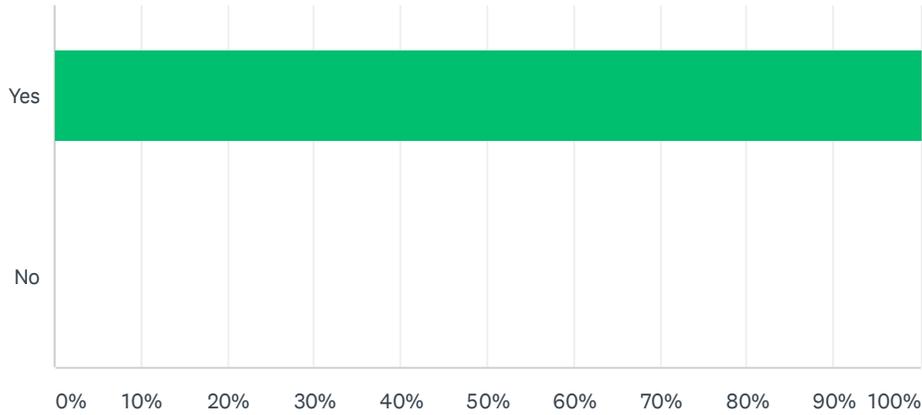


Q1 Congress Park boundaries are E Colfax to North, 6th Ave to South, York to West and Colorado Blvd to East. Do you live or own residential property in the Congress Park Neighborhood?

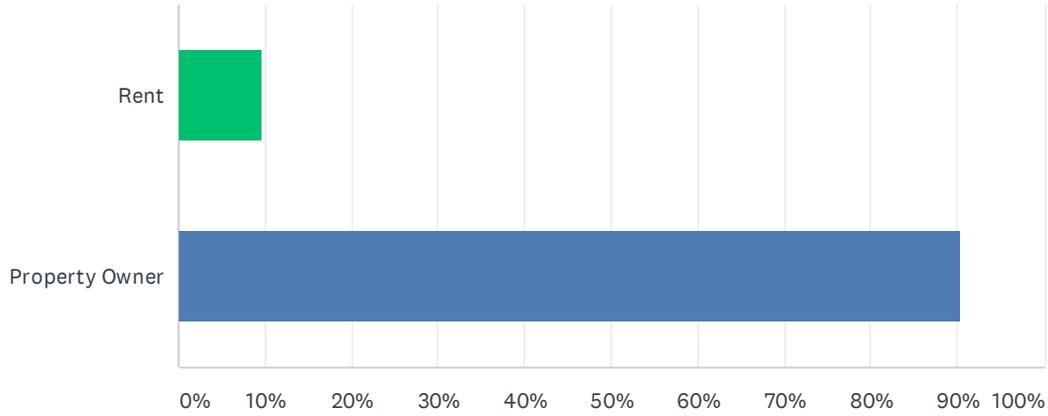
Answered: 83 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	100.00%	83
No	0.00%	0
TOTAL		83

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

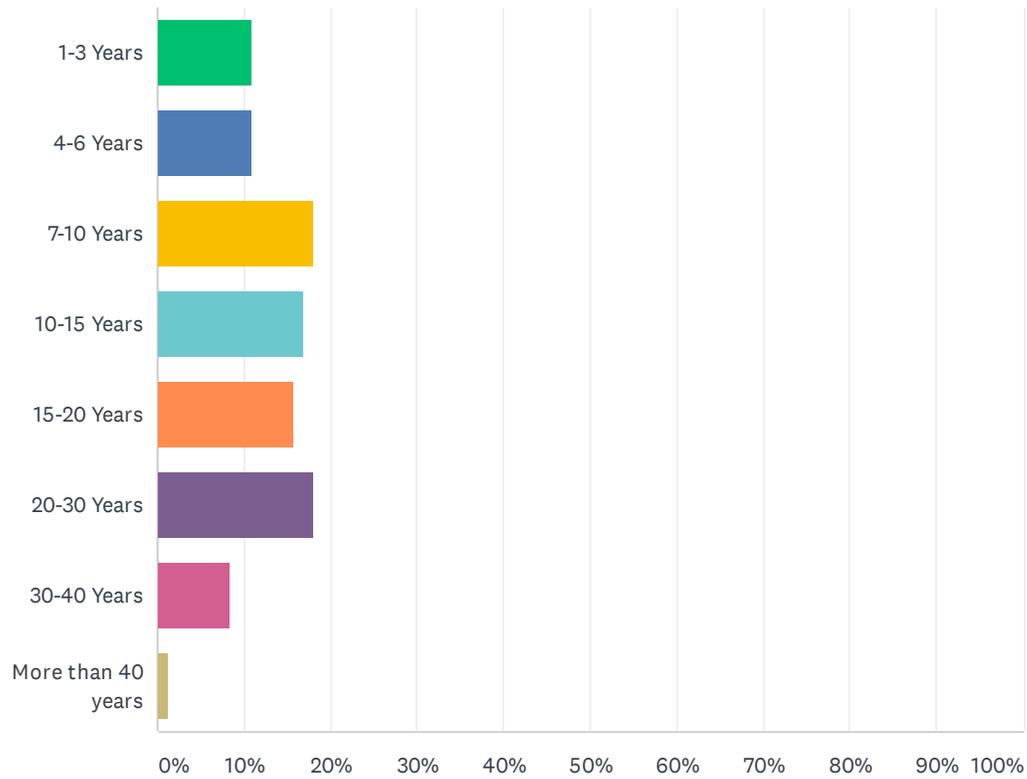
Answered: 83 Skipped: 0



ANSWER CHOICES	RESPONSES
Rent	9.64% 8
Property Owner	90.36% 75
TOTAL	83

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

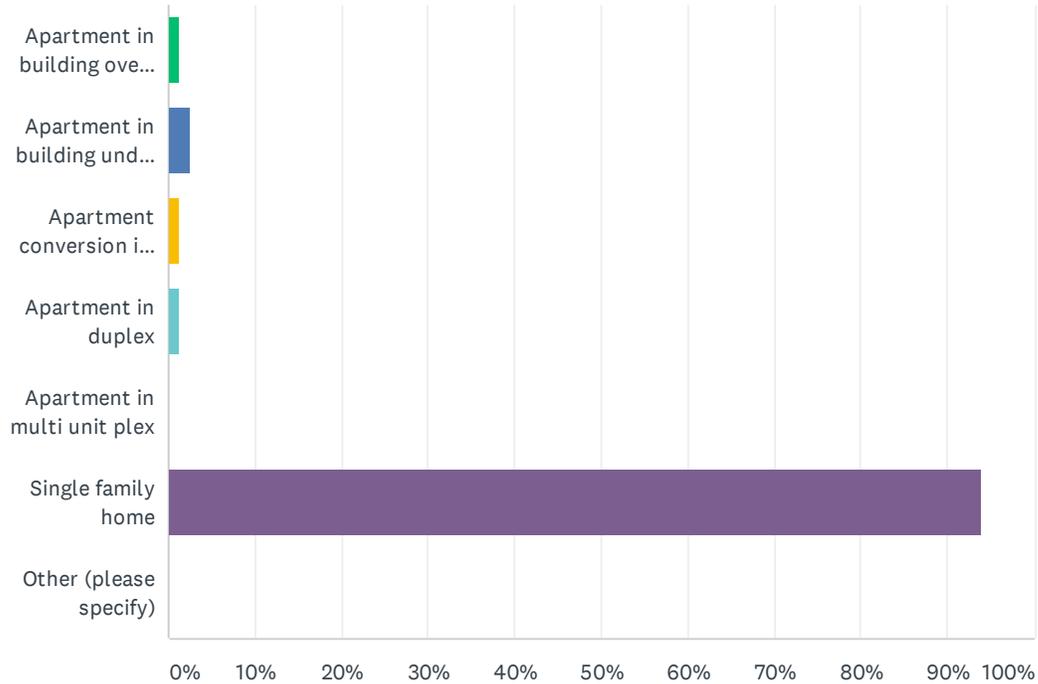
Answered: 83 Skipped: 0



ANSWER CHOICES	RESPONSES
1-3 Years	10.84% 9
4-6 Years	10.84% 9
7-10 Years	18.07% 15
10-15 Years	16.87% 14
15-20 Years	15.66% 13
20-30 Years	18.07% 15
30-40 Years	8.43% 7
More than 40 years	1.20% 1
TOTAL	83

Q4 How would you best describe your home or property

Answered: 83 Skipped: 0

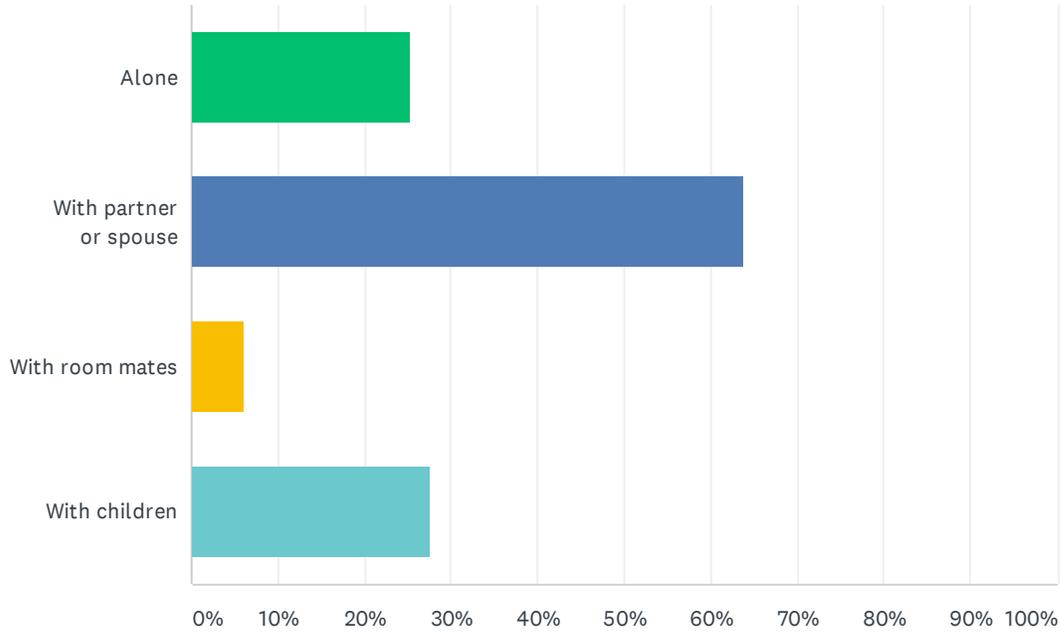


ANSWER CHOICES	RESPONSES
Apartment in building over 7 stories	1.20% 1
Apartment in building under 7 stories	2.41% 2
Apartment conversion in former single family building	1.20% 1
Apartment in duplex	1.20% 1
Apartment in multi unit plex	0.00% 0
Single family home	93.98% 78
Other (please specify)	0.00% 0
TOTAL	83

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

Q5 Please check all that apply. Do you live:

Answered: 83 Skipped: 0

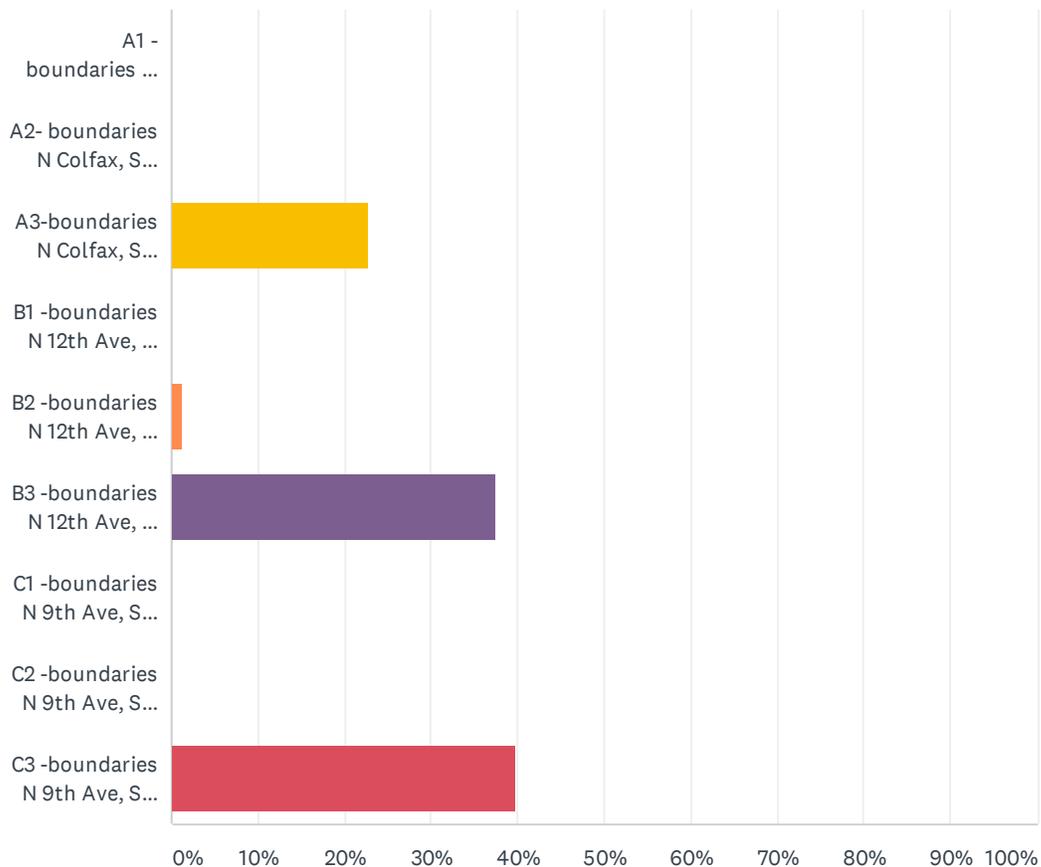


ANSWER CHOICES	RESPONSES
Alone	25.30% 21
With partner or spouse	63.86% 53
With room mates	6.02% 5
With children	27.71% 23
Total Respondents: 83	

#	OTHER (PLEASE SPECIFY)	DATE
1	Live with family	3/28/2020 10:21 AM
2	FYI The home is 950 sq ft, does not have a full basement	3/16/2020 10:58 AM
3	Dogs	3/10/2020 11:16 AM
4	My mother also lives here part time	3/9/2020 10:46 AM
5	College child sometimes	3/8/2020 3:18 PM
6	With my family	3/6/2020 3:44 PM
7	two dogs	3/6/2020 10:22 AM

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

Answered: 83 Skipped: 0



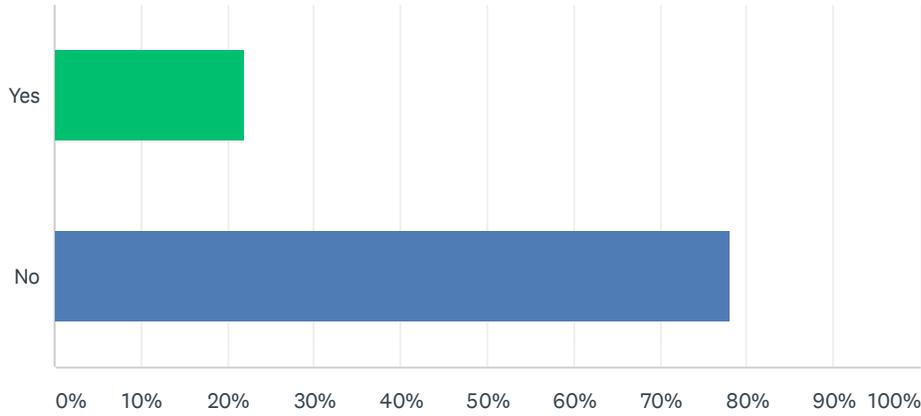
ANSWER CHOICES	RESPONSES	
A1 - boundaries N Colfax,S 12th Ave,W York St, E Fillmore St	0.00%	0
A2- boundaries N Colfax, S 12th Ave, W Milwaukee St, E Cook St	0.00%	0
A3-boundaries N Colfax, S 12th Ave, W Madison St, E Colorado Blvd	22.89%	19
B1 -boundaries N 12th Ave, S 9th Ave. W York St , E Fillmore St	0.00%	0
B2 -boundaries N 12th Ave, S 9th Ave. W Milwaukee St, E Cook St	1.20%	1
B3 -boundaries N 12th Ave, S 9th Ave. W Madison St, E Colorado Blvd	37.35%	31
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	0.00%	0
C3 -boundaries N 9th Ave, S 6th Ave, W Madison St, E Colorado Blvd	39.76%	33
Total Respondents: 83		

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

#	COMMENT:	DATE
1	Boundaries are poorly described.	3/6/2020 4:45 PM
2	12th and cook	3/6/2020 10:22 AM

Q7 Do you live within 2 blocks of Colfax Avenue?

