Park?

Answered: 88 Skipped: 0



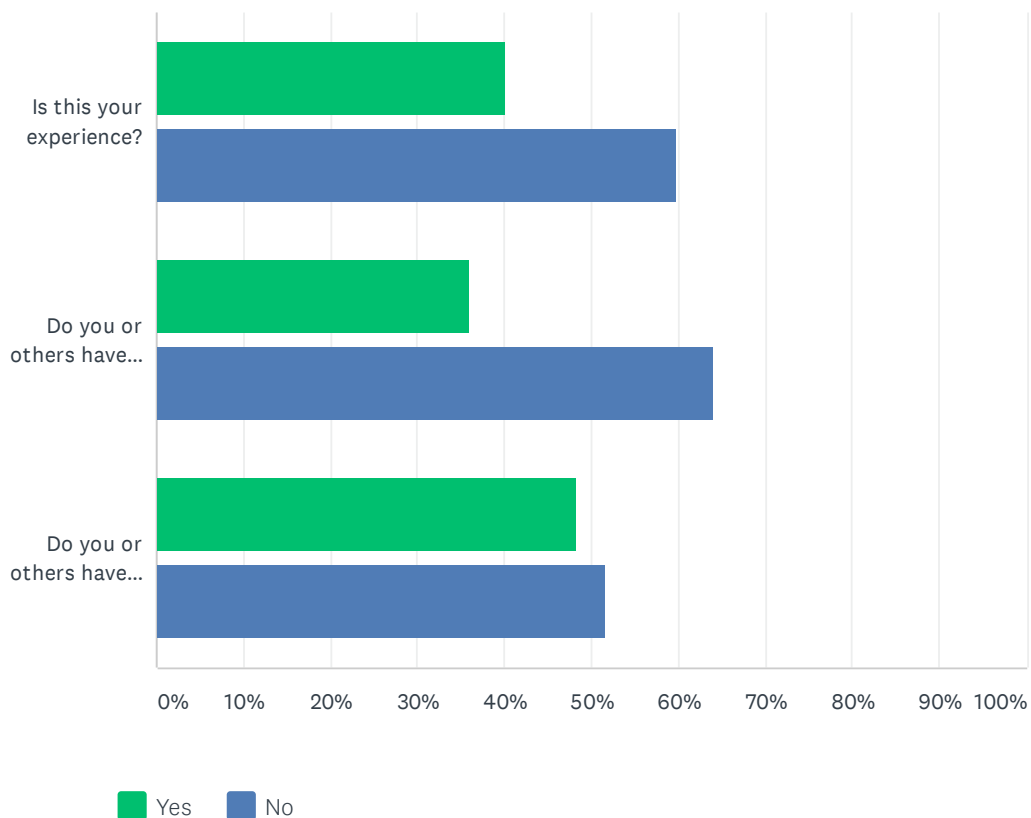
ANSWER CHOICES	RESPONSES	
Yes	68.18%	60
No	31.82%	28
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	Yes is with qualification of learning what it exactly it entails.	3/28/2020 9:22 AM
2	It's nice to have a park without any kind of traffic other than foot traffic.	3/24/2020 8:18 PM
3	Not Sure...need more information	3/24/2020 4:46 PM
4	Also would support a bike path through Cheesman Park	3/24/2020 2:56 PM
5	No reason not to route around park on north side near Denver Water Facilities. Through center of park is inappropriate	3/22/2020 6:27 PM
6	Need to know the reasoning not to do it	3/20/2020 3:18 PM
7	My dog was run over by a bicycle in a park. The rider refused to stop.	3/16/2020 1:58 PM
8	It does not need to be a dedicated bike lane.	3/15/2020 8:47 AM
9	I support a bicycle route to access the pool and get through to continue to get through to the next park- Cheesman Park. I might want to ride my bicycle to the pool.	3/13/2020 3:15 PM
10	Bikes and parks go together well.	3/12/2020 11:57 AM
11	Yes! Yes! This makes sense as well as continued development of the existing bike route down 12th Ave. BTW, I hate the RTD BRT Colfax corridor plan. What is it going to do to traffic on 12th, 13th, 14th and even 16th and 17th. RTD BRT is wrong and my neighbors hate the idea!	3/10/2020 8:08 PM
12	Seventh Ave is a bike route, use that	3/9/2020 2:46 PM
13	Ninth Avenue is wide and lightly traveled because of the park. Creating an east/west route through the park makes sense.	3/8/2020 9:47 AM
14	We have been able to find our way on bikes and this plan is too contrived.	3/7/2020 8:26 AM
15	Better to have bike routes through parks than on streets with traffic	3/7/2020 8:05 AM
16	Bike routes should be only on streets, and specifically blocks, where the Mayor and Councilpersons live, be intensely lighted and prohibit the use of all motorized transportation.	3/6/2020 11:32 PM
17	Would allow for easier access for ALL to the park.	3/6/2020 9:07 PM
18	not needed. keep bike lane through 12th as main artery or add one along 8th! through the park is fine if way off to the side along 8th or above park	3/6/2020 6:14 PM
19	Really, a park district owned park, owned by the city and you can't make a change. Again, this is stupid. Your trying to railroad the neighbors because Denver. It's and County want tourists downtown and you want to move the bums into Congress Park! You even paid people for this plan. Stupid!	3/6/2020 2:06 PM
20	Absolutely!!	3/6/2020 11:55 AM
21	parking at the pool is already a problem a bike lane to the pool is a great idea	3/6/2020 11:13 AM
22	It's almost in place, easy to connect and widen current sidewalks	3/6/2020 10:52 AM
23	We need either a bike lane through Congress Park, or a dedicated bike lane on 8th Avenue. The Parks Department initial opinion is short-sighted and not sustainable.	3/6/2020 10:48 AM

