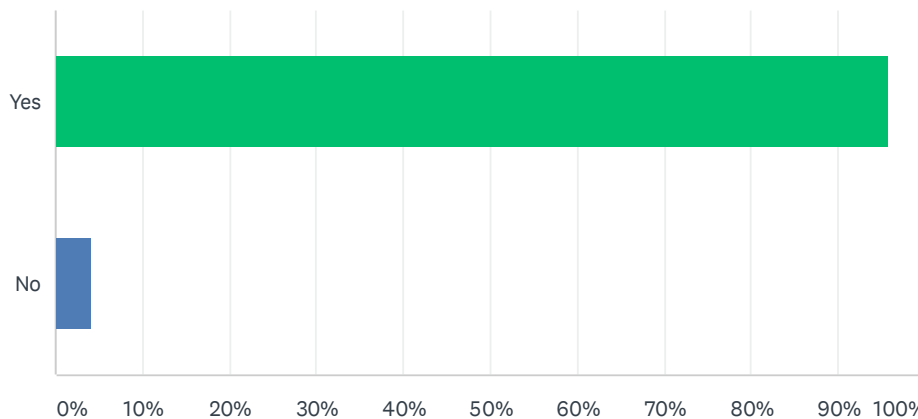


Q1 Congress Park boundaries are E Colfax to North, 6th Ave to South, York to West and Colorado Blvd to East. Do you live or own residential property in the Congress Park Neighborhood?

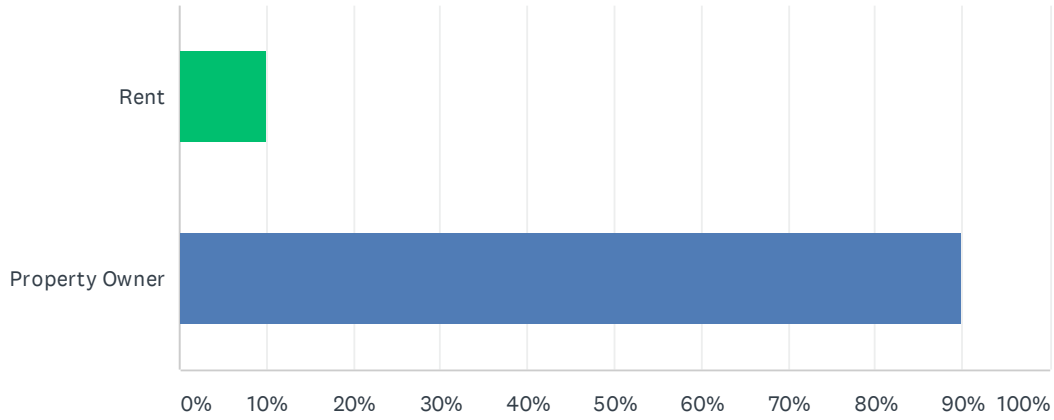
Answered: 317 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	95.90%	304
No	4.10%	13
TOTAL		317

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

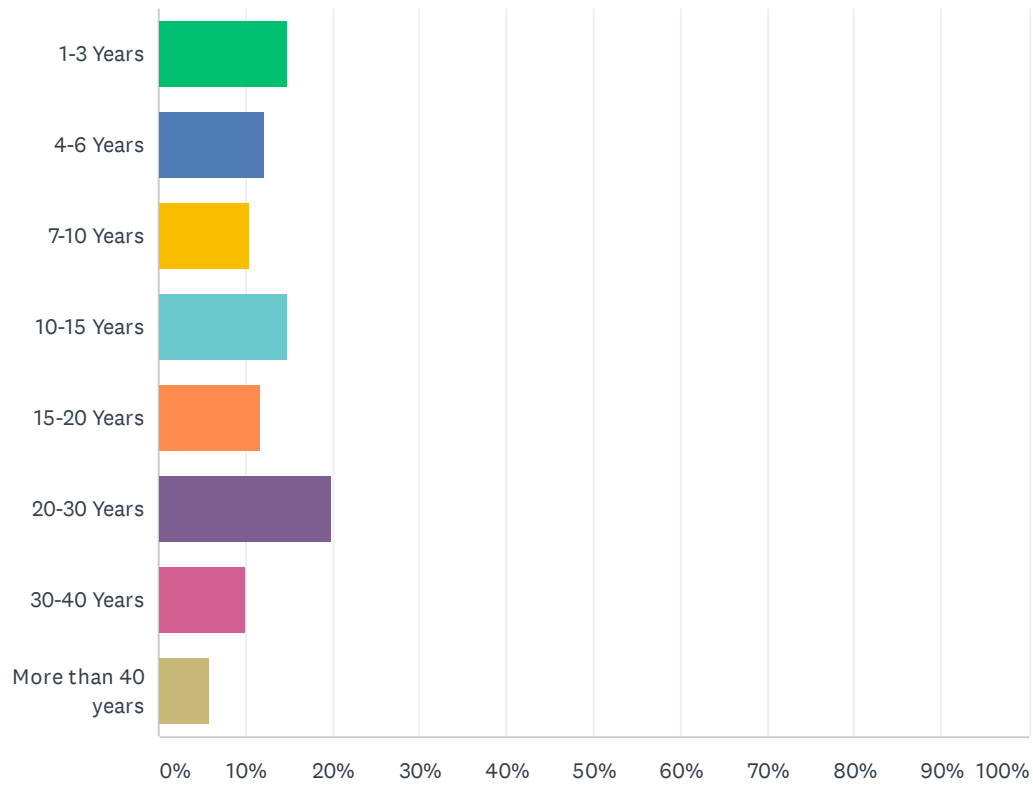
Answered: 237 Skipped: 80



ANSWER CHOICES	RESPONSES
Rent	10.13% 24
Property Owner	89.87% 213
TOTAL	237

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

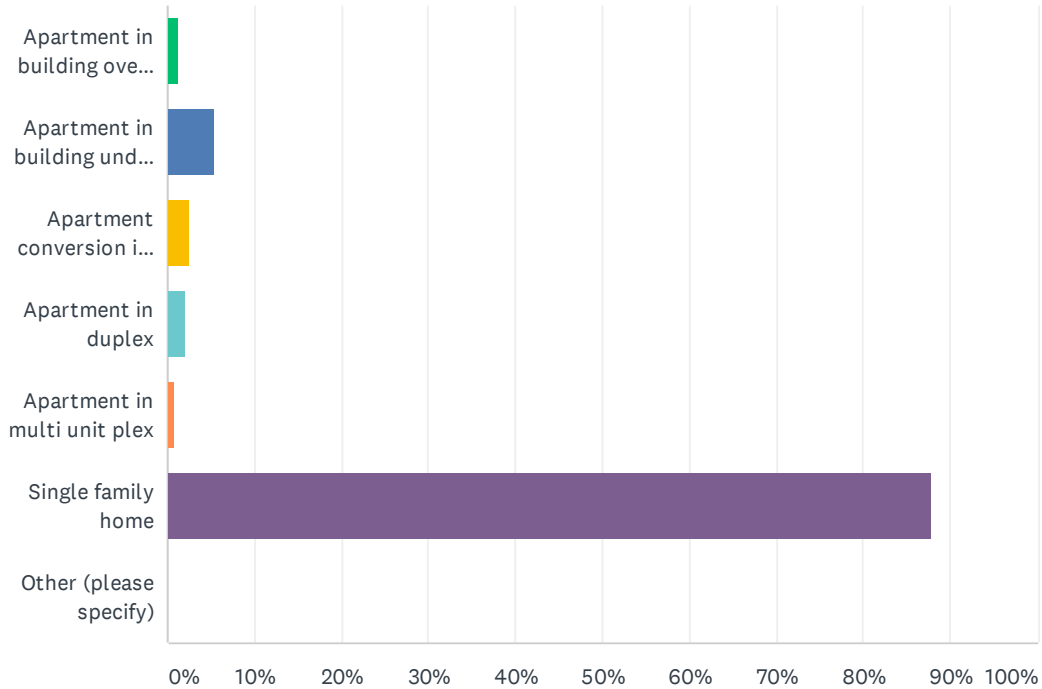
Answered: 237 Skipped: 80



ANSWER CHOICES	RESPONSES
1-3 Years	14.77% 35
4-6 Years	12.24% 29
7-10 Years	10.55% 25
10-15 Years	14.77% 35
15-20 Years	11.81% 28
20-30 Years	19.83% 47
30-40 Years	10.13% 24
More than 40 years	5.91% 14
TOTAL	237

Q4 How would you best describe your home or property

Answered: 237 Skipped: 80

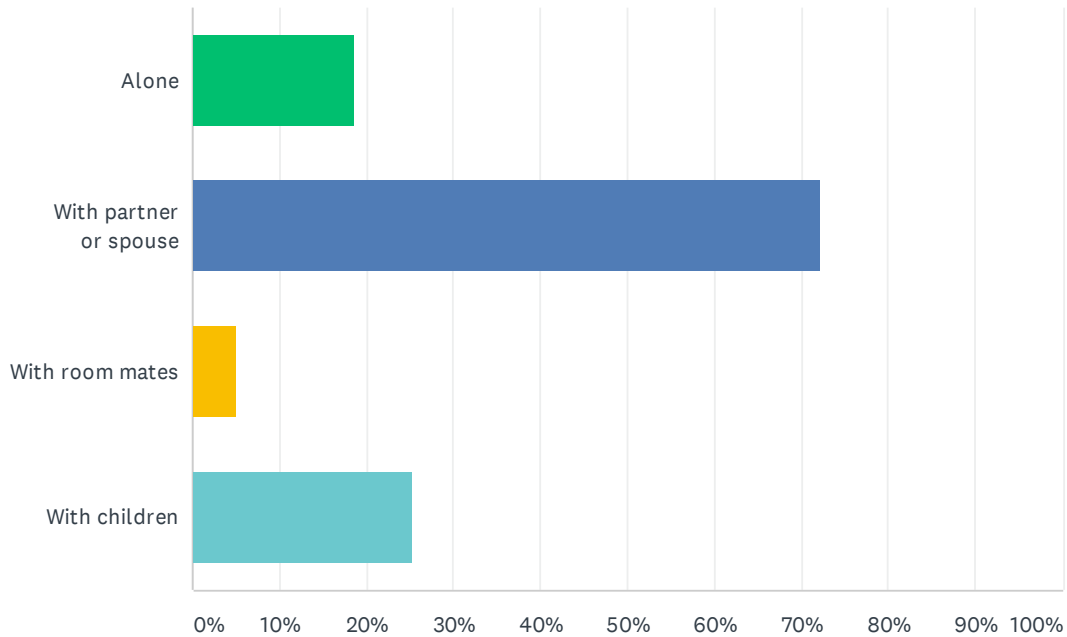


ANSWER CHOICES	RESPONSES
Apartment in building over 7 stories	1.27% 3
Apartment in building under 7 stories	5.49% 13
Apartment conversion in former single family building	2.53% 6
Apartment in duplex	2.11% 5
Apartment in multi unit plex	0.84% 2
Single family home	87.76% 208
Other (please specify)	0.00% 0
TOTAL	237

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

Q5 Please check all that apply. Do you live:

Answered: 237 Skipped: 80

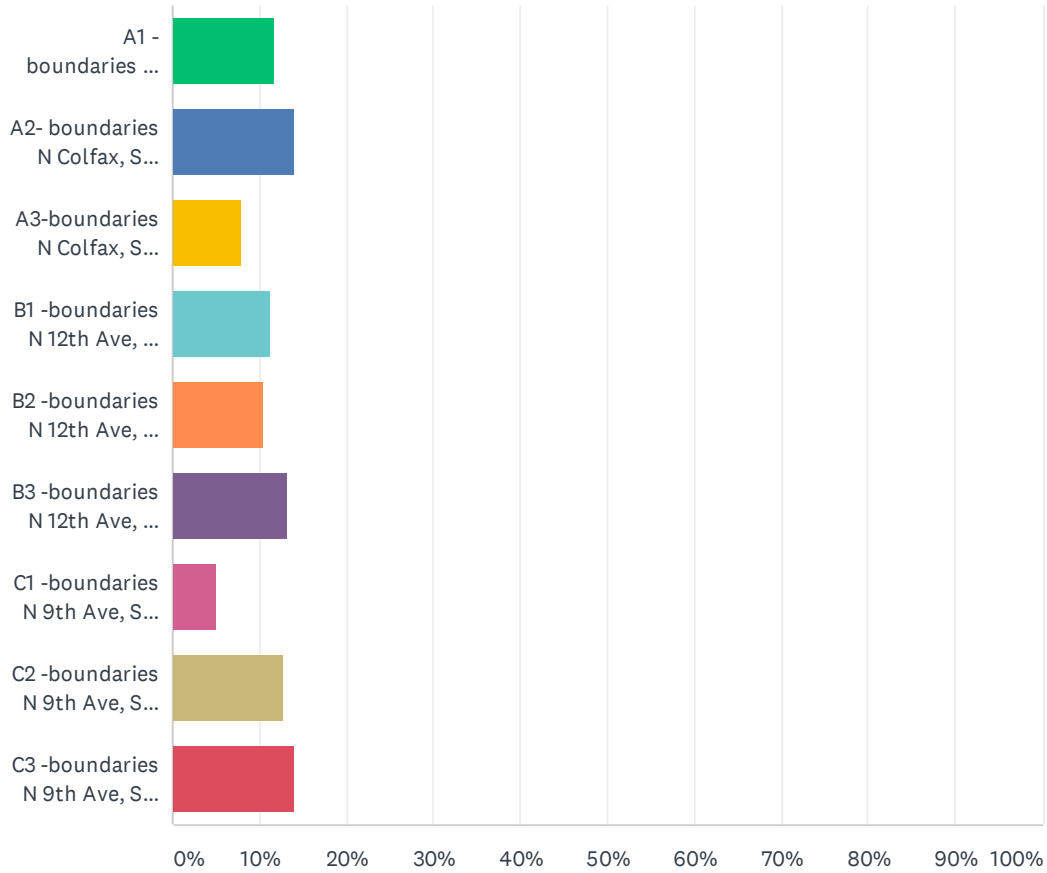


ANSWER CHOICES	RESPONSES
Alone	18.57% 44
With partner or spouse	72.15% 171
With room mates	5.06% 12
With children	25.32% 60
Total Respondents: 237	

#	OTHER (PLEASE SPECIFY)	DATE
1	Hi	3/30/2020 8:07 AM
2	Live with family	3/28/2020 10:21 AM
3	FYI The home is 950 sq ft, does not have a full basement	3/16/2020 10:58 AM
4	Dogs	3/10/2020 11:16 AM
5	CARRIAGE HOUSE IN REAR WITH A RENTER OF 7 YEARS	3/9/2020 10:14 PM
6	My dog	3/9/2020 1:07 PM
7	My mother also lives here part time	3/9/2020 10:46 AM
8	College child sometimes	3/8/2020 3:18 PM
9	With my family	3/6/2020 3:44 PM
10	two dogs	3/6/2020 10:22 AM

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

Answered: 237 Skipped: 80



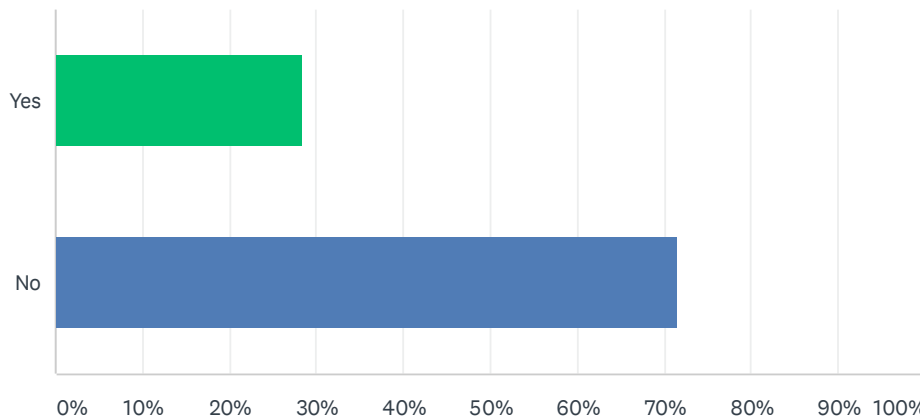
ANSWER CHOICES	RESPONSES	
A1 - boundaries N Colfax,S 12th Ave,W York St, E Fillmore St	11.81%	28
A2- boundaries N Colfax, S 12th Ave, W Milwaukee St, E Cook St	13.92%	33
A3-boundaries N Colfax, S 12th Ave, W Madison St, E Colorado Blvd	8.02%	19
B1 -boundaries N 12th Ave, S 9th Ave. W York St, E Fillmore St	11.39%	27
B2 -boundaries N 12th Ave, S 9th Ave. W Milwaukee St, E Cook St	10.55%	25
B3 -boundaries N 12th Ave, S 9th Ave. W Madison St, E Colorado Blvd	13.08%	31
C1 -boundaries N 9th Ave, S 6th Ave. W York St, E Fillmore St	5.06%	12
C2 -boundaries N 9th Ave, S 6th Ave, W Milwaukee St, E Cook St	12.66%	30
C3 -boundaries N 9th Ave, S 6th Ave, W Madison St, E Colorado Blvd	13.92%	33
Total Respondents: 237		

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?

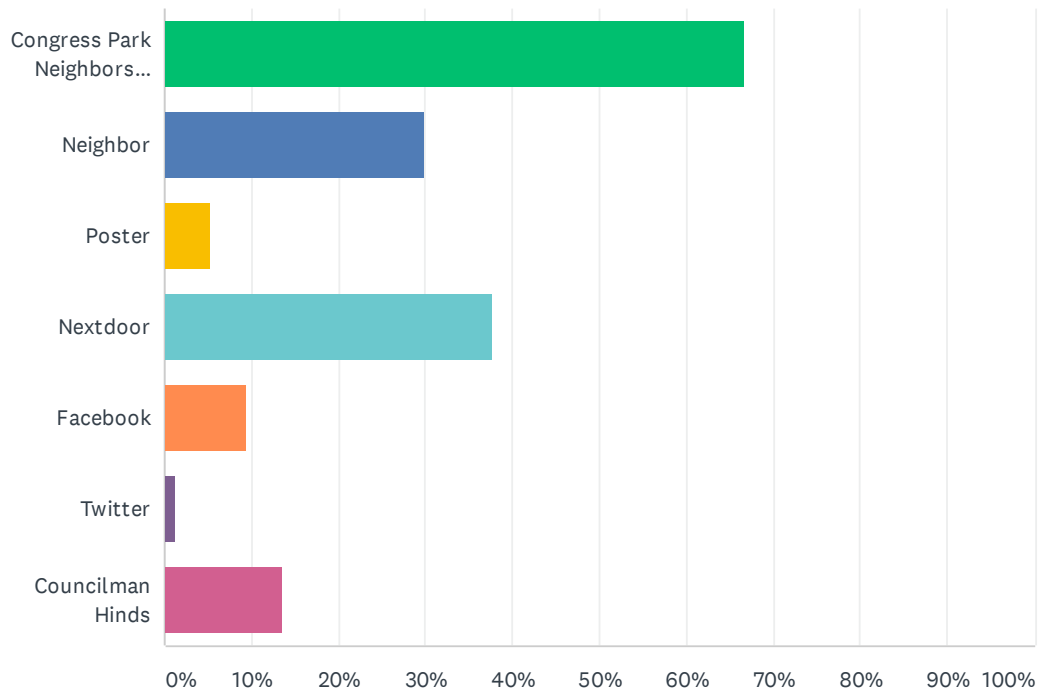
Answered: 235 Skipped: 82



ANSWER CHOICES	RESPONSES
Yes	28.51% 67
No	71.49% 168
TOTAL	235

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

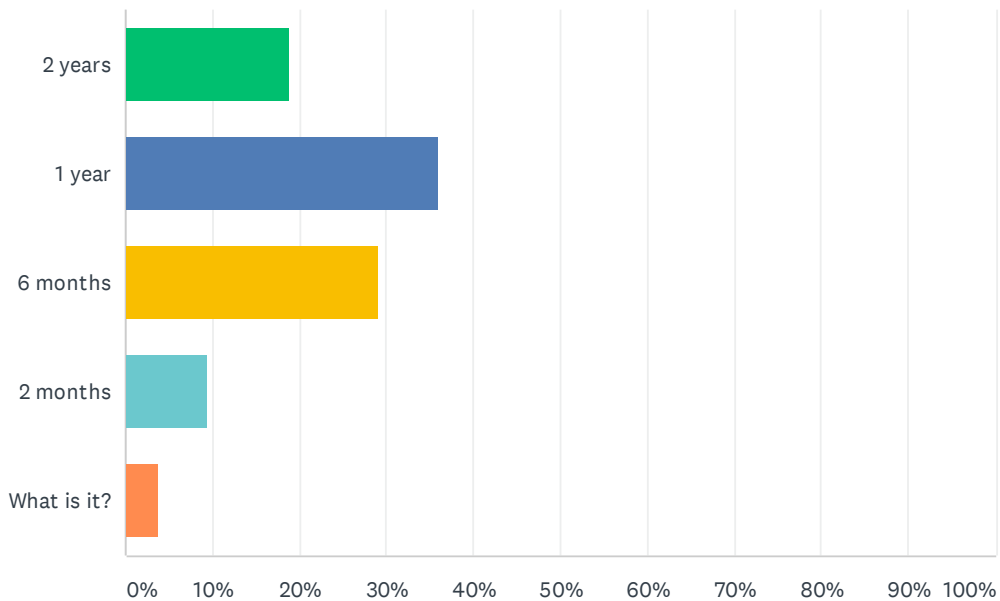
Answered: 234 Skipped: 83



ANSWER CHOICES	RESPONSES	
Congress Park Neighbors Newsletter	66.67%	156
Neighbor	29.91%	70
Poster	5.13%	12
Nextdoor	37.61%	88
Facebook	9.40%	22
Twitter	1.28%	3
Councilman Hinds	13.68%	32
Total Respondents: 234		

Q9 How long ago did you hear about it?