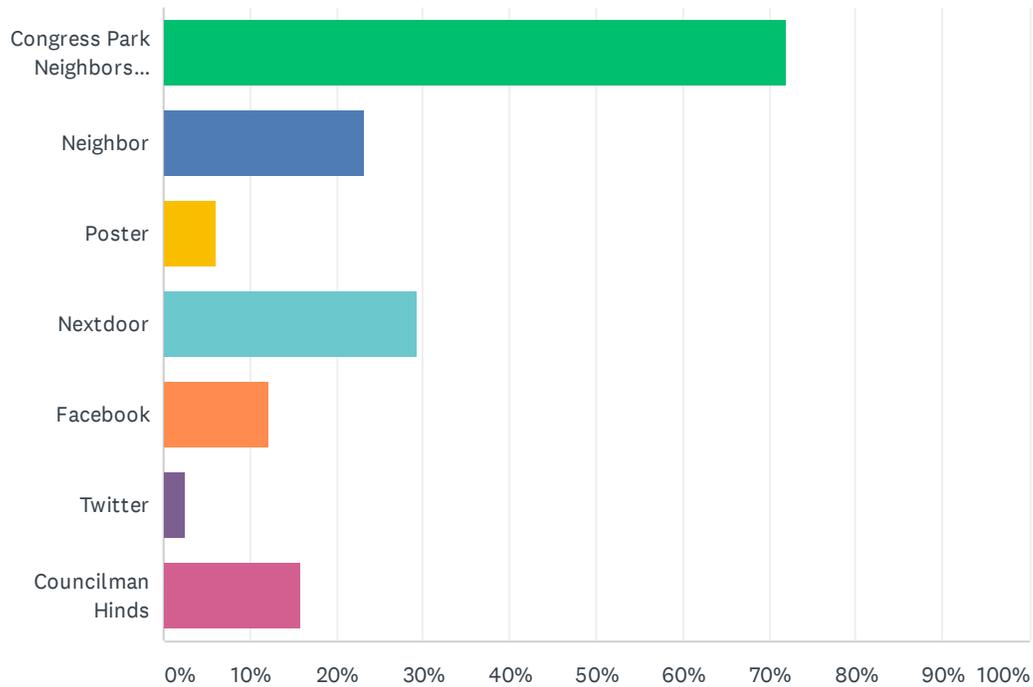
Answered: 82 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	21.95%	18
No	78.05%	64
TOTAL		82

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

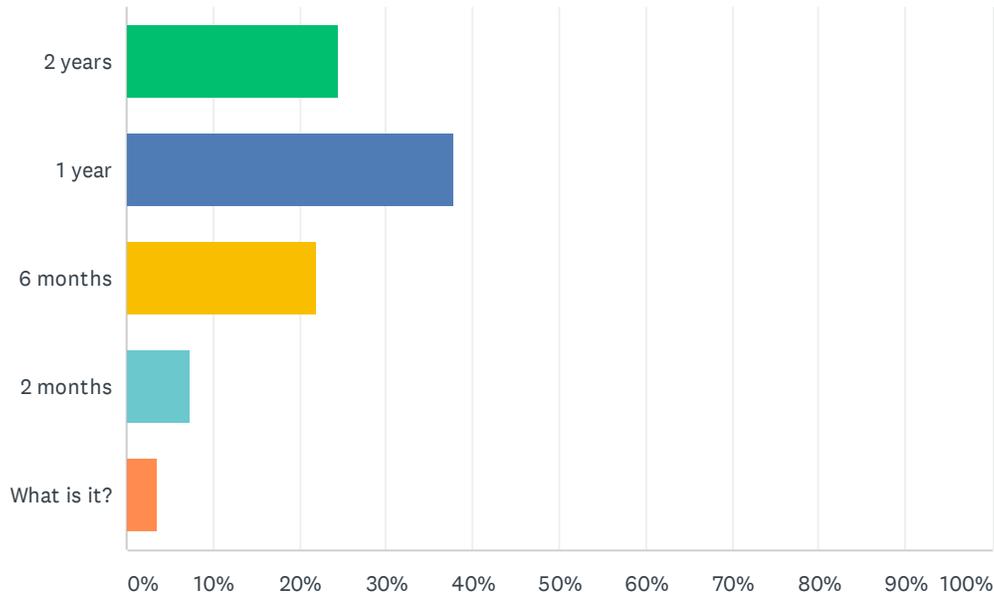
Answered: 82 Skipped: 1



ANSWER CHOICES	RESPONSES	
Congress Park Neighbors Newsletter	71.95%	59
Neighbor	23.17%	19
Poster	6.10%	5
Nextdoor	29.27%	24
Facebook	12.20%	10
Twitter	2.44%	2
Councilman Hinds	15.85%	13
Total Respondents: 82		

Q9 How long ago did you hear about it?

Answered: 82 Skipped: 1

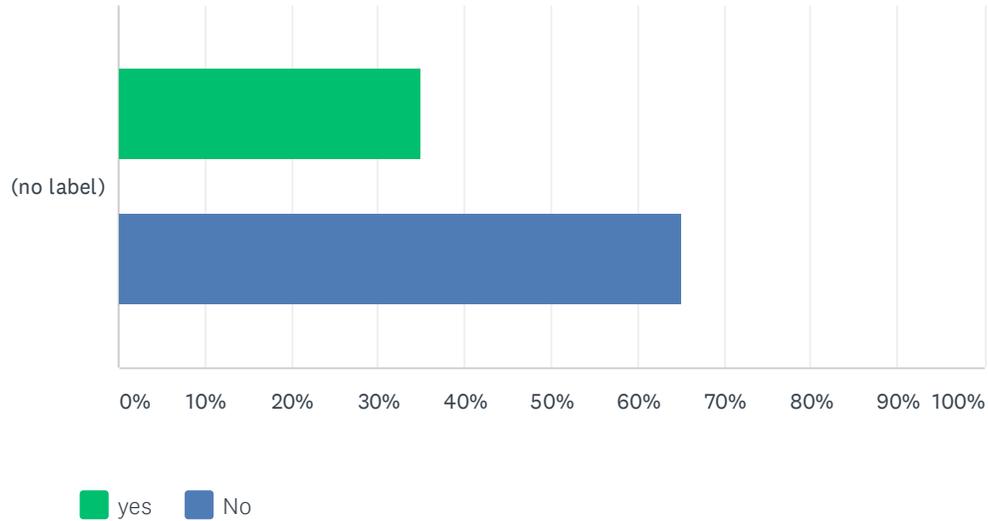


ANSWER CHOICES	RESPONSES	
2 years	24.39%	20
1 year	37.80%	31
6 months	21.95%	18
2 months	7.32%	6
What is it?	3.66%	3
TOTAL		82

#	OTHER (PLEASE SPECIFY)	DATE
1	I have been aware of scrapeoff projects for the last 5 years or so.	3/16/2020 11:26 AM
2	3 months ago	3/15/2020 4:50 PM
3	one month ago	3/9/2020 8:36 AM
4	Unsure. A while	3/6/2020 3:44 PM
5	About a year ago, but didn't know what it was because the explanation as to what the neighborhood plan would do from the PUMA representative was very vague. A consultant for the city who presented couldn't answer any questions and promised to follow up with me but never did. I had no idea until someone posted the contract online that PUMA was supposed to be conducting outreach and education and gathering feedback.	3/6/2020 12:09 PM
6	Don't remember	3/6/2020 12:04 PM
7	More than 2 years ago when the steering committees were first being formed	3/6/2020 11:44 AM
8	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: 83 Skipped: 0

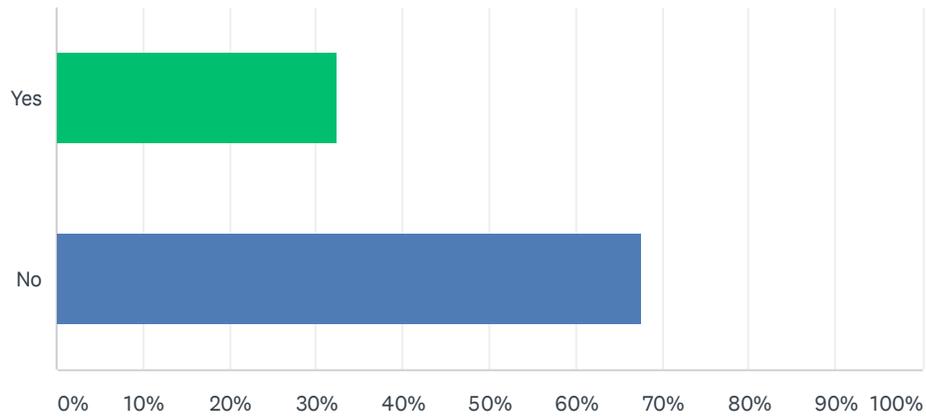


	YES	NO	TOTAL	WEIGHTED AVERAGE
(no label)	34.94%	65.06%	83	1.65
	29	54		

#	COMMENT	DATE
1	Not for lack of interest, generally had conflicts in scheduling.	3/16/2020 10:58 AM
2	meetings have not worked with my schedule	3/15/2020 9:08 AM
3	My husband has attended.	3/10/2020 11:16 AM
4	Didn't know about it.	3/9/2020 8:36 AM
5	I didn't know there were any.	3/7/2020 9:16 AM
6	My husband has - I'm usually stuck at home with kids and pets	3/6/2020 4:33 PM
7	I have looked at the plan online and have discussed with my nearby neighbors	3/6/2020 2:10 PM
8	The kick-off meeting in November when the presented the plan was not detailed or informative.	3/6/2020 12:09 PM
9	I'm self employed and the times never seem to fit my schedule! But I'm following it closely.	3/6/2020 11:17 AM

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

Answered: 83 Skipped: 0

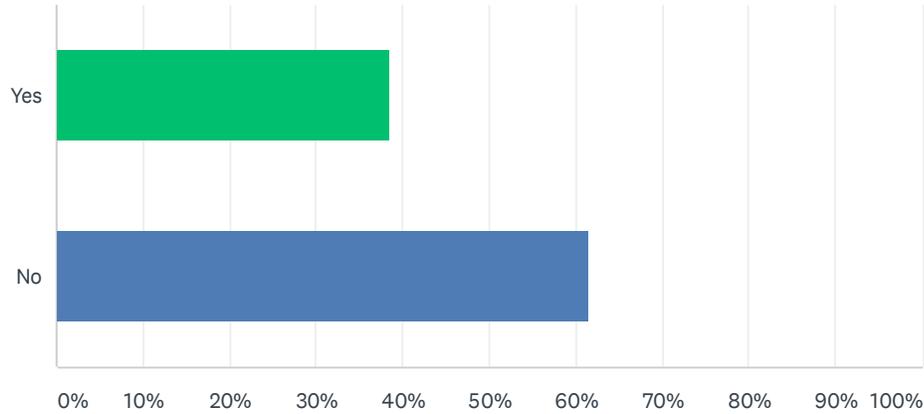


ANSWER CHOICES	RESPONSES
Yes	32.53% 27
No	67.47% 56
TOTAL	83

#	OTHER (PLEASE SPECIFY)	DATE
1	meetings have not worked with my schedule	3/15/2020 9:08 AM
2	My husband has attended	3/10/2020 11:16 AM
3	One at Teller	3/7/2020 9:16 AM
4	Not with the naysayers if Congress Park Neighbors	3/6/2020 12:04 PM
5	They weren't really forums, more like bitch sessions directed against the planners	3/6/2020 11:44 AM

Q12 Did you comment directly on the plan at CPD website

Answered: 83 Skipped: 0

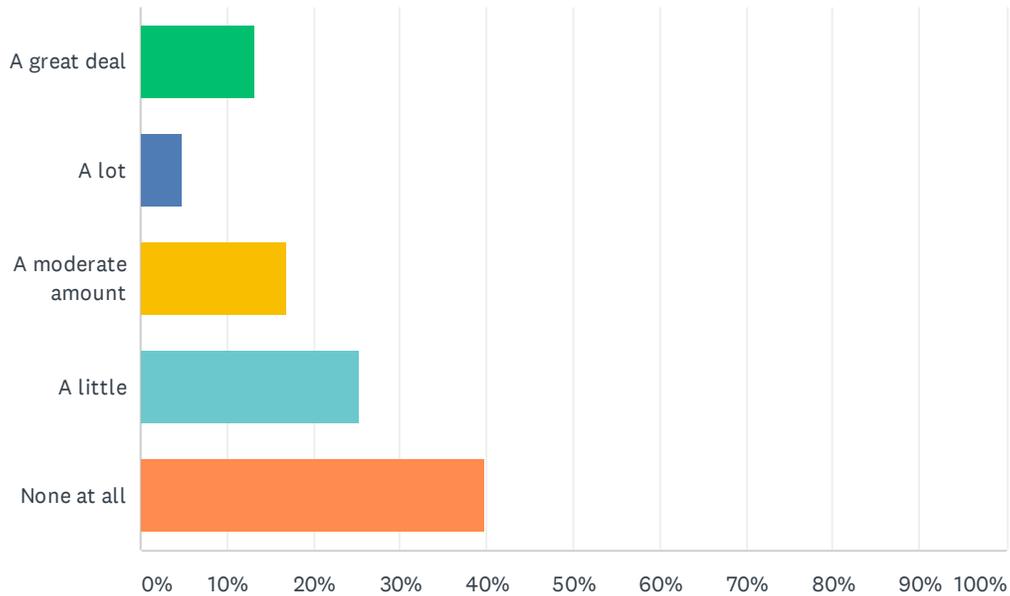


ANSWER CHOICES	RESPONSES	
Yes	38.55%	32
No	61.45%	51
TOTAL		83

#	COMMENT:	DATE
1	What IS the CPD website by the way?	3/16/2020 11:26 AM
2	Didn't know about it.	3/9/2020 8:36 AM
3	Didn't know about this.	3/7/2020 9:16 AM
4	I tried to but the comment tool was hard to use depending on the web browser I was using. Also I noted that many respondents who put their names in did not live within the East Central boundaries. They seem to be promoting an agenda. The city seems more into what certain vested interests think about the plan than residents. Vested interests are those property owners along Colfax involved in real estate investment and management.	3/6/2020 12:09 PM
5	Denver needs THIS plan	3/6/2020 12:04 PM
6	Not sure what CPD is but I put comments in on actual plan	3/6/2020 10:32 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?

