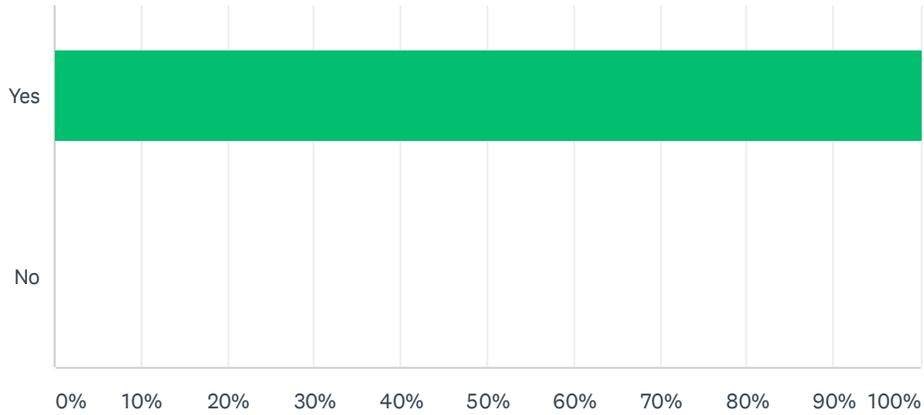


### Q1 Congress Park boundaries are E Colfax to North, 6th Ave to South, York to West and Colorado Blvd to East. Do you live or own residential property in the Congress Park Neighborhood?

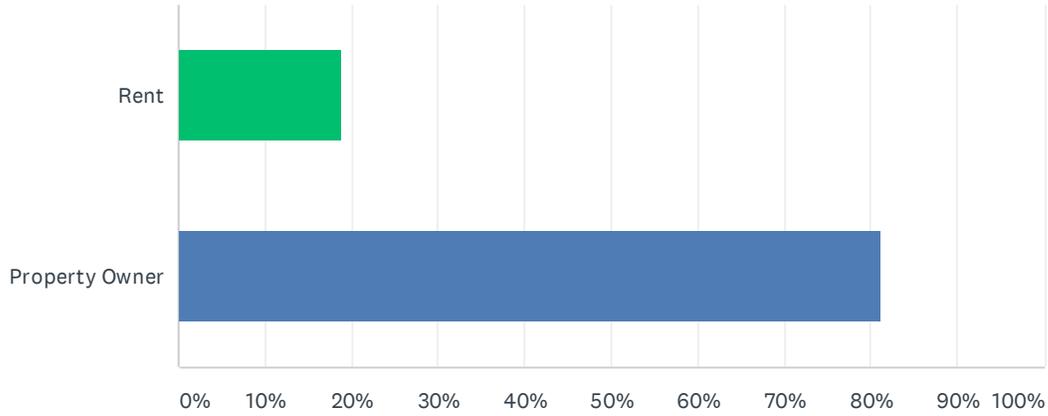
Answered: 80 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	100.00%	80
No	0.00%	0
TOTAL		80

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

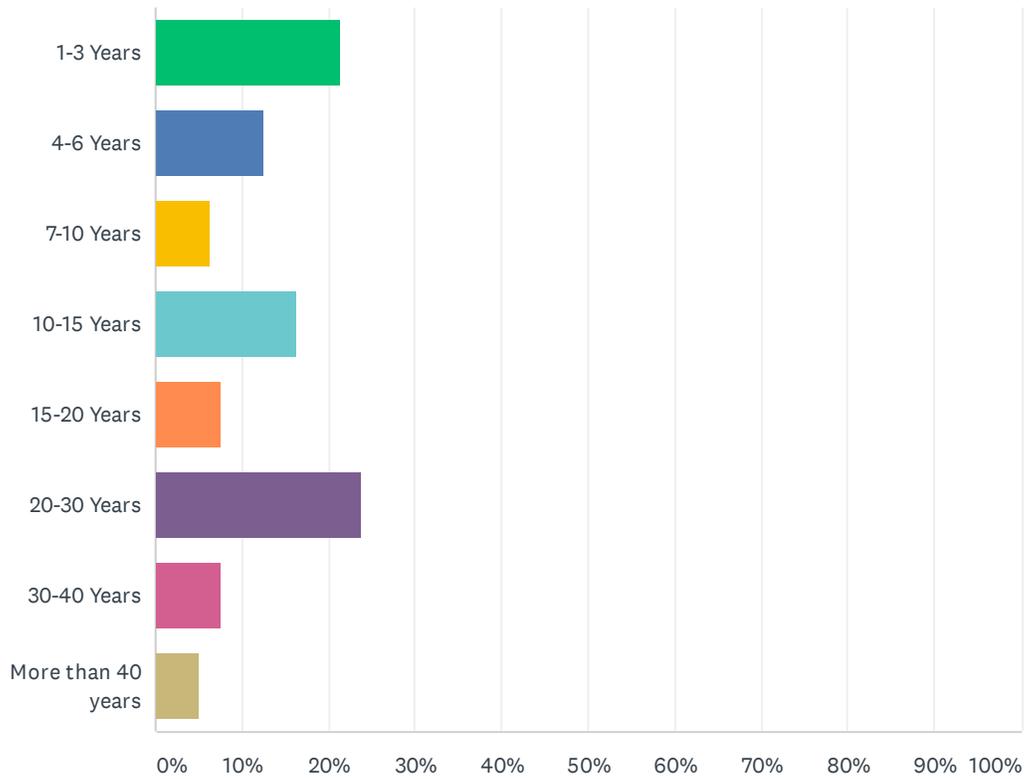
Answered: 80 Skipped: 0



ANSWER CHOICES	RESPONSES
Rent	18.75% 15
Property Owner	81.25% 65
TOTAL	80

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

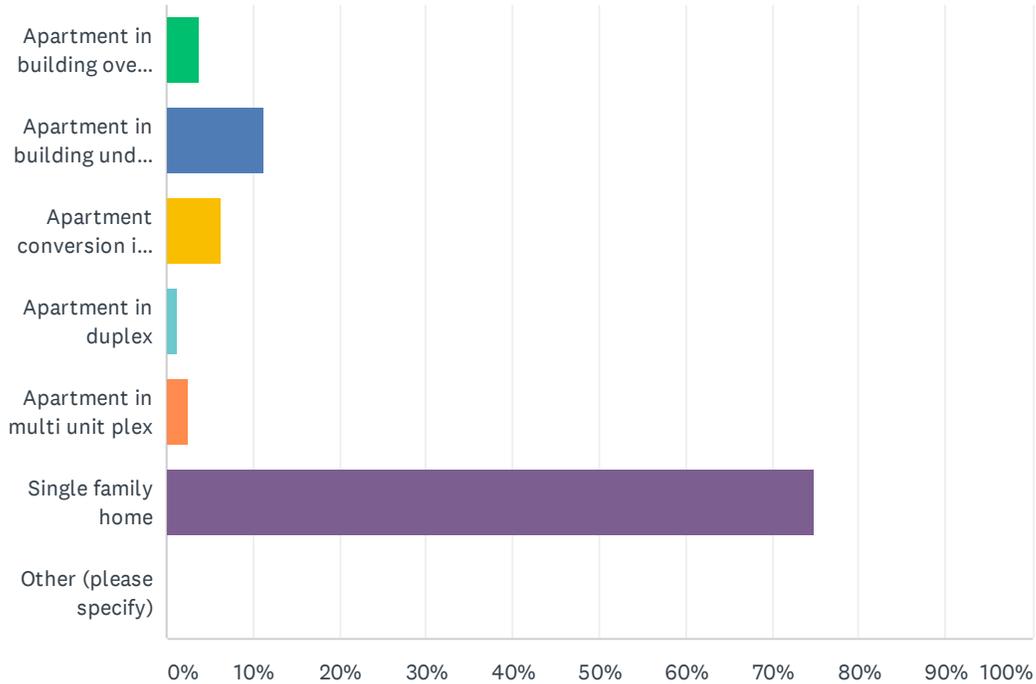
Answered: 80 Skipped: 0



ANSWER CHOICES	RESPONSES	
1-3 Years	21.25%	17
4-6 Years	12.50%	10
7-10 Years	6.25%	5
10-15 Years	16.25%	13
15-20 Years	7.50%	6
20-30 Years	23.75%	19
30-40 Years	7.50%	6
More than 40 years	5.00%	4
<b>TOTAL</b>		<b>80</b>