Answered: 234 Skipped: 83



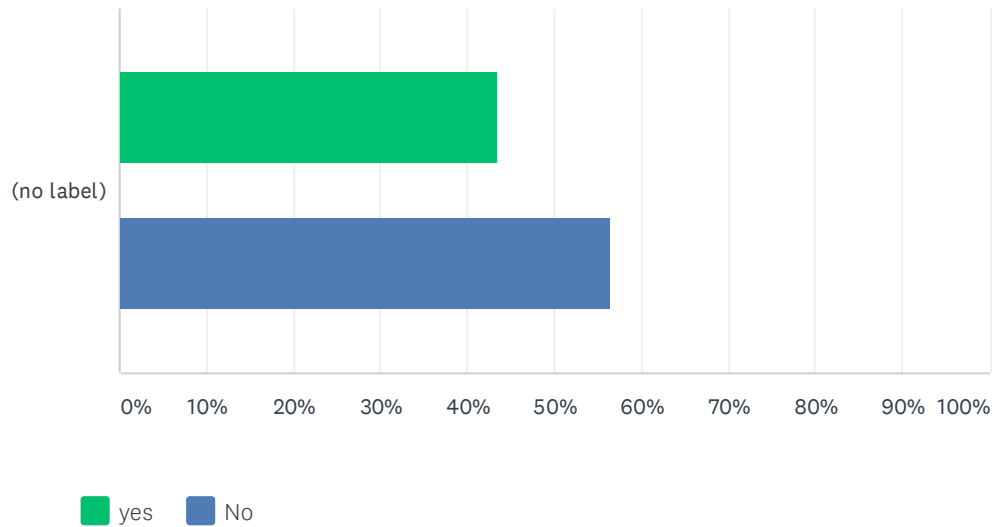
ANSWER CHOICES	RESPONSES	
2 years	18.80%	44
1 year	35.90%	84
6 months	29.06%	68
2 months	9.40%	22
What is it?	3.85%	9
TOTAL		234

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

#	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	I have been aware of scrapeoff projects for the last 5 years or so.	3/16/2020 11:26 AM
4	3 months ago	3/15/2020 4:50 PM
5	Nobody at the City told me anything about the ECAP. No postcards, no fliers, NOTHING.	3/15/2020 9:26 AM
6	Sporadically, and not by official city communication.	3/12/2020 11:57 AM
7	Two weeks ago.	3/11/2020 5:10 PM
8	I was aware there was planning going on but there no out reach by planning	3/10/2020 11:43 AM
9	one month ago	3/9/2020 8:36 AM
10	Today	3/7/2020 5:54 PM
11	I thought it was so bad city council would never do something that destructive to the city. Boy was I wrong. Just goes to show the city is public enemy number one.	3/7/2020 8:26 AM
12	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
13	Unsure. A while	3/6/2020 3:44 PM
14	last summer	3/6/2020 3:39 PM
15	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
16	Don't remember	3/6/2020 12:04 PM
17	More than 2 years ago when the steering committees were first being formed	3/6/2020 11:44 AM
18	October or November, 2019	3/6/2020 10:27 AM
19	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: 237 Skipped: 80



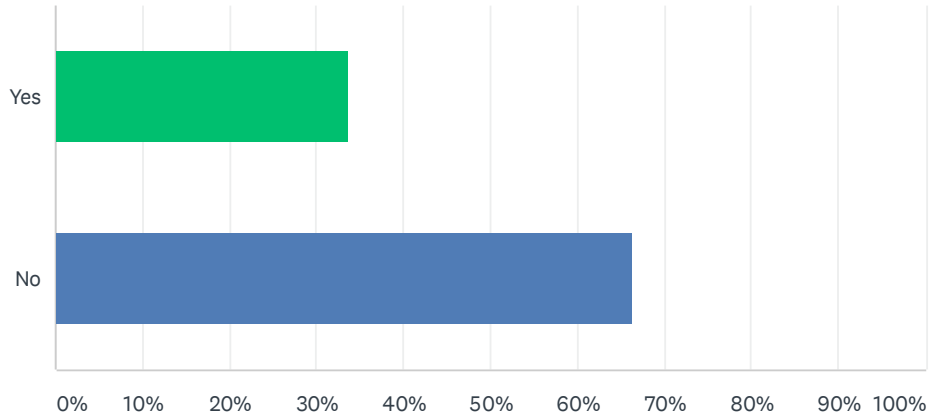
	YES	NO	TOTAL	WEIGHTED AVERAGE
(no label)	43.46% 103	56.54% 134	237	1.57

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

#	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 for lack of interest, generally had conflicts in scheduling.	3/16/2020 10:58 AM
4	Was not aware of them until Congress Park Neighbors and Congress Park United started publicizing them. Nobody at the City told me anything about the ECAP.	3/15/2020 9:26 AM
5	meetings have not worked with my schedule	3/15/2020 9:08 AM
6	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
7	I don't hear well enough	3/12/2020 11:28 AM
8	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
9	Didn't know about any of them.	3/11/2020 5:10 PM
10	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
11	My son was ill and I wasn't able to attend.	3/10/2020 4:39 PM
12	I have attended several	3/10/2020 11:43 AM
13	My husband has attended.	3/10/2020 11:16 AM
14	ANYONE CAN READ A POWER POINT LIKE THE YOUNG PLANNERS	3/9/2020 10:14 PM
15	ECAP and SANA and Congress Park United	3/9/2020 2:46 PM
16	Didn't know about it.	3/9/2020 8:36 AM
17	I have attended meetings but still get the message from our city reps that I should have attended meetings I didn't know about a couple years ago if I wanted to have a say. I wonder who even knew about those meetings or outreach since so many of my neighbors seem to just be hearing about the plans in the past few months.	3/7/2020 9:49 PM
18	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
19	I didn't know there were any.	3/7/2020 9:16 AM
20	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
21	Unfortunately I've had to work. My neighbor provides an update.	3/6/2020 9:39 PM
22	Yes they were very well run and informative.	3/6/2020 9:16 PM
23	My husband has - I'm usually stuck at home with kids and pets	3/6/2020 4:33 PM
24	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
25	I have looked at the plan online and have discussed with my nearby neighbors	3/6/2020 2:10 PM
26	New to the neighborhood.	3/6/2020 1:19 PM
27	The kick-off meeting in November when the presented the plan was not detailed or informative.	3/6/2020 12:09 PM
28	The meetings varied from informative to divisive.	3/6/2020 12:01 PM
29	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
30	Been following via nextdoor.	3/6/2020 10:41 AM

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

Answered: 237 Skipped: 80



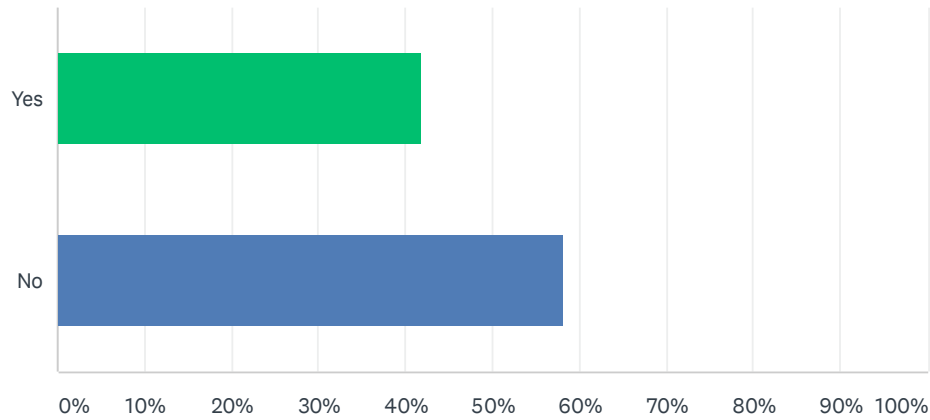
ANSWER CHOICES	RESPONSES	
Yes	33.76%	80
No	66.24%	157
TOTAL		237

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

#	OTHER (PLEASE SPECIFY)	DATE
1	not sure who sponsored it	3/20/2020 3:18 PM
2	Only Congress Park Neighbors reached out to tell the neighbors about plans. And the neighbors had no input, it was a "done deal" from the City's perspective.	3/15/2020 9:26 AM
3	meetings have not worked with my schedule	3/15/2020 9:08 AM
4	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
5	unaware of "forums"	3/12/2020 11:07 AM
6	Didn't know about any of this	3/11/2020 5:10 PM
7	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
8	Heard about meeting too late	3/10/2020 10:36 PM
9	My husband has attended	3/10/2020 11:16 AM
10	I have attended SANA meetings where the plan has been discussed	3/8/2020 12:06 PM
11	Plus those performed by the Seventh Avenue Neighborhood Association and unofficially by Congress Park United.	3/7/2020 11:18 AM
12	One at Teller	3/7/2020 9:16 AM
13	Attended SANA forum	3/7/2020 8:05 AM
14	I don't recall hearing about them.	3/6/2020 9:39 PM
15	They were run horribly, giving a microphone to uninformed angry people. It was disgusting.	3/6/2020 9:16 PM
16	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
17	Not with the naysayers if Congress Park Neighbors	3/6/2020 12:04 PM
18	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: 237 Skipped: 80

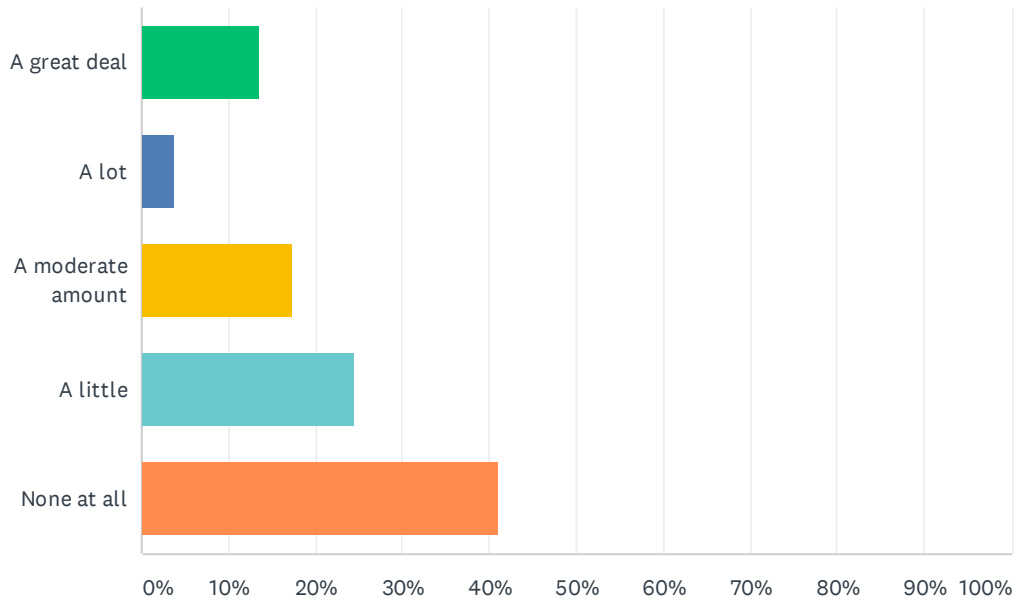


ANSWER CHOICES	RESPONSES	
Yes	41.77%	99
No	58.23%	138
TOTAL		237

#	COMMENT:	DATE
1	What IS the CPD website by the way?	3/16/2020 11:26 AM
2	It was not easy to get through. And I work on a computer all day long.	3/12/2020 11:57 AM
3	Didn't think it would change anything	3/12/2020 11:28 AM
4	Can I do so now.	3/11/2020 5:10 PM
5	Didn't know about it.	3/9/2020 8:36 AM
6	I also saw people commenting on the plan that don't live in the area.	3/7/2020 9:49 PM
7	Planning on it	3/7/2020 5:13 PM
8	No one cares at CPD (is that the City Agency?)	3/7/2020 11:18 AM
9	Didn't know about this.	3/7/2020 9:16 AM
10	I loved the online competing system they developed.	3/6/2020 9:16 PM
11	but at the meetings	3/6/2020 3:39 PM
12	Same sentiment. The fanatics quickly took over.	3/6/2020 2:11 PM
13	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
14	Denver needs THIS plan	3/6/2020 12:04 PM
15	I can't figure out how to do it. :}	3/6/2020 11:10 AM
16	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?

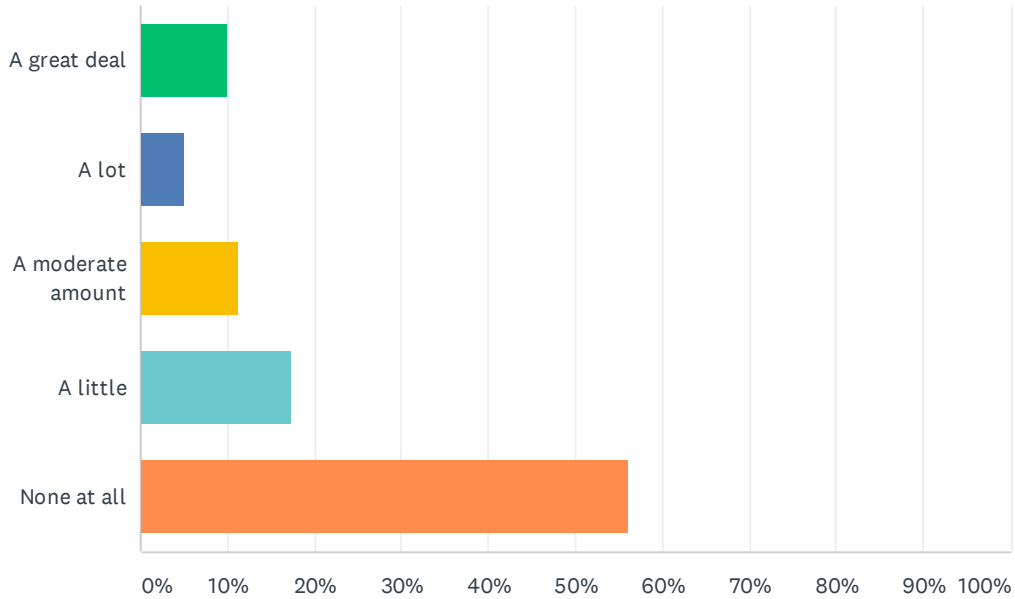
Answered: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
A great deal	13.50%	32
A lot	3.80%	9
A moderate amount	17.30%	41
A little	24.47%	58
None at all	40.93%	97
TOTAL		237

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

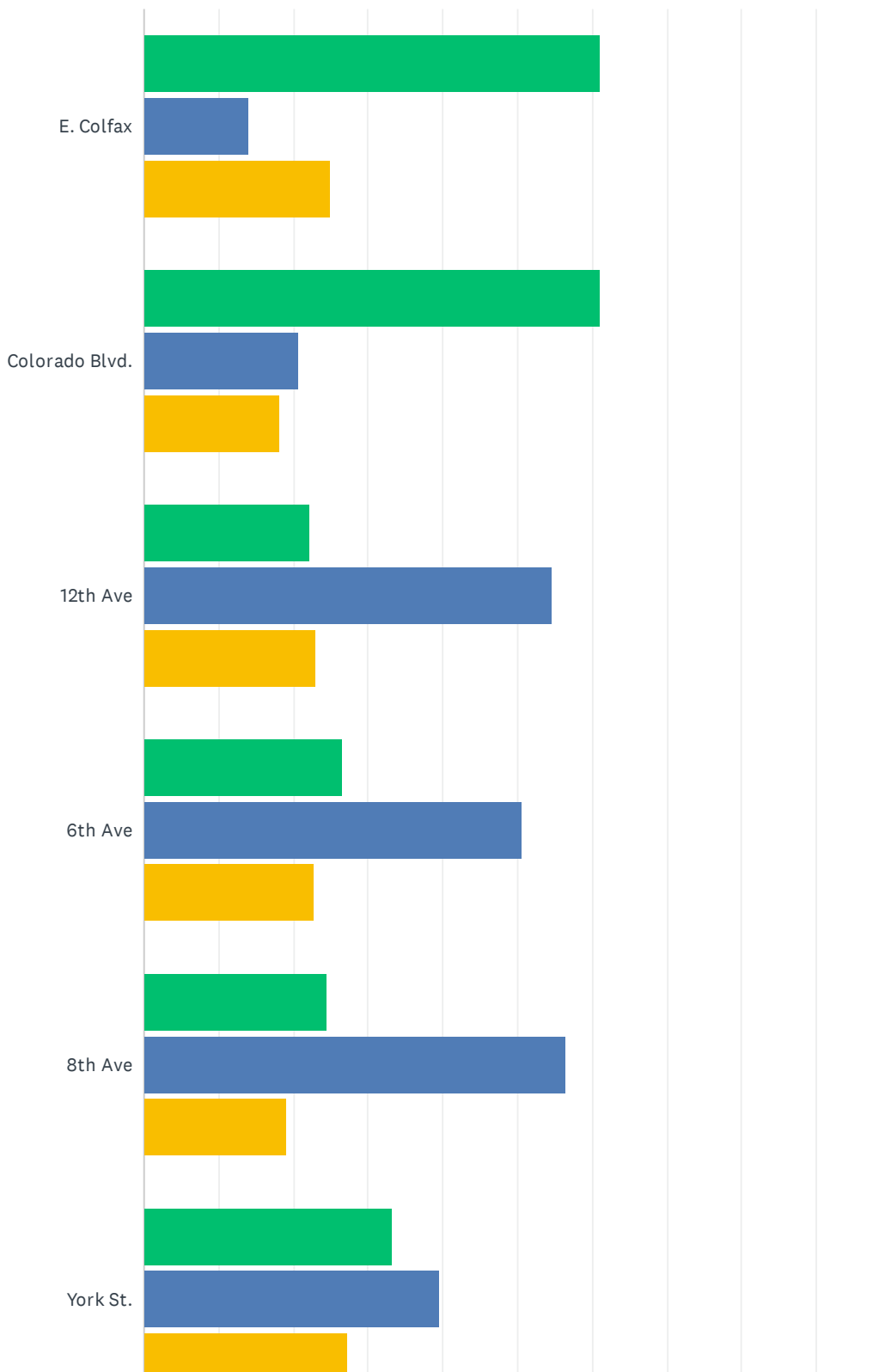
Answered: 237 Skipped: 80



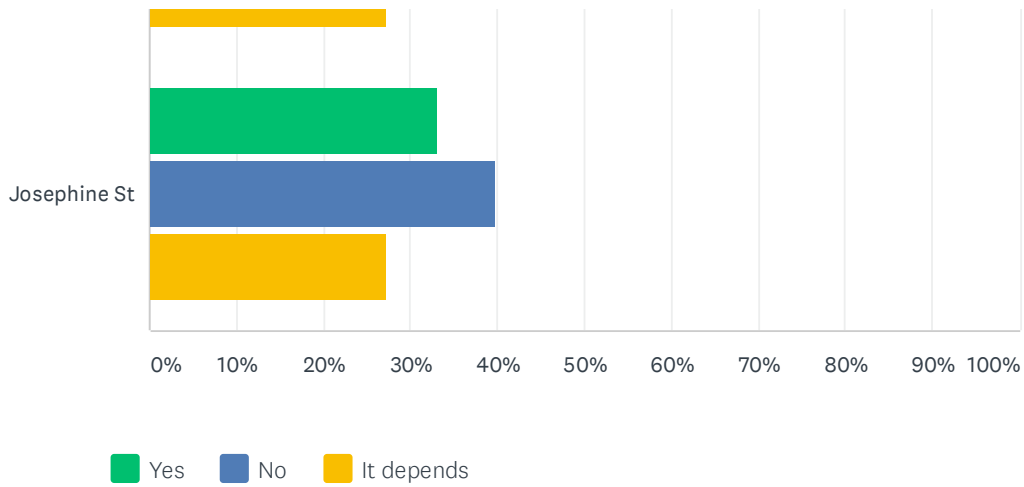
ANSWER CHOICES	RESPONSES	
A great deal	10.13%	24
A lot	5.06%	12
A moderate amount	11.39%	27
A little	17.30%	41
None at all	56.12%	133
TOTAL		237

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: 237 Skipped: 80



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



	YES	NO	IT DEPENDS	TOTAL
E. Colfax	61.02% 144	13.98% 33	25.00% 59	236
Colorado Blvd.	61.18% 145	20.68% 49	18.14% 43	237
12th Ave	22.22% 52	54.70% 128	23.08% 54	234
6th Ave	26.61% 62	50.64% 118	22.75% 53	233
8th Ave	24.57% 57	56.47% 131	18.97% 44	232
York St.	33.19% 78	39.57% 93	27.23% 64	235
Josephine St	33.05% 78	39.83% 94	27.12% 64	236