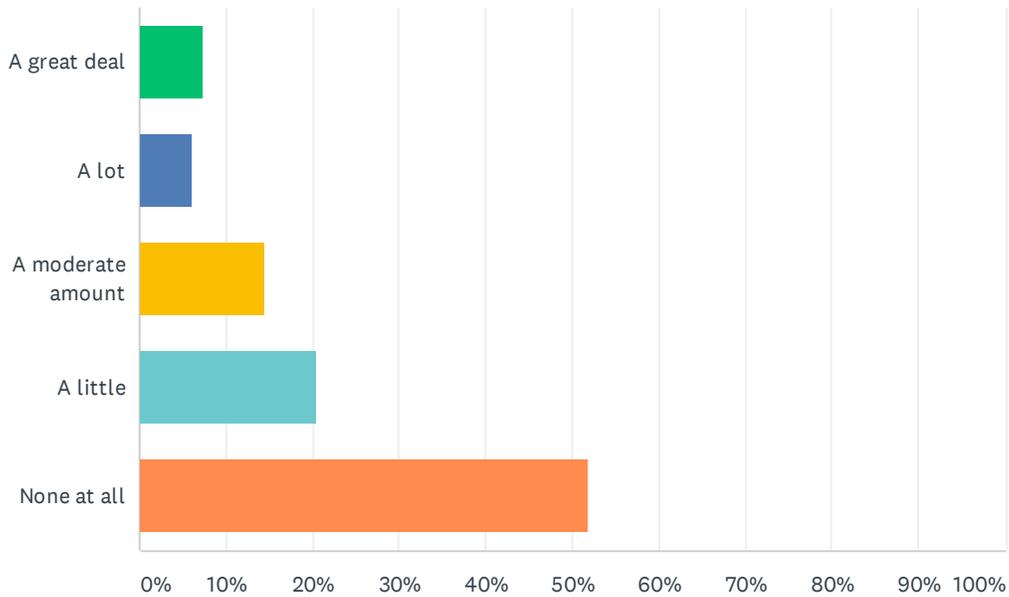
Answered: 83 Skipped: 0



ANSWER CHOICES	RESPONSES	
A great deal	13.25%	11
A lot	4.82%	4
A moderate amount	16.87%	14
A little	25.30%	21
None at all	39.76%	33
TOTAL		83

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

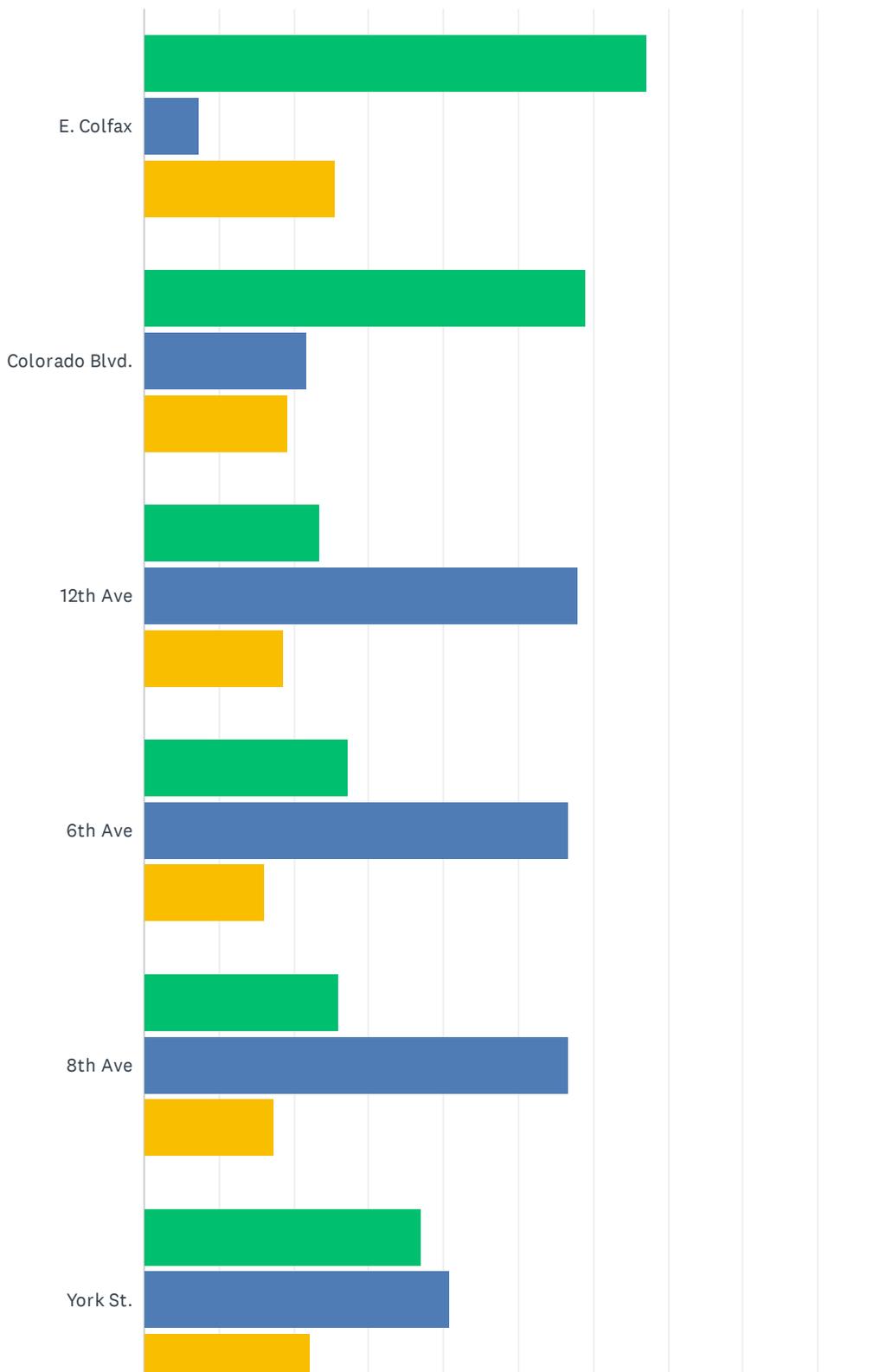
Answered: 83 Skipped: 0



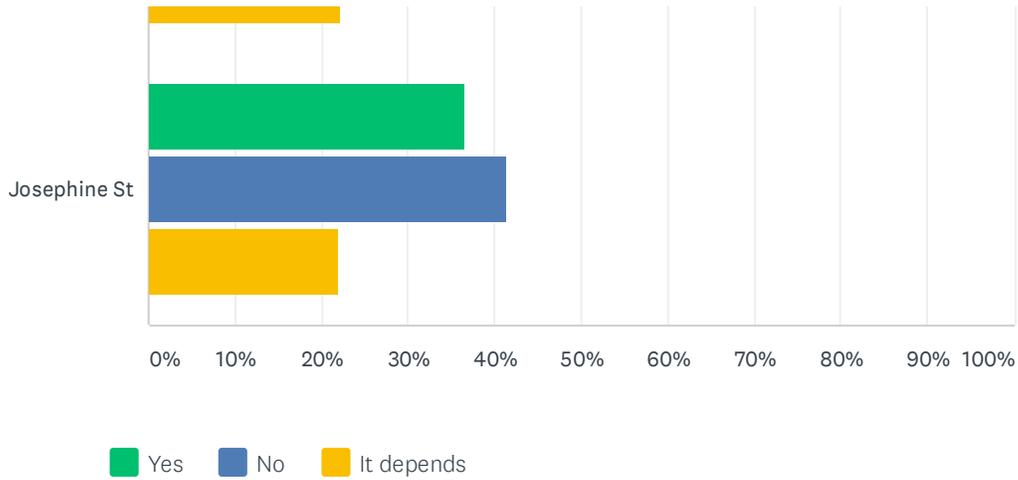
ANSWER CHOICES	RESPONSES	
A great deal	7.23%	6
A lot	6.02%	5
A moderate amount	14.46%	12
A little	20.48%	17
None at all	51.81%	43
TOTAL		83

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: 83 Skipped: 0



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



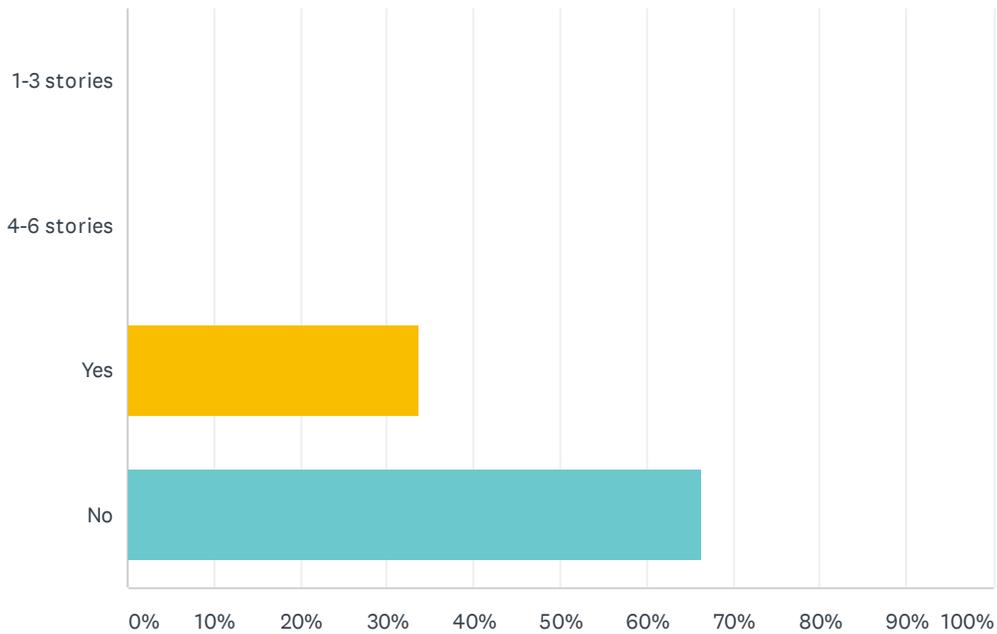
	YES	NO	IT DEPENDS	TOTAL
E. Colfax	67.07% 55	7.32% 6	25.61% 21	82
Colorado Blvd.	59.04% 49	21.69% 18	19.28% 16	83
12th Ave	23.46% 19	58.02% 47	18.52% 15	81
6th Ave	27.16% 22	56.79% 46	16.05% 13	81
8th Ave	25.93% 21	56.79% 46	17.28% 14	81
York St.	37.04% 30	40.74% 33	22.22% 18	81
Josephine St	36.59% 30	41.46% 34	21.95% 18	82

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

#	COMMENTS:	DATE
1	Colfax has some empty space that could be developed. Colorado Blvd is already a canyon of tall bldgs.	3/15/2020 5:38 PM
2	I am not an expert on specific locations for increased density. I just believe that the city needs more housing options for different type of people as quickly as possible.	3/9/2020 10:46 AM
3	Other than Colfax and Colorado, the other streets can't handle more traffic, people, or cars.	3/9/2020 8:36 AM
4	My concern is loss of the small businesses along these corridors in favor of high density	3/8/2020 8:55 AM
5	Congress park is a relatively small neighborhood. Density and affordable are two different things. We have increased density on Colorado Blvd. to the east of us. Is it affordable housing? I understand we (all cities) in America need more housing but I don't feel our planning department is being particularly prudent about it. We need affordable and sustainable housing. What are the standards and the trade offs?	3/7/2020 9:01 PM
6	By not doing so, we are forcing development to happen in other areas of the city. This is what causes gentrification in certain areas.	3/7/2020 11:34 AM
7	Increased density makes sense along major public transportation routes	3/6/2020 2:34 PM
8	Parking is already a nightmare.	3/6/2020 1:30 PM
9	12th Ave shops are a neighborhood jewel and should continue to be a neighborhood place - increasing density along this corridor should be done carefully - allowing existing business to maintain their leases and adding more housing units in a neighborhood context-friendly way (i.e maintain sunlight to homes and yards, provided mixed housing)	3/6/2020 1:09 PM
10	I think density needs to be focused in areas that are can withstand density. If we build out the current zoning code as it stands now, Congress Park would look very different and be much more dense. Upzoning it beyond what it is now it not sustainable given the current limitations of parking, infrastructure, schools, etc. I am in a flood area so the costs to own my home will increase substantially and possibly displace me and others if we continue to upzone the area and increasing impervious surfaces. Ask the City, will they pay for my flood insurance which will not cover my personal items and caps at a certain amount?	3/6/2020 12:09 PM
11	Our neighborhood is not dense enough. Density reduces traffic and congestion when you can walk and bike to your destination actions. Stop complaining about being stuck in steric and understand you are the reason of traffic!	3/6/2020 12:04 PM
12	Density should be along transit and everywhere in between	3/6/2020 11:44 AM
13	The city is becoming too big, crowded and dense. Traffic is already a nightmare. When cities grow, crime and trash become an issue, harder to keep under control.	3/6/2020 11:17 AM
14	increasing density in congress park is a horrible idea. keep it on colfax and colorado blvd.	3/6/2020 10:50 AM
15	Necessary for a truly sustainable world	3/6/2020 10:32 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: 83 Skipped: 0



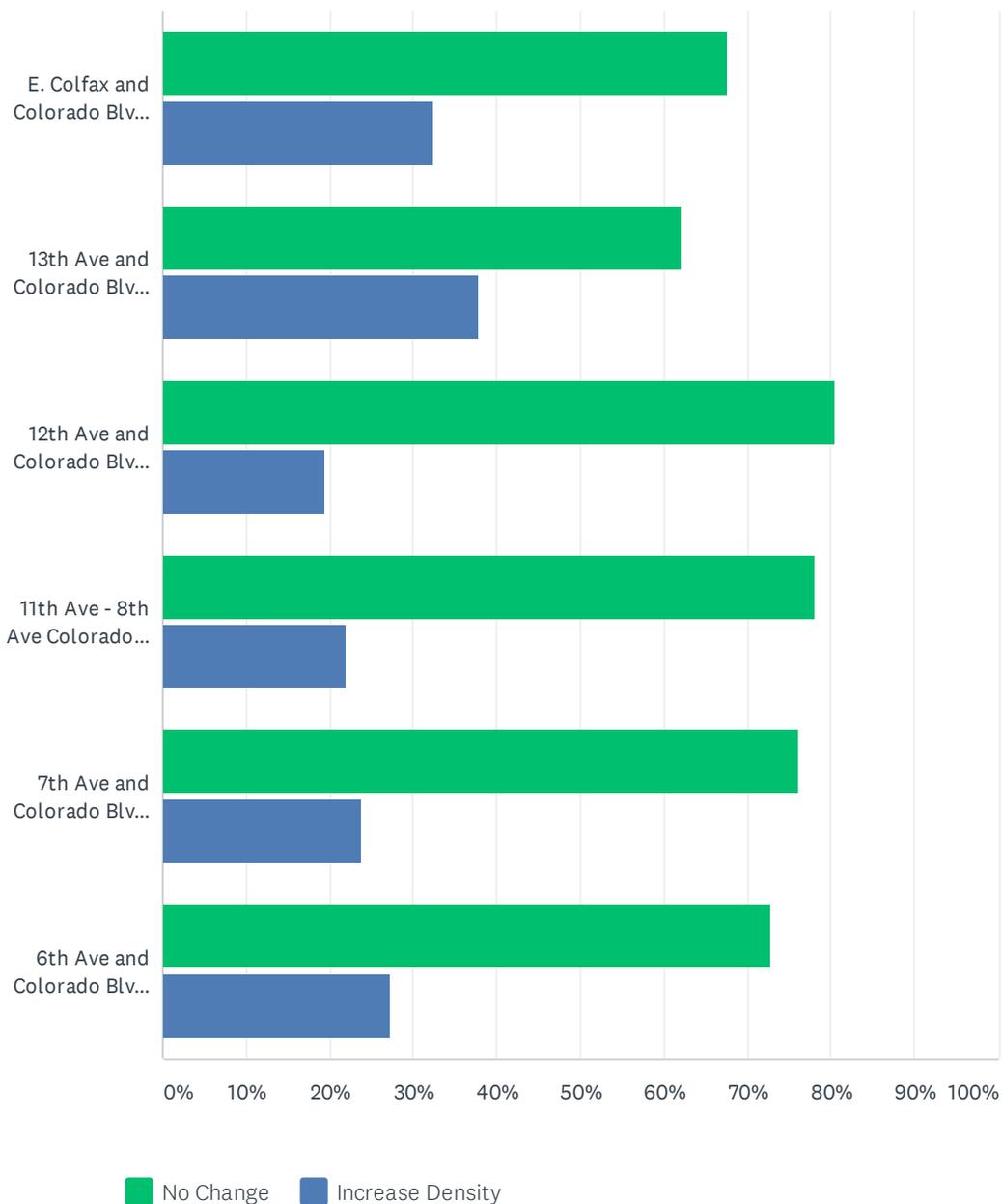
ANSWER CHOICES	RESPONSES	
1-3 stories	0.00%	0
4-6 stories	0.00%	0
Yes	33.73%	28
No	66.27%	55
TOTAL		83

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

#	COMMENT:	DATE
1	We are completely against turning our streets into concrete canyons.	3/16/2020 11:26 AM
2	The eastern edge of the neighborhood where I live is already contending with taller buildings and increased traffic on Harrison. I think we need to be very thoughtful about preserving the neighborhood quality of this area.	3/16/2020 10:58 AM
3	It would drive up property taxes to the point that Colfax would become an ugly and mostly useless version of mostly useless Cherry Creek.	3/15/2020 7:28 PM
4	I think the old buildings should be preserved so no, not ALL buildings should be tall or mixed use. Heights depend on surrounding buildings, use and other things I probably haven't thought of.	3/15/2020 4:50 PM
5	primarily U-MS-3 with some U-MS-5 intermittently and only by variance	3/15/2020 9:08 AM
6	Yes, but it depends.	3/10/2020 10:15 PM
7	I believe that properties on Colfax should be up zoned to 8 stories AND even higher... maybe up to 15 stories.	3/10/2020 11:07 AM
8	Not sure if that is an appropriate height	3/10/2020 9:27 AM
9	Negative impact of shadow on properties north of northside Colfax if 8 and 5 stories are permitted.	3/8/2020 9:33 PM
10	If we are talking about National Jewish Health properties, I understand why that is zoned for 8 stories. In some ways, it serves as a protective anchor on the corner of Colorado Blvd. and Colfax Ave. for the rest of our neighborhood. It doesn't mean all of Colfax needs to be eight stories.	3/7/2020 9:01 PM
11	Trees should be considered when making this decision	3/6/2020 2:34 PM
12	The last thing we need is more people in a small area. I'm NOT a fan of high rises.	3/6/2020 2:15 PM
13	I would like to keep the village feel in Congress Park as an oasis and area of historical preservation.	3/6/2020 2:10 PM
14	some should be only 5 stories	3/6/2020 1:09 PM
15	This is a leading question, and has nothing to do with what is being proposed in the East Central Area Plan. No property along Colfax in Congress Park is slated for upzoning. There are only a handful of properties that are being proposed to include an incentive overlay, from either 3 to 5 stories or from 5 to 8 stories, IF and ONLY IF affordable housing or other community serving use is provided. Therefore, the results of answers to this question are meaningless.	3/6/2020 11:44 AM
16	Again, too much density, traffic, crime. Just look at other cities who have gone through this.	3/6/2020 11:17 AM
17	maybe 3 stories, but not 8.	3/6/2020 10:50 AM
18	From my understanding, the proposal is not for all properties there are some landmarked properties - maybe your survey is biasing answers?	3/6/2020 10:32 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: 83 Skipped: 0