## Q4 How would you best describe your home or property

Answered: 80 Skipped: 0

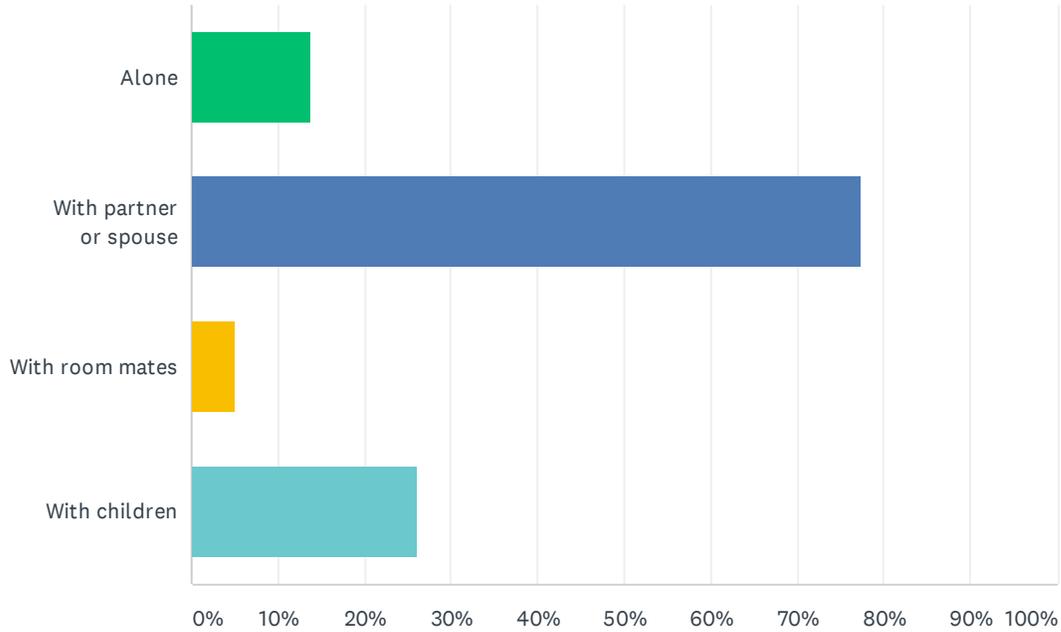


ANSWER CHOICES	RESPONSES
Apartment in building over 7 stories	3.75% 3
Apartment in building under 7 stories	11.25% 9
Apartment conversion in former single family building	6.25% 5
Apartment in duplex	1.25% 1
Apartment in multi unit plex	2.50% 2
Single family home	75.00% 60
Other (please specify)	0.00% 0
<b>TOTAL</b>	<b>80</b>

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

### Q5 Please check all that apply. Do you live:

Answered: 80 Skipped: 0

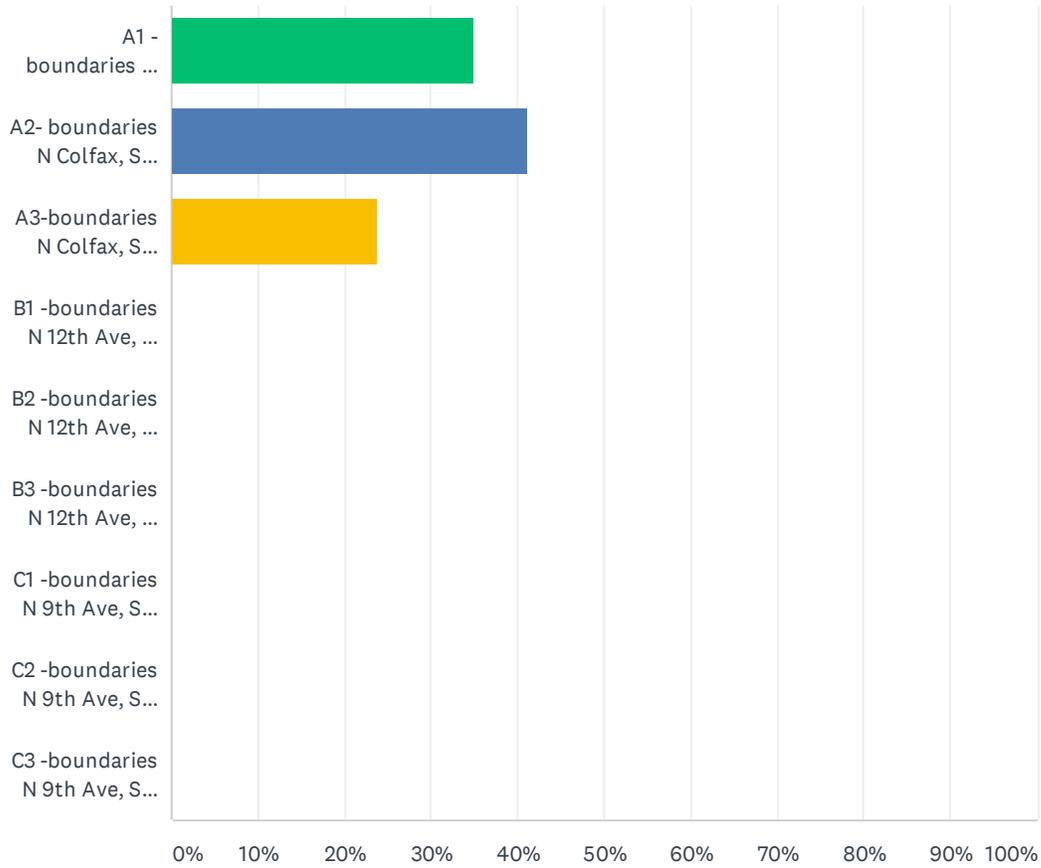


ANSWER CHOICES	RESPONSES
Alone	13.75% 11
With partner or spouse	77.50% 62
With room mates	5.00% 4
With children	26.25% 21
Total Respondents: 80	

#	OTHER (PLEASE SPECIFY)	DATE
1	Hi	3/30/2020 8:07 AM
2	CARRIAGE HOUSE IN REAR WITH A RENTER OF 7 YEARS	3/9/2020 10:14 PM

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

Answered: 80 Skipped: 0



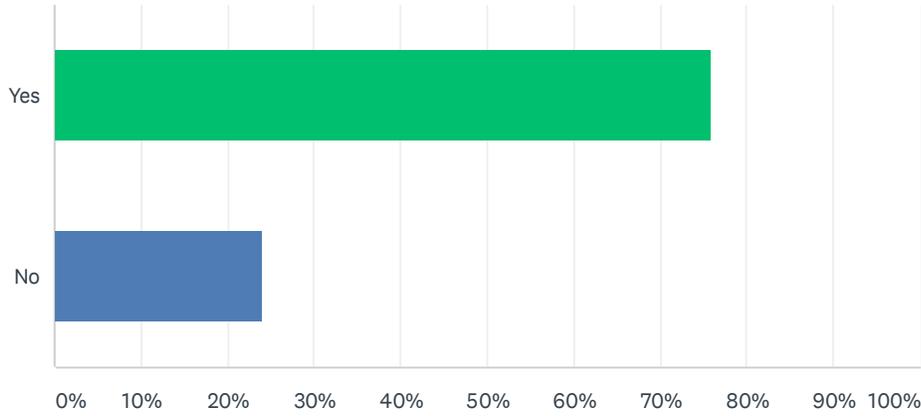
ANSWER CHOICES	RESPONSES	
A1 - boundaries N Colfax,S 12th Ave,W York St, E Fillmore St	35.00%	28
A2- boundaries N Colfax, S 12th Ave, W Milwaukee St, E Cook St	41.25%	33
A3-boundaries N Colfax, S 12th Ave, W Madison St, E Colorado Blvd	23.75%	19
B1 -boundaries N 12th Ave, S 9th Ave. W York St , E Fillmore St	0.00%	0
B2 -boundaries N 12th Ave, S 9th Ave. W Milwaukee St, E Cook St	0.00%	0
B3 -boundaries N 12th Ave, S 9th Ave. W Madison St, E Colorado Blvd	0.00%	0
C1 -boundaries N 9th Ave, S 6th Ave. W York St, E Fillmore St	0.00%	0
C2 -boundaries N 9th Ave, S 6th Ave, W Milwaukee St, E Cook St	0.00%	0
C3 -boundaries N 9th Ave, S 6th Ave, W Madison St, E Colorado Blvd	0.00%	0
Total Respondents: 80		