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	Where do you think people will park their cars? We cannot force people to give up their cars by increasing density and making it difficult for anyone to get around or crowding our streets with more parked cars. The urban planning has been terrible with the MF projects in Cherry Creek where .7 parking spots per unit was the metric. Forced the Mall to charge for parking and drive business away. Nice. People will still want to go to the mountains and other places outside the city to hike and recreate.	3/23/2020 3:54 PM
3	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
4	Colfax has some empty space that could be developed. Colorado Blvd is already a canyon of tall bldgs.	3/15/2020 5:38 PM
5	Mass transit doesn't work now, it's kind of a disaster. So why would I advocate for increased density based on mass transit that doesn't work?	3/15/2020 9:26 AM
6	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
7	No more density. Too many cars. People don't use mass transit. It is dirty and unreliable.	3/12/2020 11:28 AM
8	12th is more residential than the other major routes	3/12/2020 9:32 AM
9	already I cannot find a place to park and I have a young child.	3/11/2020 5:10 PM
10	yes, this is where density belongs!	3/11/2020 12:03 PM
11	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
12	there currently is little or no demand to increase density in these areas and mass transit on these corridors has serious issues and cannot support increase density	3/10/2020 11:43 AM
13	Increased population is ridiculous! Traffic is already really bad on 6th and 8th, which we have noticed has led to a substantial increase of traffic now on 7th Ave.	3/10/2020 9:36 AM
14	WE HAVE DENSITY - WHY MORE? PLEASE WHO?	3/9/2020 10:14 PM
15	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
16	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
17	Other than Colfax and Colorado, the other streets can't handle more traffic, people, or cars.	3/9/2020 8:36 AM
18	It really depends on the specific areas. No density should be increased without a solid plan for traffic (increasing public transportation options and lower fares) and an increase in available parking. I think ALL new units, including ADUs, should be required to include off street parking for those new occupants.	3/8/2020 12:06 PM
19	My concern is loss of the small businesses along these corridors in favor of high density	3/8/2020 8:55 AM
20	12th is right in the center of the neighborhood. Increasing density here would bisect our community in a way that is divisive and would erode neighborhood character.	3/7/2020 9:49 PM
21	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
22	I am so happy to live in a walkable, diverse neighborhood where there's retail and a bus line a half block away, but I also appreciate 12th Avenue's historic charm and small scale. I'd hate to	3/7/2020 6:36 PM

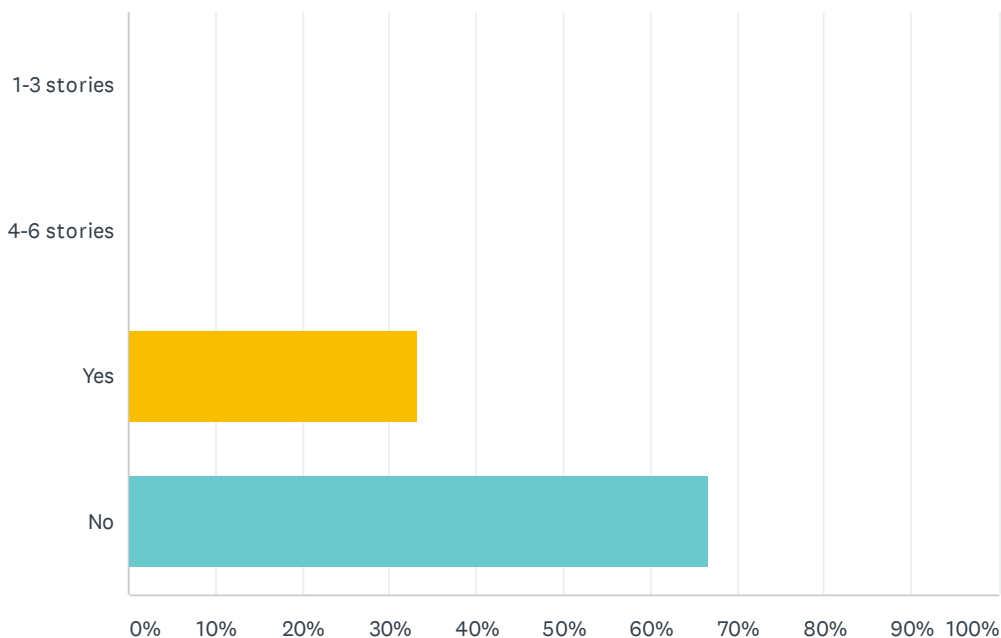
Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

see out-of-proprtion buildings looming over the street which currently has an open, light-filled aspect. Part of my block's attractiveness is its mix of housing types: single family houses, duplexes, apartment buildings in several sizes. They support a population diverse in age, income level and race, which to me seems ideal. I'm in favor of higher density beginning with ADUs; larger projects should be geared toward affordable, rather than luxury, housing in order to keep--or add to--the diversity of our population.

23	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
24	Most of theses streets are quiet residential streets.	3/7/2020 8:26 AM
25	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
26	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
27	Increased density makes sense along major public transportation routes	3/6/2020 2:34 PM
28	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
29	Parking is already a nightmare.	3/6/2020 1:30 PM
30	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
31	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
32	Density should go in wherever there's space	3/6/2020 12:33 PM
33	The additional density should be allowed anywhere in the neighborhood. I mean, putting it by transit is great. But if we only allow it near commercial corridors and transit, we'll probably see more of the nice, historical small business buildings torn down. If we allow more housing where there are already houses, it's more likely our corner store will survive.	3/6/2020 12:10 PM
34	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
35	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
36	Density should be along transit and everywhere in between	3/6/2020 11:44 AM
37	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
38	increasing density in congress park is a horrible idea. keep it on colfax and colorado blvd.	3/6/2020 10:50 AM
39	Density should be developed everywhere in Denver, not just around current transit. We're a major city and should act like it if we want to mitigate for climate change	3/6/2020 10:48 AM
40	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
1-3 stories	0.00%	0
4-6 stories	0.00%	0
Yes	33.33%	79
No	66.67%	158
TOTAL		237

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	There is no place to park!!	3/23/2020 3:54 PM
3	5 stories is sufficient	3/22/2020 10:42 PM
4	no not all--some	3/20/2020 3:18 PM
5	We are completely against turning our streets into concrete canyons.	3/16/2020 11:26 AM
6	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
7	maximum 5 stories	3/16/2020 10:00 AM
8	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
9	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
10	As I said before, we do not have adequate plans for mass transit. The 8 story zoning is for National Jewish only, and should stay that way. And why - exactly - do we think there will be future growth?	3/15/2020 9:26 AM
11	primarily U-MS-3 with some U-MS-5 intermittently and only by variance	3/15/2020 9:08 AM
12	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
13	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
14	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
15	8 is too tall	3/12/2020 11:07 AM
16	all properties on colfax? the plan only says a few properties would be 8...this seems very misleading to our neighbors...but yeah, if we have to opportunity to add more density than what the plan says, hell yes!	3/11/2020 12:03 PM
17	misinformation here...this isn't what is proposed in the plan...	3/11/2020 11:40 AM
18	Yes, but it depends.	3/10/2020 10:15 PM
19	Yes, if that keeps density out of the surrounding neighborhood	3/10/2020 12:48 PM
20	I support developing mass transit in a functional way before increasing density	3/10/2020 11:43 AM
21	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
22	It was zoned for a reason. I would not want a towering 8-story building next to mine. There are plenty of vacant structures (IE Hotel on Colorado and 16th) that can be repurposed into low income housing. Who is pushing for this in our neighborhood? Do you want to lower our property values? Because that is what is going to happen.	3/10/2020 9:36 AM
23	Not sure if that is an appropriate height	3/10/2020 9:27 AM
24	WE HAVE DENSITY - NO NEED TO MAKE MORE CHEAP ARCHITECTURE THAT SEEMS TO BE DENVER'S THEME OF THE LAST 5 YEARS PLUS	3/9/2020 10:14 PM

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

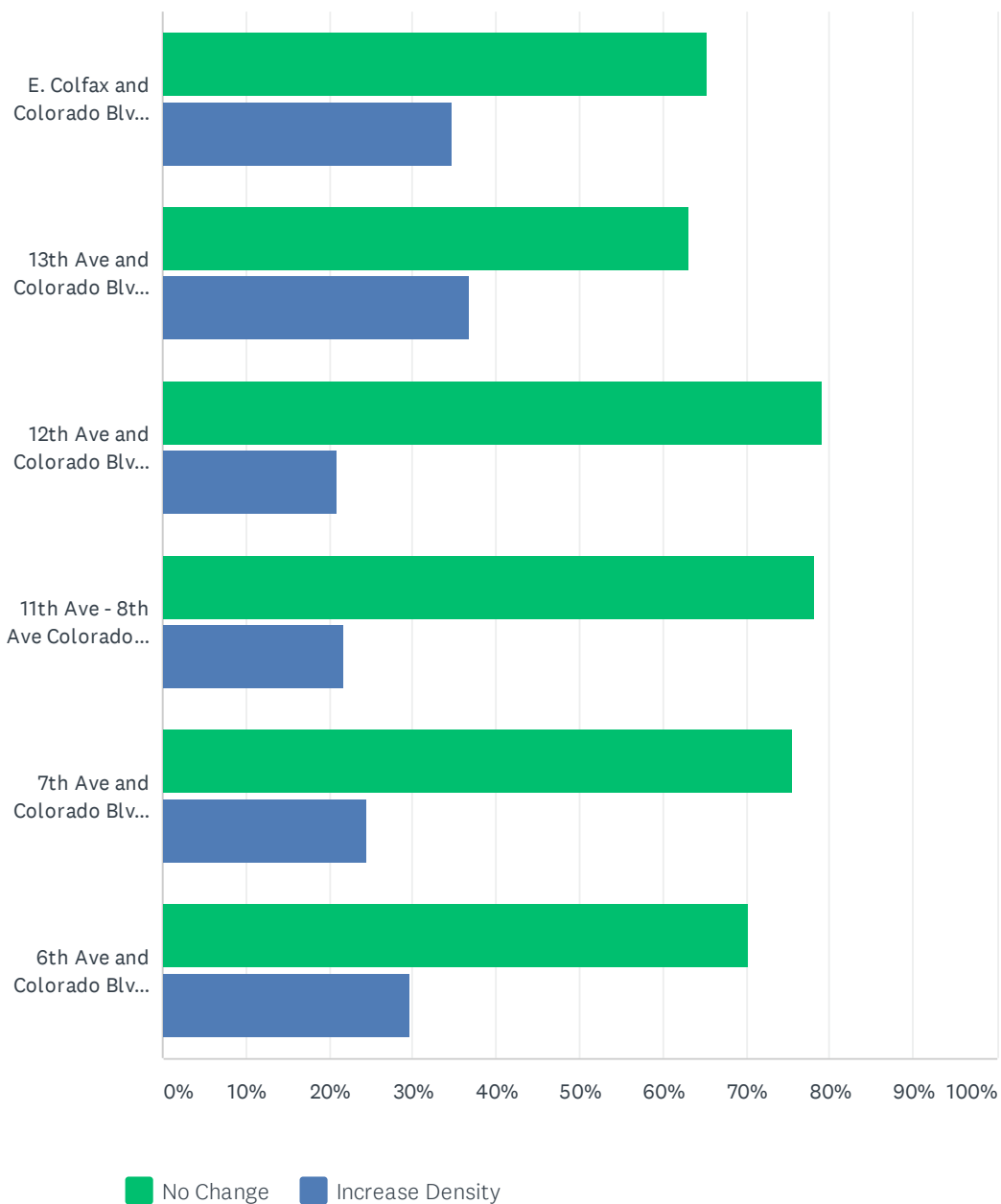
25	Keep a human scale, don't create tall buildings that shade the streets	3/9/2020 2:46 PM
26	Conditionally, only if *truly affordable* housing is available within the projects.	3/9/2020 2:20 PM
27	We have seen what unrestricted eight story towers have done in Cherry Creek and it was a disaster. Both 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
28	Maybe yes....Parking is a huge issue!	3/9/2020 10:22 AM
29	Negative impact of shadow on properties north of northside Colfax if 8 and 5 stories are permitted.	3/8/2020 9:33 PM
30	This will fundamentally change the character of Colfax and we'll lose many great old structures. As noted above, we also cannot do this blanket density increase without first addressing the issues of traffic, low cost public transport and parking.	3/8/2020 12:06 PM
31	8 stories is too high. The current zoning is appropriate	3/8/2020 7:27 AM
32	The current heights aren't even to the allotted amounts. It would be too significant a jump to go from 1-2 stories all the way to 8. Why not just up to 5? We all deserve sunlight not just people in penthouses that shadow the streets.	3/7/2020 9:49 PM
33	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
34	Where do all those people park!	3/7/2020 6:21 PM
35	Keep the human scale, not shadow creating monster size buildings.	3/7/2020 11:18 AM
36	Your question is misleading -- no one is proposing this -- I do support higher density near transit (i.e. BRT) as the plan proposes.	3/7/2020 10:06 AM
37	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
38	Yes please, more upzoning and less parking requirements.	3/6/2020 10:26 PM
39	With protections for historic structures	3/6/2020 7:57 PM
40	Let us see the sky and the mountains. No increase in height of buildings along Colfax.	3/6/2020 3:01 PM
41	Trees should be considered when making this decision	3/6/2020 2:34 PM
42	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
43	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
44	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
45	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
46	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
47	some should be only 5 stories	3/6/2020 1:09 PM
48	absolutely not. That deadly to the adjoining neighborhood. Not the right scale	3/6/2020 12:01 PM

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

49	Yes - colfax is an appropriate place for density.	3/6/2020 11:55 AM
50	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
51	Again, too much density, traffic, crime. Just look at other cities who have gone through this.	3/6/2020 11:17 AM
52	5 stories would be more appropriate	3/6/2020 11:17 AM
53	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
54	5 stories is plenty	3/6/2020 10:52 AM
55	maybe 3 stories, but not 8.	3/6/2020 10:50 AM
56	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
57	There shouldn't be a height limit at all, just let developers build what is economically feasible	3/6/2020 10:48 AM
58	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: 237 Skipped: 80



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	65.25% 154	34.75% 82	236
13th Ave and Colorado Blvd G-MU-5 (General Multi Unit 5 Stories)	63.14% 149	36.86% 87	236
12th Ave and Colorado Blvd G-MU-12 (General Multi Unit 12 Stories)	79.06% 185	20.94% 49	234
11th Ave - 8th Ave Colorado Blvd G-MU-10 (General Multi Unit 10 Stories)	78.21% 183	21.79% 51	234
7th Ave and Colorado Blvd G-MX-3 (General Mixed Use 3 Stories)	75.54% 176	24.46% 57	233
6th Ave and Colorado Blvd E-SU-G (Urban Edge Single Unit G)	70.21% 165	29.79% 70	235

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

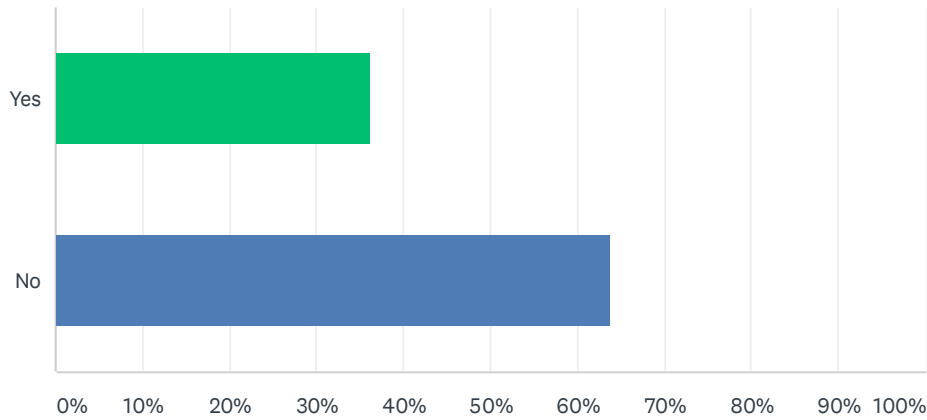
#	COMMENTS:	DATE
1	Colorado Blvd. is a high traffic area, so density will be a concern, generating more traffic. This traffic will automatically divert into the surrounding neighborhoods, to their disadvantage.	3/24/2020 8:18 PM
2	Don't turn Congress Park into RiNo.	3/23/2020 6:49 PM
3	8th and Colorado has already been overloaded. Traffic is a nightmare. Wish the property had been turned into a Walmart now.	3/23/2020 3:54 PM
4	Too much density on colorado already	3/22/2020 5:33 PM
5	Again, no concrete canyons.	3/16/2020 11:26 AM
6	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
7	Please, no more uninhabitable, unwalkable and unbikable canyons	3/15/2020 5:38 PM
8	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
9	This is very specific and I don't think I can answer it.	3/15/2020 8:47 AM
10	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
11	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
12	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
13	increases in population density will lead to increased traffic - no matter how much public transit is available, MOST people I talk to about this issue will still drive (myself included). The current roads are barely able to sustain the current traffic load - let alone trying to squeeze in more people.	3/10/2020 9:36 AM
14	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
15	WHAT A DISAPPOINTMENT 9TH AVE HOSPITAL CAMPUS HAS BECOME. IT COULD HAVE BEEN SO CHARMING WITH DENISON LIBRARY(FYI AN IMPORTANT FEMALE MD IN COLORADO'S HISTORY) - COURT YARDS COULD HAVE BEEN MADE - KEEPING THE OLD BUILDINGS AND FIXING THEM UP TO GREAT. WHAT IS NOW - THEY NEED TO MAKE ARCHITECTURE SCHOOL HARDER.	3/9/2020 10:14 PM
16	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
17	The higher the buildings, the less light and less snow melt on streets	3/8/2020 3:18 PM
18	The current zoning is already an expansion of density if it is built to current zoning standards. Why are we increasing even more when the current isn't even used. This would be a huge impact without first understanding the 9th and CO impacts that will surely be coming online soon.	3/7/2020 9:49 PM
19	I think we need to re-examine the density issues.	3/7/2020 9:01 PM
20	Your question is incomplete -- I would consider increases in density in return for community benefits as is proposed in the plan.	3/7/2020 10:06 AM

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

21	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
22	Leave things stand where they are.	3/6/2020 3:01 PM
23	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
24	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
25	I'm not sure if we need to increase zoning on these corridors if we increased zoning NOT on these corridors. How come that isn't a listed option? What about increasing zoning in the rest of the neighborhood? All of these options are on colorado boulevard.	3/6/2020 12:10 PM
26	Colorado albums have increased density	3/6/2020 11:55 AM
27	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
28	Teller Elementary is maxed out and getting more crowded. Too many students per teacher!	3/6/2020 11:01 AM
29	increasing density increases crime in the neighborhood. NO INCREASES!!!	3/6/2020 10:50 AM
30	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	36.29%	86
No	63.71%	151
TOTAL		237

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 will push many to the suburbs	3/23/2020 6:49 PM
5	Come on. No parking and traffic is already too busy. Noise, air quality. Do not turn this area into RINO or the Highlands. Not interested.	3/23/2020 3:54 PM
6	My block is all single family homes. Do not want or need higher density here.	3/22/2020 10:42 PM
7	This development will change the existing Architecture and character of the neighborhood. No need for duplex or triplex.	3/22/2020 6:27 PM
8	we already have duplexes	3/20/2020 3:18 PM
9	As I mentioned earlier our block is mostly apartments already.	3/16/2020 1:58 PM
10	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
11	we're designated historic Denver	3/16/2020 10:00 AM
12	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
13	Of course! We need more types of housing that both young and older individuals can afford!	3/15/2020 6:02 PM
14	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
15	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 overlay.	3/15/2020 9:08 AM
16	And I would also ask how can we encourage more families to move into the neighborhood.	3/15/2020 8:47 AM
17	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
18	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
19	Not enough parking	3/12/2020 11:28 AM
20	if it doesn't include slot-homes, they're ugly and don't fit well	3/12/2020 9:32 AM
21	Not sure what this means, but when I walk around neighborhood, there are lots of duplexes and small apartments, condo. You would have to demolish what is here to change it.	3/11/2020 5:10 PM
22	yes, i currently live in this type of unit and there are many examples of them already in the neighborhood! we need more affordable housing options!!	3/11/2020 12:03 PM
23	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
24	There is no accountability for design standards.	3/10/2020 12:48 PM
25	I do but not high-end - if we are going to do this, let's make the missing-middle affordable for folks.	3/10/2020 11:49 AM
26	I already have many of these units on my block and adjacent blocks	3/10/2020 11:43 AM
27	This is all over City Park and Wash Park, and look ridiculous. Living on 4 lots, I would be abhorrently opposed to see Duplexes and Multi-Family housing go up in our neighborhood and	3/10/2020 9:36 AM

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

in Congress Park. It increases population density, which will lead to increased traffic - no matter how much public transit is available, MOST people I talk to about this issue will still drive.