Q29 A parking study was completed by the ECAP and found Congress Park had a 40% occupancy in both AM and PM, which implies your block always has 60% available parking.

Answered: 88 Skipped: 0



	YES	NO	TOTAL
Is this your experience?	40.23% 35	59.77% 52	87
Do you or others have difficulty finding parking in AM?	36.05% 31	63.95% 55	86
Do you or others have difficulty finding parking in PM?	48.28% 42	51.72% 45	87

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

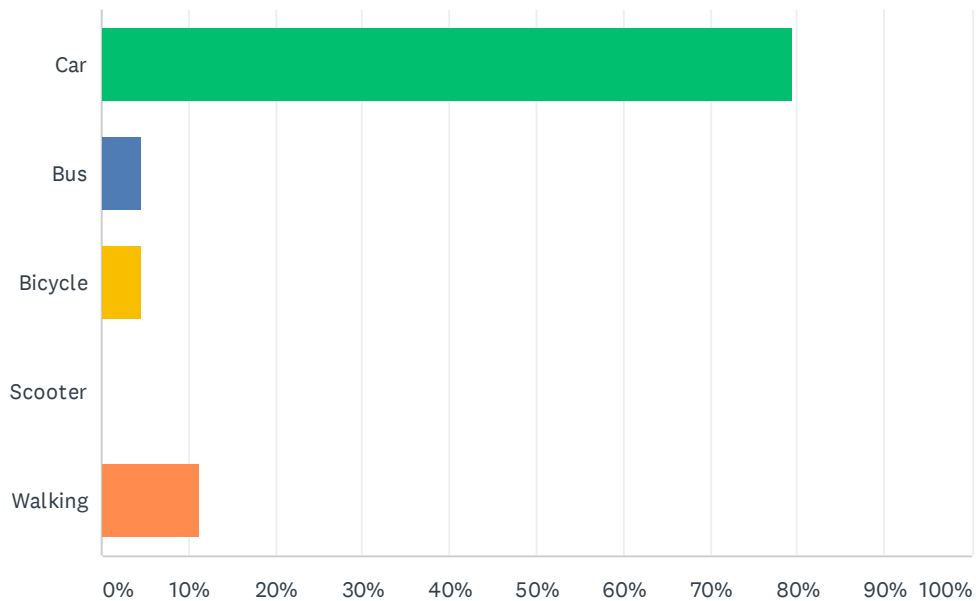
#	COMMENT:	DATE
1	This assumes 100% parking is desired or optimal.	3/30/2020 8:07 AM
2	It is not a difficulty for us because we had a garage built. However, we have a 5-story apartment building diagonal from us and an older 2-story building across the street from our house so our block is almost always parked full.	3/28/2020 11:09 AM
3	We have off-street parking. That's not true for several neighbors.	3/28/2020 9:22 AM
4	This can vary. But it will always be bad if parking is eliminated on Colfax, 14th and whatever other streets. People ought to be able to park in front of their own homes. We also need space to put our trash, recycle, and compost bins out. Having multiple dwelling buildings ruins parking. We have first hand experience with this due to an apartment building kitty corner from us that doesn't provide parking for its own residents.	3/24/2020 8:18 PM
5	Need to have data provided by block. Parking is very dependent on distance from Colfax, other business districts and proximity to apartment buildings.	3/22/2020 6:27 PM
6	We have a garage but the street is usually full when people aren't working	3/20/2020 3:18 PM
7	Plumbers and other service providers regularly are unable to find a parking place on our block in the daytime. The many apartment dwellers fill up the parking at night.	3/16/2020 1:58 PM
8	Parking is a problem now. This has to be addressed with more density.	3/16/2020 11:11 AM
9	I live in a low density part of the neighborhood.	3/15/2020 8:47 AM
10	I fortunately have a long driveway to my garage. I avoid using on street parking for others to park who do not have garages, on my street.	3/13/2020 3:15 PM
11	When I'm looking for parking between 10 and 3, I can find it. However, I'm at work then, so that doesn't help me.	3/12/2020 11:57 AM
12	I go to work in the morning as do most of my neighbors so there is parking in the AM. PM is another issue	3/10/2020 10:36 PM
13	There is lots of parking during weekday days. Parking tightens and worsens as neighbors return home from workdays and worsens as night descends. The parking can be challenging from 8ish on.	3/10/2020 8:08 PM
14	It depends on the time. During the day there is plenty of parking. However, at night people who live on the block have to "fight" for parking, because non-residents who are going to the near-by restaurants on 12th ave use parking in front of our homes. It is really annoying to work late, get home by 8pm and can't park on your own street!	3/10/2020 6:22 PM
15	My block is atypical. Parking is frequently congested closer to major thoroughfares. A more granular approach rather than lumping all of Congress Park together.	3/9/2020 10:30 AM
16	This is not the case in the northern half of the neighborhood.	3/8/2020 9:47 AM
17	Most people don't park in their garage on my block like I do. How about requiring off street parking?	3/8/2020 7:27 AM
18	Never any problems parking within 2 blocks. If walking 2 blocks is a problem, move to castle rock.	3/7/2020 5:13 PM
19	I don't know where this "parking study" was completed, but that is absolutely incorrect.	3/7/2020 8:24 AM
20	This study is a great example of the City attempting to use aggregate data to come up with "one size fits none" justification for increased density within our neighborhood. Wow.	3/6/2020 11:32 PM
21	My block is almost always more than 60% available since residential parking permits were added. The street parking in front of my house is so empty, the cars are driving too fast now!	3/6/2020 10:26 PM
22	I currently have a 1 car garage and I live alone.	3/6/2020 9:39 PM
23	There are a few streets closer to Colfax where parking is harder to find but a majority of the neighborhoods streets are pretty empty. Parking is not an issue in our neighborhood, period.	3/6/2020 9:16 PM
24	North of 12 vs South is very different.	3/6/2020 9:07 PM