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

### Q7 Do you live within 2 blocks of Colfax Avenue?

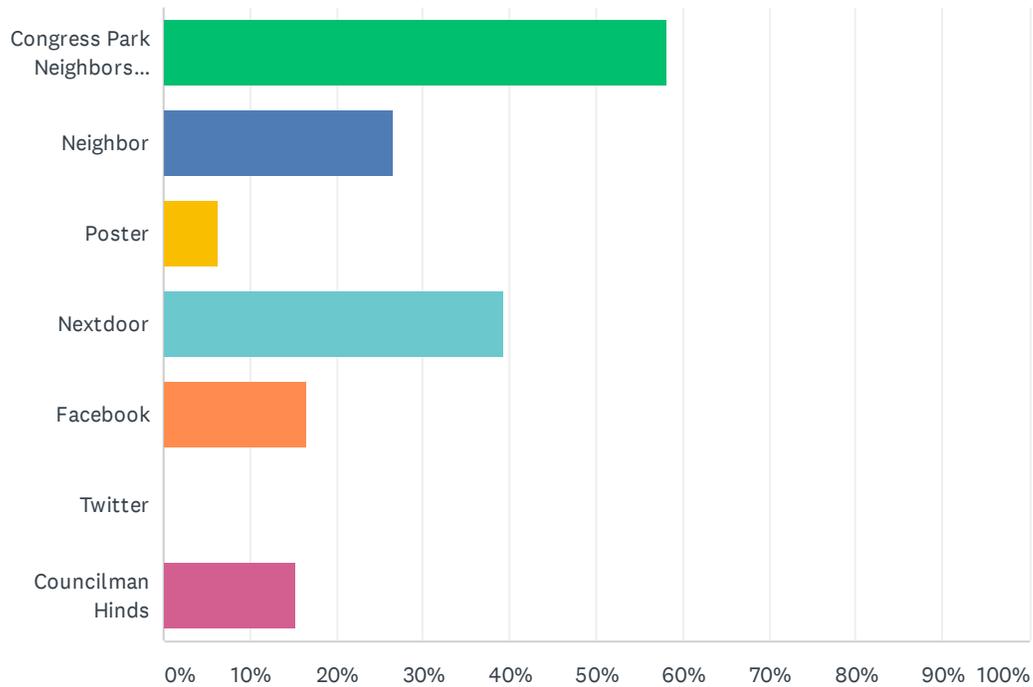
Answered: 79 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	75.95%	60
No	24.05%	19
TOTAL		79

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

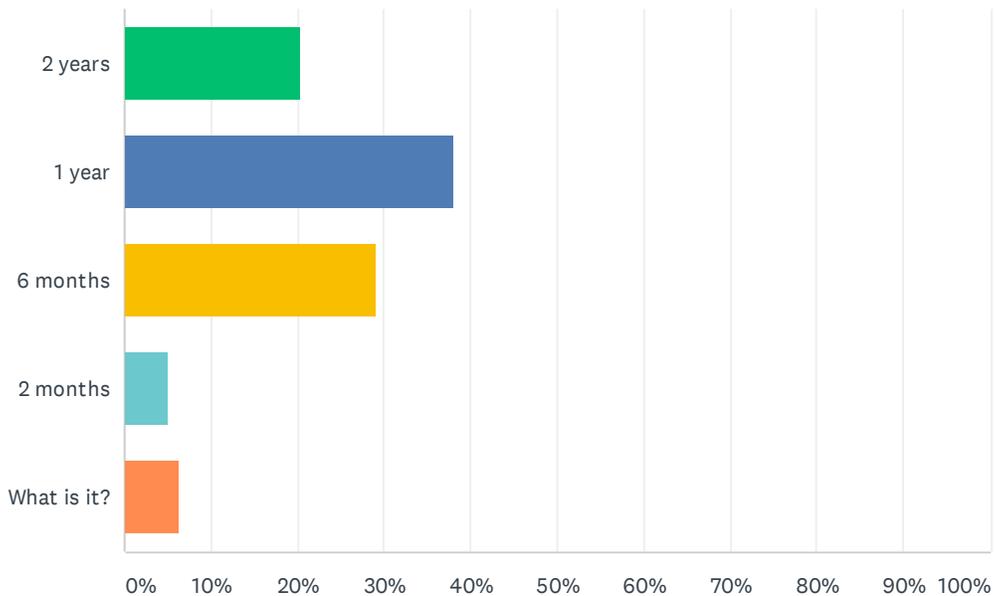
Answered: 79 Skipped: 1



ANSWER CHOICES	RESPONSES	
Congress Park Neighbors Newsletter	58.23%	46
Neighbor	26.58%	21
Poster	6.33%	5
Nextdoor	39.24%	31
Facebook	16.46%	13
Twitter	0.00%	0
Councilman Hinds	15.19%	12
Total Respondents: 79		

## Q9 How long ago did you hear about it?

Answered: 79 Skipped: 1



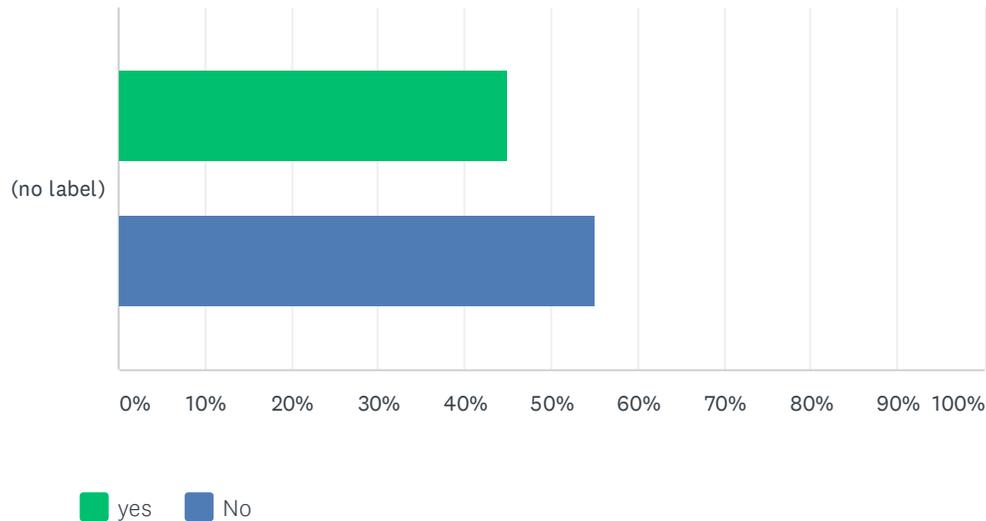
ANSWER CHOICES	RESPONSES	
2 years	20.25%	16
1 year	37.97%	30
6 months	29.11%	23
2 months	5.06%	4
What is it?	6.33%	5
<b>TOTAL</b>		<b>79</b>

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	Sporadically, and not by official city communication.	3/12/2020 11:57 AM
4	Two weeks ago.	3/11/2020 5:10 PM
5	I was aware there was planning going on but there no out reach by planning	3/10/2020 11:43 AM
6	one month ago	3/9/2020 8:36 AM
7	Today	3/7/2020 5:54 PM
8	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
9	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

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

Answered: 80 Skipped: 0

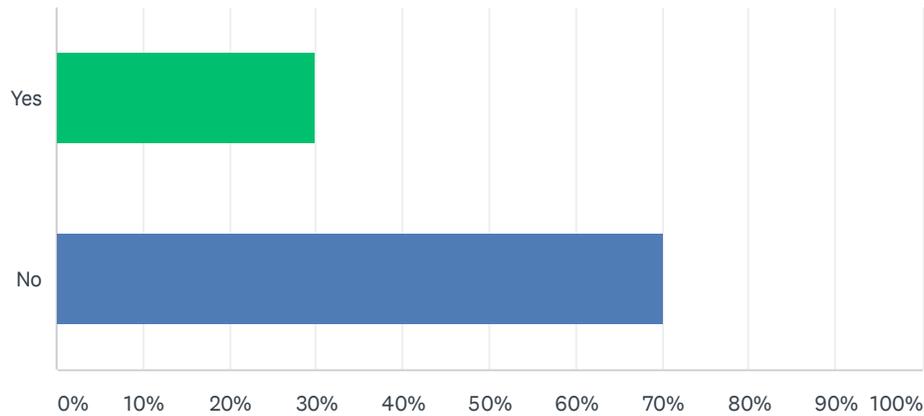


	YES	NO	TOTAL	WEIGHTED AVERAGE
(no label)	45.00% 36	55.00% 44	80	1.55

#	COMMENT	DATE
1	attended one meeting but think it was neighborhood sponsored	3/20/2020 3:18 PM
2	We left our first one early because the comments from the audience between a pointless squabble. After that we didn't want to bother going in person.	3/16/2020 1:58 PM
3	Not very impressed by the rude people pushing development interests and intimidating (and threatening!) anyone who dares to disagree with them.	3/12/2020 11:57 AM
4	Didn't know about any of them.	3/11/2020 5:10 PM
5	I have attended several	3/10/2020 11:43 AM
6	ANYONE CAN READ A POWER POINT LIKE THE YOUNG PLANNERS	3/9/2020 10:14 PM
7	Didn't know about it.	3/9/2020 8:36 AM
8	I didn't know there were any.	3/7/2020 9:16 AM
9	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
10	The kick-off meeting in November when the presented the plan was not detailed or informative.	3/6/2020 12:09 PM