28	I believe that the Historic preservation should remain in place to preserve the history of the city.	3/10/2020 9:21 AM
29	MY BLOCK HAS GREAT ARCHITECTURE - STAY AWAY!!! GREAT DENVER SQUARES - HOUSES WITH GREAT HISTORY - NO WAY - GO HOME TO MOM!!!	3/9/2020 10:14 PM
30	With strict design guidelines in place to maintain the historic character.	3/9/2020 2:13 PM
31	Our neighborhood is composed of historic single family homes.	3/9/2020 10:30 AM
32	They already are built around us.	3/9/2020 8:36 AM
33	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
34	Duplexes	3/8/2020 3:18 PM
35	We already have huge parking issues on our block as the 600 block is now the closest non-restricted parking to Cherry Creek. We are also in an historic district and new construction of this type would negate the historic designation. I feel it's critical to hold on to the few remaining historically preserved neighborhoods we have in the city.	3/8/2020 12:06 PM
36	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
37	Many of us just moved into our houses in the past few years. We have families and we want single family houses with yards. The older people who are living alone in the houses where they raised their kids are starting to move out and so many of us want those single family houses. Changing them into duplex or multiple units would just drive up the demand for an already limited supply of desperately desired single family housing in the area. We want to have families in the city with children and laughter and joy who will grow up to understand what it means to live in a city that also has green space that is accessible while their caregivers are making meals, etc. not just at the parks. We need houses with yards (even if they are small).	3/7/2020 9:49 PM
38	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
39	Please zone for architectural consistency. Brick on 3-4 sides + appropriate proportions.	3/7/2020 5:13 PM
40	Misleading -- what is proposed are ADUs and one additional unit within an existing home.	3/7/2020 10:06 AM
41	This is already allowed.	3/7/2020 9:16 AM
42	We already have too much of that.	3/7/2020 8:26 AM
43	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
44	Because there is no attempt to provide adequate off street parking.	3/7/2020 6:26 AM
45	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
46	Missing middle is the type of housing Denver needs to add.	3/6/2020 10:26 PM
47	The lots are too small. Parking would be insufficient.	3/6/2020 9:39 PM
48	Poor wording. Goal is to add them through ADUs.	3/6/2020 9:07 PM
49	100% yes! But with protections/incentives to retain historic homes (like the proposed character preservation program)	3/6/2020 7:57 PM
50	I might be open to some level of duplex if architectural nature of the neighborhood was protected.	3/6/2020 6:14 PM
51	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

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

52	Am in a historic district with many houses converted to apartments 60-80 years ago.	3/6/2020 4:45 PM
53	Unless they have underground parking the block cannot accommodate it.	3/6/2020 3:59 PM
54	there already are duplexes on Detroit St	3/6/2020 3:39 PM
55	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
56	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
57	I don't support historical homes being scraped to develop cheaper housing.	3/6/2020 2:57 PM
58	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
59	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
60	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
61	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
62	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
63	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
64	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
65	I live in one of these and wouldn't be able to afford the neighborhood otherwise.	3/6/2020 12:10 PM
66	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
67	no. parking is a premium already. This is a family (of all types) oriented neighborhood- keep it that way.	3/6/2020 12:01 PM
68	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
69	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
70	My block is 1920s single family homes. Who wants to ruin it and have it look like any other	3/6/2020 11:17 AM

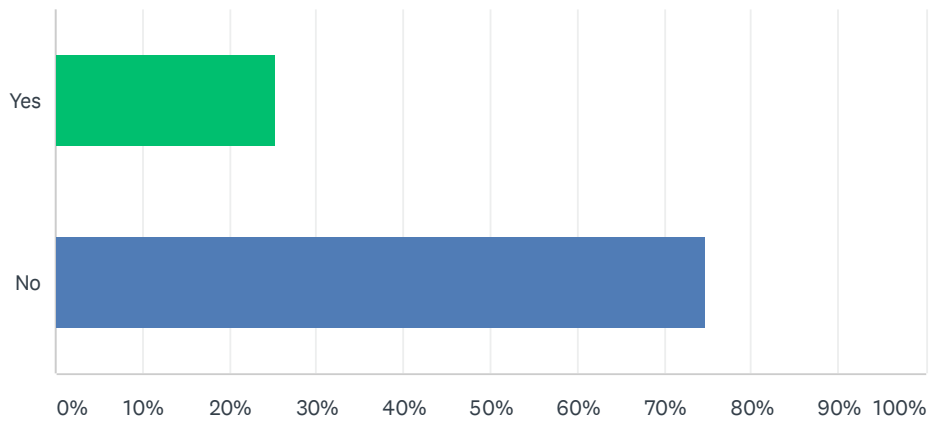
Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

typical block in any city, USA. Can't we preserve some things from the past?!

71	In favor of increased density if parking is provided	3/6/2020 11:17 AM
72	as long as there are plans for off street parking	3/6/2020 11:13 AM
73	Teller Elementary is maxed out and getting more crowded. Too many students per teacher!	3/6/2020 11:01 AM
74	Limited number per block, require off street parking, 2-3 units per structure	3/6/2020 10:52 AM
75	this is madness. a single family neighborhood is for families, not transient rental housing.	3/6/2020 10:50 AM
76	but spread the density to where there is very little currently	3/6/2020 10:49 AM
77	We live in the historic landmark district	3/6/2020 10:43 AM
78	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
79	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	25.32%	60
No	74.68%	177
TOTAL		237

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	Same comment.	3/23/2020 3:54 PM
5	We bought our home for the purpose of living in a neighborhood of single family dwellings	3/22/2020 10:42 PM
6	ABSOLUTELY NOT!!!!!!!!!!!!!!!!!!!!	3/16/2020 11:26 AM
7	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
8	But only in blighted neighborhoods, it's a crime to take down a perfectly useful house.	3/15/2020 7:28 PM
9	However, in many cases, the existing homes wouldn't have to be removed to become duplexes.	3/15/2020 6:02 PM
10	See above. Unless they are near the main roads of Colfax.	3/15/2020 4:50 PM
11	It would ruin the neighborhood.	3/15/2020 9:26 AM
12	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
13	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
14	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
15	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
16	yes, i currently live in this type of unit and there are many examples of them already in the neighborhood! we need more affordable housing options!! Also, the existing house did not have to be removed...it was converted into 6 units...this question is misleading and biased...	3/11/2020 12:03 PM
17	NO!	3/10/2020 8:08 PM
18	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
19	Preservation of existing architecture Congress Park already has a significant amount of middle housing	3/10/2020 11:43 AM
20	I would not want to see historic homes scraped, but there are plenty of non-historic homes in Congress Park.	3/10/2020 10:03 AM
21	I am in favor of turning more of Congress Park into a historic district so that this cannot happen!	3/10/2020 9:36 AM
22	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
23	ARE YOU F**** KIDDING ME - NO NON NONONONONONONONONONONONO	3/9/2020 10:14 PM
24	The unique Victorian houses are what give congress park so much charm and beauty	3/9/2020 2:20 PM
25	But only a small percentage of each block so as to maintain the Urban design character of the	3/9/2020 2:13 PM

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	neighborhood.	
26	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
27	Maybe....depends on location	3/9/2020 10:22 AM
28	This will destroy the feel of the neighborhood.	3/8/2020 9:34 PM
29	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
30	In natural course, not summarily	3/8/2020 3:18 PM
31	While I do support some level of increased ADUs, I think the amount of solid, well-built homes in old neighborhoods (such as Congress Park) being torn down has reached a crisis level. The unique character of our neighborhoods is slowly dying. ADUs can be used to increase density and still maintain a neighborhood's character.	3/8/2020 12:06 PM
32	There are so many places in the city where this makes sense. I also have lived in these places when I was single. In Capitol Hill and West Wash Park/Alamo Placita, I lived happily in this type of housing. One of the things that makes Denver unique and beautiful is that each neighborhood has character that allows people to choose the areas and neighborhoods that fit their lifestyle at the time. Congress Park is one of the last places in the city that serves middle class families.	3/7/2020 9:49 PM
33	I'd support this concept if it increased housing choices for people who currently can't afford to live in Congress Park. However, I've watched as affordable single-family houses in the Villa Park and West Colfax neighborhoods have been scraped and replaced by high-density, high-priced condos. This rapacious redevelopment doesn't seem to consider the need for affordable housing. I'd support multi-family housing if it truly increased housing choices, but not if those "choices" were only for affluent buyers.	3/7/2020 6:36 PM
34	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
35	we live in historic 7th avenue parkway and absolutely oppose this	3/7/2020 3:23 PM
36	And no one is proposing this -- misleading -- the addition of an ADU or adding a unit is only for existing homes and to prevent scrapes	3/7/2020 10:06 AM
37	NO, a thousand times NO! Why are you trying to utterly destroy this wonderful neighborhood? It's a perfect family neighborhood with homes and yards for kids and pets. Why are you wanting to destroy this??	3/7/2020 8:26 AM
38	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
39	No benefit to the neighborhood. The only benefit is to builders	3/7/2020 8:05 AM
40	Anyone can remove their home if not historic, but need to encourage adu	3/7/2020 7:03 AM
41	Missing middle is the type of housing Denver needs to add.	3/6/2020 10:26 PM
42	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
43	No one is coming and removing someone's house. What an absurdly worded question.	3/6/2020 9:16 PM

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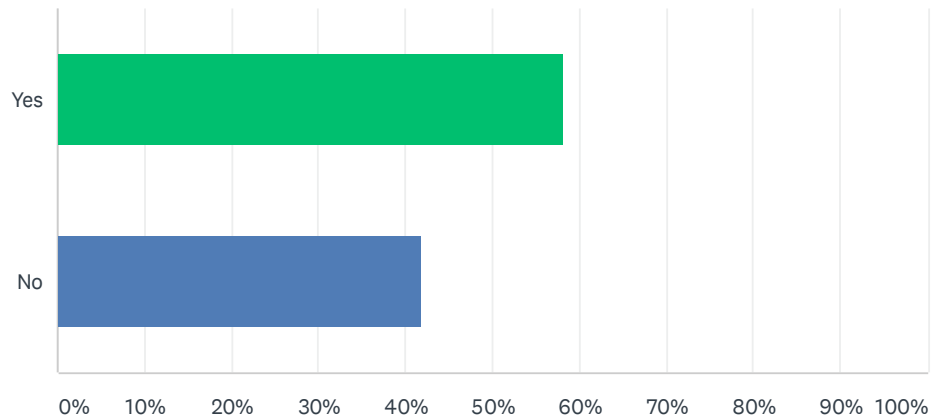
44	So one is proposing existing homes be removed.	3/6/2020 9:07 PM
45	No - however I do strongly support allowing these homes to be turned into multi unit properties, and the addition of ADUs	3/6/2020 7:57 PM
46	I might be open to some level of duplex if architectural nature of the neighborhood was protected.	3/6/2020 6:14 PM
47	Hell no I would not support this	3/6/2020 5:21 PM
48	Our neighborhood has gotten way too dense already.	3/6/2020 4:55 PM
49	Don't need further destruction of neighborhoods character.	3/6/2020 4:45 PM
50	Unless they have underground parking the block cannot accommodate it.	3/6/2020 3:59 PM
51	no no no	3/6/2020 3:39 PM
52	It would destroy the character of Congress Park.	3/6/2020 3:07 PM
53	Not in favor of increasing density.	3/6/2020 3:01 PM
54	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 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).	3/6/2020 2:11 PM
55	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
56	As long as the previous owner wants to sell their property. Pushing people out of homes is never a good thing.	3/6/2020 1:19 PM
57	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
58	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
59	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
60	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
61	I do not want to tear down homes ideally.	3/6/2020 11:55 AM
62	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
63	A big NO. Look at Cherry Creek. Let's preserve some of Denver's history.	3/6/2020 11:17 AM
64	Most of the homes in Congress park are historic. They should not be removed for 12 stories of crap developer buildings that are void of any character or style	3/6/2020 11:17 AM
65	as long as there are plans for off street parking	3/6/2020 11:13 AM

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66	Teller Elementary is maxed out and getting more crowded. Too many students per teacher!	3/6/2020 11:01 AM
67	Remove homes as vacated by current owner and needing extensive repair	3/6/2020 10:52 AM
68	I'm strongly in favor of developers/owners/architects discarding all thoughts of typical multistory f-ugly Denver architecture (e.g. 901 Colorado as one of many examples).	3/6/2020 10:51 AM
69	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
70	I support property owners having the right to build what they want on their property	3/6/2020 10:48 AM
71	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
72	With attention to historic character of course	3/6/2020 10:32 AM
73	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	58.23%	138
No	41.77%	99
TOTAL		237

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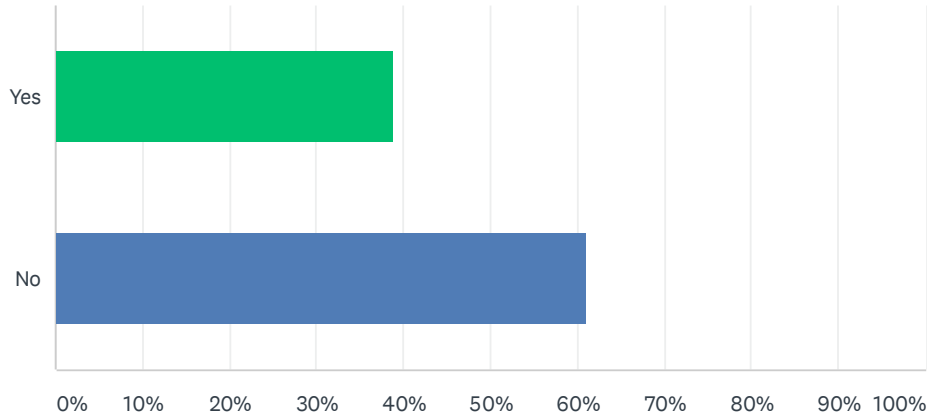
#	COMMENT:	DATE
1	Only support the addition of an additional dwelling unit if space permits and if it doesn't affect neighbors in a deleterious manner. Do not support splitting a single family house into two separate units. It would be a step back in time.	3/24/2020 8:18 PM
2	That is not what we bought into. We bought a single family home in a neighborhood of single family homes.	3/23/2020 3:54 PM
3	Many areas already allow for ADU. Off street Parking Must be required.	3/22/2020 6:27 PM
4	will adversely affect neighboring homes	3/22/2020 5:33 PM
5	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
6	AGAIN...ABSOLUTELY NOT!	3/16/2020 11:26 AM
7	perhaps, the critical issue is and will continue to be parking!	3/16/2020 10:00 AM
8	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
9	I am not in favor of increased density on my block or in my neighborhood.	3/15/2020 9:26 AM
10	This would encourage more families, educators, and people with mid-level income to move into the neighborhood.	3/15/2020 8:47 AM
11	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
12	Only if the house is to be preserved in perpetuity.	3/12/2020 12:09 PM
13	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
14	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
15	If there are no exterior design changes on the primary structure and the additional dwelling sits on the alley.	3/10/2020 12:48 PM
16	again, depends - I don't want an additional dwelling unit that negatively impacts my yard - we really need to look at the set-backs.	3/10/2020 11:49 AM
17	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
18	Absolutely not! If people cannot afford their current housing, they should not look to building secondary structures on their property to supplement their income. If you cannot afford to live in Denver, go to the suburbs.	3/10/2020 9:36 AM
19	I think this is a great way to keep the historical feel of our neighborhood.	3/10/2020 9:27 AM
20	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
21	As long as the lot is big enough.	3/9/2020 2:13 PM
22	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
23	Traffic will be outrageous. Stop trashing our neighborhoods!!!!	3/8/2020 9:33 PM
24	Would cause short term rental complications	3/8/2020 3:18 PM
25	While I think this solution should also require that off street onsite parking be added, I think this is a better approach. I do think it should be done carefully, continuing to limit the number of	3/8/2020 12:06 PM

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	structures in a given space.	
26	This sounds like a false incentive to me. It adds density but it is not affordable.	3/7/2020 9:01 PM
27	absolutely not!	3/7/2020 3:23 PM
28	Many of us have taken our wonderful old houses that were split into apartments back to single family homes. Why would we want to ruin them again after putting all that time, energy, and money into fixing them up? We have all invested tons of blood, sweat, and tears into these homes and this neighborhood to make it the great place it is.	3/7/2020 8:26 AM
29	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
30	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
31	I support it only if the owner lives on the property.	3/6/2020 9:39 PM
32	Yes! Yes! Yes! This is a way to increase the number of folks who can live in our community while also maintaining the character of the neighborhood.	3/6/2020 7:57 PM
33	where would the additional people park?	3/6/2020 7:23 PM
34	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
35	More people = more cars, more noise and increased pollution.	3/6/2020 4:55 PM
36	Under certain circumstances.	3/6/2020 4:45 PM
37	Unless they have underground parking the block cannot accommodate it.	3/6/2020 3:59 PM
38	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
39	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
40	I would support a mother-in-law apartment, but would prefer not to split a house.	3/6/2020 1:19 PM
41	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
42	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
43	Put the new housing in Country Club or Polo Club where they have oodles of space. Leave out neighborhood intact. The drive to kill Congress Park is driven by greed of developers, and planners who cannot appreciate what is already working well.	3/6/2020 12:01 PM
44	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
45	as long as there are plans for off street parking	3/6/2020 11:13 AM
46	it depends	3/6/2020 11:12 AM
47	Depends	3/6/2020 11:01 AM
48	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
49	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	38.82%	92
No	61.18%	145
TOTAL		237

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 plenty of local businesses on Colfax, Colorado and Cherry Creek.	3/23/2020 3:54 PM
4	There are enough businesses in Congress Park and we are close (within walking distance) to Cherry Creek North, CC Mall, Colfax Ave.	3/22/2020 10:42 PM
5	SEE ABOVE	3/16/2020 11:26 AM
6	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
7	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
8	Why would we lose the homes, though? This question is a little confusing.	3/15/2020 6:02 PM
9	Local neighborhood businesses. should be restricted to 12th Avenue, where they are currently located. this is a neighborhood of residential homes.	3/15/2020 9:26 AM
10	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
11	...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
12	I like this neighborhood because I have found cheaper rents with proximity to schools and places we can walk or ride our bikes too. If I need to ride the 15, it is right there.	3/11/2020 5:10 PM
13	Only if the businesses are along main streets like Colfax or Colorado Blvd.	3/10/2020 6:22 PM
14	We have enough business between all the new stuff at 9CO and 12th-Madison	3/10/2020 9:45 AM
15	Cherry Creek North went down this path, and it is a nightmare. You can rarely find parking, people are running stop signs and driving way too fast. Why on earth would you want to replicate CCN in Congress Park? Whoever is pushing for this is not from Denver. Washington Park tried to do the same thing about 10 years ago, and thankfully lost on the expansion of S Gaylord and S Pearl St. I strictly oppose increased businesses in place of residential housing - especially when it is being proposed to build secondary housing units on existing properties.	3/10/2020 9:36 AM
16	With minimal, controlled expansion	3/10/2020 9:27 AM
17	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
18	CHOP AWAY CHOP AWAY AND SOMEDAY YOU WILL SAY - WHAT WAS I THINKING AS A YOUNG CITY PLANNER? WHAT IS YOUR GOAL? IF IT ISN'T BROKEN - DON'T FIX IT - PLEASE GO BACK TO YOUR MOM.	3/9/2020 10:14 PM
19	Only with the consent of the residents being displaced	3/9/2020 2:20 PM
20	maybe...once again, depends on the location	3/9/2020 10:22 AM
21	Absolutely NO!	3/8/2020 9:33 PM
22	Limited	3/8/2020 3:18 PM
23	I thought the whole point was to increase housing?? The residential homes are the heart of Congress Park.	3/8/2020 12:06 PM
24	I'm not sure what this means but the balance currently of residential and business feels adequate. This is a neighborhood and the businesses are part of the neighborhood. I don't want to see it become a commerce area that happens to have some people living in houses nearby.	3/7/2020 9:49 PM

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

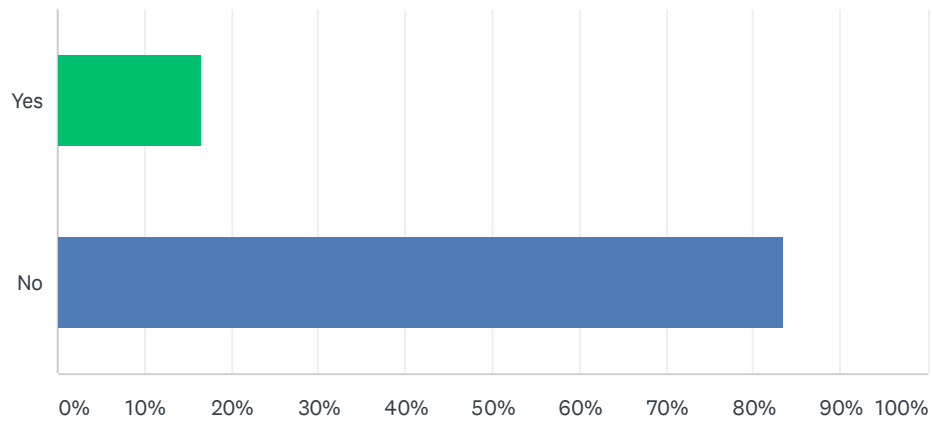
25	Isn't this counterintuitive to increasing housing?	3/7/2020 9:01 PM
26	...if new business construction is harmonious with existing architecture.	3/7/2020 6:36 PM
27	If parking lots are forbidden.	3/7/2020 5:13 PM
28	So long as the structures are retained and rezoned like along York/Josephine north of 17th, near Syrup.	3/7/2020 11:34 AM
29	Maybe -- depends on the situation -- assume we all like shopping at Sprouts	3/7/2020 10:06 AM
30	It would displace current businesses.	3/7/2020 9:16 AM
31	It's perfect just as it is. Why are you trying to destroy this wonderful neighborhood? We have all the business we need.	3/7/2020 8:26 AM
32	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
33	Up to adjacent home owners to sell or not	3/7/2020 7:03 AM
34	It depends on the conditions specific to the site such as the condition of the affected housing.	3/7/2020 6:26 AM
35	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
36	Indifferent.	3/6/2020 9:07 PM
37	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
38	Housing is greater issue than access to businesses. There are ample shopping opportunities within a few miles.	3/6/2020 3:07 PM
39	Maybe on Colfax and Colorado. We don't need this in the interior of Congress Park.	3/6/2020 2:11 PM
40	No, to support your increased density? You are ruining a lovely area.	3/6/2020 2:06 PM
41	This could be nice for the neighborhood. 6th ave is an especially good candidate, maybe also 12th.	3/6/2020 1:19 PM
42	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
43	I feel like this is necessary. If we only allow housing where the businesses currently are, then those businesses will be torn down. It'd be okay to allow some new homes to preserve these businesses.	3/6/2020 12:10 PM
44	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
45	We are happy as we are. What's the push to destroy all for corporate profits. Shame!	3/6/2020 12:01 PM
46	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
47	There are so many vacant store fronts on Colfax that can accommodate these businesses	3/6/2020 11:17 AM
48	it depends	3/6/2020 11:12 AM
49	But that is a soft no. I would feel really sorry for the displaced families, and the people in homes, which would suddenly abut commercial areas, so that is why I am voting no.	3/6/2020 11:10 AM
50	Ok to have businesses with residences built above but not tear down current houses to do it	3/6/2020 10:52 AM