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25	This is impacted by construction dumpsters and worker parking.	3/6/2020 5:32 PM
26	One of the things I love about my block is that I can invite people over and not have to worry about them needing to park several blocks away like they need to do in the Capitol Hill neighborhood.	3/6/2020 4:55 PM
27	This is really block-by-block. Simply look at where parking problems exist and you'll quickly note it's where density is higher (largely between 13th and Colfax)	3/6/2020 2:11 PM
28	This is variable. Again, stupid. People don't have garages that fit there cars. Do you want everyone to build bigger garages. Some have no property. Tell people not to have there kids grow up and drive a car. What type of Disney land are you creating or is this a dark movie.	3/6/2020 2:06 PM
29	More like 30% available parking. The further north and west you go the less parking there it.	3/6/2020 1:19 PM
30	it Is very easy to park in congress park. I think that people will exaggerate how hard it is bc They like to park in the spot directly in front of there house and they want that spot to always be open. Again - I'm a homeowner. I have kids. We have a tiny one car garage and I'm not worried. But more importantly even if I was worried I do not own the street parking in front of my house. The city does. So the city should be able to take away parking for safety improvements.	3/6/2020 11:55 AM
31	I'd say for our block there is about 70% occupancy most of the day. Most of our neighbors don't have a garage or unable to use it for parking a car	3/6/2020 11:13 AM
32	again: PARKING...Hello. There is no parking now! I live between 12th and 13th avenues. I have no garage. My home never had a garage built in 1909 when the house was built. When I get home past 6 o'clock in the evening, I often have to park a block away from my house. In the winter when the night falls early, I am always uneasy about walking to my house. Especially if I have been out till later in the evening.	3/6/2020 11:10 AM
33	especially close to colfax	3/6/2020 10:49 AM
34	Eliminating all "difficulty" to find free parking is a false and environmentally catastrophic goal.	3/6/2020 10:48 AM

Q30 What is your principal means of transportation?