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

Answered: 80 Skipped: 0

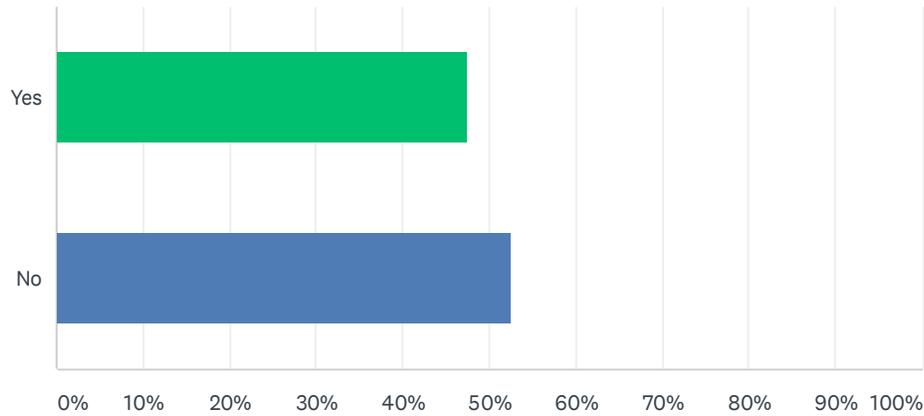


ANSWER CHOICES	RESPONSES	
Yes	30.00%	24
No	70.00%	56
TOTAL		80

#	OTHER (PLEASE SPECIFY)	DATE
1	not sure who sponsored it	3/20/2020 3:18 PM
2	These are a little better-run, and more focused on impacts to our neighborhood. Still slightly dominated by people from outside the neighborhood, who seem to want development at any cost, and would gladly burn down my house and all like it to build tall buildings with tiny apartments and no parking.	3/12/2020 11:57 AM
3	Didn't know about any of this	3/11/2020 5:10 PM
4	these meetings seemed biased against the plan, full of old angry boomers...strange agenda and did not represent my ideas	3/11/2020 11:40 AM
5	One at Teller	3/7/2020 9:16 AM
6	Same as above. I've been to similar events outside of the East Area Plan and the fanatics on both sides of the issue turn it into a colossal waste of time.	3/6/2020 2:11 PM

## Q12 Did you comment directly on the plan at CPD website

Answered: 80 Skipped: 0

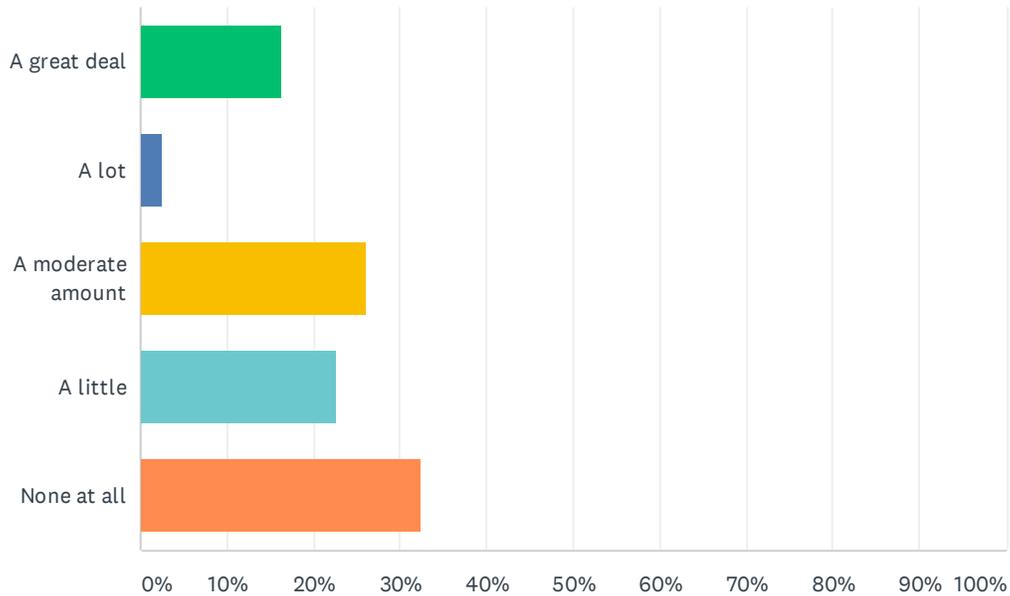


ANSWER CHOICES	RESPONSES
Yes	47.50% 38
No	52.50% 42
TOTAL	80

#	COMMENT:	DATE
1	It was not easy to get through. And I work on a computer all day long.	3/12/2020 11:57 AM
2	Can I do so now.	3/11/2020 5:10 PM
3	Didn't know about it.	3/9/2020 8:36 AM
4	Planning on it	3/7/2020 5:13 PM
5	Didn't know about this.	3/7/2020 9:16 AM
6	Same sentiment. The fanatics quickly took over.	3/6/2020 2:11 PM
7	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
8	I can't figure out how to do it. :}	3/6/2020 11:10 AM

**Q13 Congress Park boundaries are E Colfax to North, 6th Ave to South, York to West and Colorado Blvd to East. Are you in favor of increased density in the statistical Congress Park neighborhood?**

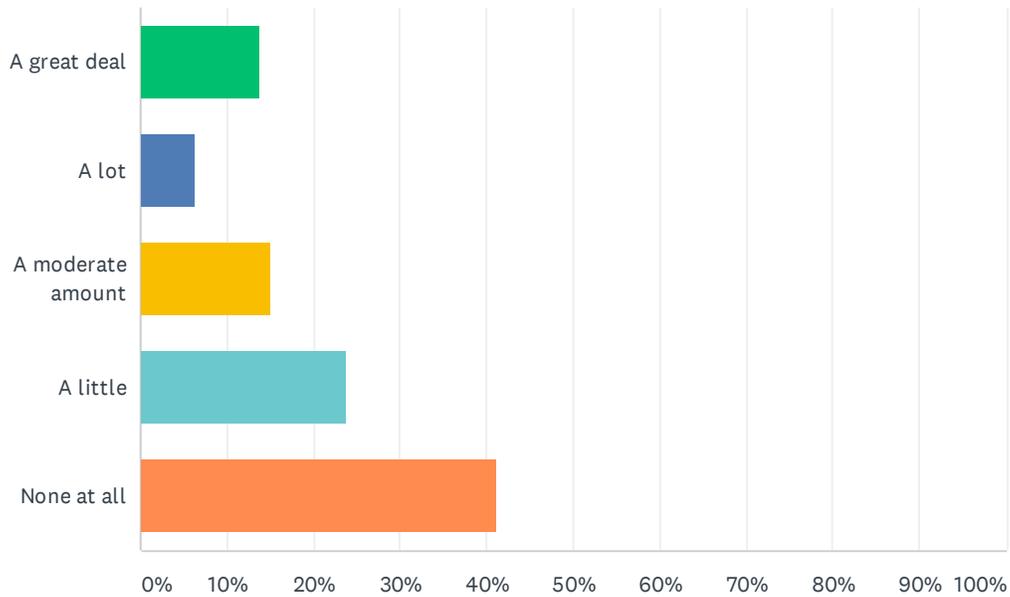
Answered: 80 Skipped: 0



ANSWER CHOICES	RESPONSES	
A great deal	16.25%	13
A lot	2.50%	2
A moderate amount	26.25%	21
A little	22.50%	18
None at all	32.50%	26
<b>TOTAL</b>		<b>80</b>