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

51	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 all ow more business density.	3/6/2020 10:50 AM
52	to a minor degree	3/6/2020 10:49 AM
53	Mixed use development is great. Slap more housing on top of those businesses	3/6/2020 10:48 AM
54	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
55	not sure on this one	3/6/2020 10:32 AM
56	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	16.46%	39
No	83.54%	198
TOTAL		237

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	Really?	3/23/2020 3:54 PM
6	some--let's face it, it all can't & shouldn't be saved	3/20/2020 3:18 PM
7	The historic neighborhood is the main reason why we chose to live in Congress Park.	3/16/2020 1:58 PM
8	DOUBLE ABSOLUTELY NOT!	3/16/2020 11:26 AM
9	That's vandalism.	3/15/2020 7:28 PM
10	See above.	3/15/2020 4:50 PM
11	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
12	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
13	and NO.	3/12/2020 11:57 AM
14	what about additions? is demolition REQUIRED? sounds very misleading again...why is this survey so biased?	3/11/2020 12:03 PM
15	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
16	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
17	we need to try to preserve some things - and the scrapes and new builds are ugly with no architectural interest.	3/10/2020 11:49 AM
18	Architecturally significant buildings kept in good condition	3/10/2020 11:16 AM
19	I am in favor of extending the historic designation for most of Congress Park to preserve the history and prevent this from happening. The scrapes that have continued to happen around Denver are drastically changing the neighborhood's cohesiveness. If you want to scrape an older home, start in Montbello or Globeville.	3/10/2020 9:36 AM
20	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
21	SAME QUESTION - DIFFERENT WORDING - FORGET DEMOLITION - YOU ARE TAKING AWAY THE CHARACTER OF THE CITY - OR MAYBE I SHOULD ASK - DO YOU HAVE CHARACTER? APPARENTLY NOT IF YOU ARE ASKING THESE QUESTIONS.	3/9/2020 10:14 PM
22	Yes, however I am more in favor of renovating instead of demolishing buildings and/or converting large single family homes into multi-family units.	3/9/2020 5:59 PM
23	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

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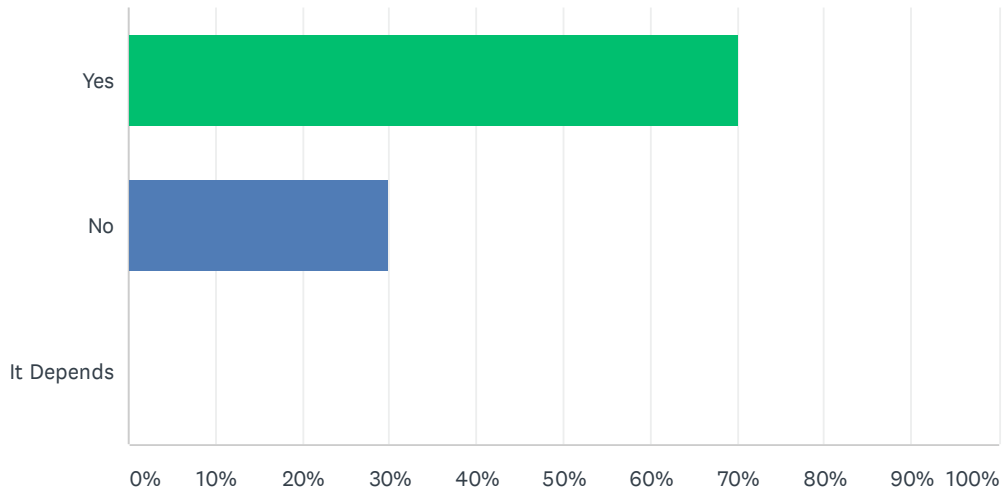
24	maybe, but do not want Congress Park to become the next Cherry Creek North	3/9/2020 10:22 AM
25	Destroys the reason we all love living here....the feel of the neighborhood.	3/8/2020 9:34 PM
26	Absolutely NO!	3/8/2020 9:33 PM
27	No! This is happening all over Denver and it's truly devastating to the city's character.	3/8/2020 12:06 PM
28	Think about well preserved areas in cities on the East Coast. Those areas continue to increase in significance as time passes. We need to preserve some of the original character where we can.	3/7/2020 9:49 PM
29	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
30	No one is proposing this -- are you intentionally trying to get people fired up? The RNO is not representing me by spreading misinformation and leading questions.	3/7/2020 10:06 AM
31	Absolutely not.	3/7/2020 8:26 AM
32	ABSOLUTELY NOT! Over my dead body! A thousand times NO!	3/7/2020 8:26 AM
33	NO MORE HIGH DENSITY HOUSING - LEAVE IT ALONE	3/7/2020 8:24 AM
34	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
35	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
36	Yes unless it is a landmark we building	3/6/2020 9:16 PM
37	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
38	It depends. Often no, but sometimes yes	3/6/2020 7:57 PM
39	Hell NO!	3/6/2020 7:23 PM
40	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
41	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
42	NO!!!!	3/6/2020 5:11 PM
43	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
44	no no no	3/6/2020 3:39 PM
45	No!!!	3/6/2020 2:57 PM
46	Again, this is a maybe. I'd be all in favor d 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
47	Is this a new way to ask the same question.	3/6/2020 2:06 PM
48	Congress Park is beautiful with historic buildings and mature trees. Don't destroy that.	3/6/2020 1:19 PM
49	only allow demo if structurally compromised	3/6/2020 1:09 PM
50	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
51	I support demolition of old buildings if they are in bad shape or cannot be remodeled effectively or at reasonable cost to be more accommodating to people. Not all older buildings are worth saving.	3/6/2020 12:33 PM

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

52	I mean, I don't want it overrun with construction, but it's unfair to ask other, poorer neighborhoods to knock down their old houses and not ours.	3/6/2020 12:10 PM
53	But I do support additions and adu's	3/6/2020 12:04 PM
54	gag	3/6/2020 12:01 PM
55	If new buildings within certain design requirements	3/6/2020 11:55 AM
56	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
57	unless the older structure is unsound and should be demo'd anyway	3/6/2020 11:13 AM
58	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
59	Only if small and in disrepair, larger mansions bungalows and squares be preserved	3/6/2020 10:52 AM
60	never. whoever suggests doing so is the enemy.	3/6/2020 10:50 AM
61	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
62	The world is burning, build housing	3/6/2020 10:48 AM
63	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
64	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES
Yes	70.04% 166
No	29.96% 71
It Depends	0.00% 0
TOTAL	237

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

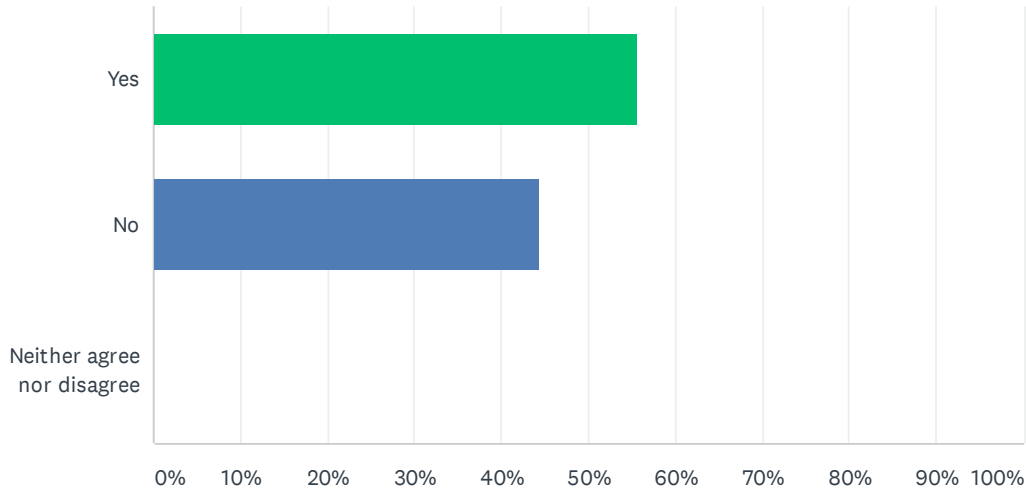
#	COMMENT:	DATE
1	The "dwelling over the store" concept is OK if kept to no more than 2 stories.	3/28/2020 11:09 AM
2	But not if it means buildings of more than 3 stories high.	3/24/2020 8:18 PM
3	It depends, if this refers to street level business and upper floor residences, it would depend on the height and location of the development.	3/16/2020 10:58 AM
4	No maybe available. Depends where and how much of an increase in density.	3/15/2020 4:50 PM
5	Depends on what is adjacent	3/15/2020 3:09 PM
6	In some instances.	3/15/2020 9:08 AM
7	I'm very supportive of this mix of land uses.	3/13/2020 3:15 PM
8	Only if old buildings are preserved	3/12/2020 12:09 PM
9	centered in corridors of density (Colfax, Colorado, York/Josephine).	3/12/2020 11:57 AM
10	If appropriate parking is added	3/11/2020 5:26 AM
11	What would be the point of this? And where is the NEED for doing this?	3/10/2020 9:36 AM
12	MAYBE - IF IT WOULD BE INTEGRATED WITH STYLE BUT I'VE LOST CONFIDENCE AND RESPECT FOR THE CITY PLANNERS - WHERE IS THE MAYBE BUTTON?	3/9/2020 10:14 PM
13	Maybe	3/9/2020 10:22 AM
14	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
15	With height limits that are in line with the surrounding residences.	3/7/2020 9:49 PM
16	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
17	I live in one.	3/7/2020 11:34 AM
18	We already have a lot of that. The neighborhood is getting too congested as it is. No parking, too much traffic.	3/7/2020 8:26 AM
19	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
20	Possibly, again depending on off street parking and the condition of the specific site and adjacent buildings.	3/7/2020 6:26 AM
21	Who will suffer from this? Easy all the other neighbors who can't park their cars.	3/6/2020 11:32 PM
22	Living in a mixed use area is lovely. We can do it in Congress Park!	3/6/2020 10:26 PM
23	Yes please!	3/6/2020 7:57 PM
24	Maybe along main corridors like colorado, colfax, 12th ave, etc.	3/6/2020 6:14 PM
25	But within existing zoning height limits.	3/6/2020 5:32 PM
26	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
27	On a case by case basis.	3/6/2020 4:45 PM
28	Mixed use as a concept is fine so long as it doesn't increase density.	3/6/2020 3:01 PM
29	Yes. Absolutely makes sense.	3/6/2020 2:11 PM
30	I am not in favor of increasing density.	3/6/2020 2:06 PM
31	I like mixed user everywhere. But like I said before, I wouldn't want mixed use only on current commercial corridors or the small businesses will all get knocked down.	3/6/2020 12:10 PM

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

32	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
33	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
34	Build above businesses	3/6/2020 10:52 AM
35	Yes, yes, yes.	3/6/2020 10:51 AM
36	sure - if someone wants to live over the shop, great. good for business owners.	3/6/2020 10:50 AM
37	Americans love going to quaint European towns with row houses and mixed use development but refuse to have it here	3/6/2020 10:48 AM
38	absolutely.	3/6/2020 10:34 AM
39	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	55.70%	132
No	44.30%	105
Neither agree nor disagree	0.00%	0
TOTAL		237

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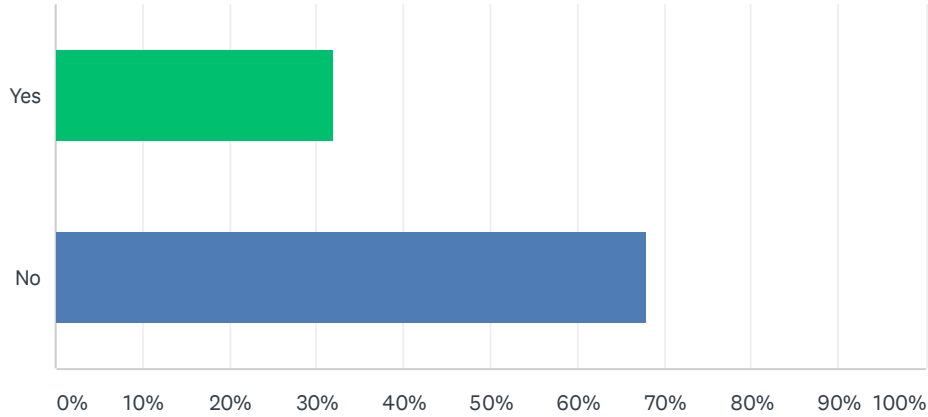
#	COMMENT:	DATE
1	This is the best proposed approach to increasing density and keeping the character of the neighborhood	3/30/2020 4:09 PM
2	We see this as a viable way to add affordable housing, especially if it helps extended family members.	3/28/2020 11:09 AM
3	See previous question #20. I don't support 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
4	I oppose increasing density in any way shape or form.	3/23/2020 3:54 PM
5	More people leads to more stressors - parking, pollution, traffic, crime. No expansion needed	3/22/2020 10:42 PM
6	Off street parking must be maintained	3/22/2020 6:27 PM
7	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
8	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
9	I don't support removing all barriers to ADUs	3/16/2020 10:58 AM
10	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
11	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
12	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
13	yep, lots of these already exist in the form of historic carriage homes on the alley!	3/11/2020 12:03 PM
14	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
15	I could but worried about set-backs - I don't want a high unit on the garage next door that negatively impacts my small yard and space. It also causes more problems with parking so if we are going to do this, the owner needs to add parking options.	3/10/2020 11:49 AM
16	I'm not sure	3/10/2020 11:16 AM
17	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
18	As described above, if you CANNOT afford your current housing situation, you should not be building secondary housing units on your property for supplemental income. It's one thing to have an existing carriage or guest house, but to build one for more people is plain crazy talk.	3/10/2020 9:36 AM
19	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
20	I WISH I DIDN'T HAVE A CARRIAGE HOUSE - I MISS THE 3 ACRE LAWN I GREW UP ON A FARM THAT IS NOW 10,000 ACRES.	3/9/2020 10:14 PM
21	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
22	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
23	Not unless short-term rentals can be controlled	3/8/2020 3:18 PM
24	While I support ADUs to some extent, this description is too broad.	3/8/2020 12:06 PM
25	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	3/8/2020 7:27 AM

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

	plan right.	
26	This seems like. Sensible approach that doesn't lead to people just wiping out houses.	3/7/2020 9:49 PM
27	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
28	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
29	More ADUs please!	3/6/2020 7:57 PM
30	Congress Park is dense already.	3/6/2020 7:23 PM
31	Protect the look and feel of existing property though!	3/6/2020 6:14 PM
32	Many garages are too small for newer, larger vehicles. These are prime candidates for ADU construction.	3/6/2020 5:32 PM
33	Unless they have underground parking the block cannot accommodate it.	3/6/2020 3:59 PM
34	parking????	3/6/2020 3:39 PM
35	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
36	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
37	of course	3/6/2020 12:10 PM
38	Never. I lived here when that's exactly what we had. It's taken 2 generations to get a stable, happy community. Whose idea is it to destroy what works? Corporations and politicians who are getting donations and perks from builders.	3/6/2020 12:01 PM
39	yes, assuming there are requirements for parking.	3/6/2020 10:59 AM
40	provided no other density increases are permitted.	3/6/2020 10:50 AM
41	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
42	With no limits on owner occupancy since that makes it impossible to get a loan	3/6/2020 10:48 AM
43	Absolutely	3/6/2020 10:34 AM
44	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	32.07%	76
No	67.93%	161
TOTAL		237

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	REally? 8 people in 1600 sq ft.? Would you live in that environment?	3/23/2020 3:54 PM
4	A neighbor recently had several (non-related to her family) adults/children living with her for about 2 years. The noise, traffic, garbage were terrible	3/22/2020 10:42 PM
5	We had that experience with a next door neighbor. Street parking became a problem. The number of people going in and out of the home was constant. It was always noisy and chaotic.	3/22/2020 5:07 PM
6	Maybe, but eight people seems too many for the space in a single family home.	3/16/2020 1:58 PM
7	ABSOLUTELY NOT! Again, think of the increased parking problems, unaccountable renters, drug use, theft, burglaries, etc.	3/16/2020 11:26 AM
8	Absolutely not, pro growth on all the other topics. 8 unrelated people in this size unit is ridiculous.	3/16/2020 11:11 AM
9	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
10	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
11	From 2 to 8 seems too much an increase.	3/15/2020 5:38 PM
12	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
13	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
14	Really foolish, and there is no requirement for additional off-street parking. See Vincent Carroll's editorial in the March 25, 2020 issue of the Denver Post.	3/15/2020 9:26 AM
15	1600 sq ft seems tight for 4 families.	3/15/2020 8:47 AM
16	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
17	This is already happening regardless	3/12/2020 12:16 PM
18	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
19	Definitely not. I have had experience next to me with 5 young men in a rental with an irresponsible landlord. Complaining to the city was totally ineffective as inspectors were incompetent	3/12/2020 11:28 AM
20	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
21	We have a law saying who can live together?	3/12/2020 9:32 AM
22	I think this is happening now but not 8 people. I don't think 8 people can fit into such a small space. I don't know what the best number would be but it might be like 4.	3/11/2020 5:10 PM
23	yes, I already live in a home with 4 unrelated adults in the neighborhood...why is this illegal?	3/11/2020 12:03 PM

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

there are tons of people already doing this!

24	I would increase tone unrelated adults	3/11/2020 5:26 AM
25	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
26	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
27	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
28	im not sure about this one.	3/10/2020 11:49 AM
29	My roommate and I would love to buy a home and would love to stay in the Congress Park area, but won't be able to afford property without more roommates. Additionally, we value cooperative living as a way to split responsibilities between adults without over-burdening any individual.	3/10/2020 10:21 AM
30	Who on earth would want to live with 8 individuals? And who would want to live next door to a house with 8 individuals? If you cannot afford to live in Congress Park, go somewhere else that you cannot afford. This is not coming from someone who has lived in the district for very long.	3/10/2020 9:36 AM
31	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
32	Yes, but not up to 8.	3/10/2020 9:11 AM
33	COMMON SENSE TELLS US THIS IS NOT FEASIBLE. WHEN WAS THE LAST TIME 8 ADULTS COULD GO OUT TO EAT TOGETHER - SPLIT THE BILL FAVORABLY AND HONESTLY? IT ISN'T POSSIBLE. WHERE ARE THE SOCIAL STUDIES AND PLANNING STUDIES THAT SUPPORT THIS? OR IS THIS AN OPINION MADE INTO AN IDEA? I WOULD LIKE TO SEE PAST STUDIES OF THESE BEING SUCCESSFULLY DONE. UNTIL YOU CAN SHOW ME SOMETHING - I'M NOT INTERESTED IN SUPPORTING THIS.	3/9/2020 10:14 PM
34	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
35	8 seems too high. Maybe 3 to 5 seems reasonable in that space size.	3/9/2020 8:36 AM
36	Hell no!	3/8/2020 9:34 PM
37	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
38	Would support a more moderate proposal	3/8/2020 3:18 PM
39	I support increasing the density allowed in single family homes, but 8 unrelated adults is too many for one unit, I could support up to 4 maximum.	3/8/2020 12:06 PM
40	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
41	I think 8 unrelated adults in 1600 square feet is too many though. The house next to me became a drug flop house with 5 guys and 3 of their girlfriends. They stayed up all night blasting music and using cocaine or some other amphetamine. 8 is clearly too many and thank goodness the limits were lower because that is how the police we're finally able to get them out. There is now a family of 6 in the house. 6 people seems about right.	3/7/2020 9:49 PM
42	Strongly no. The parking problem could become a huge nightmare. There is already not enough parking and though some want residents to use other modes of transportation instead, it's just not going to happen. People need their cars for all the recreating Denverites are known for!	3/7/2020 9:44 PM
43	Two? Eight? Ten? How do you regulate this?	3/7/2020 9:01 PM
44	I'd rather see a more gradual change, perhaps starting with four unrelated adults and unlimited	3/7/2020 6:36 PM

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

minor children in 1600 square feet. 200 square feet per adult (and any number of children) seems minuscule.