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

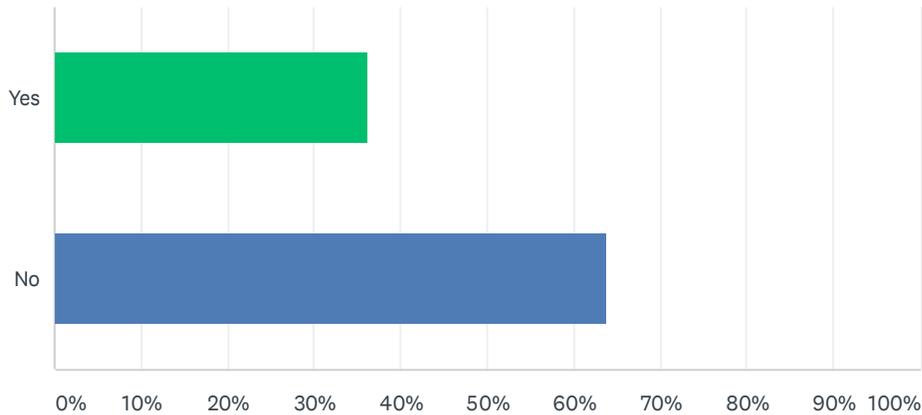
	NO CHANGE	INCREASE DENSITY	TOTAL
E. Colfax and Colorado Blvd – H1A for National Jewish Health	67.47% 56	32.53% 27	83
13th Ave and Colorado Blvd G-MU-5 (General Multi Unit 5 Stories)	62.20% 51	37.80% 31	82
12th Ave and Colorado Blvd G-MU-12 (General Multi Unit 12 Stories)	80.49% 66	19.51% 16	82
11th Ave - 8th Ave Colorado Blvd G-MU-10 (General Multi Unit 10 Stories)	78.05% 64	21.95% 18	82
7th Ave and Colorado Blvd G-MX-3 (General Mixed Use 3 Stories)	76.25% 61	23.75% 19	80
6th Ave and Colorado Blvd E-SU-G (Urban Edge Single Unit G)	72.84% 59	27.16% 22	81

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

#	COMMENTS:	DATE
1	Again, no concrete canyons.	3/16/2020 11:26 AM
2	There's no place in any of those area for the huge influx of parking we're already seeing.	3/15/2020 7:28 PM
3	Please, no more uninhabitable, unwalkable and unbikable canyons	3/15/2020 5:38 PM
4	I live five blocks west of Colorado. A 12-story building on Colorado would impact sun in my yard and traffic in my neighborhood. This is the kind of development that would prompt me to move out of Congress Park and likely to Golden. A six-story building has major negative impact on Congress Park. An eight-story building is the point at which a building feels much too tall for this neighborhood. Let's preserve the heritage of Congress Park.	3/15/2020 9:08 AM
5	We are very interested in building an ADU or carriage home apartment for my aging parents to live in. Current zoning will not allow for us to do that, we are in the C3 block of Congress Park, 8th and Jackson.	3/10/2020 9:45 AM
6	EXCEPT - that traffic here is already terrible. Increased density would need to include SIGNIFICANT traffic flow studies and solutions.	3/10/2020 9:27 AM
7	The higher the buildings, the less light and less snow melt on streets	3/8/2020 3:18 PM
8	I think we need to re-examine the density issues.	3/7/2020 9:01 PM
9	While not within the boundaries of the ECAP, the development of old University Hospital site will increase population in this part of The city considerably and buildout under current zoning will degrade the character, livability and desirability of this part of the city.	3/6/2020 4:45 PM
10	There are lot of errors in what you describe above, and you are framing this as a binary choice, which is leading and overly-simplistic. Zoning can be changed without necessarily increasing density. 7th Ave and Colorado is U-MX-3, not G-MX-3. U-MX-3 along Colorado can be changed to U-MS-3, which would keep new development formally in keeping with the build-to front lot line condition of shops (and therefore urban design character) along this trolley stop commercial node. E-SU-G is not a zoning code that is present in Congress Park. We are entirely within either the "G" (General Urban) or the "U" (Urban) Context. If the question is whether U-SU-C zoning should be retained from 6th to 7th along Colorado in Congress Park, then my answer is no, that should be U-RH-3A, with at least UO-3, if not a more flexible use overlay to be determined. G-MU-12 is not present along Colorado within Congress Park at 12th. It's only on the Hale side south of 12th/Hale Parkway. Within Congress Park, it's all G-MU-5 from 10th to 13th. G-MU-10 is not present anywhere along Colorado adjacent to Congress Park. C-MU-10 is, but that's across the street. The PUD zoning of the Colorado Pointe Apartments presumably permits four stories, which is what is present and the original applicant probably secured as entitlement through the PUD process. So, leading respondents to this survey to believe that much of Congress Park along Colorado is already zoned for 10-12 stories along Colorado really warps what kind of responses neighbors will provide to this question, and therefore makes your results next to meaningless. Understanding what H1A permits in terms of density and urban design results, and how that relates to what is there now, is something that even zoning professionals have a difficult time with, so I'm not sure you're going to get a meaningful response back from folks here. The H1A zoning is a relict of the old code that permits development results like the monstrosity of a parking garage that is being built on Colorado and Garfield with no ground-floor activation, so yes, again, this should be changed in zoning to at least update it to current zoning code standards for main streets. Are you asking if buildings on these lots be permitted additional height if affordable housing or community-serving uses be provided, such as has been outlined in the plan? Yes, of course. Doctors, nurses, and other hospital workers should be able to live across the street from their workplace is possible, and National Jewish needs to be incentivized to appropriately address their new buildings to our community-serving streets like Colfax.	3/6/2020 11:44 AM
11	increasing density increases crime in the neighborhood. NO INCREASES!!!	3/6/2020 10:50 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: 83 Skipped: 0



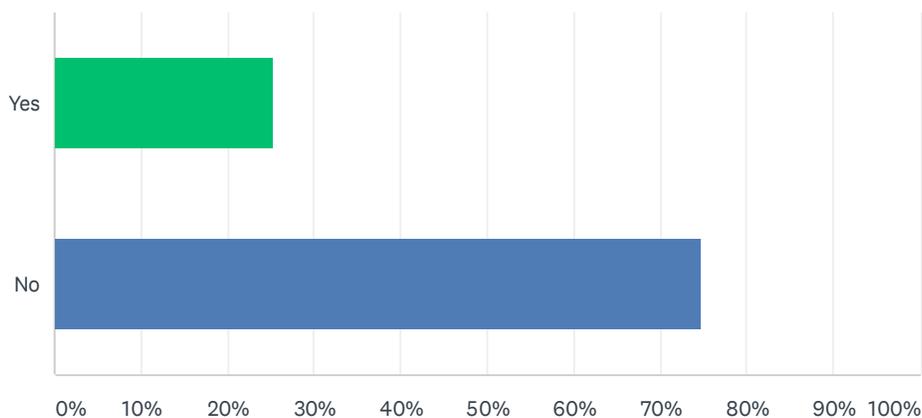
ANSWER CHOICES	RESPONSES	
Yes	36.14%	30
No	63.86%	53
TOTAL		83

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

#	COMMENT:	DATE
1	They already exist in number, we don't need anymore. More multi-family construction will result in almost immediate real estate values.	3/16/2020 11:26 AM
2	Not against them, but they wouldn't be economically viable in a neighborhood where almost all houses are well over \$1 million now.	3/15/2020 7:28 PM
3	All the homes on the block are single family, 1920's bungalows. These other types of housing mess with the character of the neighborhood. Leave it alone!	3/15/2020 4:50 PM
4	Only when in keeping with the original style of the neighborhood, which generally means single-story. To preserve the heritage of Congress Park, it should have a history overly.	3/15/2020 9:08 AM
5	With strict design guidelines in place to maintain the historic character.	3/9/2020 2:13 PM
6	They already are built around us.	3/9/2020 8:36 AM
7	Densification will cause significant traffic increases even with public transportation. And developers have not been held to a high level of design standards.	3/8/2020 9:33 PM
8	Duplexes	3/8/2020 3:18 PM
9	Our specific block has no multi unit dwellings. I don't mind them but currently the architectural style on our block is 1920's bungalow. Some people have remodeled their properties but the character and pedestrian feel has not changed.	3/7/2020 9:01 PM
10	This is already allowed.	3/7/2020 9:16 AM
11	Hell no. I bought in Congress park because I loved it as is. I would prefer to live in Beverly Hills but can't afford it. I don't demand BH build more missing middle condos for me - it is what it is, and it is special due to its present state.	3/6/2020 5:21 PM
12	Am in a historic district with many houses converted to apartments 60-80 years ago.	3/6/2020 4:45 PM
13	Unless they have underground parking the block cannot accommodate it.	3/6/2020 3:59 PM
14	It would depend on how well the design fit into the existing structures of the neighborhoods. There are many duplexes in Congress Park already.	3/6/2020 3:07 PM
15	No. Duplexes, triplexes, and quadplexes become eyesores where people rent and don't care for lawns, landscapes, general maintenance, etc. This changes the quality of the neighborhood that now consists of owners who have a vested interest in the beauty of the area.	3/6/2020 2:10 PM
16	We live in a duplex/quadplex, but are the only one on the block. I fully support more duplexes AS LONG AS they are not duplex mansions. Building duplexes of 2000sqft each is not missing middle. Missing middle means smaller homes - same size as existing single family (i.e. 1200-2500 sqft liveable space) but with more units.	3/6/2020 1:09 PM
17	Congress Park already has the missing middle housing types. We currently can build or have these types of units provided lot size is adequate. So I would think this mischaracterizes the current zoning code in most of Congress Park.	3/6/2020 12:09 PM
18	Absolutely, 2-6 units can be built within the same developable envelope as an "urban house", the single-family detached building form that is exclusively permitted in the majority of Congress Park today. Therefore, it can be done in a way that respects the neighborhood's built character. Young people need starter homes, single folks need studios, and older folks need retirement pads. Let's build them in Congress Park rather than building single-family McMansions.	3/6/2020 11:44 AM
19	My block is 1920s single family homes. Who wants to ruin it and have it look like any other typical block in any city, USA. Can't we preserve some things from the past?!	3/6/2020 11:17 AM
20	this is madness. a single family neighborhood is for families, not transient rental housing.	3/6/2020 10:50 AM
21	Absolutely - they were here originally and our better than these McMansions going up that hold 2 people - people/energy use is important for our future	3/6/2020 10:32 AM
22	Landmark District	3/6/2020 9:43 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: 83 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	25.30%	21
No	74.70%	62
TOTAL		83

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

#	COMMENT:	DATE
1	ABSOLUTELY NOT!!!!!!!!!!!!!!!!!!!!	3/16/2020 11:26 AM
2	Removal of homes? I'm not sure what that means exactly but in other neighborhoods where this has occurred, the buildings that replaced homes have not been "affordable" and have created an urban landscape the is not welcoming, characteristic of a neighborhood, nor do they encourage a sense of community. To date the city has not been good at people-focused development, such at that which has taken place in North Denver.	3/16/2020 10:58 AM
3	But only in blighted neighborhoods, it's a crime to take down a perfectly useful house.	3/15/2020 7:28 PM
4	See above. Unless they are near the main roads of Colfax.	3/15/2020 4:50 PM
5	A variance could be granted for properties on which an existing house is beyond useable. However, I am unaware of properties that would qualify.	3/15/2020 9:08 AM
6	I support these when they are built well with an aesthetic that blend well with the neighborhood. Slot homes, or cheap stucco du or tri plexes are not desirable.	3/10/2020 9:27 AM
7	But only a small percentage of each block so as to maintain the Urban design character of the neighborhood.	3/9/2020 2:13 PM
8	This will destroy the feel of the neighborhood.	3/8/2020 9:34 PM
9	Increased density should be shared throughout the city, not just areas that struggle to control what happens in their neighborhoods. When the city is willing to distribute higher density in Bonnie Brae, County Club, Polo Club and so forth, the rest of the city might be more willing to join in the sharing.	3/8/2020 9:33 PM
10	In natural course, not summarily	3/8/2020 3:18 PM
11	Anyone can remove their home if not historic, but need to encourage adu	3/7/2020 7:03 AM
12	Hell no I would not support this	3/6/2020 5:21 PM
13	Don't need further destruction of neighborhoods character.	3/6/2020 4:45 PM
14	Unless they have underground parking the block cannot accommodate it.	3/6/2020 3:59 PM
15	It would destroy the character of Congress Park.	3/6/2020 3:07 PM
16	Duplexes, triplexes, and quadplexes become eyesores where people rent and don't care for lawns, landscapes, general maintenance, etc. This changes the quality of the neighborhood that now consists of owners who have a vested interest in the beauty of the area.	3/6/2020 2:10 PM
17	if a home is structurally compromised and needs to be demo'd, then yes. I do NOT support scrape-and-build of perfectly livable homes.	3/6/2020 1:09 PM
18	Congress Park already has the missing middle housing types. We currently can build or have these types of units provided lot size is adequate. So I would think this mischaracterizes the current zoning code in most of Congress Park. This is already happening, but what is going in is NOT affordable and is luxury. Zoning cannot dictate sales prices!	3/6/2020 12:09 PM
19	This is a question that leads respondents to select no. You need to provide the context that CURRENTLY, our zoning promotes removal of existing homes (including original missing middle housing, like small apartments and multi-plexes) for the construction of new single-family homes, which inevitably end up being much, much bigger and pricier than typical homes in Congress Park. You also need to provide the context that much of the low-density zoned blocks in Congress Park were originally built with missing middle housing that is no longer legal to build. It is clear by the phrasing of this question that the writers of this survey are opposed to permitting missing middle housing in Congress Park.	3/6/2020 11:44 AM
20	A big NO. Look at Cherry Creek. Let's preserve some of Denver's history.	3/6/2020 11:17 AM
21	there is plenty of land in five points with crappy housing on it which can be torn down for this type of increased density. congress park is expensive land and should not be developed for multi-family.	3/6/2020 10:50 AM
22	With attention to historic character of course	3/6/2020 10:32 AM

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

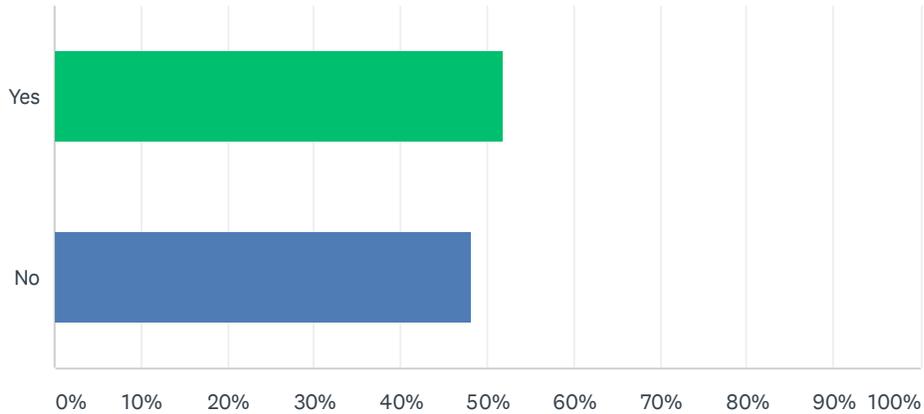
23

Assuming the single family homes were the originals of the neighborhood. Do not remove historic fabric.