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

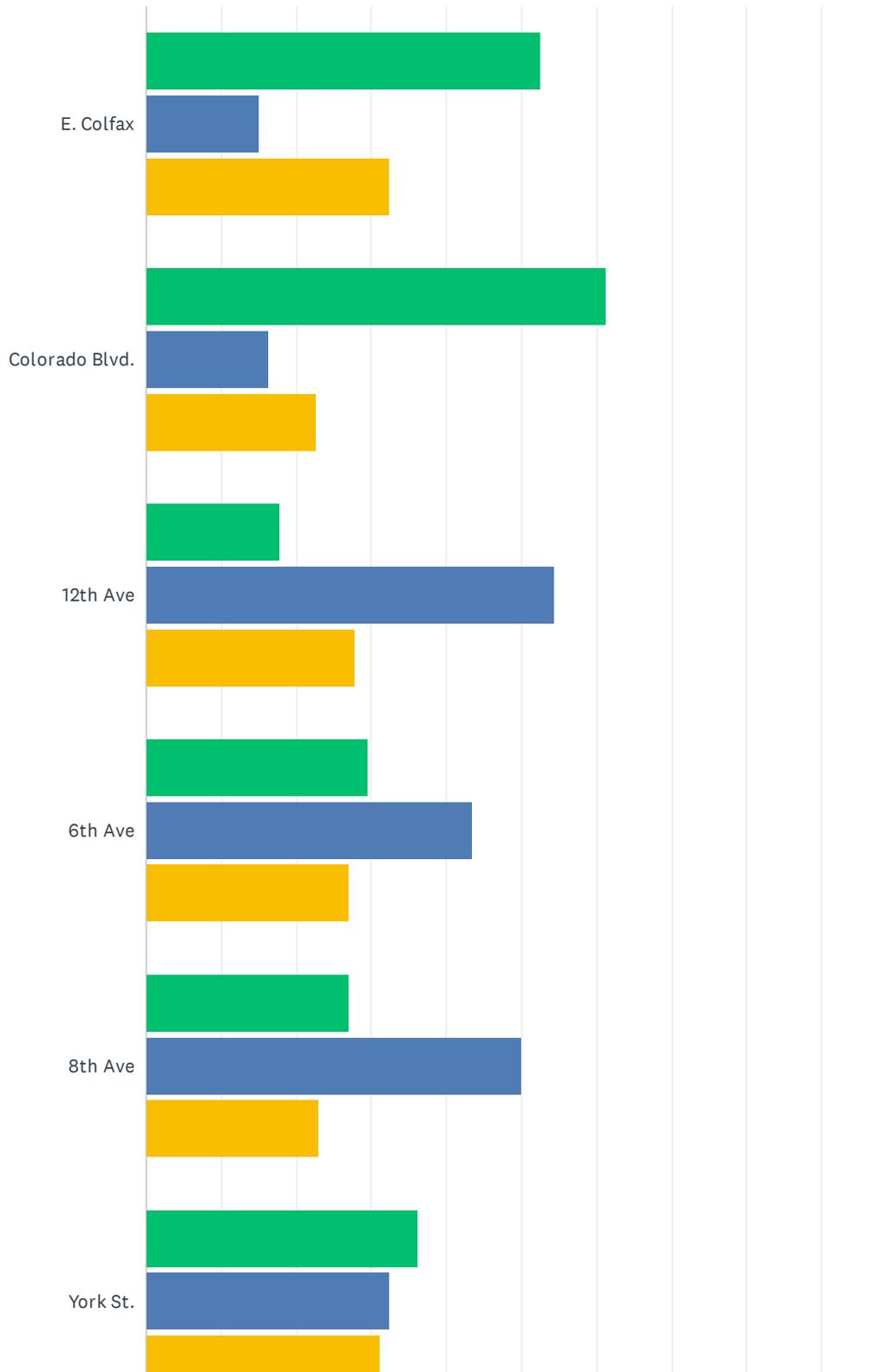
Answered: 80 Skipped: 0



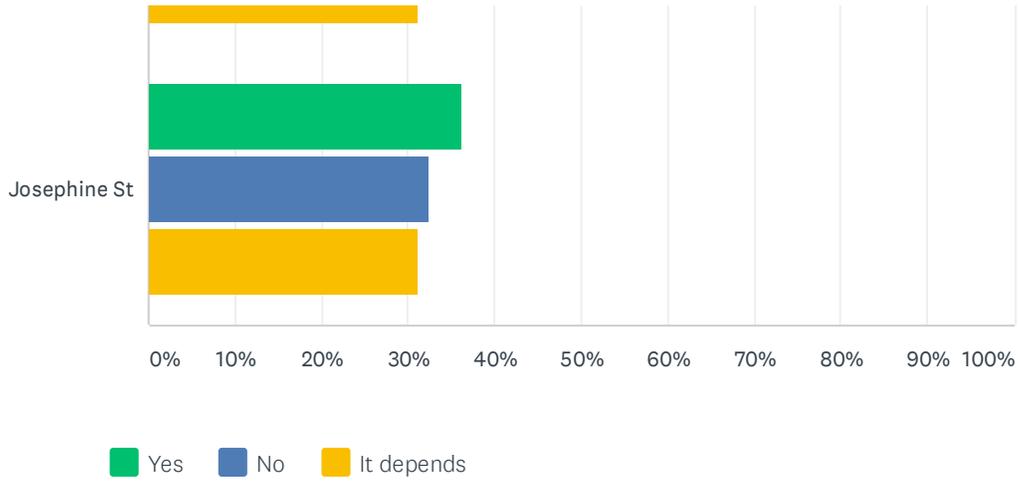
ANSWER CHOICES	RESPONSES	
A great deal	13.75%	11
A lot	6.25%	5
A moderate amount	15.00%	12
A little	23.75%	19
None at all	41.25%	33
<b>TOTAL</b>		<b>80</b>

### 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: 80 Skipped: 0



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



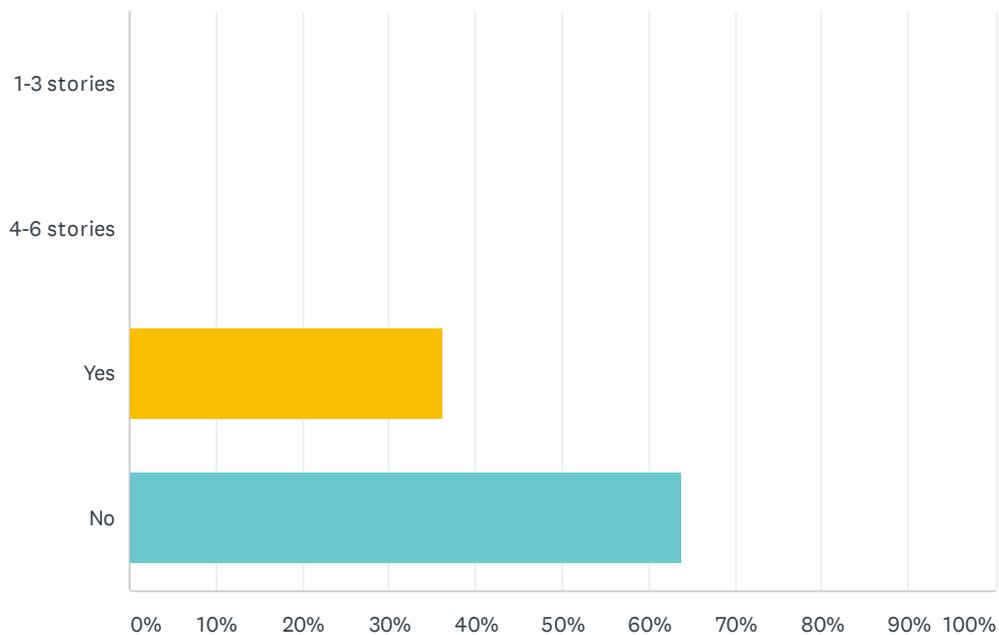
	YES	NO	IT DEPENDS	TOTAL
E. Colfax	52.50% 42	15.00% 12	32.50% 26	80
Colorado Blvd.	61.25% 49	16.25% 13	22.50% 18	80
12th Ave	17.72% 14	54.43% 43	27.85% 22	79
6th Ave	29.49% 23	43.59% 34	26.92% 21	78
8th Ave	26.92% 21	50.00% 39	23.08% 18	78
York St.	36.25% 29	32.50% 26	31.25% 25	80
Josephine St	36.25% 29	32.50% 26	31.25% 25	80

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

#	COMMENTS:	DATE
1	Density is not desirable in any area. It is not a solution.	3/24/2020 8:18 PM
2	Our block of Steele St. between Colfax and 14th already is mostly apartments and condos. The people are nice but there are plenty already.	3/16/2020 1:58 PM
3	12th is more residential than the other major routes	3/12/2020 9:32 AM
4	already I cannot find a place to park and I have a young child.	3/11/2020 5:10 PM
5	yes, this is where density belongs!	3/11/2020 12:03 PM
6	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
7	WE HAVE DENSITY - WHY MORE? PLEASE WHO?	3/9/2020 10:14 PM
8	Other than Colfax and Colorado, the other streets can't handle more traffic, people, or cars.	3/9/2020 8:36 AM
9	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 see out-of-proportion 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.	3/7/2020 6:36 PM
10	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
11	Most of these streets are quiet residential streets.	3/7/2020 8:26 AM
12	Parking is already a nightmare.	3/6/2020 1:30 PM
13	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
14	Density should go in wherever there's space	3/6/2020 12:33 PM
15	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
16	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
17	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: 80 Skipped: 0