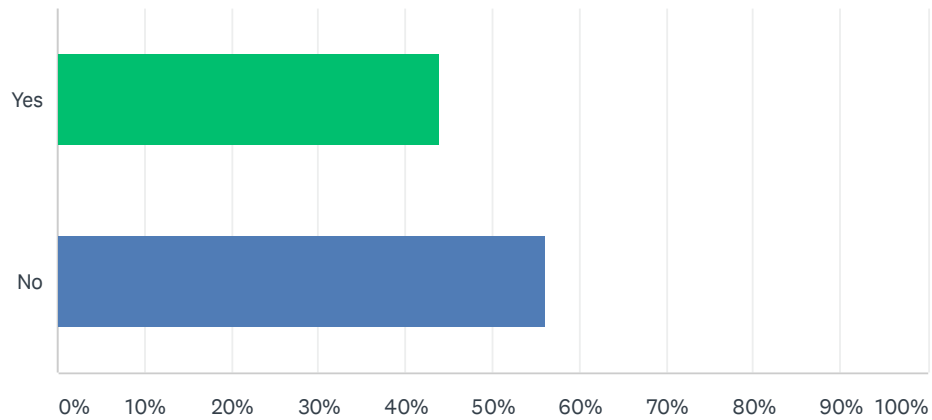
45	I support this, but don't see it in the ECAP. Where is this referenced in the Document?	3/7/2020 11:34 AM
46	The reality is many homes already exceed this. Again you seem to be fanning flames here.	3/7/2020 10:06 AM
47	8 seems too high for a small home	3/7/2020 9:16 AM
48	No way. We fought the group home battles 20 years ago and don't want that mess back. There were 15 overlapping group homes in the north part of Congress Park.	3/7/2020 8:26 AM
49	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
50	Very destructive to neighborhoods	3/7/2020 8:05 AM
51	I keep mentioning off street parking. Its inadequate now and there are no plans to address it.	3/7/2020 6:26 AM
52	These proposed initiatives are destroying the fabric and beauty of our neighborhood.	3/6/2020 11:32 PM
53	Yes please!!	3/6/2020 10:26 PM
54	This is a City wide zoning change	3/6/2020 9:16 PM
55	However, I believe this is separate from the ECAP.	3/6/2020 9:07 PM
56	Yes! This change merely legalizes what's already happening today	3/6/2020 7:57 PM
57	NO NO NO	3/6/2020 7:23 PM
58	This is absurd.	3/6/2020 5:32 PM
59	If the number of people is still contingent on the size of the property.	3/6/2020 4:55 PM
60	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
61	Unless they have underground parking the neighborhood cannot accommodate this.	3/6/2020 3:59 PM
62	parking??	3/6/2020 3:39 PM
63	We already have unrelated multiple roommates in two of the larger houses resulting in increased traffic, trash, noise.	3/6/2020 3:01 PM
64	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
65	I would support 4 or 5 unrelated adults, but not 8.	3/6/2020 1:19 PM
66	This question is flawed. It suggests that the choice is "allowing higher densities". These densities are already allowed if you're related. They're just not allowed if you're unrelated. Blood relation shouldn't have anything to do with this. I'm upset that this question is phrased this way because it seems to be encouraging people to say no.	3/6/2020 12:10 PM
67	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
68	Leading question due to phrasing which indicates bias of author	3/6/2020 11:44 AM
69	Again, more people = more traffic, more noise, less open space.	3/6/2020 11:17 AM
70	Perhaps 6 adults and a limited amount of children. 8 adults and unlimited children could be a very dangerous situation	3/6/2020 11:17 AM

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

71	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
72	8 is too many in that size house. 4-6 + children Would be permissible	3/6/2020 11:01 AM
73	Half that number ok, each person should have 200-400 sq ft	3/6/2020 10:52 AM
74	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
75	why so high? 4 sounds better and same for the accessory	3/6/2020 10:49 AM
76	Our current zoning is homophobic	3/6/2020 10:48 AM
77	Eight seems a bit much, though.	3/6/2020 10:39 AM
78	Absolutely	3/6/2020 10:32 AM
79	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	43.88%	104
No	56.12%	133
TOTAL		237

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	There is already a shortage of parking. People cannot ride their bikes year round. We don't live in that type of environment.	3/23/2020 3:54 PM
5	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
6	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
7	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
8	Not sure how parking can be improved. On street parking is very bad now.	3/16/2020 11:11 AM
9	We need safer places for kids to bike!	3/15/2020 6:02 PM
10	Maybe. Depends where. Wider streets maybe okay for this use. Should have had a maybe/depends answer	3/15/2020 4:50 PM
11	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
12	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
13	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
14	I ride my bike to work weekly, there's plenty of space and safe roads to ride on. Bikes should follow traffic laws.	3/12/2020 9:32 AM
15	We have very little street and off street parking where I live.	3/11/2020 5:10 PM
16	yes, we need room for mobility options, not room for car storage!	3/11/2020 12:03 PM
17	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
18	14th Ave had this once before. It worked. No traffic lanes are narrow and foolish bicyclists put their lives in danger, slow traffic, and ager motorists.	3/10/2020 8:08 PM
19	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

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20	YES!!!! This is the only way our neighborhood can accommodate increased density	3/10/2020 11:16 AM
21	Absolutely, 100%	3/10/2020 11:07 AM
22	If everything that you propose does come to fruition, that is going to bring MORE CARS. Why would you eliminate parking to add bicycle lanes? Studies have shown a nominal increase in bike lane usage on Broadway (which has created substantial traffic along Broadway).	3/10/2020 9:36 AM
23	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
24	SO YOU ARE 60 AND IN A AUTO-PED BICYCLE - YOU LOOK 45 BECAUSE YOU ARE GOOD LOOKING AND IN GREAT SHAPE. THINK YOU WILL HAVE THE STATISTICAL ADVANTAGE OF A 45 YEAR TO SURVIVE? THINK AGAIN - YOU ARE 60 - YOU ARE IN THE 60 YEAR OLD GROUP FOR STATISTICS WITH THE SAME OUTCOME AS OTHER 60 YEAR OLDS. BIKING IS GREAT WHEN YOUNG - AND IT MAKES ME NERVOUS BEING BEHIND SOMEONE ON A BIKE ON ICY STREETS. THINK OF THE ENERGY NEEDED TO GET A SIGNIFICANT BICYCLE INJURY BACK TO NORMAL - AND PARKING IS HARD ENOUGH. I'M NOT GIVING UP MY CAR FOR A BICYCLE.	3/9/2020 10:14 PM
25	I have no garage or driveway.	3/9/2020 2:46 PM
26	Depending on the type of "protection" - other instances in Denver have not been helpful in increasing safety for bicycles.	3/9/2020 2:20 PM
27	It really depends on where.	3/9/2020 10:22 AM
28	We need parking. We have small children we need to get out of vehicle.	3/9/2020 8:36 AM
29	Absolutely not! Disburse the bicycle use throughout area and don't funnel into 2-3 streets.. bicycles are not a way to "get around " for daily activities..Rather need to improve bus service	3/8/2020 10:20 PM
30	On street parking is a problem as it.	3/8/2020 9:33 PM
31	Maybe, depends on specifics	3/8/2020 3:18 PM
32	I could be moved to a yes on this as I'm a huge proponent of bikes IF offstreet parking were required for all new development and ADUs and public transportation was increased and made more affordable.	3/8/2020 12:06 PM
33	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
34	Why can't on street parking be incorporated to protect the lanes? I feel like the idea is about making it more difficult to use cars than it is to make biking easier. Why can't we all share the streets?	3/7/2020 9:49 PM
35	I bike a lot and never have had a problem and feel relatively safe.	3/7/2020 9:44 PM
36	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
37	Parking is already a huge problem in the parts of Congress Park with multi-unit housing. If bike lanes were added to quiet streets with single family housing where on-street parking isn't a problem, that might be preferable for bicyclists and residents.	3/7/2020 6:36 PM
38	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
39	We live on 7th avenue parkway and DO NOT WANT ugly white posts along our historic street.	3/7/2020 3:23 PM
40	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
41	DEPENDS -- Certainly not on low volume streets like Detroit or Steele, but why not consider this on major thoroughfares like 6th and 8th? Again this seems misleading.	3/7/2020 10:06 AM
42	I bike all over the neighborhood and don't see the need for more than the painted bike lanes we already have.	3/7/2020 8:26 AM
43	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	3/7/2020 8:24 AM

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

brainchild of some 20-something city planner.

44	Although on-street parked cars slow down traffic in residential areas. DPD cares little about speeding in neighborhood or burglary - esp of bikes. It's an epidemic.	3/7/2020 8:10 AM
45	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
46	Removing parking for better biking in one of the best things that could happen to this neighborhood.	3/6/2020 10:26 PM
47	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
48	However, I don't believe need to remove parking.	3/6/2020 9:07 PM
49	Please do this on my street!	3/6/2020 7:57 PM
50	Depends. on major arteries like 12th, 13th, 14th, colorado, etc, then sure	3/6/2020 6:14 PM
51	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
52	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
53	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
54	we were told this would not happen on Detroit St	3/6/2020 3:39 PM
55	It would depend on location and impact.	3/6/2020 3:07 PM
56	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
57	Parking is so limited as it is.	3/6/2020 2:15 PM
58	Some change is good.	3/6/2020 2:11 PM
59	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
60	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
61	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
62	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	3/6/2020 12:09 PM

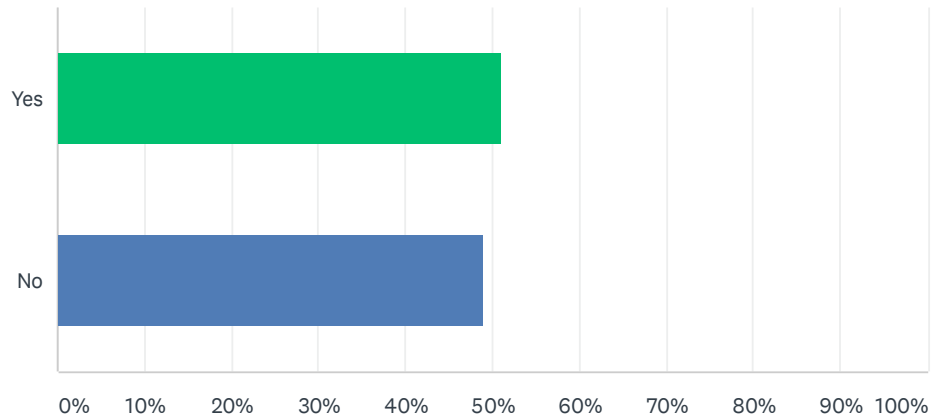
Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

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.

63	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
64	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
65	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
66	Yes and no. If new developments provide parking then yes. But if you are increasing density and not providing parking, then you can not take away street parking. It is already scarce	3/6/2020 11:17 AM
67	it depends	3/6/2020 11:12 AM
68	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
69	Hell no	3/6/2020 11:01 AM
70	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
71	Although new development must be required to build adequate parking structures.	3/6/2020 10:51 AM
72	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
73	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
74	NEVER!	3/6/2020 10:41 AM
75	Again, misleading. Protected bike lanes do not remove parking.	3/6/2020 10:34 AM
76	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	51.05%	121
No	48.95%	116
TOTAL		237

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 svere lack of parking to begin with along with a benefit of slowing traffic on main thoroughfares	3/24/2020 4:46 PM
4	No. They already have a lane on 12th.	3/23/2020 3:54 PM
5	Maybe one less drive lane.	3/16/2020 1:58 PM
6	NO! See above...	3/16/2020 11:26 AM
7	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
8	14th is way too dangerous for bikes and a lane won't help. Stick with 12th.	3/15/2020 7:28 PM
9	Who would want to ride their bike on a street where cars drive 35-40mph?	3/15/2020 5:38 PM
10	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
11	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
12	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
13	I'm not able to answer because you do not provide enough details.	3/13/2020 3:15 PM
14	See previous comment	3/12/2020 12:16 PM
15	Only on 14th not on residential streets.	3/12/2020 12:09 PM
16	Remove a parking lane	3/12/2020 11:57 AM
17	14th is a main thoroughfare. traffic is bad enough without removing lanes. there are plenty of quiet residential streets nearly that would be safer for bicyclists than a street heavy with traffic.	3/12/2020 11:07 AM
18	Cars drive TOO FAST on 13th, 14th, 6th and 8th. Have seen a lot of wrecks resulting.	3/12/2020 9:32 AM
19	But I don't know how this would impact people who live on/adjacent to the street.	3/11/2020 5:26 AM
20	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
21	Same as above.	3/10/2020 6:22 PM
22	Absolutely, 100%	3/10/2020 11:07 AM
23	Ride the damn bus thing that is taking over the middle lane of Colfax. Isn't that enough?	3/10/2020 9:36 AM
24	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
25	Address Public transportation issues	3/10/2020 9:21 AM

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

26	GO TO ANOTHER CITY. DOESN'T SEATTLE NEED HELP WITH THE MULTITUDE OF HOMELESS?	3/9/2020 10:14 PM
27	14th is dangerous for bikes	3/9/2020 2:46 PM
28	Not sure.	3/8/2020 9:34 PM
29	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
30	No. There are lanes on 12th and 16th.	3/8/2020 7:27 AM
31	I would only support it if it removes a drive lane. I think the parking helps slow people down when they are driving and clearly we need people to drive slower and not see every street as an easy cut through. These are neighborhoods full of people and those people need to park and they need drivers to drive more slowly.	3/7/2020 9:49 PM
32	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
33	...because it would be better than the current ad hoc "sharrow" created by bicyclists riding on 14th anyway.	3/7/2020 6:36 PM
34	100% in favor for the above reason	3/7/2020 5:13 PM
35	Yes, if protected like on Broadway, I would use it everyday.	3/7/2020 11:34 AM
36	And I live directly on 14th. This area desperately needs the parking and moving traffic through here.	3/7/2020 8:26 AM
37	HELL NO	3/7/2020 8:24 AM
38	There are bike lanes on 12th that are rarely used.	3/7/2020 6:26 AM
39	What's wrong with 12th Avenue, or any other non-major artery?	3/6/2020 11:32 PM
40	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
41	Why 14th? Cyclists can use 12th.	3/6/2020 9:39 PM
42	I would advocate for losing the north side drive lane and drop down to two drive lanes.	3/6/2020 9:07 PM
43	12th Ave is better for bikes etc.	3/6/2020 8:46 PM
44	parking lane only though	3/6/2020 6:14 PM
45	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
46	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
47	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
48	really a maybe?	3/6/2020 3:39 PM
49	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
50	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
51	The lanes on 14th Ave are too narrow as it is. I would support removing the on-street parking to	3/6/2020 2:10 PM

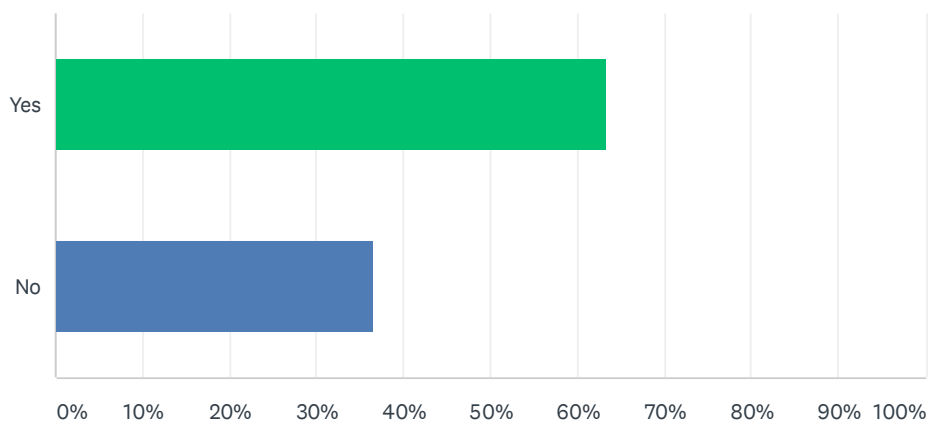
Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

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.

52	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
53	12th ave is a perfectly great bike route. There is no need to be biking on 14th	3/6/2020 1:09 PM
54	Please!	3/6/2020 12:10 PM
55	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
56	This would be a huge safety improvement. I always choose safety over parking.	3/6/2020 11:55 AM
57	14th is a major thoroughfare. Put bike lanes on secondary streets	3/6/2020 11:17 AM
58	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
59	With the speeds involved on 13 & 14th, some plastic sticks are just a false sense of safety And will likely lead to MORE fatalities. The parking should be moved out from the sidewalk so that they are part of a real barrier between bikes and fast moving traffic.	3/6/2020 11:01 AM
60	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
61	Although I believe extending the existing 12th Ave bike lanes westward and eastward would be a better choice (I bike daily).	3/6/2020 10:51 AM
62	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
63	NO BIKE LANE ON 14TH!	3/6/2020 10:41 AM
64	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	63.29%	150
No	36.71%	87
TOTAL		237

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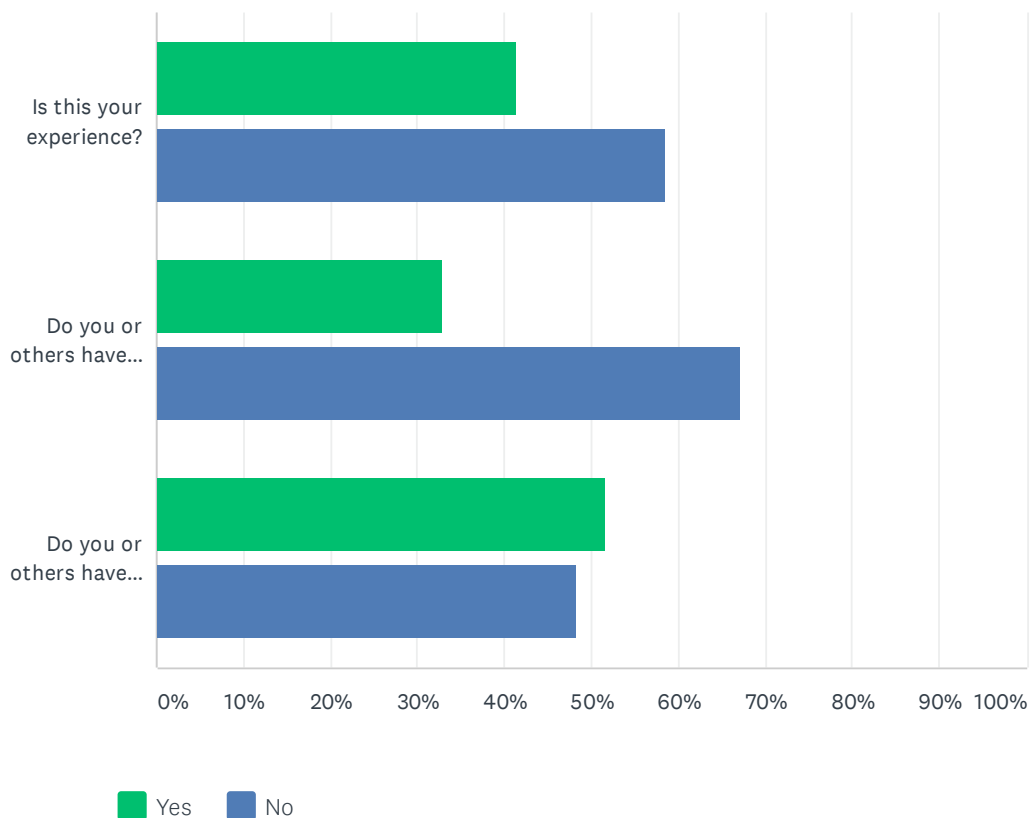
#	COMMENT:	DATE
1	Yes is with qualification of learning what it exactly it entails.	3/28/2020 9:22 AM
2	It's nice to have a park without any kind of traffic other than foot traffic.	3/24/2020 8:18 PM
3	Not Sure...need more information	3/24/2020 4:46 PM
4	Also would support a bike path through Cheesman Park	3/24/2020 2:56 PM
5	It is nice to know that all 10 or 12 of the mansions on 9th between Congress Park and Cheesman can influence the decision. I agree with it. Maybe they could weigh in on all these crazy ideas as well.	3/23/2020 3:54 PM
6	There is already pavement which one can navigate thru the park	3/22/2020 10:42 PM
7	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
8	Need to know the reasoning not to do it	3/20/2020 3:18 PM
9	My dog was run over by a bicycle in a park. The rider refused to stop.	3/16/2020 1:58 PM
10	No, for the same reason the Parks department has stated. An expensive project that will be almost unused.	3/16/2020 11:26 AM
11	There is a bike lane on 7th that goes to Cheesman Park	3/16/2020 10:58 AM
12	Or make another route that's nearby and safe.	3/15/2020 7:28 PM
13	Maybe. If it goes though the playing fields then no. If unobtrusive, not a bad idea.	3/15/2020 4:50 PM
14	Would like to see a map of the proposed route before responding.	3/15/2020 3:09 PM
15	I have not heard of any cyclists who can't get where they want to go. Why would we add anything to Congress Park if there is not a problem?	3/15/2020 9:26 AM
16	It does not need to be a dedicated bike lane.	3/15/2020 8:47 AM
17	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
18	Bikes and parks go together well.	3/12/2020 11:57 AM
19	Children and dogs and humans will be at risk of being run down, just like in Wash park now.	3/12/2020 11:28 AM
20	I love riding through the neighborhood now. 9th is great! I don't think we need a change.	3/12/2020 9:32 AM
21	a much safer route	3/11/2020 12:03 PM
22	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
23	not sure.	3/10/2020 11:49 AM
24	I'm not sure I know enough to answer	3/10/2020 11:16 AM
25	Absolutely, 100%	3/10/2020 11:07 AM
26	Even though it would be very easy for me to bike commute, I'm terrified of sharing the road with cars. The more of a route is away from cars, the more likely I will be to bike.	3/10/2020 10:21 AM
27	This will NEVER happen. We do not want increased traffic along 9th Ave - let alone a dedicated bike lane. Wtf?	3/10/2020 9:36 AM
28	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
29	ALWALYS A CATCH - RONALD REAGAN SAID WISELY - DON'T TRUST THE GOVERNMENT.	3/9/2020 10:14 PM
30	Seventh Ave is a bike route, use that	3/9/2020 2:46 PM