3/6/2020 9:43 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: 83 Skipped: 0



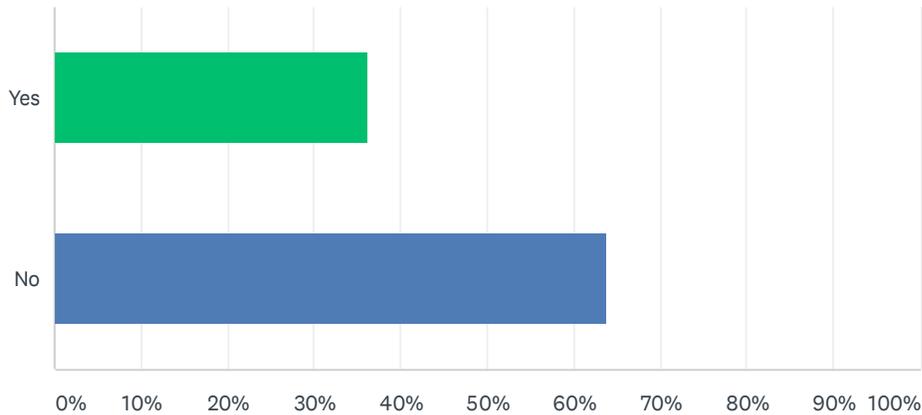
ANSWER CHOICES	RESPONSES	
Yes	51.81%	43
No	48.19%	40
TOTAL		83

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

#	COMMENT:	DATE
1	AGAIN...ABSOLUTELY NOT!	3/16/2020 11:26 AM
2	At least it preserves the neighborhood feel but I'd really like to see them remain as single family homes.	3/15/2020 4:50 PM
3	We are very interested in building an ADU or carriage home apartment for my aging parents to live in. Current zoning will not allow for us to do that, we are in the C3 block of Congress Park, 8th and Jackson.	3/10/2020 9:45 AM
4	I think this is a great way to keep the historical feel of our neighborhood.	3/10/2020 9:27 AM
5	As long as the lot is big enough.	3/9/2020 2:13 PM
6	Traffic will be outrageous. Stop trashing our neighborhoods!!!!	3/8/2020 9:33 PM
7	Would cause short term rental complications	3/8/2020 3:18 PM
8	This sounds like a false incentive to me. It adds density but it is not affordable.	3/7/2020 9:01 PM
9	where would the additional people park?	3/6/2020 7:23 PM
10	Under certain circumstances.	3/6/2020 4:45 PM
11	Unless they have underground parking the block cannot accommodate it.	3/6/2020 3:59 PM
12	Again, that is not preservation. Why not support owner with tax credits without having to go through the landmark process. Tax credits will be allowed for a basement remodel/apartment or repairs and could be repaid/clawed back should the owner sell, etc. This could add a unit without changing the density dramatically. This program needs more details. In the earlier recommendations, the program called for demolitions. So no one really know what this program means.	3/6/2020 12:09 PM
13	More homes without a change in formal character is a wonderful idea. Flexibility in use and number of units for existing buildings is one of the oldest and most effective tricks in preservationists' playbook.	3/6/2020 11:44 AM
14	one house – one ADU is OK. but we should never allow splitting a single family home into a duplex.	3/6/2020 10:50 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: 83 Skipped: 0



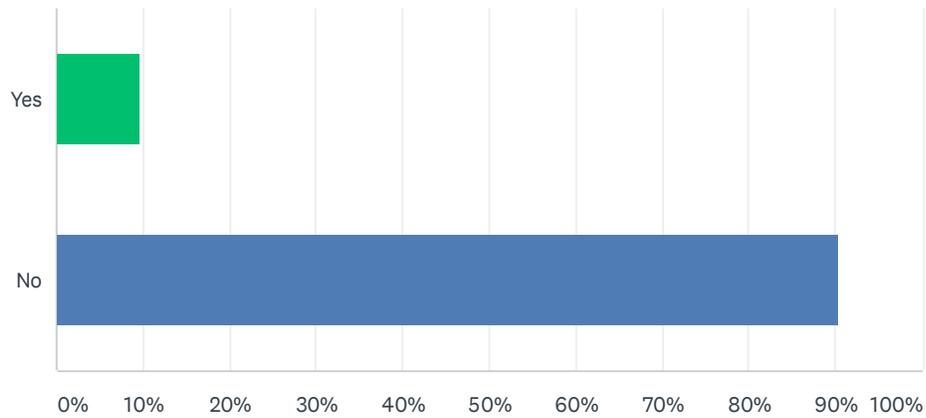
ANSWER CHOICES	RESPONSES	
Yes	36.14%	30
No	63.86%	53
TOTAL		83

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

#	COMMENT:	DATE
1	SEE ABOVE	3/16/2020 11:26 AM
2	I think it would depend. Local businesses in some parts of Congress Park could expand, some areas are fairly congested already. Consideration of parking and traffic flow are an issue.	3/16/2020 10:58 AM
3	We have enough business between all the new stuff at 9CO and 12th-Madison	3/10/2020 9:45 AM
4	With minimal, controlled expansion	3/10/2020 9:27 AM
5	Absolutely NO!	3/8/2020 9:33 PM
6	Limited	3/8/2020 3:18 PM
7	Isn't this counterintuitive to increasing housing?	3/7/2020 9:01 PM
8	So long as the structures are retained and rezoned like along York/Josephine north of 17th, near Syrup.	3/7/2020 11:34 AM
9	It would displace current businesses.	3/7/2020 9:16 AM
10	Up to adjacent home owners to sell or not	3/7/2020 7:03 AM
11	Housing is greater issue than access to businesses. There are ample shopping opportunities within a few miles.	3/6/2020 3:07 PM
12	depends how many homes we're talking about. an average of one per block might be OK, but again, the entire business corridor on 12th should not turn into Colfax	3/6/2020 1:09 PM
13	It will hurt the local businesses that are struggling to remain in the neighborhood. Margins are slim and some shops have had to cut back hours and staffing. If there is more competition, the chains will drive out our local merchants, many of whom live in our neighborhood. This will have a cascade effect that will hurt Congress Park residents.	3/6/2020 12:09 PM
14	This is presented as an either/or. What is not presented here is the possibility of permitting existing homes, such as those fronting 12th, to be adaptively reused/repurposed for cafes, boutiques, and professional services commercial use. This would require the development of a new use overlay, which Congress Park can lead the way in developing!	3/6/2020 11:44 AM
15	we have plenty of business uses along 12th avenue and colorado – plus cherry creek mall is walking distance. what else do we even need?! it would be madness to allow more business density.	3/6/2020 10:50 AM
16	not sure on this one	3/6/2020 10:32 AM
17	Again assuming the homes were the originals of the neighborhood. I'd be fine with re-purposing historic structures for business uses.	3/6/2020 9:43 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: 83 Skipped: 0



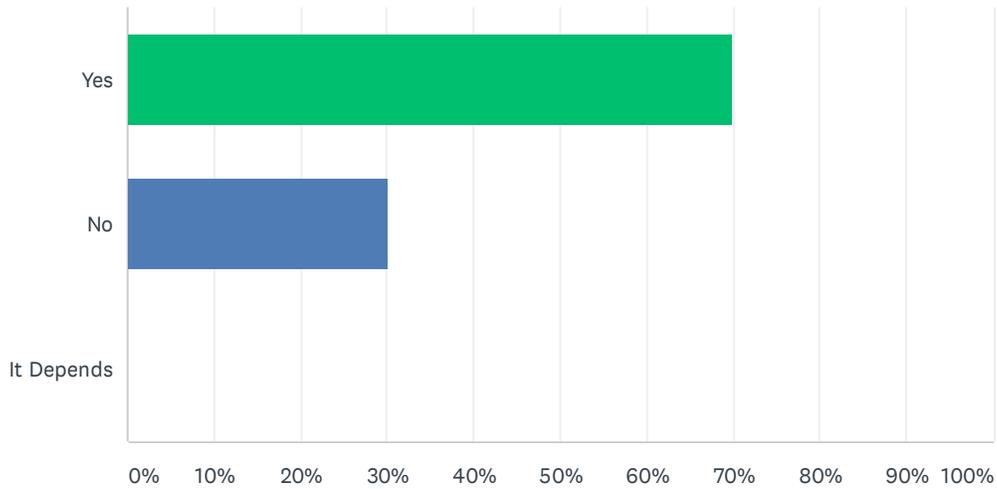
ANSWER CHOICES	RESPONSES	
Yes	9.64%	8
No	90.36%	75
TOTAL		83

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

#	COMMENTS:	DATE
1	DOUBLE ABSOLUTELY NOT!	3/16/2020 11:26 AM
2	That's vandalism.	3/15/2020 7:28 PM
3	See above.	3/15/2020 4:50 PM
4	Architecturally significant buildings kept in good condition	3/10/2020 11:16 AM
5	In some cases, historic buildings may not serve the community, but I prefer these buildings are retained, and even repurposed if need be, before they are demolished!	3/10/2020 9:27 AM
6	I would prefer to see historic homes renovated and expanded to meet the needs of new families. And I believe the neighborhood attracts people who like the current character of the area and are not looking to alter it. I also believe the the owner of the property should be able to do what they want with the property. If we want the neighborhood to be on lock-down that has strong implications and I fear it will do more damage than good.	3/9/2020 10:46 AM
7	Destroys the reason we all love living here....the feel of the neighborhood.	3/8/2020 9:34 PM
8	Absolutely NO!	3/8/2020 9:33 PM
9	Depends on the structure. Some just weren't built in a way that supports future uses. Those unfortunately will need to be demolished, but others should be re-purposed.	3/7/2020 11:34 AM
10	Hell NO!	3/6/2020 7:23 PM
11	NO!!!!	3/6/2020 5:11 PM
12	New buildings are built so poorly they would become disasters in a few decades. Old buildings with character are built to last forever. has anyone in the building code dept been to Europe?	3/6/2020 3:59 PM
13	only allow demo if structurally compromised	3/6/2020 1:09 PM
14	But I do support additions and adu's	3/6/2020 12:04 PM
15	Super leading question, clearly indicating the survey author's desired response. I have answered because it is necessary to complete the survey, but the here are meaningless. Discover Denver surveys do not determine whether or not a building is architecturally significant. They determine whether or not buildings are potentially eligible for historic designation by the Denver Landmark office, based on condition of the building and whether or not it contributes to a potential period of significance to be defined, which is only set when a historic district is present.	3/6/2020 11:44 AM
16	never. whoever suggests doing so is the enemy.	3/6/2020 10:50 AM
17	Very misleading. If the buildings are designated landmarks or in a historic district, then no. If they are not in a protected district, then yes. If you want to save buildings, then lobby for a protected district.	3/6/2020 10:34 AM
18	Biased question - depends on the character of the old and new build	3/6/2020 10:32 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: 83 Skipped: 0



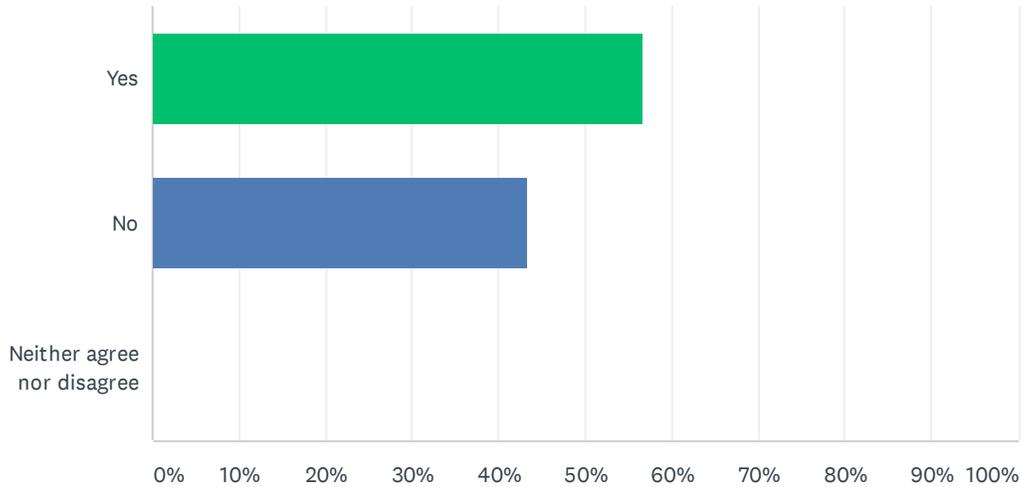
ANSWER CHOICES	RESPONSES	
Yes	69.88%	58
No	30.12%	25
It Depends	0.00%	0
TOTAL		83

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

#	COMMENT:	DATE
1	It depends, if this refers to street level business and upper floor residences, it would depend on the height and location of the development.	3/16/2020 10:58 AM
2	No maybe available. Depends where and how much of an increase in density.	3/15/2020 4:50 PM
3	Depends on what is adjacent	3/15/2020 3:09 PM
4	In some instances.	3/15/2020 9:08 AM
5	Yes but only if it is done as a limited solution. In other words, maintain the old trolley type commercial as corners, add a story or two above existing commercial, and add adequate parking.	3/8/2020 9:33 PM
6	I live in one.	3/7/2020 11:34 AM
7	Depends where it is. 12 and Madison is an example an ok location but not at 11th and Madison.	3/6/2020 5:21 PM
8	On a case by case basis.	3/6/2020 4:45 PM
9	Potentially, but without a changing in height and if and only if it included affordable and low income housing.	3/6/2020 12:09 PM
10	This question is meaningless, since there are no commercial zone districts within Congress Park. All commercial stretches along the trolley stops and along Colfax within Congress Park are already zoned for mixed-use, via "MS" (main street) zoning.	3/6/2020 11:44 AM
11	sure - if someone wants to live over the shop, great. good for business owners.	3/6/2020 10:50 AM
12	absolutely.	3/6/2020 10:34 AM
13	Love this idea	3/6/2020 10:32 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: 83 Skipped: 0



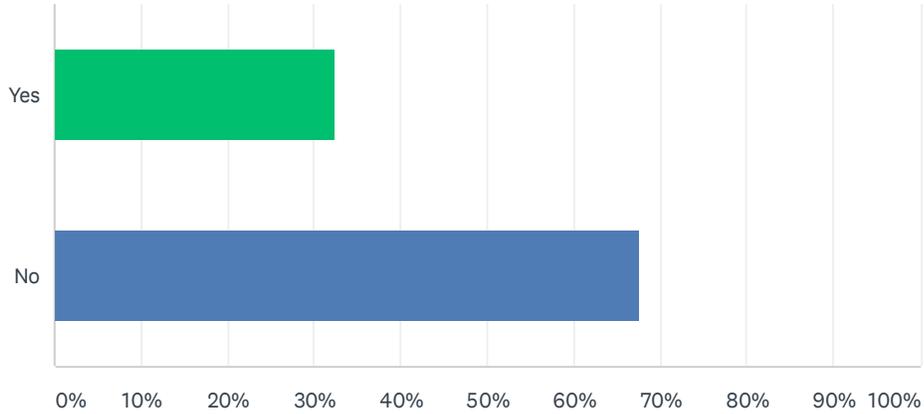
ANSWER CHOICES	RESPONSES	
Yes	56.63%	47
No	43.37%	36
Neither agree nor disagree	0.00%	0
TOTAL		83

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

#	COMMENT:	DATE
1	This is the best proposed approach to increasing density and keeping the character of the neighborhood	3/30/2020 4:09 PM
2	Stop and think of the added number of cars parked on the streets. ADU leads to slums. LEAVE CONGRESS PARK AS IT IS!	3/16/2020 11:26 AM
3	I don't support removing all barriers to ADUs	3/16/2020 10:58 AM
4	But 650 sf on a 6,000 sf lot seems too large. Would rather see something smaller, like 500 sf max.	3/15/2020 3:09 PM
5	I'm not sure	3/10/2020 11:16 AM
6	We are very interested in building an ADU or carriage home apartment for my aging parents to live in. Current zoning will not allow for us to do that, we are in the C3 block of Congress Park, 8th and Jackson.	3/10/2020 9:45 AM
7	Depends on how ADU's are handled relative to adding parking, small lots should have smaller ADU's and/or no ADU's and there should be a limited number per block.	3/8/2020 9:33 PM
8	Not unless short-term rentals can be controlled	3/8/2020 3:18 PM
9	650 sq feet is fine for some people. Maybe you build it and rent it out to your Mother-in-Law.	3/7/2020 11:34 AM
10	Congress Park is dense already.	3/6/2020 7:23 PM
11	Unless they have underground parking the block cannot accommodate it.	3/6/2020 3:59 PM
12	If everyone pops the top and builds an apartment on top of their garage, it will increase density but also impact the quality of life forever. Privacy, sunlight, parking, noise, will be just some of the issues.	3/6/2020 3:07 PM
13	provided no other density increases are permitted.	3/6/2020 10:50 AM
14	Absolutely	3/6/2020 10:34 AM
15	Would like to see alley improvements with this move.	3/6/2020 9:43 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: 83 Skipped: 0