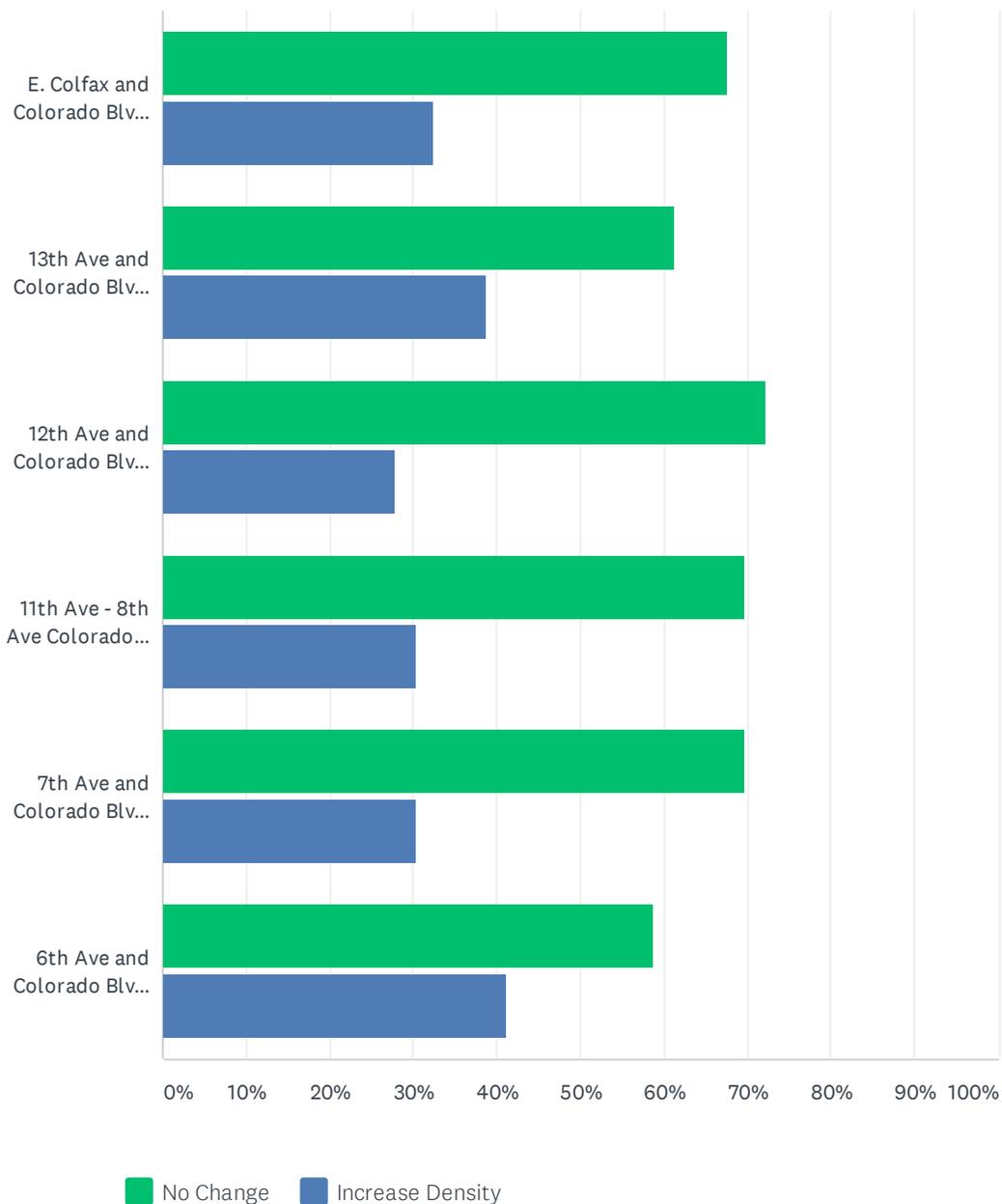
ANSWER CHOICES	RESPONSES	
1-3 stories	0.00%	0
4-6 stories	0.00%	0
Yes	36.25%	29
No	63.75%	51
TOTAL		80

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

#	COMMENT:	DATE
1	This would adversely effect the surrounding neighborhoods. It would be a domino effect. This neighborhood has improved over the 40+ yrs. we have lived here, with many homes changing from having been divided into multiple units to now single family homes. It is a true neighborhood, where families can live, children play, as well as being diverse with plenty of buildings with multiple living units available also. It is diverse. If it ain't broke, don't fix it.	3/24/2020 8:18 PM
2	no not all--some	3/20/2020 3:18 PM
3	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
4	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
5	misinformation here...this isn't what is proposed in the plan...	3/11/2020 11:40 AM
6	Yes, but it depends.	3/10/2020 10:15 PM
7	I support developing mass transit in a functional way before increasing density	3/10/2020 11:43 AM
8	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
9	Conditionally, only if *truly affordable* housing is available within the projects.	3/9/2020 2:20 PM
10	Negative impact of shadow on properties north of northside Colfax if 8 and 5 stories are permitted.	3/8/2020 9:33 PM
11	8 stories is too high. The current zoning is appropriate	3/8/2020 7:27 AM
12	Where do all those people park!	3/7/2020 6:21 PM
13	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
14	With protections for historic structures	3/6/2020 7:57 PM
15	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
16	some should be only 5 stories	3/6/2020 1:09 PM
17	5 stories would be more appropriate	3/6/2020 11:17 AM
18	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
19	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
20	There shouldn't be a height limit at all, just let developers build what is economically feasible	3/6/2020 10:48 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: 80 Skipped: 0



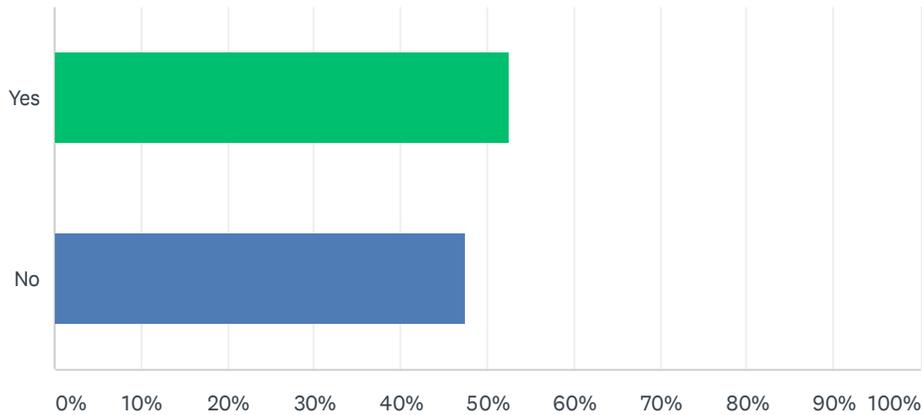
Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

	NO CHANGE	INCREASE DENSITY	TOTAL
E. Colfax and Colorado Blvd – H1A for National Jewish Health	67.50% 54	32.50% 26	80
13th Ave and Colorado Blvd G-MU-5 (General Multi Unit 5 Stories)	61.25% 49	38.75% 31	80
12th Ave and Colorado Blvd G-MU-12 (General Multi Unit 12 Stories)	72.15% 57	27.85% 22	79
11th Ave - 8th Ave Colorado Blvd G-MU-10 (General Multi Unit 10 Stories)	69.62% 55	30.38% 24	79
7th Ave and Colorado Blvd G-MX-3 (General Mixed Use 3 Stories)	69.62% 55	30.38% 24	79
6th Ave and Colorado Blvd E-SU-G (Urban Edge Single Unit G)	58.75% 47	41.25% 33	80

#	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	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
3	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
4	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
5	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
6	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: 80 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	52.50%	42
No	47.50%	38
TOTAL		80

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	This development will change the existing Architecture and character of the neighborhood. No need for duplex or triplex.	3/22/2020 6:27 PM
4	we already have duplexes	3/20/2020 3:18 PM
5	As I mentioned earlier our block is mostly apartments already.	3/16/2020 1:58 PM
6	Of course! We need more types of housing that both young and older individuals can afford!	3/15/2020 6:02 PM
7	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
8	if it doesn't include slot-homes, they're ugly and don't fit well	3/12/2020 9:32 AM
9	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
10	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
11	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
12	I already have many of these units on my block and adjacent blocks	3/10/2020 11:43 AM
13	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
14	With strict design guidelines in place to maintain the historic character.	3/9/2020 2:13 PM
15	They already are built around us.	3/9/2020 8:36 AM
16	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
17	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
18	Please zone for architectural consistency. Brick on 3-4 sides + appropriate proportions.	3/7/2020 5:13 PM
19	Misleading -- what is proposed are ADUs and one additional unit within an existing home.	3/7/2020 10:06 AM
20	This is already allowed.	3/7/2020 9:16 AM
21	We already have too much of that.	3/7/2020 8:26 AM
22	Because there is no attempt to provide adequate off street parking.	3/7/2020 6:26 AM
23	Poor wording. Goal is to add them through ADUs.	3/6/2020 9:07 PM
24	100% yes! But with protections/incentives to retain historic homes (like the proposed character preservation program)	3/6/2020 7:57 PM
25	Am in a historic district with many houses converted to apartments 60-80 years ago.	3/6/2020 4:45 PM
26	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
27	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	3/6/2020 1:09 PM

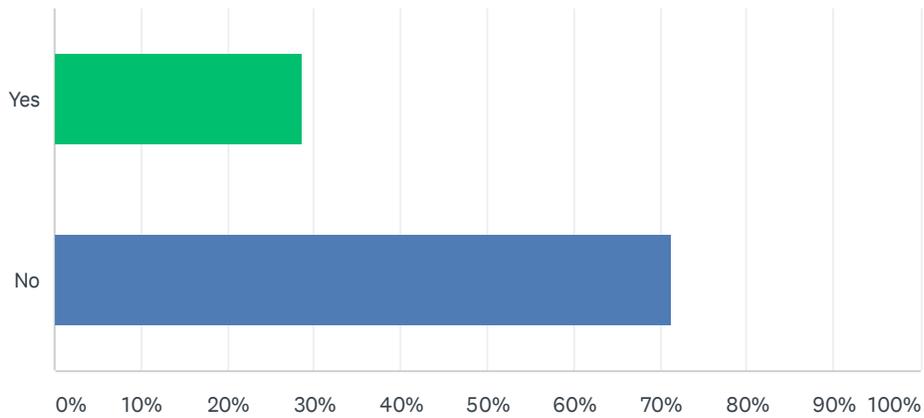
## Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

middle. Missing middle means smaller homes - same size as existing single family (i.e. 1200-2500 sqft liveable space) but with more units.