Answered: 88 Skipped: 0



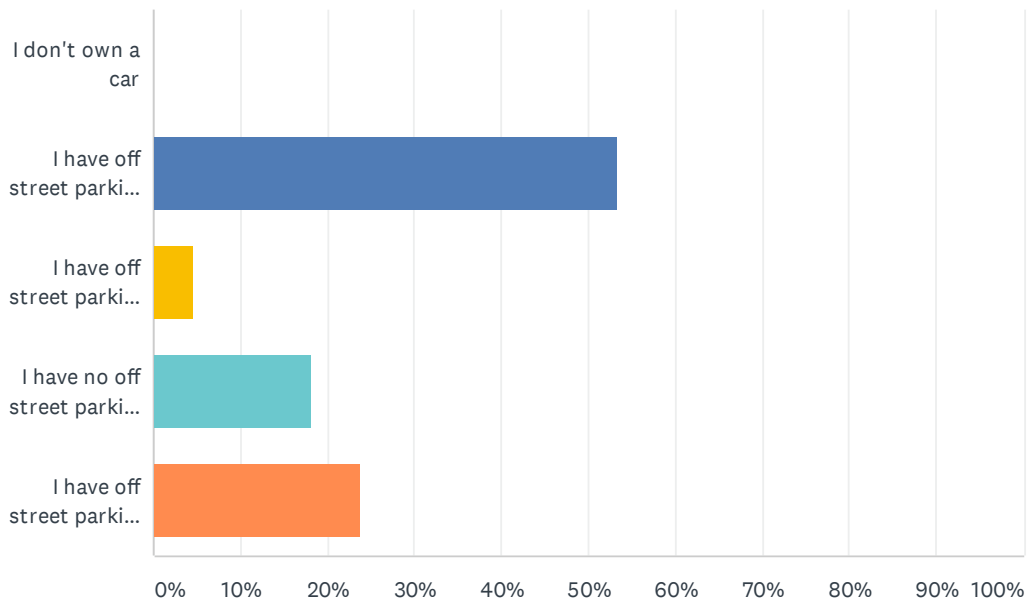
ANSWER CHOICES	RESPONSES	
Car	79.55%	70
Bus	4.55%	4
Bicycle	4.55%	4
Scooter	0.00%	0
Walking	11.36%	10
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	We use the car for major trips like grocery shopping. We use the bus for going downtown. We walk to most places in the neighborhood.	3/28/2020 11:09 AM
2	Unfortunately you don't allow multiple answers. My husband often takes the bus. I walk. When grocery shopping we use the car.	3/24/2020 8:18 PM
3	I also bus and walk.	3/15/2020 10:51 AM
4	We also bike and walk regularly, but I use my car to commute to multiple work sites.	3/15/2020 8:47 AM
5	I try to use my bicycle a lot and when necessary I use my two automobiles, which are used less. I used to be an avid bus user but the buses are not reliable or frequent. I would like to continue to use my bicycle as I grow older in age. I also try to walk to many neighborhood destinations for eateries, banking, retailers in Cherry Creek North. Walking can be hazardous trying to cross multilane streets.	3/13/2020 3:15 PM
6	I have to commute to the Denver Tech Center and public transport does not work for my business hours	3/10/2020 10:36 PM
7	Many days I do not ever drive my car and walk	3/10/2020 9:26 AM
8	I drive, but my husband commutes by bus and bike depending on weather. We own one car.	3/7/2020 5:13 PM
9	I work in Lakewood.	3/6/2020 9:39 PM
10	This question makes no sense. Principal meaning most miles? Most time spent? Frequency? Humans spend the most time walking and is everyone's principal means of transportation. No one is driving to the bathroom, or driving to kitchen.	3/6/2020 9:16 PM
11	I frequently walk to neighborhood destinations.	3/6/2020 4:55 PM
12	The Denver metro area still lacks the connectivity and infrastructure to make public transportation work effectively (ie sidewalks missing on Colorado Blvd, Quebec, portions of 6th Avenue parkway) and some streets are too dangerous for bicycles. A lot needs to change to get rid of cars.	3/6/2020 2:11 PM
13	walking if within the neighborhood	3/6/2020 1:05 PM
14	All of above. I drive, bike, walk, bus.	3/6/2020 11:55 AM
15	I still commute by bike a lot but still drive mostly during the winter months. We of course walk to quite a bit in our neighborhood, for things like restaurants and groceries.	3/6/2020 11:13 AM
16	I would take a bus if it could deliver me to work in an acceptable time. Now, I spend 15 minutes driving to work.	3/6/2020 11:10 AM
17	should have 2 choices here. walking if in neighborhood	3/6/2020 10:49 AM

Q31 If you own a car, do you park in a off street area?

Answered: 88 Skipped: 0



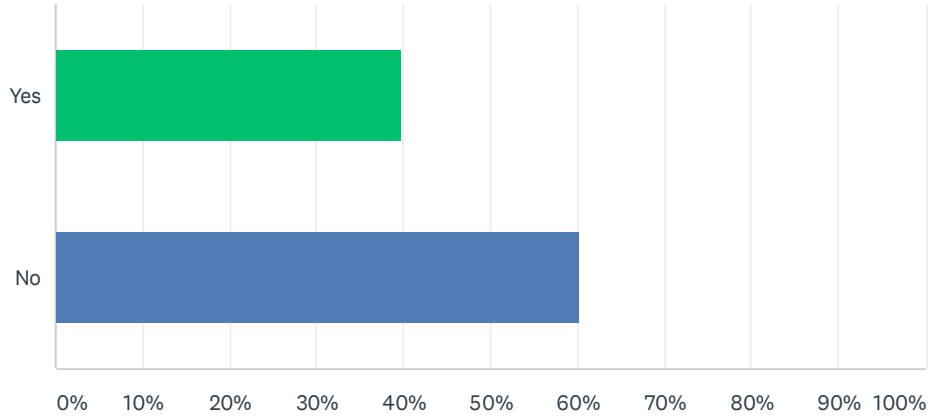
ANSWER CHOICES	RESPONSES	
I don't own a car	0.00%	0
I have off street parking and use it	53.41%	47
I have off street parking but choose to park on street	4.55%	4
I have no off street parking and must park on street	18.18%	16
I have off street parking but also need to park on the street	23.86%	21
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	We use the garage for one car and park the other on the street.	3/24/2020 8:18 PM
2	I park one car in the garage, spouses car is on the street	3/24/2020 2:56 PM
3	And more density will mean more people needing parking. It's not realistic in a town with not enough effective mass transit (for example, a 20 minute drive to the Arvada Center takes 1 1/2 hours and two transfers by bus), to pretend that "all the young people" won't own cars. Also, more ADUs will mean less alley parking. Every decision has consequences.	3/12/2020 11:57 AM
4	and it's fine...sometimes I have to park around the block, but that's part of living in a city!	3/11/2020 11:40 AM
5	I have a small one-car garage, and when I'm using it for storage I park in the street.	3/10/2020 4:39 PM
6	I use my off street parking because my car was side swiped in front of my house with no note left. The traffic is dangerously out of control for such a walkable neighborhood. I am afraid to park my car on the street.	3/9/2020 1:07 PM
7	Is this a trick question? The parking requirement of my address and the vast majority of all other other address within Congress Park are significantly less they would be if "eight unrelated adults ... live together in units 1,600 square feet in size or larger." Yes, the City can successfully fill every available parking spot in Congress Park (24 x 7) if they elect to pursuing irresponsible high density housing in our neighborhood.	3/6/2020 11:32 PM
8	My partner has two vehicles and must park on the street. This has resulted in occasional parking citations.	3/6/2020 4:55 PM
9	My garage is too small to fit a normal sized vehicle	3/6/2020 2:11 PM
10	It is super easy to park anywhere. But I can also park one car in our garage if need be. Other cars on street if need be.	3/6/2020 11:55 AM