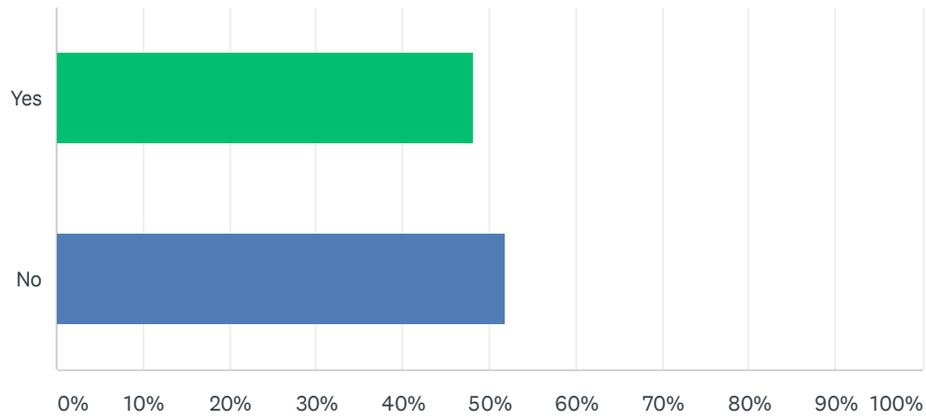
ANSWER CHOICES	RESPONSES	
Yes	32.53%	27
No	67.47%	56
TOTAL		83

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

#	COMMENT	DATE
1	ABSOLUTELY NOT! Again, think of the increased parking problems, unaccountable renters, drug use, theft, burglaries, etc.	3/16/2020 11:26 AM
2	Higher numbers maybe - not 8. The proposal also allows for additional adults for every additional 200 sq ft., which could mean several more than 8. No consideration of parking in the neighborhoods	3/16/2020 10:58 AM
3	Unless they were specifically designed for that, as has been the case in some neighborhoods (I think it was WW 2 housing, e.g. on Locust around 13th/14th aves).	3/15/2020 7:28 PM
4	From 2 to 8 seems too much an increase.	3/15/2020 5:38 PM
5	I think 8 people is too many. Good article in Denver Post today, Sunday, 3/15 about it. Two may be too few but 8 is too many. Why not 4-5? Especially if everyone has a car. That could be a nightmare.	3/15/2020 4:50 PM
6	Yes in general, but not in Congress Park. (I know this is hypocritical, but I'm in favor of preserving the historic character of this neighborhood.)	3/15/2020 3:09 PM
7	This is already happening regardless	3/12/2020 12:16 PM
8	unlimited children seems excessive, as does 8 adults. I would prefer to support this type of community living at a slightly lower density.	3/10/2020 9:27 AM
9	Yes, but not up to 8.	3/10/2020 9:11 AM
10	The solution is extreme? Why not make it 4 unrelated adults? And make it contingent on sufficient off -street parking.	3/9/2020 2:13 PM
11	8 seems too high. Maybe 3 to 5 seems reasonable in that space size.	3/9/2020 8:36 AM
12	Hell no!	3/8/2020 9:34 PM
13	Each adult will have a vehicle, or two, and street parking is difficult as it is. Adding up to 16 potential vehicles to one residence with only street parking will create a nightmare. Add additional residences on the same block at the same density and the block will be destroyed.	3/8/2020 9:33 PM
14	Would support a more moderate proposal	3/8/2020 3:18 PM
15	Two? Eight? Ten? How do you regulate this?	3/7/2020 9:01 PM
16	I support this, but don't see it in the ECAP. Where is this referenced in the Document?	3/7/2020 11:34 AM
17	8 seems too high for a small home	3/7/2020 9:16 AM
18	NO NO NO	3/6/2020 7:23 PM
19	How many of those proposing this are anxious to purchase a home and live nextdoor to a house with eight unrelated occupants in their teens and early twenties?	3/6/2020 4:45 PM
20	Unless they have underground parking the neighborhood cannot accommodate this.	3/6/2020 3:59 PM
21	Potentially if there are inspectors and other regulatory controls in place to protect residents, including renters from being taken advantage by unscrupulous landlords. I think 8 and unlimited children seems arbitrary. Perhaps the number that is tenable could be 4. Seems like that is the limit of most homes in Congress Park given their small size.	3/6/2020 12:09 PM
22	Leading question due to phrasing which indicates bias of author	3/6/2020 11:44 AM
23	Again, more people = more traffic, more noise, less open space.	3/6/2020 11:17 AM
24	ABSOLUTELY NOT UNDER ANY CIRCUMSTANCES. THIS IS BEYOND MADNESS WHICH WILL CHANGE THE NATURE OF THE NEIGHBORHOOD FOREVER AND FOR THE WORSE. THIS MUST BE OPPOSED ON EVERY LEVEL IN CONGRESS PARK.	3/6/2020 10:50 AM
25	Absolutely	3/6/2020 10:32 AM
26	Parking would have to be addressed. Recommend still having only 2 permits per household.	3/6/2020 9:43 AM

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

Answered: 83 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	48.19%	40
No	51.81%	43
TOTAL		83

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

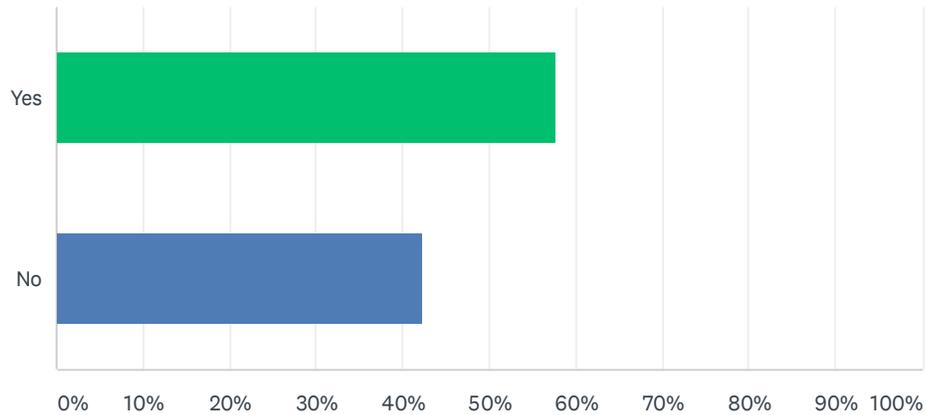
#	COMMENT:	DATE
1	Just what we need, more practically deserted bike lanes. Do the the authorities ever drive around during rush hour to take account of the very sparse use of these lanes, which only make auto traffic more grid-locked. People are NOT going to give up their cars.	3/16/2020 11:26 AM
2	Maybe. Depends where. Wider streets maybe okay for this use. Should have had a maybe/depends answer	3/15/2020 4:50 PM
3	Parking and traffic are issues in Congress Park. Bicycle lanes along Colfax, 14h, 13th, 12th, 8th, 7th, 6th are a great idea that I support but would crowd nearby streets, making them less walkable. Add increased density (more people = more cars) and Congress Park is no longer a as desirable a neighborhood.	3/15/2020 9:08 AM
4	We need to promote a better diversity of transportation modes. We're currently too car-centric where individuals are driving solo vs. walking, ride-sharing, cycling or using mass transit. This has increased traffic and air pollution, reduced pedestrian and cyclists security and negatively impacted the culture of our vibrant community.	3/12/2020 12:16 PM
5	YES!!!! This is the only way our neighborhood can accommodate increased density	3/10/2020 11:16 AM
6	Absolutely, 100%	3/10/2020 11:07 AM
7	Not fully, though. I prefer to support designated streets for biking, with non-residential motor vehicle travel routed to other streets. Or what about an alley bike lane? Can we be creative?	3/10/2020 9:27 AM
8	We need parking. We have small children we need to get out of vehicle.	3/9/2020 8:36 AM
9	On street parking is a problem as it.	3/8/2020 9:33 PM
10	Maybe, depends on specifics	3/8/2020 3:18 PM
11	No sure. Our driveways are off the front, not alleys. I often park in front of my house during the day.	3/7/2020 9:01 PM
12	Yes, but I don't think we need to remove on-street parking for any of them in Congress Park.	3/7/2020 11:34 AM
13	Seniors need access to the front of their homes for safety and convenience. Whether it is parking or services that come to them. Take away parking and you destroy the safety of senior citizens.	3/6/2020 3:59 PM
14	It would depend on location and impact.	3/6/2020 3:07 PM
15	Parking is so limited as it is.	3/6/2020 2:15 PM
16	As a cyclist and a motorist, this is crazy when we need on-street parking. Cyclists are fine with the bike lanes as they are and certainly don't need those protected. Denver has the most extensive dedicated bike paths I've ever ridden on, even so-called "bike-friendly" cities like Portland OR. Don't ruin a beautiful bike city like ours with protected lanes and especially when it removes on-street parking. After all, we normally ride only seven or maybe eight months a year! We use our cars all twelve months.	3/6/2020 2:10 PM
17	With all the density changes, this becomes a no-brainer. We cannot do it all and the plan has no idea of how to address parking other than to pretend no one will have cars when in fact many of the new residents who move here without a car, buy one once they are here. And the thought that all cars go away or that everyone can take mass transit is not grounded in facts. Bus transit is in decline in many cities and facing financial pressures. Train and rail is use up in many cities, but nothing in the plan addresses trail/train use. People like us will have electric or hybrid vehicles as we do now but the percentage will increase over time. I ride my bike, but we cannot continue to try to "have it all" without resources being dedicated from the city to address infrastructure. While I agree the percentage of two-car households may decline over time, with increased density we will still have more cars in Congress Park than we have now, and they may be driverless and electric too. And they will still need parking especially for elderly, those aging in place, service workers/small businesses, disabled persons, or workers such as me whose offices are outside of the metro area. I cannot control where by employer decides to locate its offices and a move is planned in two years. The location is not close to Congress Park, unfortunately. I cannot afford to change jobs and find one closer to my home, potentially risk earning a lower salary. Some people do not have choices and the plan seems to completely ignore the reality of workforce development and labor and employment trends.	3/6/2020 12:09 PM

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

18	Leading question due to phrasing which indicates bias of author. This question needs more context explaining that protected bike lanes are only called for in some locations, like along 14th, and NOT along proposed neighborhood bikeways like Detroit in the interior of the neighborhood, which is the misinformation that got so many CPN member all up in arms about last year.	3/6/2020 11:44 AM
19	Traffic is bad enough without putting in bike lanes to accommodate the few bicyclist. Why make thousands of cars have to be in traffic even longer?	3/6/2020 11:17 AM
20	the new bike lane posts on 8th avenue are stupid and a nuisance. the new street lights are even worse. pedestrians and cyclists should be more aware of drivers. drivers have enough distractions already, we don't need dazzling street lights and more little posts to avoid...	3/6/2020 10:50 AM
21	Again, misleading. Protected bike lanes do not remove parking.	3/6/2020 10:34 AM
22	Absolutely - more alternative eco-friendly transportation over cars - the only way to go	3/6/2020 10:32 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: 83 Skipped: 0



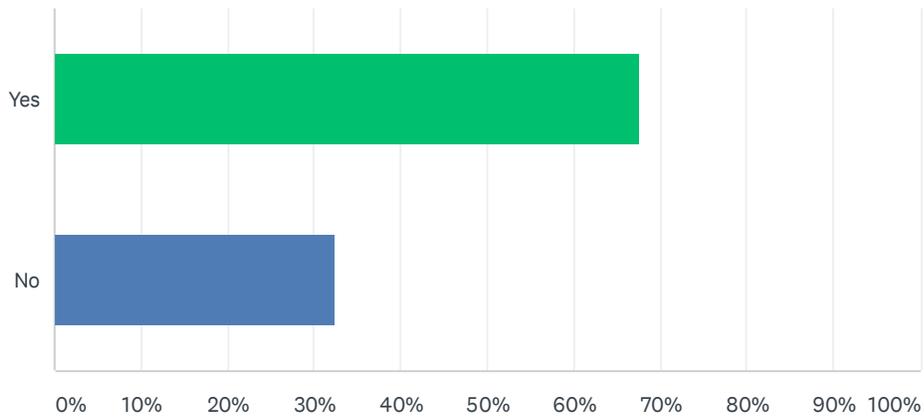
ANSWER CHOICES	RESPONSES	
Yes	57.83%	48
No	42.17%	35
TOTAL		83

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

#	COMMENT:	DATE
1	NO! See above...	3/16/2020 11:26 AM
2	14th is way too dangerous for bikes and a lane won't help. Stick with 12th.	3/15/2020 7:28 PM
3	Who would want to ride their bike on a street where cars drive 35-40mph?	3/15/2020 5:38 PM
4	Don't know. Not enough information. Reducing a driving lane could back up traffic. Don't know how many residents need the parking.	3/15/2020 4:50 PM
5	This would slow down traffic, which hopefully would be directed north onto Colfax instead of south into Congress Park. Already we have too many cars speeding through Congress Park, especially during morning commute time. (thank you, WAZE).	3/15/2020 9:08 AM
6	See previous comment	3/12/2020 12:16 PM
7	Absolutely, 100%	3/10/2020 11:07 AM
8	Not fully, though. There is not enough parking and inadequate public transportation currently, to expect people to live without cars. What if the sidewalk in one direction became a bike lane and the other remained for pedestrians..	3/10/2020 9:27 AM
9	Not sure.	3/8/2020 9:34 PM
10	Absolutely NOT!!!! This city is continually using the busiest and most dangerous streets on which to add bicycles, skateboards, rollerblades, scooters, etc. Our streets were not built for this! Why can't planners figure out a better path throughout the city that is protected and efficient for alternative (to cars) transportation modes? Planners have turned into crammers. Shame on the city!!!	3/8/2020 9:33 PM
11	Why put a bike lane on a major street? We already have a bike lane on 7th. Is 16th a problem?	3/7/2020 9:01 PM
12	Yes, if protected like on Broadway, I would use it everyday.	3/7/2020 11:34 AM
13	12th Ave is better for bikes etc.	3/6/2020 8:46 PM
14	Extremely poor planning. Bike traffic is currently very light on 14th and a dedicated bike lane will not encourage hundreds of bike commuters. It would certainly inconvenience drivers and residents wanting to park their cars. (Seems to be the goal of the "planners".)	3/6/2020 4:45 PM
15	10-20 people ride bikes and the cars are bumper to bumper most of the day on 14th. Why would we accommodate a few bikes riders to inconvenience thousands that must drive? People need their cars to do their work during the day.	3/6/2020 3:59 PM
16	The lanes on 14th Ave are too narrow as it is. I would support removing the on-street parking to widen the lanes, but not to insert a bike lane. There are many quieter avenues going east that cyclists can take and are far safer.	3/6/2020 2:10 PM
17	12th ave is a perfectly great bike route. There is no need to be biking on 14th	3/6/2020 1:09 PM
18	With all the density changes, this becomes a no-brainer. We cannot do it all and the plan has no idea of how to address parking. And the thought that all cars go away or that everyone can take mass transit is foolish. People like us will have electric or hybrid vehicles. I ride my bike, but we cannot continue to try to "have it all" without resources being dedicated from the city to address infrastructure. While I agree the percentage of two-car households may decline over time, with increased density we will still have more cars in Congress Park than we have now, and they may be driverless and electric too.	3/6/2020 12:09 PM
19	remove all parking on 13th and 14th and widen the lanes. a cycle lane on there is madness. put the bike lanes on quiet streets! no one will cycle on 13th and 14th ever unless they are mad. it's too narrow and dangerous already. cars drive at 40mph down there.	3/6/2020 10:50 AM
20	2 lanes of traffic - anything to reduce traffic overall	3/6/2020 10:32 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: 83 Skipped: 0



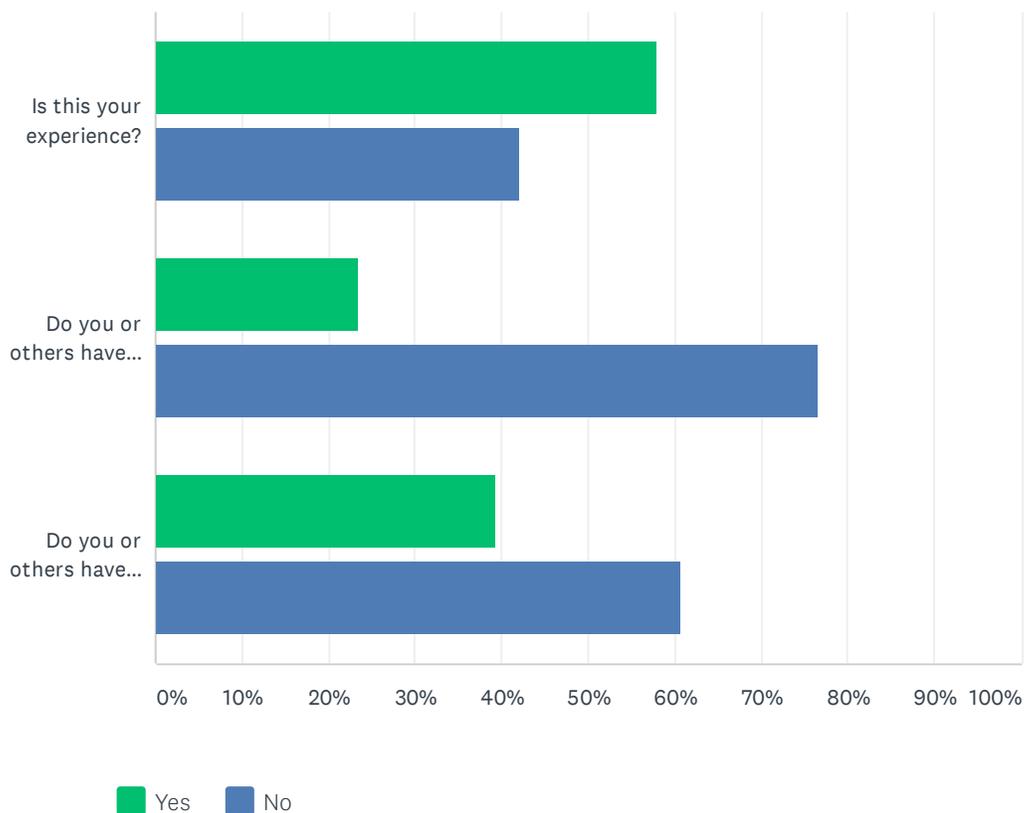
ANSWER CHOICES	RESPONSES	
Yes	67.47%	56
No	32.53%	27
TOTAL		83