28	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
29	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
30	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
31	In favor of increased density if parking is provided	3/6/2020 11:17 AM
32	but spread the density to where there is very little currently	3/6/2020 10:49 AM

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

Answered: 80 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	28.75%	23
No	71.25%	57
TOTAL		80

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

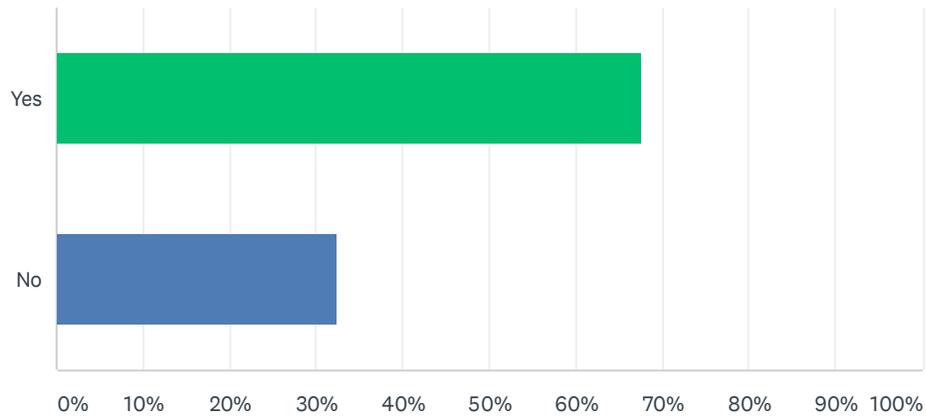
#	COMMENT:	DATE
1	See comment on #18.	3/28/2020 11:09 AM
2	With caveat to protect architecturally significant buildings to extent possible.	3/25/2020 9:11 AM
3	Why do it? Only to increase density? There will be no dearth of people buying the single family homes. Eventually you'll have the reverse problem 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	However, in many cases, the existing homes wouldn't have to be removed to become duplexes.	3/15/2020 6:02 PM
5	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
6	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
7	NO!	3/10/2020 8:08 PM
8	Preservation of existing architecture Congress Park already has a significant amount of middle housing	3/10/2020 11:43 AM
9	ARE YOU F**** KIDDING ME - NO NON NONONONONONONONONONONONO	3/9/2020 10:14 PM
10	The unique Victorian houses are what give congress park so much charm and beauty	3/9/2020 2:20 PM
11	But only a small percentage of each block so as to maintain the Urban design character of the neighborhood.	3/9/2020 2:13 PM
12	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
13	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
14	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
15	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
16	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
17	So one is proposing existing homes be removed.	3/6/2020 9:07 PM
18	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
19	Don't need further destruction of neighborhoods character.	3/6/2020 4:45 PM
20	We simply cannot incentivize small scale real estate speculators and developers who have no long term interest in our neighborhood to greatly impact our future. We still see the after effects of these actions from poorly thought out projects from the 80's. This sort of approach really had a negative impact on homes on York, Josephine and from 13th to Colfax. It took decades along 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

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

21	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
22	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
23	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
24	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
25	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
26	I support property owners having the right to build what they want on their property	3/6/2020 10:48 AM
27	Many of the homes in Congress Park are historical in nature. While I would support *some* of the existing structures to be removed and have denser housing put up, I don't want to see older homes torn down and the hideous "colorful" boxes that we see around town go up.	3/6/2020 10:39 AM

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

Answered: 80 Skipped: 0



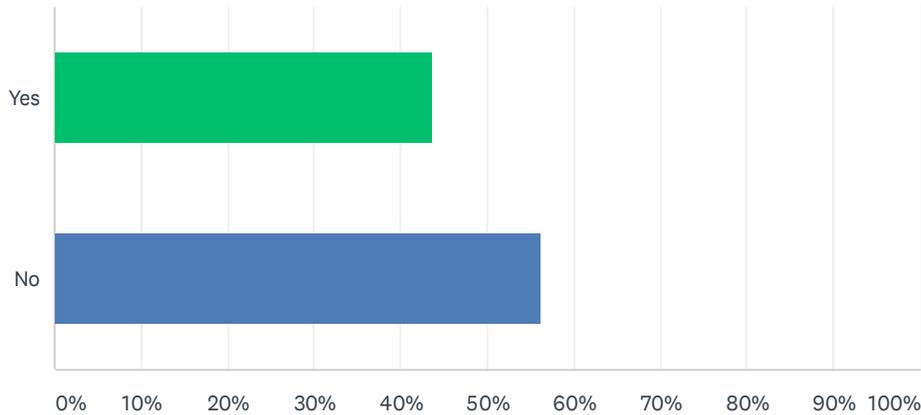
ANSWER CHOICES	RESPONSES	
Yes	67.50%	54
No	32.50%	26
TOTAL		80

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

#	COMMENT:	DATE
1	Only support the addition of an additional dwelling unit if space permits and if it doesn't affect neighbors in a deleterious manner. Do not support splitting a single family house into two separate units. It would be a step back in time.	3/24/2020 8:18 PM
2	Many areas already allow for ADU. Off street Parking Must be required.	3/22/2020 6:27 PM
3	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
4	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
5	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
6	As long as the lot is big enough.	3/9/2020 2:13 PM
7	Traffic will be outrageous. Stop trashing our neighborhoods!!!!	3/8/2020 9:33 PM
8	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
9	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
10	Under certain circumstances.	3/6/2020 4:45 PM
11	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
12	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
13	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
14	it depends	3/6/2020 11:12 AM
15	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: 80 Skipped: 0



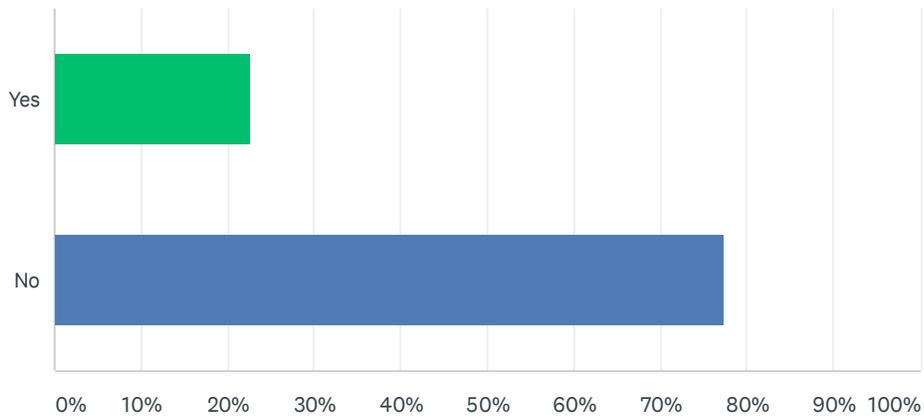
ANSWER CHOICES	RESPONSES	
Yes	43.75%	35
No	56.25%	45
TOTAL		80

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	Why would we lose the homes, though? This question is a little confusing.	3/15/2020 6:02 PM
4	...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
5	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
6	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
7	Only with the consent of the residents being displaced	3/9/2020 2:20 PM
8	Absolutely NO!	3/8/2020 9:33 PM
9	...if new business construction is harmonious with existing architecture.	3/7/2020 6:36 PM
10	If parking lots are forbidden.	3/7/2020 5:13 PM
11	So long as the structures are retained and rezoned like along York/Josephine north of 17th, near Syrup.	3/7/2020 11:34 AM
12	Maybe -- depends on the situation -- assume we all like shopping at Sprouts	3/7/2020 10:06 AM
13	It would displace current businesses.	3/7/2020 9:16 AM
14	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
15	It depends on the conditions specific to the site such as the condition of the affected housing.	3/7/2020 6:26 AM
16	Indifferent.	3/6/2020 9:07 PM
17	Maybe on Colfax and Colorado. We don't need this in the interior of Congress Park.	3/6/2020 2:11 PM
18	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
19	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
20	There are so many vacant store fronts on Colfax that can accommodate these businesses	3/6/2020 11:17 AM
21	it depends	3/6/2020 11:12 AM
22	to a minor degree	3/6/2020 10:49 AM
23	Mixed use development is great. Slap more housing on top of those businesses	3/6/2020 10:48 AM