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

31	Need more info.	3/8/2020 9:34 PM
32	Don't know.	3/8/2020 9:33 PM
33	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
34	There's no need. Me and my family bike everywhere in Congress Park and adjacent neighborhoods already. This is an unnecessary expense.	3/7/2020 9:49 PM
35	7th Avenue already has a great bike lane that is easily accessible and well used	3/7/2020 9:44 PM
36	What is the reason for Denver Parks decision?	3/7/2020 9:01 PM
37	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
38	We have been able to find our way on bikes and this plan is too contrived.	3/7/2020 8:26 AM
39	You can already ride through there. Are they taking out the playing fields for this?	3/7/2020 8:26 AM
40	Better to have bike routes through parks than on streets with traffic	3/7/2020 8:05 AM
41	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
42	Would allow for easier access for ALL to the park.	3/6/2020 9:07 PM
43	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
44	What is the objection?	3/6/2020 4:45 PM
45	No need!	3/6/2020 3:59 PM
46	I ride through Congress Park to 9th ave often, but carefully. A bicycle route isn't necessary.	3/6/2020 2:10 PM
47	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
48	Why not? Parks are nice safe routes for bikes.	3/6/2020 12:10 PM
49	Absolutely!!	3/6/2020 11:55 AM
50	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
51	I'd need more information before I can comment	3/6/2020 11:17 AM
52	parking at the pool is already a problem a bike lane to the pool is a great idea	3/6/2020 11:13 AM
53	It's almost in place, easy to connect and widen current sidewalks	3/6/2020 10:52 AM
54	Vehicle traffic, including bikes, should not be allowed in our parks.	3/6/2020 10:51 AM
55	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
56	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: 237 Skipped: 80



	YES	NO	TOTAL
Is this your experience?	41.45% 97	58.55% 137	234
Do you or others have difficulty finding parking in AM?	32.74% 74	67.26% 152	226
Do you or others have difficulty finding parking in PM?	51.74% 119	48.26% 111	230

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	Is the goal to fill the streets with parked cars? I don't want to sit on my front porch and look at parked cars.	3/23/2020 3:54 PM
6	I have a garage and park off street. A neighbor frequently parks his work truck and trailer close by and takes up a good 30' of street parking	3/22/2020 10:42 PM
7	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
8	The Sewall School is on the next block. When the school is in session, parking is at a premium.	3/22/2020 5:07 PM
9	We have a garage but the street is usually full when people aren't working	3/20/2020 3:18 PM
10	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
11	Yes! And we want to KEEP IT THAT WAY!	3/16/2020 11:26 AM
12	Parking is a problem now. This has to be addressed with more density.	3/16/2020 11:11 AM
13	40% seems accurate for during the weekday, not overnight or weekends.	3/16/2020 10:58 AM
14	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
15	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
16	40% occupancy? Who is the ECAP trying to fool? I would like to see the data. Seems to me the ECAP is making up statistics to support its agenda.	3/15/2020 9:26 AM
17	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
18	I live in a low density part of the neighborhood.	3/15/2020 8:47 AM
19	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
20	Everyday in the evenings and weekends am are difficult	3/13/2020 2:11 PM
21	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
22	I'm fortunate to have a 2 car garage, but our street is always over 60% full. Weekends and evenings are 80%.	3/12/2020 9:32 AM
23	I wish it was available 60%. They didn't come down my street.	3/11/2020 5:10 PM
24	I'm concerned on what impact the 9th Colo. development will have on parking in my neighborhood.	3/11/2020 8:57 AM
25	I go to work in the morning as do most of my neighbors so there is parking in the AM. PM is	3/10/2020 10:36 PM

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

	another issue	
26	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
27	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
28	i can't count on my guests having parking. Apartment buildings or multi-unit buildings need to provide parking. I don't care about small/micro units - people in CO have cars, like it or not, so make sure off-street parking is available.	3/10/2020 11:49 AM
29	I live right on the edge of Congress Park and Cheesman, by the Botanic Gardens. May through December there are areas restricted to permitted parking only. These areas are usually very empty during restricted hours because the people that qualify for the permits tend to have off-street parking available to them. This year was especially tough for parking because the construction at the gardens removed half the street parking on 11th between York and Gaylord and a good portion of the parking on York between 11th and 12th.	3/10/2020 10:21 AM
30	I have a 6 car garage so this rarely impacts me. I do find that company sometimes has trouble finding parking and it is troublesome when people illegally park in the alley or block the garage access to attend a Botanic Garden function.	3/10/2020 9:36 AM
31	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
32	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
33	I'M NOT PARKING IN THE MORNING - I AM PARKED	3/9/2020 10:14 PM
34	My block is atypical. Parking is frequently congested closer to major thorough fares. A more granular approach rather than lumping all of Congress Park together.	3/9/2020 10:30 AM
35	Summer evenings we end up with DBG parking for concerts....extremely frustrating now that Columbine and Elizabeth streets have only permit parking on their streets, people come as far as Clayton/Detroit to park.	3/9/2020 10:22 AM
36	We don't need more people parking here thank you.	3/8/2020 9:34 PM
37	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
38	We do have a 2-car garage	3/8/2020 3:18 PM
39	As noted above, being in the 600 block means regular parking issues as we are the closest non-restricted parking to Cherry Creek. We regularly have parking issues.	3/8/2020 12:06 PM
40	This is not the case in the northern half of the neighborhood.	3/8/2020 9:47 AM
41	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
42	Weekend mornings our streets are packed with people coming to the local businesses. At night, our streets are filled with our cars from local apartment buildings. In the mid morning On weekdays around 10 am it's pretty clear but that's all. I also noticed that people in the summer will park their cars and take bikes. Many people use their single car garages to store their bikes and so the cars being on the streets parked is a good sign to me that folks are riding bikes.	3/7/2020 9:49 PM
43	Sometimes as I live close to the park and lots of people park in front of my house	3/7/2020 9:44 PM
44	Never any problems parking within 2 blocks. If walking 2 blocks is a problem, move to castle	3/7/2020 5:13 PM

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

rock.

45	The street is full on my block, but don't need it.	3/7/2020 11:34 AM
46	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
47	At night people often park a block or more from where they live.	3/7/2020 8:26 AM
48	I don't know where this "parking study" was completed, but that is absolutely incorrect.	3/7/2020 8:24 AM
49	Their study probably wasn't detailed, block by block. If it was it was flawed.	3/7/2020 6:26 AM
50	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
51	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
52	I currently have a 1 car garage and I live alone.	3/6/2020 9:39 PM
53	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
54	North of 12 vs South is very different.	3/6/2020 9:07 PM
55	Parking is difficult in our part of the neighborhood - but that is okay with me! We live in a city close neighborhood. Street parking is not a right.	3/6/2020 7:57 PM
56	This is impacted by construction dumpsters and worker parking.	3/6/2020 5:32 PM
57	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
58	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
59	Not often. Was extremely difficult before parking restrictions were implemented.	3/6/2020 4:45 PM
60	people do park on Detroit st to go to Congress Park and the Botanic Gardens	3/6/2020 3:39 PM
61	I use off street parking.	3/6/2020 3:07 PM
62	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
63	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
64	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
65	It's impossible to park on madison after 4:45p. Tag burger bar.	3/6/2020 1:30 PM
66	More like 30% available parking. The further north and west you go the less parking there it.	3/6/2020 1:19 PM
67	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
68	Just because you can't park IN FRONT if your house does not mean you have parking difficulty.	3/6/2020 12:04 PM
69	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
70	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	3/6/2020 11:44 AM

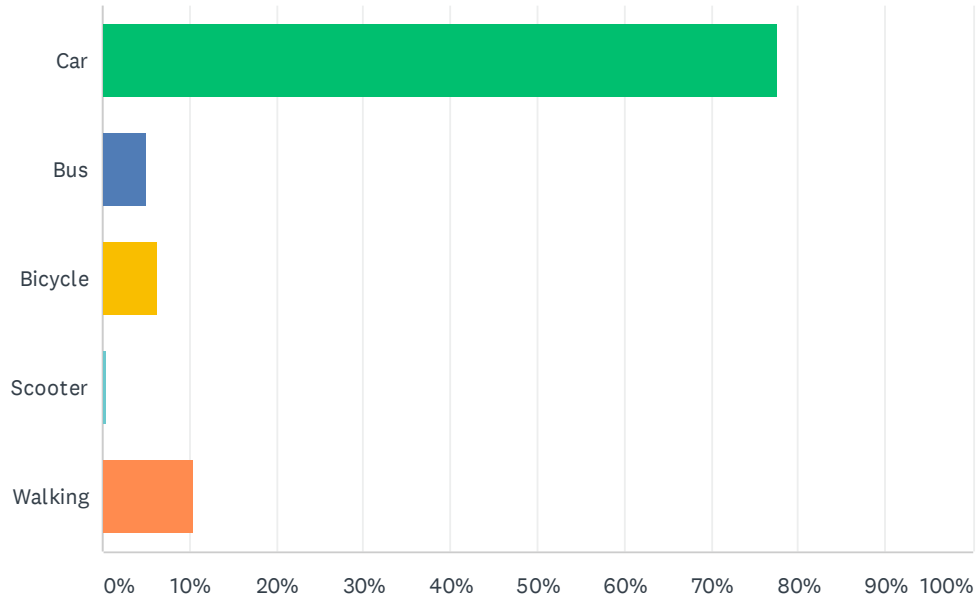
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surveys myself of streets in Congress Park which are proposed neighborhood bikeways, and along Madison, and find the 40% figure to be accurate on average. Many blocks south of 10th have lower than 40%, going down to about 10-15% at times, and many blocks north of 11th have higher than 40%, going up to 100% at times.

71	from 9-5 parking is readily available but outside those hours it is difficult to find parking	3/6/2020 11:17 AM
72	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
73	garage	3/6/2020 11:12 AM
74	We generally have some free space on the block, but if I have people over they may have to park a block away.	3/6/2020 11:10 AM
75	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
76	With the addition of Blue Pan Puzza, and Sweet Coopies, parking is difficult on Monroe Street, especially for those of us without garages.	3/6/2020 10:55 AM
77	Parking needs to be further set-back from intersections (with effect of removing parking space) and sidewalk extensions need to be installed at intersections (e.g. what is found in the Cherry Creek North business district).	3/6/2020 10:51 AM
78	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
79	especially close to colfax	3/6/2020 10:49 AM
80	Eliminating all "difficulty" to find free parking is a false and environmentally catastrophic goal.	3/6/2020 10:48 AM
81	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Car	77.64%	184
Bus	5.06%	12
Bicycle	6.33%	15
Scooter	0.42%	1
Walking	10.55%	25
TOTAL		237

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

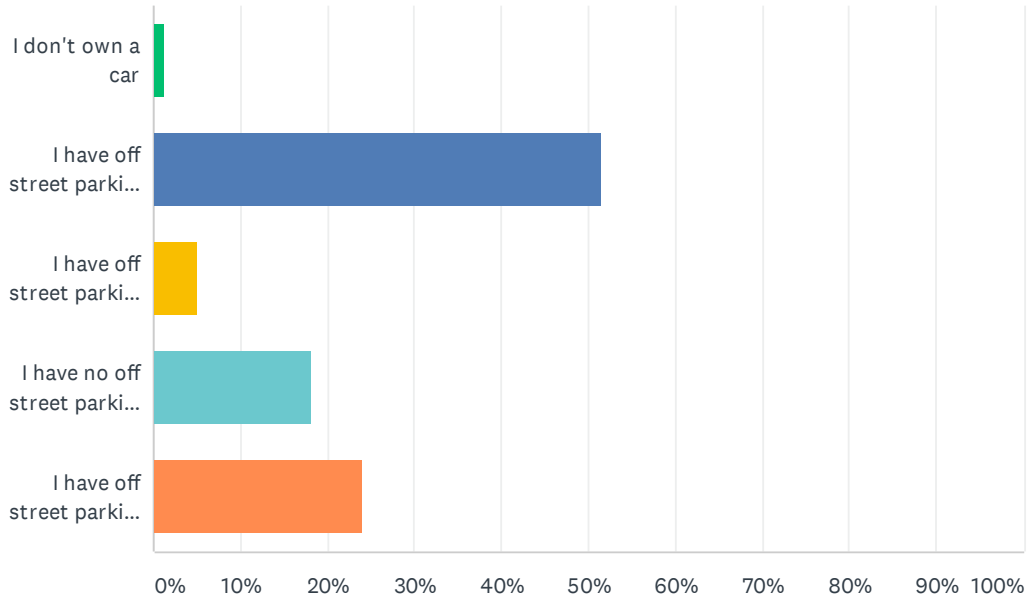
#	COMMENT:	DATE
1	We use the car for major trips like grocery shopping. We use the bus for going downtown. We walk to most places in the neighborhood.	3/28/2020 11:09 AM
2	Unfortunately you don't allow multiple answers. My husband often takes the bus. I walk. When grocery shopping we use the car.	3/24/2020 8:18 PM
3	I walk everywhere in the neighborhood. Use my car for traveling outside of Congress Park	3/22/2020 10:42 PM
4	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
5	Car and bus about equally	3/16/2020 10:58 AM
6	We also walk a lot	3/15/2020 5:38 PM
7	Plug-in electric!	3/15/2020 3:09 PM
8	I also bus and walk.	3/15/2020 10:51 AM
9	Car, bike and walking. Scooters are inappropriate and should not be allowed. Mass transit is a mess, and I will not take it unless forced.	3/15/2020 9:26 AM
10	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
11	We also bike and walk regularly, but I use my car to commute to multiple work sites.	3/15/2020 8:47 AM
12	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
13	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
14	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
15	we are a one-car family - we use car 60% but bus 40%	3/10/2020 11:49 AM
16	I can't rely on the bus to get me where I'm going in a reasonable amount of time, even though I'm usually not going farther than 2 miles or so. I walk when I can, but for grocery shopping and similar errands I usually end up driving.	3/10/2020 10:21 AM
17	Also commute by bike in the nicer months.	3/10/2020 9:27 AM
18	Many days I do not ever drive my car and walk	3/10/2020 9:26 AM
19	AND I TAKE THE BUS BUT WILL STOP BECAUSE OF CORONAVIRUS AND BEING AN ED RN AND POTENTIAL OF EXPOSURE TO THESE PATIENTS - CORONAVIRUS LIKES DENSITY - IT THRIVES IN IT - HMMM AND YOU WANT DENSE?	3/9/2020 10:14 PM
20	Bus and bicycle equally depending on convenience. Privately parked motor vehicle for occasional utility needs	3/9/2020 2:20 PM
21	About equal amounts of car and walking with a supplement of bus.	3/8/2020 9:33 PM
22	1 adult is primarily a bike commuter and we do a lot of walking	3/8/2020 3:18 PM
23	I also regularly walk for errands.	3/8/2020 12:06 PM
24	I have a cargo bike. The on street parking is critical for me though because I have a garage that is more the size of a shed as my lot is too small for anything else. I park my car on the street and cargo bike everywhere I can. I take my car when I'm sick, one of my family members currently has the flu, and the car is necessary at times when folks are sick and we need to get to the ER or dr.	3/7/2020 9:49 PM
25	I need my car for work (sales) but I walk and bike ride a lot	3/7/2020 9:44 PM

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

26	I drive, but my husband commutes by bus and bike depending on weather. We own one car.	3/7/2020 5:13 PM
27	However, this time of year I usually bus.	3/7/2020 11:34 AM
28	But I also often walk or bike.	3/7/2020 8:26 AM
29	Depends where I'm going. I walk from Clayton and 13th to Cherry Creek Mall, Trader Joes, Sprouts, etc. We take the bus downtown, we drive to UCHealth.	3/7/2020 6:26 AM
30	I work in Lakewood.	3/6/2020 9:39 PM
31	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
32	I frequently walk to neighborhood destinations.	3/6/2020 4:55 PM
33	Generally walk to neighborhood restaurants and grocery store.	3/6/2020 4:45 PM
34	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
35	I cycle during the summer months, but only for recreation, not for transportation.	3/6/2020 2:10 PM
36	Within the neighborhood and to Cherry Creek, I walk	3/6/2020 1:49 PM
37	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
38	walking if within the neighborhood	3/6/2020 1:05 PM
39	i don't really have one. Walking obviously combines with the bus and biking. Use scooters and cars sometimes.	3/6/2020 12:10 PM
40	All of above. I drive, bike, walk, bus.	3/6/2020 11:55 AM
41	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
42	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
43	but we walk and bike a lot and want to keep it that way.	3/6/2020 10:50 AM
44	should have 2 choices here. walking if in neighborhood	3/6/2020 10:49 AM
45	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: 237 Skipped: 80



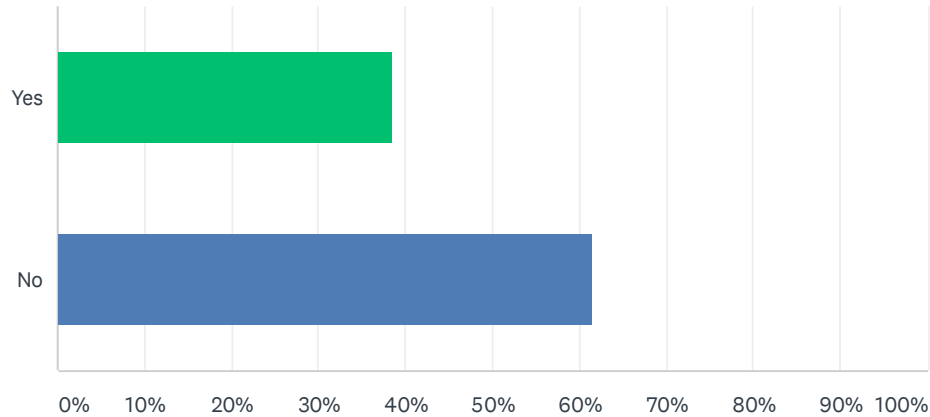
ANSWER CHOICES	RESPONSES	
I don't own a car	1.27%	3
I have off street parking and use it	51.48%	122
I have off street parking but choose to park on street	5.06%	12
I have no off street parking and must park on street	18.14%	43
I have off street parking but also need to park on the street	24.05%	57
TOTAL		237

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	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
4	My garage is not big enough for two cars.	3/15/2020 9:26 AM
5	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
6	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
7	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
8	one car family so we have one off-street spot.	3/10/2020 11:49 AM
9	4 cars in a 6 car garage. Will not be downsizing my vehicles in exchange for additional people to move into that space. Wtf?	3/10/2020 9:36 AM
10	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
11	I have difficulty backing car onto 8th ave always heavy traffic.. come close often to be rear ended by very fast moving traffic	3/8/2020 10:20 PM
12	I had my falling down garage repaired at my expense to make it usable.	3/8/2020 9:33 PM
13	Small garage.	3/7/2020 9:44 PM
14	We have one off street parking place and two cars.	3/7/2020 6:36 PM
15	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
16	My partner has two vehicles and must park on the street. This has resulted in occasional parking citations.	3/6/2020 4:55 PM
17	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
18	My garage is too small to fit a normal sized vehicle	3/6/2020 2:11 PM
19	We have space for one car in the back. The other is on the street.	3/6/2020 1:30 PM
20	Virtually EVERY house in Congress Park has a garage. People need to use them	3/6/2020 12:04 PM
21	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
22	I park in my garage	3/6/2020 11:17 AM
23	I am concerned about my safety using my garage at night. Just recently I was approached by an unknown, as I backed my car into my alley. I am thinking about parking on the street when I come home at night.	3/6/2020 11:10 AM
24	Off street parking costs \$50. I would pay this if I needed to.	3/6/2020 10:48 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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES
Yes	38.40% 91
No	61.60% 146
TOTAL	237

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	Define community benefits. Like more traffic and less parking? Or some dog park because there won't be space for dogs to run? Do not turn Congress Park into RINO.	3/23/2020 3:54 PM
6	5 stories would be sufficient	3/22/2020 10:42 PM
7	homeowners could be compensated by builders for decreased property values	3/20/2020 3:18 PM
8	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
9	Maybe, if the housing was actually affordable	3/16/2020 10:58 AM
10	maximum should be 5 stories. Consider parking!	3/16/2020 10:00 AM
11	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
12	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
13	What is wrong with retaining homeowner rights? We purchased homes in our neighborhood because of the low density and low crime. Why are you now proposing to change that? Especially without asking the residents!	3/15/2020 9:26 AM
14	We need housing housing housing for families & or households who may only have modest and even low incomes.	3/13/2020 3:15 PM
15	This is logical and supported by countless studies.	3/12/2020 12:16 PM
16	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
17	Im OK with 4 stories but not 8	3/10/2020 11:49 AM
18	There is no way to enforce or make a developer provide additional housing	3/10/2020 11:43 AM
19	what about 5 or 6 stories?	3/10/2020 10:03 AM
20	This will artificially impact the adjacent homeowners. Would you want an 8 story building built right next to YOUR house? Or on BOTH sides of your house?	3/10/2020 9:36 AM
21	not regardless of the impact, but I do think Colfax is the appropriate location for more affordable housing-	3/10/2020 9:27 AM
22	AFFORDABLE HOUSING IS JUST A Trojan horse FOR THE DEVELOPER.	3/9/2020 10:14 PM
23	5 story max, Keep the winter sun on Colfax.	3/9/2020 2:46 PM
24	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
25	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
26	Again, 8 stories is absurd and shows how absurd this plan is.	3/8/2020 7:27 AM
27	I don't own a home there but that seems too high next to someone's house. It would surely have negative impacts on them. 5 seems like a lot already but if that's what it is, it should stay	3/7/2020 9:49 PM

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at that since they homeowners presumably already know that it's possible to go up to 5 stories.