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

#	COMMENT:	DATE
1	No, for the same reason the Parks department has stated. An expensive project that will be almost unused.	3/16/2020 11:26 AM
2	There is a bike lane on 7th that goes to Cheeseman Park	3/16/2020 10:58 AM
3	Or make another route that's nearby and safe.	3/15/2020 7:28 PM
4	Maybe. If it goes though the playing fields then no. If unobtrusive, not a bad idea.	3/15/2020 4:50 PM
5	Would like to see a map of the proposed route before responding.	3/15/2020 3:09 PM
6	I'm not sure I know enough to answer	3/10/2020 11:16 AM
7	Absolutely, 100%	3/10/2020 11:07 AM
8	I think the bike route could be created in a way that does not negatively impact enjoyment of the park. It should not go directly through the middle, though.	3/10/2020 9:27 AM
9	Need more info.	3/8/2020 9:34 PM
10	Don't know.	3/8/2020 9:33 PM
11	What is the reason for Denver Parks decision?	3/7/2020 9:01 PM
12	No great way to get there from my place. Having North/South route to Garfield, and then 9th would be PERFECT!	3/7/2020 11:34 AM
13	What is the objection?	3/6/2020 4:45 PM
14	No need!	3/6/2020 3:59 PM
15	I ride through Congress Park to 9th ave often, but carefully. A bicycle route isn't necessary.	3/6/2020 2:10 PM
16	This is a natural bike route, since it has next to no traffic and is clear to cross York and Josephine with the exception of peak afternoon rush hour.	3/6/2020 11:44 AM
17	I'd need more information before I can comment	3/6/2020 11:17 AM
18	typical parks and rec: don't do anything which the people want because it increases their maintenance and liability responsibility. yes, absolutely put a bike lane through our park because that's what we want!	3/6/2020 10:50 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: 83 Skipped: 0



	YES	NO	TOTAL
Is this your experience?	58.02% 47	41.98% 34	81
Do you or others have difficulty finding parking in AM?	23.38% 18	76.62% 59	77
Do you or others have difficulty finding parking in PM?	39.24% 31	60.76% 48	79

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

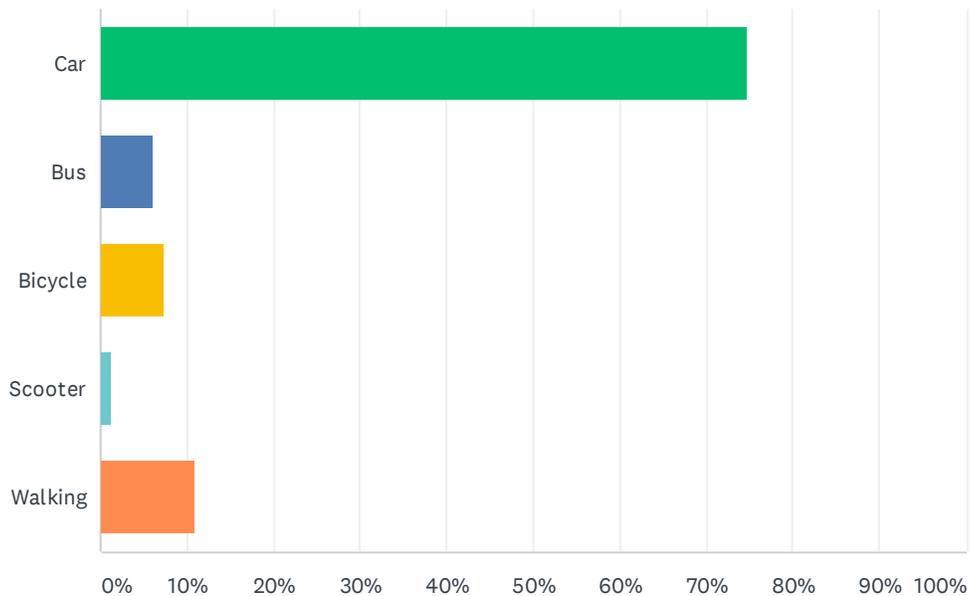
#	COMMENT:	DATE
1	Yes! And we want to KEEP IT THAT WAY!	3/16/2020 11:26 AM
2	40% seems accurate for during the weekday, not overnight or weekends.	3/16/2020 10:58 AM
3	Yes for now, but once the 9th & Colorado Blvd development is fully populated all parking nearby will be occupied all the time.	3/15/2020 7:28 PM
4	I live on a block that surrounds Teller School. Parking is really difficult for families trying to drop off and pick up.	3/15/2020 3:09 PM
5	Employees of business along 12th park in the 1000 block, often in ways that don't leave enough room for another car. In front of duplexes and houses where more than one family reside, there are more cars than 60%. This is especially problematic along Madison, a former streetcar street, with a narrower alleyway (this alleyway is harder for owners of large cars to use)	3/15/2020 9:08 AM
6	I'm concerned on what impact the 9th Colo. development will have on parking in my neighborhood.	3/11/2020 8:57 AM
7	Parking isn't terrible, and usually there is a spot within a block, but a block seems far for a residential neighborhood.	3/10/2020 9:27 AM
8	The blocks immediately by Teller elementary are extremely difficult to park on. Parents take spots in the AM and if there are evening programs going on there is no parking available for residents. Street parking is only available on one side of the street.	3/10/2020 9:26 AM
9	We don't need more people parking here thank you.	3/8/2020 9:34 PM
10	My property is a block away from neighborhood commercial and the commercial employees take up a huge amount of street parking. If the commercial includes eateries, between employees and diners, there is little to no parking for residents. One thing the city could do is create a low/no interest revolving loan fund to encourage people to renovate their existing garages for parking instead of storing junk, and for building new garages (and perhaps ADU's but not exclusively for ADU's)	3/8/2020 9:33 PM
11	We do have a 2-car garage	3/8/2020 3:18 PM
12	The street is full on my block, but don't need it.	3/7/2020 11:34 AM
13	I live between 11th and 12th on Madison and there is no parking between 8:30 am to 10 pm.	3/7/2020 11:04 AM
14	No problems now and I want to keep it this way. It is a reason I bought where I did. If I wanted to scrap for parking every night I would have bought in cap hill.	3/6/2020 5:21 PM
15	Not often. Was extremely difficult before parking restrictions were implemented.	3/6/2020 4:45 PM
16	I use off street parking.	3/6/2020 3:07 PM
17	People are constantly parked in front of my house. I'm afraid it will just get worse once the new shops and restaurants are done at 9th and CO.	3/6/2020 2:15 PM
18	It's impossible to park on madison after 4:45p. Tag burger bar.	3/6/2020 1:30 PM
19	The only reason we have had parking is because two houses are on the market currently and both owners have moved out. So we have been able to park in front of home. On most days, it is very full at night. prompting us to park on other blocks, which are also very full, and we have block/area parking permits and time restrictions during the day (without a permit).	3/6/2020 12:09 PM
20	Just because you can't park IN FRONT if your house does not mean you have parking difficulty.	3/6/2020 12:04 PM
21	Our block (Madison between 9th and 10th) has much less parking occupancy/utilization than 40%. Closer to 25%. 9th has about 10% utilization. I have conducted independent parking surveys myself of streets in Congress Park which are proposed neighborhood bikeways, and along Madison, and find the 40% figure to be accurate on average. Many blocks south of 10th have lower than 40%, going down to about 10-15% at times, and many blocks north of 11th have higher than 40%, going up to 100% at times.	3/6/2020 11:44 AM
22	With the addition of Blue Pan Puzza, and Sweet Cooies, parking is difficult on Monroe Street, especially for those of us without garages.	3/6/2020 10:55 AM

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

23	keep it exactly the way it is. 2 hour parking restrictions keeps criminals and employees of the colorado blvd area off our streets.	3/6/2020 10:50 AM
24	Fewer cars and we have lots of parking - think forward - this world is going towards fewer CO2 emitting cars, more alternative transportation. We are joining the big leagues as far as city growth and size and need to start acting as such	3/6/2020 10:32 AM

Q30 What is your principal means of transportation?

Answered: 83 Skipped: 0



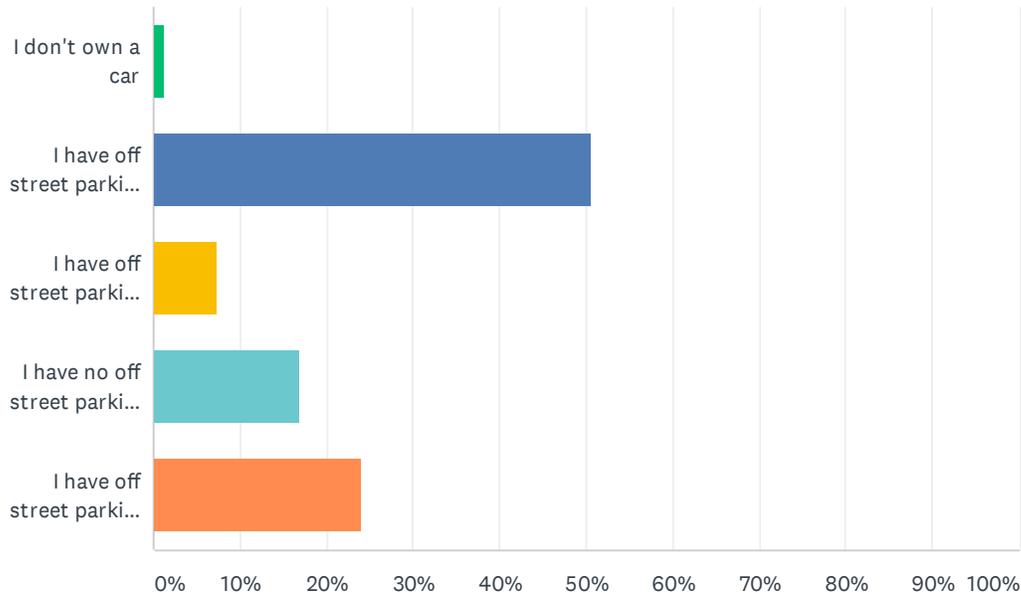
ANSWER CHOICES	RESPONSES	
Car	74.70%	62
Bus	6.02%	5
Bicycle	7.23%	6
Scooter	1.20%	1
Walking	10.84%	9
TOTAL		83

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

#	COMMENT:	DATE
1	We notice that we are not offered more than one choice. We walk to the Cherry Creek Library, The Botanic Gardens, 12th St. Shops and Shops and restaurants on Colorado Blvd, Cherry Creek and Colfax, weather permitting.	3/16/2020 11:26 AM
2	Car and bus about equally	3/16/2020 10:58 AM
3	We also walk a lot	3/15/2020 5:38 PM
4	Plug-in electric!	3/15/2020 3:09 PM
5	We have two drivers but one car. One person works from home. Most of what we do is within 2 miles of our home. We live in Congress Park because of its walkability.	3/15/2020 9:08 AM
6	My wife and I own two vehicles, combined, but walk, bike, bus or ride-share as much as possible. This has saved us a lot of money and improved our health.	3/12/2020 12:16 PM
7	Also commute by bike in the nicer months.	3/10/2020 9:27 AM
8	About equal amounts of car and walking with a supplement of bus.	3/8/2020 9:33 PM
9	1 adult is primarily a bike commuter and we do a lot of walking	3/8/2020 3:18 PM
10	However, this time of year I usually bus.	3/7/2020 11:34 AM
11	Generally walk to neighborhood restaurants and grocery store.	3/6/2020 4:45 PM
12	I cycle during the summer months, but only for recreation, not for transportation.	3/6/2020 2:10 PM
13	Within the neighborhood and to Cherry Creek, I walk	3/6/2020 1:49 PM
14	I'm about equal bike and bus for commuting and neighborhood errands. About equal car/bus/bicycle in all trips I take.	3/6/2020 1:09 PM
15	but we walk and bike a lot and want to keep it that way.	3/6/2020 10:50 AM
16	Bus, walk or bike - car as little as possible and carpool whenever possible	3/6/2020 10:32 AM

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

Answered: 83 Skipped: 0

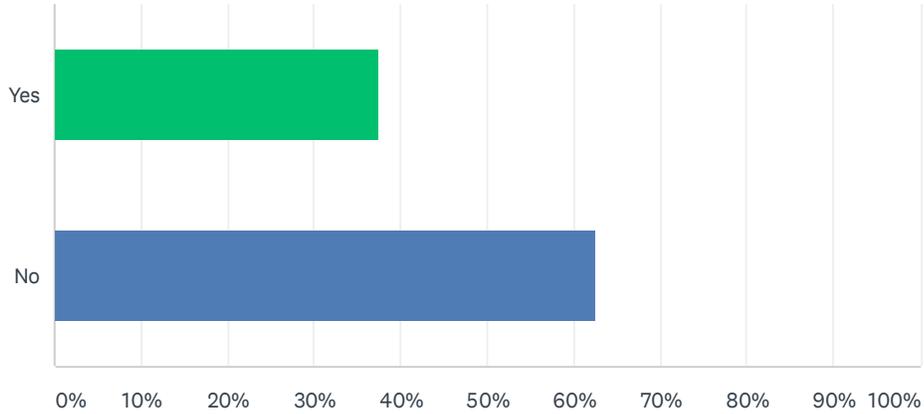


ANSWER CHOICES	RESPONSES
I don't own a car	1.20% 1
I have off street parking and use it	50.60% 42
I have off street parking but choose to park on street	7.23% 6
I have no off street parking and must park on street	16.87% 14
I have off street parking but also need to park on the street	24.10% 20
TOTAL	83

#	COMMENT:	DATE
1	Usually, our 2 cars are parked in back on our property. Sometimes, we'll park a car on the street for a few hours.	3/16/2020 11:26 AM
2	I had my falling down garage repaired at my expense to make it usable.	3/8/2020 9:33 PM
3	I park in my garage at night but utilize my street parking for accessing my front door as my garage is so small it only holds my car. I bought a home with 2 street and one garage parking spaces. That covers my needs and doesn't force me to infringe on my neighbors. Disrupting this balance will cause violence that is uncalled for. If you just leave it alone we can live in peace.	3/6/2020 3:59 PM
4	We have space for one car in the back. The other is on the street.	3/6/2020 1:30 PM
5	Virtually EVERY house in Congress Park has a garage. People need to use them	3/6/2020 12:04 PM
6	I park in my garage	3/6/2020 11:17 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: 83 Skipped: 0



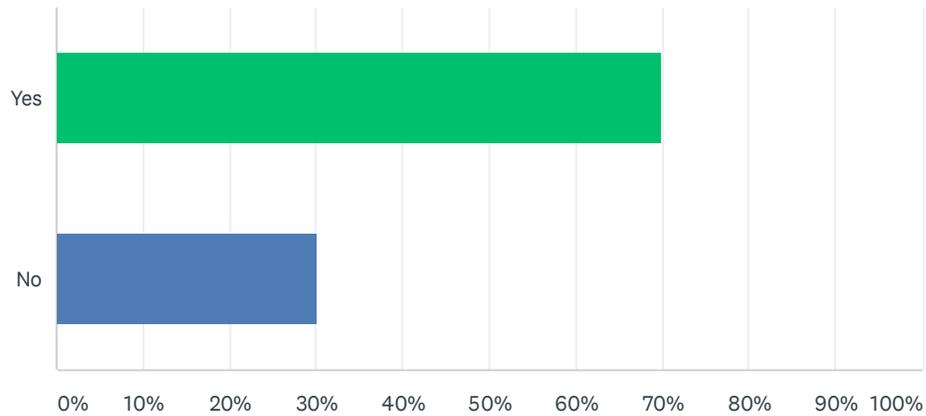
ANSWER CHOICES	RESPONSES	
Yes	37.35%	31
No	62.65%	52
TOTAL		83