Q32 The ECAP is proposing allowing additional height for commercial properties on Colfax if some type of community benefit is provided. This additional building height would be adjacent to single family homes. Do you support changing the building heights from 3 stories to 8 stories along Colfax for community benefits such as affordable housing regardless of the impacts to adjacent homeowners?

Answered: 88 Skipped: 0



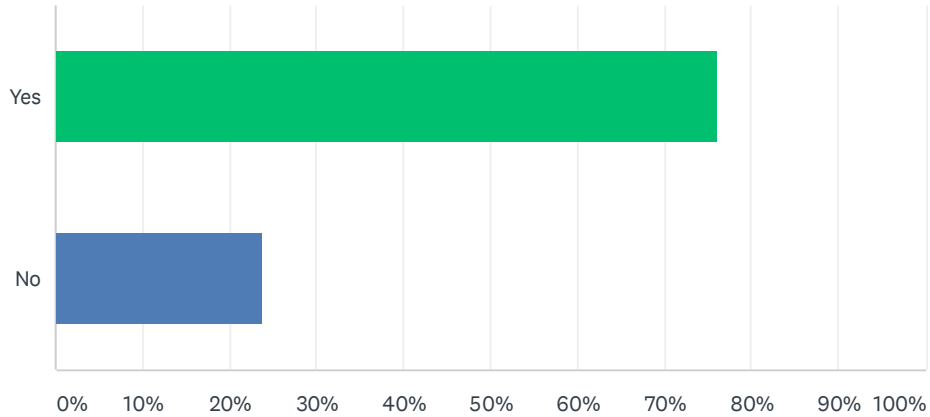
ANSWER CHOICES	RESPONSES	
Yes	39.77%	35
No	60.23%	53
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	Colfax is already heavily commercialized.	3/28/2020 11:09 AM
2	Impact on homeowners should be a factor.	3/28/2020 9:22 AM
3	Impact to adjacent homeowners has to be considered. They will move out. It will be a domino effect and people who can afford to live in Congress Park will leave.	3/24/2020 8:18 PM
4	Buildings must provide adequate parking	3/24/2020 2:56 PM
5	homeowners could be compensated by builders for decreased property values	3/20/2020 3:18 PM
6	maximum should be 5 stories. Consider parking!	3/16/2020 10:00 AM
7	We need housing housing housing for families & or households who may only have modest and even low incomes.	3/13/2020 3:15 PM
8	The current zoning allowances for height are not being used. The market is not there. How do we compensate homeowners for the loss of light?	3/12/2020 11:57 AM
9	5 story max, Keep the winter sun on Colfax.	3/9/2020 2:46 PM
10	Eight story buildings dramatically change the character of a neighborhood and not for the better. Look at Cherry Creek and the retail apocalypse for locally owned businesses.	3/9/2020 10:30 AM
11	Again, 8 stories is absurd and shows how absurd this plan is.	3/8/2020 7:27 AM
12	Whatever semantics are being utilized to trick residents into thinking there is any benefit to any of this, no, there IS NO BENEFIT TO ANYONE BUT THE DEVELOPERS. Then the residents are left holding the bag on all of this.	3/7/2020 8:24 AM
13	Stop the madness.	3/6/2020 11:32 PM
14	This is along Colfax where there have been single family homes next to a commercial corridor for 100 years.	3/6/2020 9:16 PM
15	However this question is mis-leading. No zoning is proposed to increase from 3-8. If able to go to 8, it's already zoned at 5.	3/6/2020 9:07 PM
16	Additional height is ok for mixed use of residential and business or adding hotel space.	3/6/2020 6:14 PM
17	I am very cautious about this. Colfax should not become a canyon street.	3/6/2020 4:55 PM
18	Absolutely. Again, build density with large scale projects where the community will have a voice and leave single family homes alone.	3/6/2020 2:11 PM
19	Why not 5 stories? We don't want a Colfax Canyon.	3/6/2020 1:19 PM
20	No sir! The quality of life for the homes close to Colfax would be diminished.	3/6/2020 11:10 AM
21	The bulk of businesses along colfax are currently one story. It would really go from 1 stories to 8. Parking is already problematic for both residents and people using businesses.	3/6/2020 10:59 AM
22	5 stories plenty and must provide off street parking	3/6/2020 10:52 AM

Q33 Are you aware of the planned center running Bus Rapid Transit (BRT) on Colfax?