28	What? Affordable housing expires, I don't want that clause to expire - ever.	3/7/2020 9:01 PM
29	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
30	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
31	Again this is MISLEADING -- No one is proposed 3 to 8 -- the proposal is 3 to 5.	3/7/2020 10:06 AM
32	That will destroy the property values of those home owners.	3/7/2020 8:26 AM
33	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
34	Need more info to properly answer this. What are the impacts?	3/7/2020 7:03 AM
35	Stop the madness.	3/6/2020 11:32 PM
36	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
37	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
38	Absolutely.	3/6/2020 7:57 PM
39	Additional height is ok for mixed use of residential and business or adding hotel space.	3/6/2020 6:14 PM
40	I am very cautious about this. Colfax should not become a canyon street.	3/6/2020 4:55 PM
41	We don't need it.	3/6/2020 4:45 PM
42	affordable housing has been discussed at these meetings and is really not in the mix...	3/6/2020 3:39 PM
43	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
44	Why not 5 stories? We don't want a Colfax Canyon.	3/6/2020 1:19 PM
45	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
46	Of course! this is another bad question. What do you mean "regardless of the impacts to adjacent homeowners?" This again seems like you're trying to make people angry.	3/6/2020 12:10 PM
47	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
48	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
49	Eight stories is too high.	3/6/2020 11:17 AM
50	the density must be considerate of existing residential homes. 5 would be more appropriate	3/6/2020 11:17 AM
51	No sir! The quality of life for the homes close to Colfax would be diminished.	3/6/2020 11:10 AM
52	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
53	5 stories plenty and must provide off street parking	3/6/2020 10:52 AM
54	affordable housing is not a community benefit to congress park. it is a problem and a blight	3/6/2020 10:50 AM

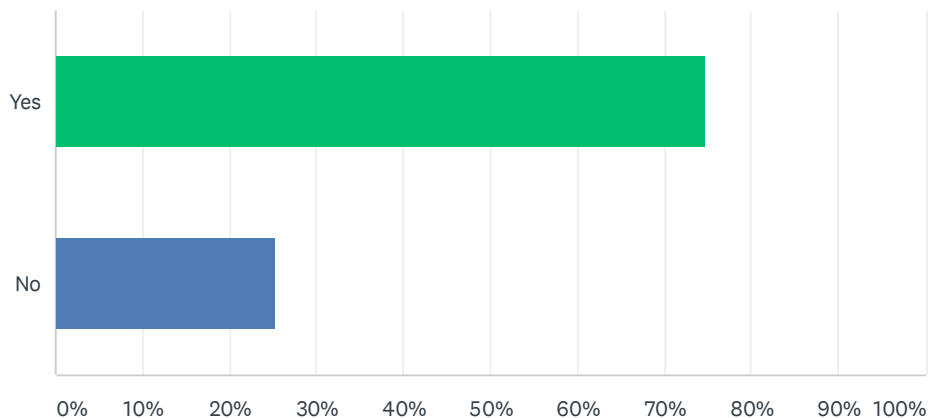
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which will lower our property values. we oppose it strongly. no increase in height limit.

55	I support it even without the so-called "community benefits"	3/6/2020 10:48 AM
56	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: 237 Skipped: 80



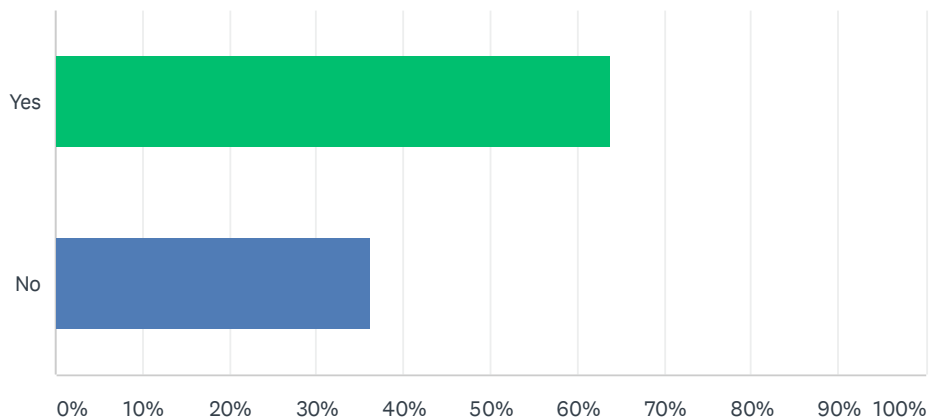
ANSWER CHOICES	RESPONSES	
Yes	74.68%	177
No	25.32%	60
TOTAL		237

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

#	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	Yes, By all means, make auto traffic even worse!	3/16/2020 11:26 AM
5	I think it's a great idea	3/12/2020 12:16 PM
6	OMG	3/12/2020 11:57 AM
7	A terrible idea	3/10/2020 10:36 PM
8	Hate it!	3/10/2020 8:08 PM
9	This was a horrible idea. RTD is already in a deficit. Even though I volunteer two days a week out at the Anschutz Medical Campus, I will NOT be taking the Colfax Bus.	3/10/2020 9:36 AM
10	I don't understand how that will work	3/9/2020 10:22 AM
11	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
12	I found out about this during these past months of learning about the ECAP.	3/7/2020 9:49 PM
13	CAN'T WAIT!!!	3/7/2020 11:34 AM
14	I don't want it.	3/7/2020 8:26 AM
15	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
16	Bad idea....streetcars like most cities are doing with great success	3/6/2020 12:04 PM
17	Big supporter of it	3/6/2020 11:55 AM
18	I think this is a great idea and look forward to utilizing it	3/6/2020 11:13 AM
19	dumb idea	3/6/2020 11:12 AM

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

Answered: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	63.71%	151
No	36.29%	86
TOTAL		237

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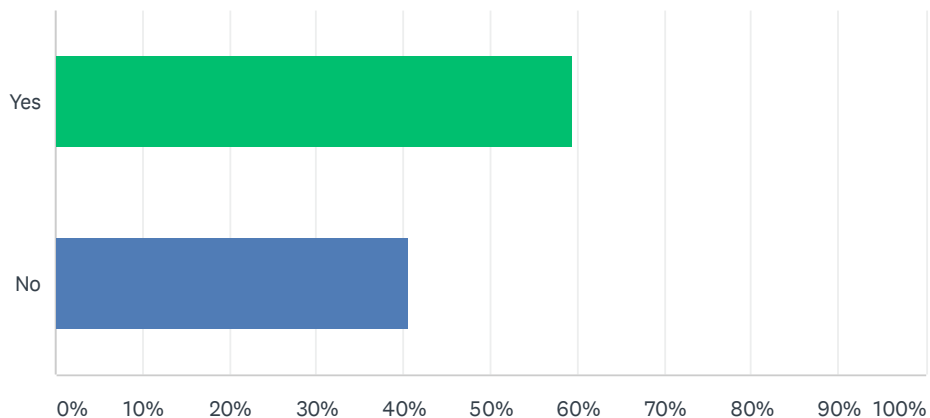
#	OTHER (PLEASE SPECIFY)	DATE
1	I didn't know but that sounds great!	3/25/2020 9:11 AM
2	bad idea. Is the thinking that people will no longer drive to work? Does everyone work within walking distance of Colfax?	3/23/2020 3:54 PM
3	This will make driving on Colfax more dangerous and drivers more inclined to rage.	3/16/2020 1:58 PM
4	Yes. An exceedingly unwise idea. It will fail in its mission.	3/16/2020 11:26 AM
5	Another reason why 14th ave cannot lose a drive lane to a bike lane	3/16/2020 11:11 AM
6	That sounds like a lunatic idea.	3/15/2020 7:28 PM
7	I hope this doesn't encourage more traffic into Congress Park.	3/15/2020 9:08 AM
8	See previous comments	3/12/2020 12:16 PM
9	But that fact is not usually mentioned in the marketing materials...	3/12/2020 11:57 AM
10	Pandering to RTD and a limited number of Bus riders versus people driving cars	3/10/2020 10:36 PM
11	Ridiculous! Really!!!	3/10/2020 8:08 PM
12	Again, horrible idea for whomever proposed this. It is going to send all of the traffic down to 13/14th and 17th Ave - same thing has happened on 7th Avenue with the increased traffic on 6th and 8th. And you want to propose a bike lane on 14th? Bike And pedestrian fatalities are already on the rise. Collect some statistics on the road rage that is going to be coming down your streets and then discuss eliminating parking spots for bikes.	3/10/2020 9:36 AM
13	li 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
14	That seems counter-productive	3/9/2020 10:22 AM
15	Won't people just speed through our neighborhood to cut around colfax if that happens?	3/7/2020 9:49 PM
16	Good. Will make it safer for the bus transit riders and make the BRT more efficient.	3/7/2020 11:34 AM
17	That will make getting around this part of town impossible.	3/7/2020 8:26 AM
18	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
19	Stop the madness.	3/6/2020 11:32 PM
20	Thought it was to be only one drive lane.	3/6/2020 4:45 PM
21	Ridiculous. I've seen the barriers coming up.	3/6/2020 3:01 PM
22	This would be horrible. Traffic is already a nightmare!!!!	3/6/2020 2:15 PM
23	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
24	This sounds like a terrible idea that will only contribute to the existing gridlock situation.	3/6/2020 2:10 PM
25	So this relates to your questions above. Stupid.	3/6/2020 2:06 PM
26	BRT is an awesome upgrade to our community	3/6/2020 11:55 AM
27	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
28	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
29	This would create terrible traffic on colfax to access businesses. Also, if you are increasing density on Colfax, you should not be eliminating access to the businesses	3/6/2020 11:17 AM
30	minimizing traffic on Colfax is a good idea	3/6/2020 11:13 AM

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

31	dumb idea	3/6/2020 11:12 AM
32	when and why is this being done? why aren't we being notified? stop this madness!	3/6/2020 10:50 AM
33	This is a great idea.	3/6/2020 10:48 AM
34	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: 237 Skipped: 80



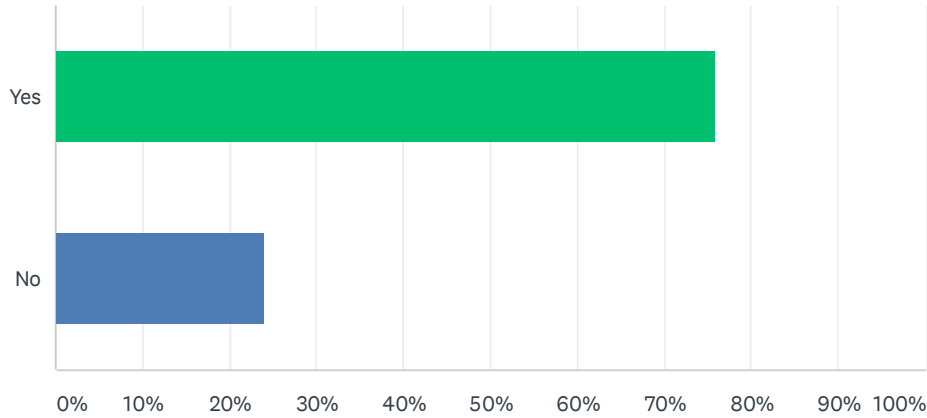
ANSWER CHOICES	RESPONSES	
Yes	59.49%	141
No	40.51%	96
TOTAL		237

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

#	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	Yet another bad idea.	3/23/2020 3:54 PM
5	This will significantly increase side road traffic in the blocks adjacent to Colfax. Needs to be addressed.	3/22/2020 6:27 PM
6	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
7	Yes, ANOTHER terrible idea	3/16/2020 11:26 AM
8	Like I said. But I'd be up for a streetcar!	3/15/2020 7:28 PM
9	This is urban design best practice	3/12/2020 12:16 PM
10	... 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
11	once again, does not sound like a good idea	3/9/2020 10:22 AM
12	How are people going to get through the area in cars? While I understand not wanting to build more accommodations for cars just because people are moving here, we surely don't want to couple both more people with fewer accommodations, right?	3/7/2020 9:49 PM
13	This is fantastic news!	3/7/2020 5:13 PM
14	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
15	How could they do something so stupid.	3/7/2020 8:26 AM
16	This is amazing. This means less cut through traffic	3/6/2020 9:16 PM
17	Good, many complain about cut-through traffic and this will help.	3/6/2020 9:07 PM
18	This will be a disaster.	3/6/2020 4:55 PM
19	More planning to impede automobile traffic flow.	3/6/2020 4:45 PM
20	Stupid	3/6/2020 2:06 PM
21	Another bad question.	3/6/2020 12:10 PM
22	This is a good thing	3/6/2020 12:04 PM
23	It's a terrible idea! Why would you bring all pedestrian traffic into the middle of a busy corridor? Seems very dangerous and would create more congestion. Create these lanes on the outside similar to the dedicated bus lanes around the city	3/6/2020 11:17 AM
24	dumb idea	3/6/2020 11:12 AM
25	Idk	3/6/2020 10:33 AM
26	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: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	75.95%	180
No	24.05%	57
TOTAL		237

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	They can't get drivers now. Good plan!	3/23/2020 3:54 PM
7	Don't know enough about it	3/22/2020 10:42 PM
8	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
9	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
10	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
11	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
12	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
13	Don't have enough info	3/13/2020 2:11 PM
14	This is urban design best practice	3/12/2020 12:16 PM
15	yes, these 25 words of it.	3/12/2020 11:57 AM
16	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
17	Isn't the 15 the busiest bus route in the city? Makes sense.	3/12/2020 9:32 AM
18	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
19	I'm not sure - I don't know enough about it.	3/10/2020 4:39 PM
20	but make sure it is easy for us to access in our neighborhood and also that pedestrians and bikers can get across safely.	3/10/2020 11:49 AM
21	Absolutely, 100%	3/10/2020 11:07 AM
22	Are you kidding me? People cannot even figure out TSA to get liquids out of their bags or shoes off of their feet. You are betting that the population who rides the bus is going to have pre-paid tickets to expedite the process? It is going to be a complete waste of tax dollar money and cause a huge headache for all of us.	3/10/2020 9:36 AM
23	COLFAX BUS AND I CAN SAY FROM EXPERIENCE - IS A MACHINE - IT JUST GOES - AND YOU HAVE TO BE COORDINATED - SO DON'T TELL ME IT IS A LUMBERJACK AND MOVES SLOW	3/9/2020 10:14 PM
24	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
25	Don't know yet.	3/8/2020 9:33 PM
26	I don't think people will use it if the rest of the RTD system isn't amazing though. Who just	3/7/2020 9:49 PM

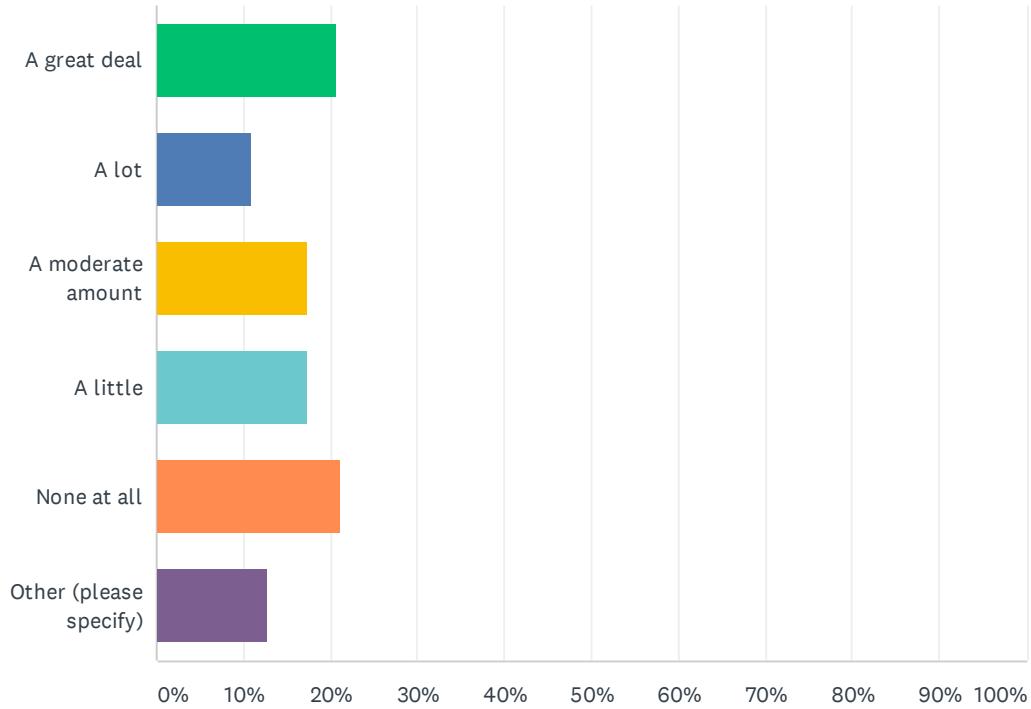
Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

wants to move up and down colfax? Most of us are trying to connect to other lines and if the overall system doesn't improve then it seems like a big expenditure on one aspect but I doubt it would change ridership anymore than the ridership of 16th st mall. If there aren't connection points like there are with the rail lines and bus lines on 16th st mall.

27	It would be great if it works. I am not confident RTD can carry it off.	3/7/2020 9:01 PM
28	It will only work if run efficiently and RTD does not have a stellar record here	3/7/2020 6:21 PM
29	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
30	It won't get used all the time if it's managed by RTD - it's a theory that people will all use it instead of drive - they won't	3/7/2020 8:24 AM
31	Unknown	3/7/2020 8:10 AM
32	BRT would be revolutionary to Colfax.	3/6/2020 10:26 PM
33	Unfortunately it's basically the only option left.	3/6/2020 4:55 PM
34	I am unsure about this.	3/6/2020 4:55 PM
35	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
36	As long as there is room for car traffic and parking, which is doubtful.	3/6/2020 3:01 PM
37	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
38	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
39	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
40	People won't ride buses	3/6/2020 12:04 PM
41	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
42	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
43	Idk	3/6/2020 10:33 AM

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

Answered: 237 Skipped: 80



ANSWER CHOICES	RESPONSES	
A great deal	20.68%	49
A lot	10.97%	26
A moderate amount	17.30%	41
A little	17.30%	41
None at all	21.10%	50
Other (please specify)	12.66%	30
TOTAL		237

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	I can't support without more details of all the ramifications.	3/28/2020 9:22 AM
3	need more info	3/24/2020 4:46 PM
4	I liked the street car trolley idea better	3/24/2020 2:56 PM
5	Not sure. Particularly how the ridership is likely to be. Don't feel the city should build high density housing to force people into public transit	3/22/2020 10:42 PM
6	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
7	Another colossal, unpopular flop that WILL fail.	3/16/2020 11:26 AM
8	As long as it's development doesn't preempt current RTD services	3/16/2020 10:58 AM
9	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
10	Existing mass transit does not work. So I do not understand why anyone thinks that BRT would work. Seems remarkably ill-conceived, as if planners had not spent any time in our neighborhood.	3/15/2020 9:26 AM
11	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
12	I don't know enough	3/13/2020 2:11 PM
13	Don't know enough about the plan	3/12/2020 12:09 PM
14	Very little. Sigh.	3/12/2020 11:57 AM
15	need more info to formulate opinion	3/12/2020 11:07 AM
16	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
17	I don't know enough about it.	3/10/2020 4:39 PM
18	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
19	Can't they find a way to do this without pinching traffic that will send drivers speeding through our neighborhood?	3/7/2020 9:49 PM
20	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
21	It is a stupid, unworkable idea.	3/7/2020 8:26 AM
22	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
23	I'd like to see improvement in mass transit, I just don't think this is it.	3/6/2020 9:39 PM
24	Worried about cost but otherwise very excited.	3/6/2020 7:57 PM
25	more answers on probable increased traffic in neighborhood.	3/6/2020 3:39 PM

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

26	Need more info	3/6/2020 3:07 PM
27	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
28	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
29	Not sure	3/6/2020 10:55 AM
30	Idk	3/6/2020 10:33 AM