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

#	COMMENT:	DATE
1	No, in general. We see no need for ANYTHING over 3 stories, Maximum. This is Colorado, not New York or Chicago.	3/16/2020 11:26 AM
2	Maybe, if the housing was actually affordable	3/16/2020 10:58 AM
3	Yes if the adjacent single family homes (are there any on Colfax? or you may mean near them on the side streets) have the option of selling at a fair price so the space can be rezoned commercial or, much better, as small urban parks with the high-rise would certainly benefit from.	3/15/2020 7:28 PM
4	Loaded question the way it is written. City showed buildings that taper down to the residential homes with shade/sun taken into account. That would be okay but not buildings that tower over homes 4 feet away. Need to be stepped back. Someone had an agenda writing these questions and answers. It's not always black and white!	3/15/2020 4:50 PM
5	This is logical and supported by countless studies.	3/12/2020 12:16 PM
6	not regardless of the impact, but I do think Colfax is the appropriate location for more affordable housing-	3/10/2020 9:27 AM
7	See comments above. Perhaps a step-down approach for the north side of Colfax would make Colfax densification more palatable.	3/8/2020 9:33 PM
8	What? Affordable housing expires, I don't want that clause to expire - ever.	3/7/2020 9:01 PM
9	8 stories is ridiculous. You can see were Denver has done us in other areas, and it's terrible. It's completely incongruent	3/7/2020 6:20 PM
10	Yes, I support the benefit, but I didn't read it this way. Looks to me that the areas surrounded in Pink will be only ones to be increased from the current zoning. So, potentially an area zoned at 5 could increase to 8, and an area zoned at 8 would be increased to 12.	3/7/2020 11:34 AM
11	Need more info to properly answer this. What are the impacts?	3/7/2020 7:03 AM
12	We don't need it.	3/6/2020 4:45 PM
13	as long as these larger buildings do not take all sunlight away from adjacent homes AND the community benefit is real - actual affordable and low-income housing	3/6/2020 1:09 PM
14	The community benefits are not defined and affordability is not allowed under current law. Community benefits accrue to the developer not to residents. Most affordable housing is not that affordable because they build luxury anyway. So it will end up driving up rents anyway.	3/6/2020 12:09 PM
15	leading question exposing author's bias. Proposed increases in permissible height through the incentive overlay program are from 3 to 5 stories or from 5 to 8 stories, for the most part, so suggesting a 3 to 8 story incentive height is erroneous and exposes the bias and rhetoric of the survey author. Also, the incentive height is provided for both residential, commercial and mixed-use buildings. The last clause of the final question is extremely hyperbolic, to a laughable extent.	3/6/2020 11:44 AM
16	Eight stories is too high.	3/6/2020 11:17 AM
17	affordable housing is not a community benefit to congress park. it is a problem and a blight which will lower our property values. we oppose it strongly. no increase in height limit.	3/6/2020 10:50 AM
18	AGAIN! Misleading. Building heights next to protected districts require step down heights. PLEASE do not spread misinformation.	3/6/2020 10:34 AM

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

Answered: 83 Skipped: 0

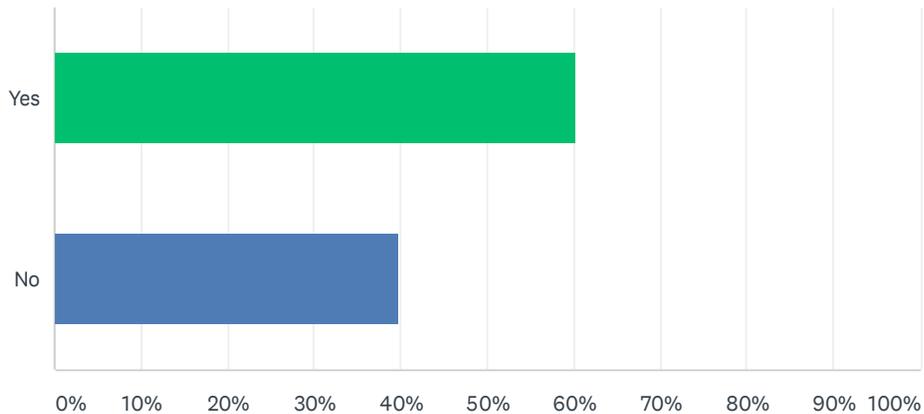


ANSWER CHOICES	RESPONSES	
Yes	69.88%	58
No	30.12%	25
TOTAL		83

#	OTHER (PLEASE SPECIFY)	DATE
1	Yes, By all means, make auto traffic even worse!	3/16/2020 11:26 AM
2	I think it's a great idea	3/12/2020 12:16 PM
3	Center? I'm aware of the BRT proposed for Colfax years ago, but have not heard about or remember the "center" component.	3/8/2020 9:33 PM
4	CAN'T WAIT!!!	3/7/2020 11:34 AM
5	Am skeptical any benefits will be worth the disruption to traffic flow and the cost given RTD's history. Doubt public transportation ridership will increase greatly unless forced development for housing thousands more along the corridor occurs.	3/6/2020 4:45 PM
6	Bad idea....streetcars like most cities are doing with great success	3/6/2020 12:04 PM

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

Answered: 83 Skipped: 0

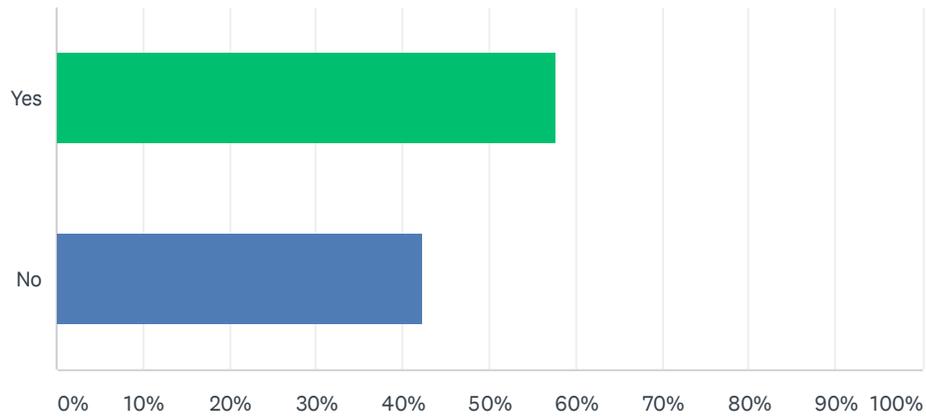


ANSWER CHOICES	RESPONSES	
Yes	60.24%	50
No	39.76%	33
TOTAL		83

#	OTHER (PLEASE SPECIFY)	DATE
1	Yes. An exceedingly unwise idea. It will fail in its mission.	3/16/2020 11:26 AM
2	That sounds like a lunatic idea.	3/15/2020 7:28 PM
3	I hope this doesn't encourage more traffic into Congress Park.	3/15/2020 9:08 AM
4	See previous comments	3/12/2020 12:16 PM
5	Good. Will make it safer for the bus transit riders and make the BRT more efficient.	3/7/2020 11:34 AM
6	Thought it was to be only one drive lane.	3/6/2020 4:45 PM
7	This would be horrible. Traffic is already a nightmare!!!!	3/6/2020 2:15 PM
8	This sounds like a terrible idea that will only contribute to the existing gridlock situation.	3/6/2020 2:10 PM
9	GREAT! We need less traffic, smog on Colfax. Would much rather have the center-running bus for a dignified transit mainstreet experience!	3/6/2020 11:44 AM
10	Once again, the plan serves the few but makes it difficult for the many. This is backwards. I already have to leave 20 minutes or more earlier than I used to, to get anywhere. The time all the cars spend in traffic now certainly has to be contributing to pollution. Why make it any worse?	3/6/2020 11:17 AM
11	when and why is this being done? why aren't we being notified? stop this madness!	3/6/2020 10:50 AM
12	YEAH!!! fully support BRT - use colfax all the time as a commuter	3/6/2020 10:32 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: 83 Skipped: 0

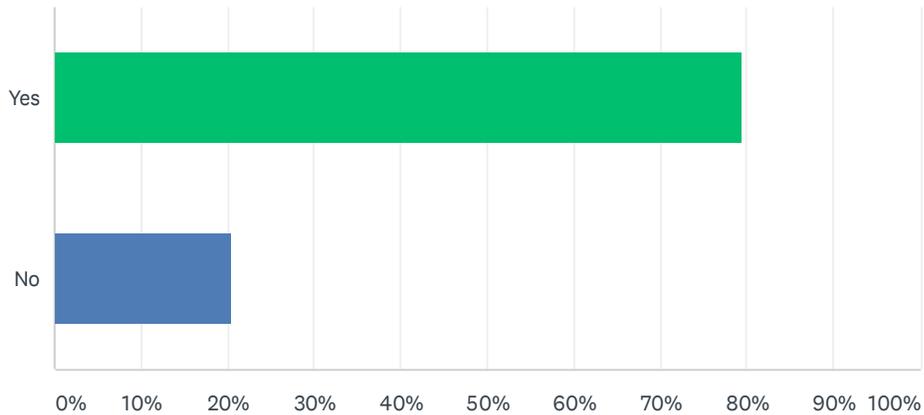


ANSWER CHOICES	RESPONSES	
Yes	57.83%	48
No	42.17%	35
TOTAL		83

#	OTHER (PLEASE SPECIFY)	DATE
1	Yes, ANOTHER terrible idea	3/16/2020 11:26 AM
2	Like I said. But I'd be up for a streetcar!	3/15/2020 7:28 PM
3	This is urban design best practice	3/12/2020 12:16 PM
4	Also good, will prevent cut-through traffic. Take Colfax towards Aurora, there are areas where it is impossible to turn left. This helps keep neighborhoods safe from cut-through traffic.	3/7/2020 11:34 AM
5	More planning to impede automobile traffic flow.	3/6/2020 4:45 PM
6	This is a good thing	3/6/2020 12:04 PM
7	Support	3/6/2020 10:32 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: 83 Skipped: 0



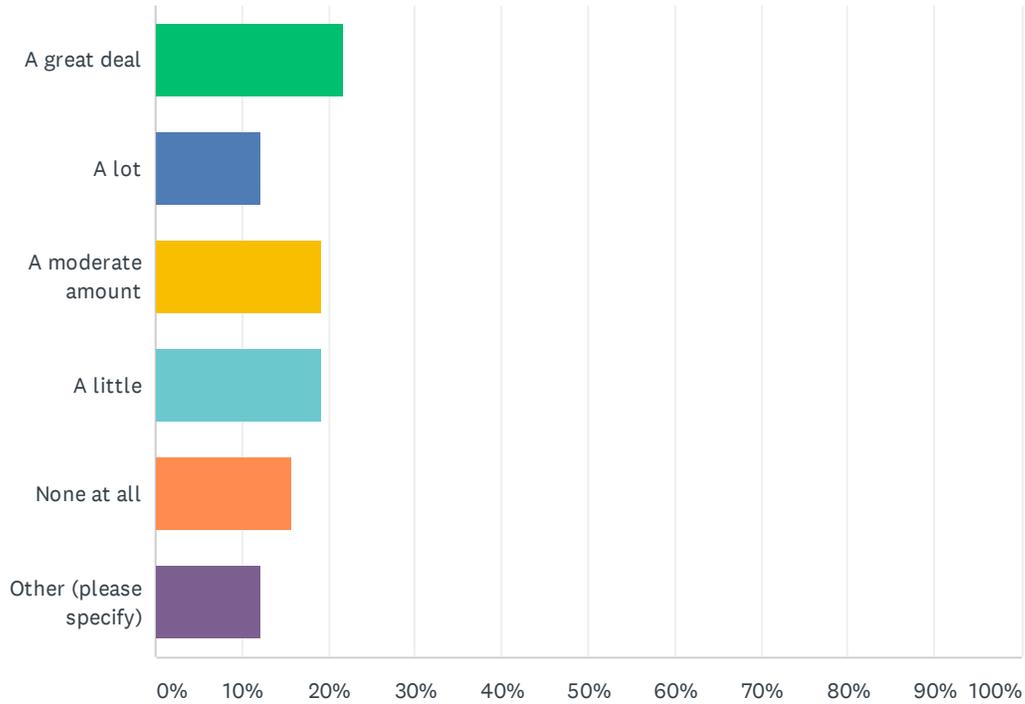
ANSWER CHOICES	RESPONSES	
Yes	79.52%	66
No	20.48%	17
TOTAL		83

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

#	COMMENT:	DATE
1	No, because people will STILL want the privacy of their cars. They will just come earlier and leave later. Are these 'planners' at all acquainted with human nature?	3/16/2020 11:26 AM
2	It's 2020, guys, it should just read your cell phone when you get on. Or: if you really care about moving people, make the damn thing free!!	3/15/2020 7:28 PM
3	This is urban design best practice	3/12/2020 12:16 PM
4	Absolutely, 100%	3/10/2020 11:07 AM
5	Don't know yet.	3/8/2020 9:33 PM
6	It would be great if it works. I am not confident RTD can carry it off.	3/7/2020 9:01 PM
7	Loading and unloading a crowded bus is difficult when we can't get on at the rear. Also, when there are a lot of people who need to load, this will make the pick-up more efficient. Perhaps the solution is just to fence off the landing, and people need to swipe a badge or phone to enter.	3/7/2020 11:34 AM
8	No one uses the buses now. They are dirty and undependable. No one will use this type of transit since it doesn't connect to anything and is nothing but an infringement on driving traffic which is already at congestion maximum.	3/6/2020 3:59 PM
9	This sounds like a good idea, but the 40 bus along Colorado Blvd is rarely full and sometimes empty. Its schedule is limited, as well.	3/6/2020 2:10 PM
10	But that can be done without changing the lane configurations on Colfax Avenue and moving bus traffic to the middle of the road and closing one lane each way. We could do these things now and install kiosks and use electric buses to cut down on noise and pollution. We could use peak dedicated bus lanes instead of lane closures in already a congested area. BRT will only save passengers 5 minutes. Why spend all the money when the City can make these changes now and relatively inexpensively compared to the price tag of BRT if ever it is implemented.	3/6/2020 12:09 PM
11	People won't ride buses	3/6/2020 12:04 PM
12	It depends on what a large number of passengers is. I see the Light Rail with 3 people on them. What a waste.	3/6/2020 11:17 AM
13	where are all these new passengers coming from? the buses don't move many people today and people who drive want to drive. a new bus system will not supply any new need.	3/6/2020 10:50 AM

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

Answered: 83 Skipped: 0



ANSWER CHOICES	RESPONSES	
A great deal	21.69%	18
A lot	12.05%	10
A moderate amount	19.28%	16
A little	19.28%	16
None at all	15.66%	13
Other (please specify)	12.05%	10
TOTAL		83

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

#	OTHER (PLEASE SPECIFY)	DATE
1	Not in favor if losing driving lanes	3/28/2020 10:54 AM
2	Another colossal, unpopular flop that WILL fail.	3/16/2020 11:26 AM
3	As long as it's development doesn't preempt current RTD services	3/16/2020 10:58 AM
4	If Denver is to increase in density, viable transportation options beside automobiles are a necessity. There are many options for new housing available that would not disrupt current stable neighborhoods. What is the compulsion to grow where there is a lack of water and other resources.	3/15/2020 5:38 PM
5	BRT will reduce local bus stops, making it less desirable for many Congress Park residents. BRT changes on Colfax will also hurt the small businesses that define much of East Colfax.	3/10/2020 10:15 PM
6	Don't know. I would feel more comfortable with changes if I felt the city and it's employees and elected officials, specifically the planning and traffic departments, and the mayor and his development cronies, were more creative and innovative and felt it was a priority to preserve neighborhoods as is instead of scouring the city to see who has the least power to protect themselves in an effort to impose unpopular city solutions on those residents. All residents should share the burden of growth if any of them has to.	3/8/2020 9:33 PM
7	I don't know enough about this. I don't ride colfax bus. It doesn't serve any of my commute areas.	3/7/2020 9:16 AM
8	Need more info	3/6/2020 3:07 PM
9	But that can be done without changing the lane configurations on Colfax Avenue and moving bus traffic to the middle of the road and closing one lane in each direction. We could provide ticket kiosks, enhanced traffic signalling for bus traffic, and use electric buses to cut down on noise and pollution. City and RTD could instead designate peak dedicated bus lanes instead of lane closures.. BRT will only save passengers 5 minutes per trip. Why spend all the money when the City can makes these changes now and relatively inexpensively compared to the price tag of BRT if ever it is implemented.	3/6/2020 12:09 PM
10	Not sure	3/6/2020 10:55 AM