Answered: 88 Skipped: 0

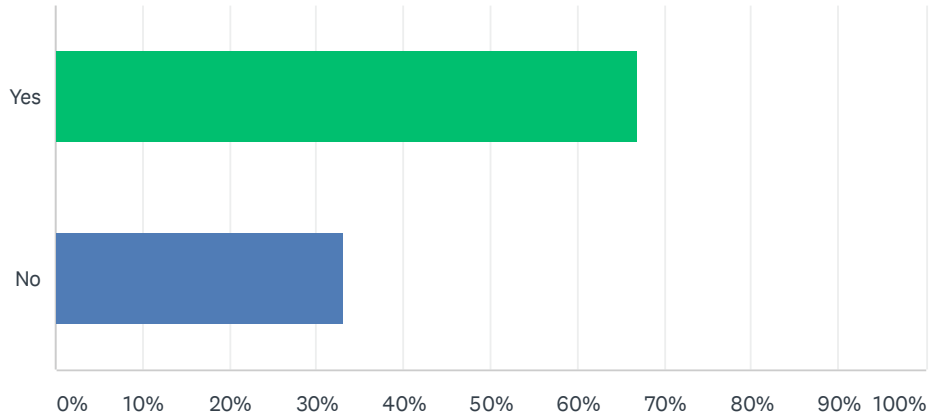


ANSWER CHOICES	RESPONSES	
Yes	76.14%	67
No	23.86%	21
TOTAL		88

#	OTHER (PLEASE SPECIFY)	DATE
1	Absurd.	3/24/2020 8:18 PM
2	Should be street car not bus	3/22/2020 6:27 PM
3	We totally dislide and dread this plan. It will cut the north side and south sides of Colfax off from each other.	3/16/2020 1:58 PM
4	OMG	3/12/2020 11:57 AM
5	A terrible idea	3/10/2020 10:36 PM
6	Hate it!	3/10/2020 8:08 PM
7	Big supporter of it	3/6/2020 11:55 AM
8	I think this is a great idea and look forward to utilizing it	3/6/2020 11:13 AM

Q34 Did you know one drive lane will be eliminated in each direction for the BRT bus lanes?

Answered: 88 Skipped: 0

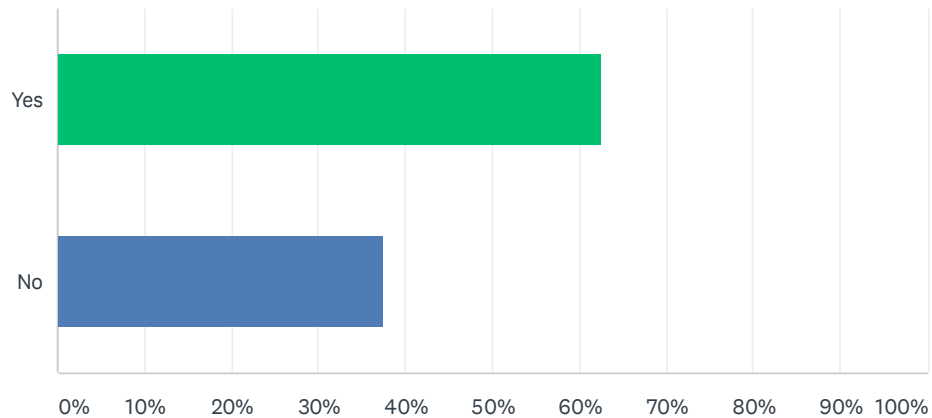


ANSWER CHOICES	RESPONSES	
Yes	67.05%	59
No	32.95%	29
TOTAL		88

#	OTHER (PLEASE SPECIFY)	DATE
1	I didn't know but that sounds great!	3/25/2020 9:11 AM
2	This will make driving on Colfax more dangerous and drivers more inclined to rage.	3/16/2020 1:58 PM
3	Another reason why 14th ave cannot lose a drive lane to a bike lane	3/16/2020 11:11 AM
4	But that fact is not usually mentioned in the marketing materials...	3/12/2020 11:57 AM
5	Pandering to RTD and a limited number of Bus riders versus people driving cars	3/10/2020 10:36 PM
6	Ridiculous! Really!!!	3/10/2020 8:08 PM
7	Ii don't see how this will herlp anything. All is will do is drive small businesses out of business and add to an already over crowded street.	3/9/2020 1:07 PM
8	No but I'm not surprised in the least. If the City of Denver had a manual on "How to screw up the infrastructure of a beautiful City" then they have read it cover to cover already.	3/7/2020 8:24 AM
9	Stop the madness.	3/6/2020 11:32 PM
10	Ridiculous. I've seen the barriers coming up.	3/6/2020 3:01 PM
11	This is a great idea but we need to ensure that 6th, 8th, 12th, 13th and 14th don't become overwhelmed with more traffic	3/6/2020 2:11 PM
12	So this relates to your questions above. Stupid.	3/6/2020 2:06 PM
13	BRT is an awesome upgrade to our community	3/6/2020 11:55 AM
14	minimizing traffic on Colfax is a good idea	3/6/2020 11:13 AM
15	This is a great idea.	3/6/2020 10:48 AM

Q35 Did you know the center running design will create a north / south vehicular barrier with through traffic or left turns at limited locations?

Answered: 88 Skipped: 0

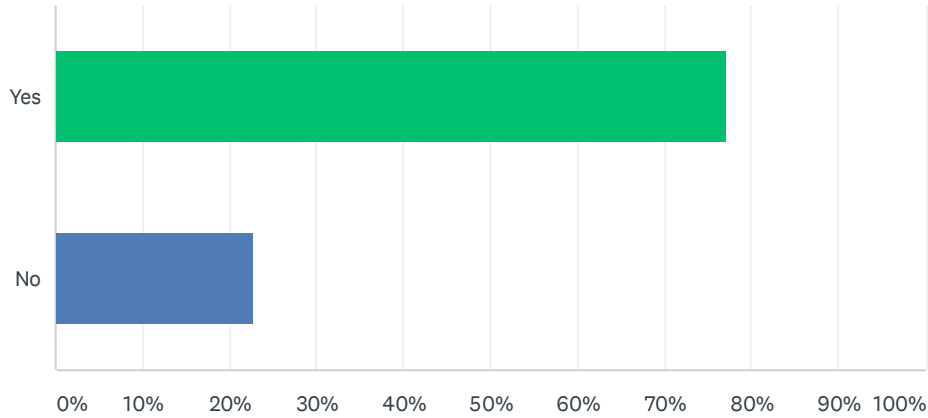


ANSWER CHOICES	RESPONSES	
Yes	62.50%	55
No	37.50%	33
TOTAL		88

#	OTHER (PLEASE SPECIFY)	DATE
1	Sounds great!	3/25/2020 9:11 AM
2	Another bird brained decision.	3/24/2020 8:18 PM
3	I worry that this could be a problem	3/24/2020 2:56 PM
4	This will significantly increase side road traffic in the blocks adjacent to Colfax. Needs to be addressed.	3/22/2020 6:27 PM
5	This is not good, because it will effectively cut off travel from the south side to the north side, resulting in less patronage of businesses across the street.	3/16/2020 1:58 PM
6	... also not generally mentioned. How are pedestrians to be accommodated? Sure, you can get to your destination more quickly (it is said), but you can't cross the street from the bus stop.	3/12/2020 11:57 AM
7	This is fantastic news!	3/7/2020 5:13 PM
8	This is amazing. This means less cut through traffic	3/6/2020 9:16 PM
9	Good, many complain about cut-through traffic and this will help.	3/6/2020 9:07 PM
10	This will be a disaster.	3/6/2020 4:55 PM
11	Stupid	3/6/2020 2:06 PM
12	Idk	3/6/2020 10:33 AM

Q36 The BRT is being designed to move a large number of passengers very efficiently, with prepaid tickets and fast on / off boarding using all doors. Do you support this part of the BRT plan?

Answered: 88 Skipped: 0



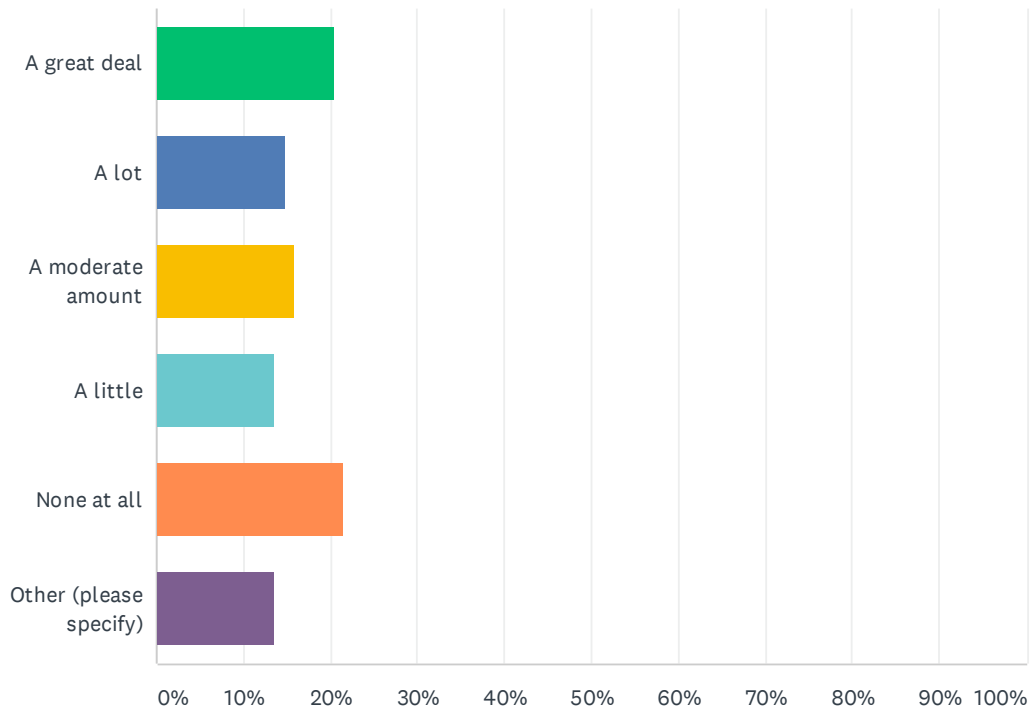
ANSWER CHOICES	RESPONSES	
Yes	77.27%	68
No	22.73%	20
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	COMMENT:	DATE
1	If affordable clean and consistent	3/30/2020 8:07 AM
2	I can't give a blanket support without more details.	3/28/2020 9:22 AM
3	Yes! Yes! Yes!	3/25/2020 9:11 AM
4	Great idea but it will have a deleterious effect on parking, flow of traffic, effect surrounding neighborhood.	3/24/2020 8:18 PM
5	not sure...need more information	3/24/2020 4:46 PM
6	If you are pushing cars off Colfax, then you can't also add bike lanes to those streets that will absorb the cars.	3/20/2020 3:18 PM
7	Are there really that many people eager to ride a bus to Aurora? When they get there, then how do they get the rest of the way to where they need to be?	3/16/2020 1:58 PM
8	I'm crossing my fingers that some drivers using East Colfax Ave will use this mode. I don't envision using this mode because I'd have to walk 7 long blocks to reach it. I'm worried about being able to cross by bicycle, foot or auto from North to South.	3/13/2020 3:15 PM
9	yes, these 25 words of it.	3/12/2020 11:57 AM
10	not if the center running design will create a north / south vehicular barrier with through traffic or left turns	3/12/2020 11:07 AM
11	Yes, this sounds like a great idea, BUT ITS NOT, NOT IF IT MEANS ONE-LANE EACH DIRECTION ALONG COLFAX. Where is the overall traffic study that accurately reflects what this means to the traffic through our residential neighborhoods. More specifically, 12th, 13th, 14th, 16th, and 17th will be a nightmare of traffic. And what happens to this ill-conceived plan when realized and it hits Aurora. It all fails at the Aurora boundary! Some RTD and/or city planner went to the wrong conference.	3/10/2020 8:08 PM
12	I'm not sure - I don't know enough about it.	3/10/2020 4:39 PM
13	I say yes but am doubtful the bus will be used as much as this plan wants to believe.	3/9/2020 1:07 PM
14	It will only work if run efficiently and RTD does not have a stellar record here	3/7/2020 6:21 PM
15	It wont get used all the time its in managed by RTD - it's a theory that people will all use it instead of drive - they wont	3/7/2020 8:24 AM
16	BRT would be revolutionary to Colfax.	3/6/2020 10:26 PM
17	Unfortunately it's basically the only option left.	3/6/2020 4:55 PM
18	I am unsure about this.	3/6/2020 4:55 PM
19	As long as there is room for car traffic and parking, which is doubtful.	3/6/2020 3:01 PM
20	Your bringing in hud housing and homeless. These people never move fast. Again, you are out of your mind.	3/6/2020 2:06 PM
21	Idk	3/6/2020 10:33 AM

Q37 With these changes in mind, do you support the proposed Colfax BRT plans?

Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
A great deal	20.45%	18
A lot	14.77%	13
A moderate amount	15.91%	14
A little	13.64%	12
None at all	21.59%	19
Other (please specify)	13.64%	12
TOTAL		88

Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

#	OTHER (PLEASE SPECIFY)	DATE
1	I can't support without more details of all the ramifications.	3/28/2020 9:22 AM
2	need more info	3/24/2020 4:46 PM
3	I liked the street car trolley idea better	3/24/2020 2:56 PM
4	Poorly developed plan. Will not increase ridership. Needs to be street car, which will increase ridership, and promote the Colfax corridor. BRT will not solve transit problem or benefit the corridor	3/22/2020 6:27 PM
5	I realize that Denver's Transportation Dept is trying to get ahead of Colfax Ave becoming more congested with cars. The adjacent neighborhood corridors will take on more traffic, as drivers resist slowing down for/ competing for driving space with BRT.	3/13/2020 3:15 PM
6	Very little. Sigh.	3/12/2020 11:57 AM
7	need more info to formulate opinion	3/12/2020 11:07 AM
8	I don't know enough about it.	3/10/2020 4:39 PM
9	The city I was born in, the city I chose to stay in and live in is being RUINED AND RAPED by fanciful, unrealistic plans which will only serve to further the mess that was created by this Mayoral administration, his developer cronies and all the incompetent city planners and other "yes" men and women hired to further this agenda. It is disgusting. NO NO NO.	3/7/2020 8:24 AM
10	I'd like to see improvement in mass transit, I just don't think this is it.	3/6/2020 9:39 PM
11	This is why redeveloping Colfax is essential. Bring in large condos for families, meaningful business, incentivize people to live in and invest in Congress Park for the LONG TERM.	3/6/2020 2:11 PM
12	ldk	3/6/2020 10:33 AM