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

Answered: 80 Skipped: 0



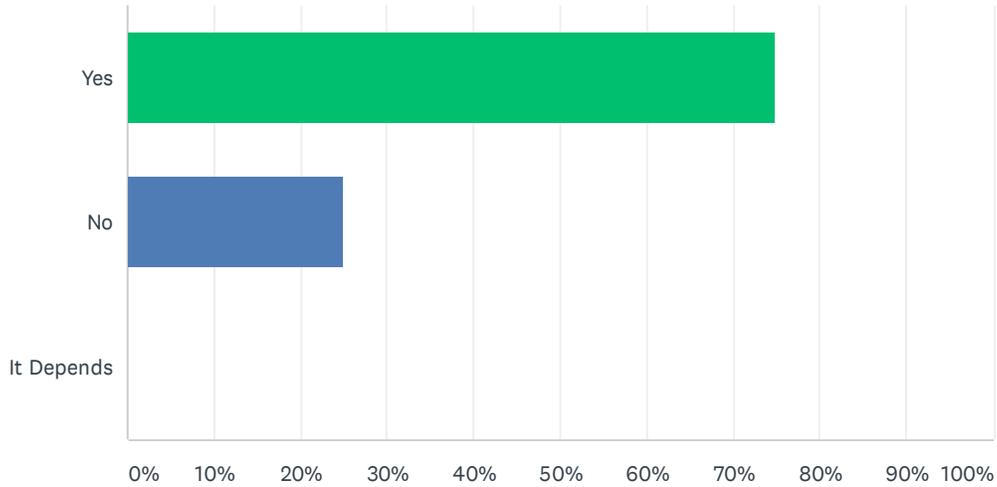
ANSWER CHOICES	RESPONSES	
Yes	22.50%	18
No	77.50%	62
TOTAL		80

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	some--let's face it, it all can't & shouldn't be saved	3/20/2020 3:18 PM
5	The historic neighborhood is the main reason why we chose to live in Congress Park.	3/16/2020 1:58 PM
6	and NO.	3/12/2020 11:57 AM
7	what about additions? is demolition REQUIRED? sounds very misleading again...why is this survey so biased?	3/11/2020 12:03 PM
8	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
9	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
10	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
11	Absolutely NO!	3/8/2020 9:33 PM
12	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
13	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
14	ABSOLUTELY NOT! Over my dead body! A thousand times NO!	3/7/2020 8:26 AM
15	my answer is actually "it depends" - certainly would not want to loose all of these "originally and architecturally significant buildings"	3/6/2020 10:09 PM
16	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
17	It depends. Often no, but sometimes yes	3/6/2020 7:57 PM
18	Again, this is a maybe. I'd be all in favor of redevelopment on Colfax and Colorado at the cost of 'historical preservation' if that means saving the interior of Congress Park.	3/6/2020 2:11 PM
19	only allow demo if structurally compromised	3/6/2020 1:09 PM
20	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
21	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
22	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
23	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
24	The world is burning, build housing	3/6/2020 10:48 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: 80 Skipped: 0



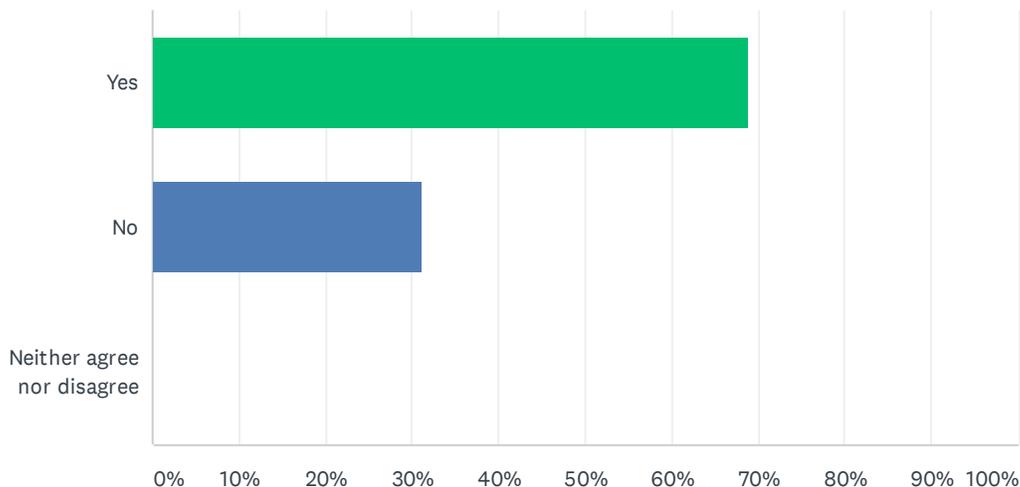
ANSWER CHOICES	RESPONSES	
Yes	75.00%	60
No	25.00%	20
It Depends	0.00%	0
<b>TOTAL</b>		<b>80</b>

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	centered in corridors of density (Colfax, Colorado, York/Josephine).	3/12/2020 11:57 AM
4	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
5	Yes but only if it is done as a limited solution. In other words, maintain the old trolley type commercial as corners, add a story or two above existing commercial, and add adequate parking.	3/8/2020 9:33 PM
6	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
7	I live in one.	3/7/2020 11:34 AM
8	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
9	Possibly, again depending on off street parking and the condition of the specific site and adjacent buildings.	3/7/2020 6:26 AM
10	Yes please!	3/6/2020 7:57 PM
11	On a case by case basis.	3/6/2020 4:45 PM
12	Yes. Absolutely makes sense.	3/6/2020 2:11 PM
13	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
14	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

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: 80 Skipped: 0



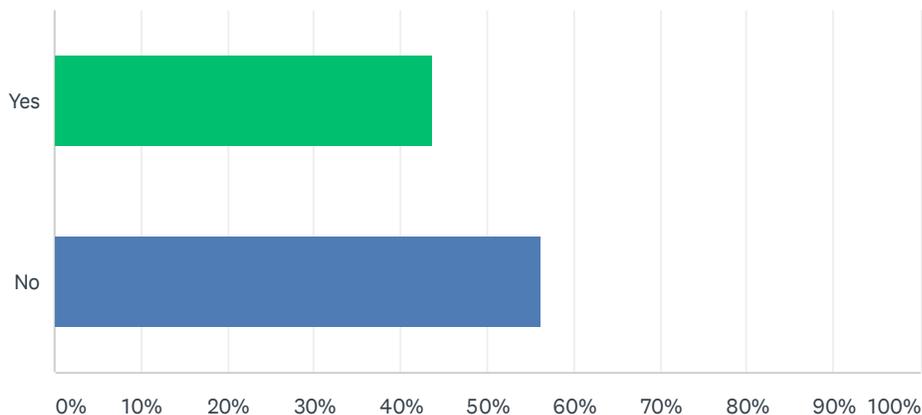
ANSWER CHOICES	RESPONSES	
Yes	68.75%	55
No	31.25%	25
Neither agree nor disagree	0.00%	0
TOTAL		80

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

#	COMMENT:	DATE
1	We see this as a viable way to add affordable housing, especially if it helps extended family members.	3/28/2020 11:09 AM
2	See previous question #20. I don't support removing ALL barriers. Basing it on lot size should remain. Don't support an ADU as an interior unit. This is again a step backwards to where Congress Park was 40 yrs. ago.	3/24/2020 8:18 PM
3	Off street parking must be maintained	3/22/2020 6:27 PM
4	Not if property owners who don't build one have their taxes raised even when they don't build one.	3/16/2020 1:58 PM
5	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
6	yep, lots of these already exist in the form of historic carriage homes on the alley!	3/11/2020 12:03 PM
7	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
8	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
9	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
10	When we built our garage. We were told we could not do this at all. Maybe the zoning department gives different answers for different people. We now don't trust the zone to do this plan right.	3/8/2020 7:27 AM
11	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
12	More ADUs please!	3/6/2020 7:57 PM
13	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
14	yes, assuming there are requirements for parking.	3/6/2020 10:59 AM
15	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
16	With no limits on owner occupancy since that makes it impossible to get a loan	3/6/2020 10:48 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: 80 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	43.75% 35
No	56.25% 45
TOTAL	80

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

#	COMMENT	DATE
1	We support it with a limit on the number of unrelated adults.	3/28/2020 11:09 AM
2	Totally absurd. Unhealthy. Will ruin a neighborhood. Unnecessary. Bird brain idea that only a young person who cannot afford to live anywhere would come up with.	3/24/2020 8:18 PM
3	Maybe, but eight people seems too many for the space in a single family home.	3/16/2020 1:58 PM
4	Absolutely not, pro growth on all the other topics. 8 unrelated people in this size unit is ridiculous.	3/16/2020 11:11 AM
5	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
6	We have a law saying who can live together?	3/12/2020 9:32 AM
7	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
8	yes, I already live in a home with 4 unrelated adults in the neighborhood...why is this illegal? there are tons of people already doing this!	3/11/2020 12:03 PM
9	im not sure about this one.	3/10/2020 11:49 AM
10	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
11	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
12	8 seems too high. Maybe 3 to 5 seems reasonable in that space size.	3/9/2020 8:36 AM
13	Each adult will have a vehicle, or two, and street parking is difficult as it is. Adding up to 16 potential vehicles to one residence with only street parking will create a nightmare. Add additional residences on the same block at the same density and the block will be destroyed.	3/8/2020 9:33 PM
14	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
15	I'd rather see a more gradual change, perhaps starting with four unrelated adults and unlimited minor children in 1600 square feet. 200 square feet per adult (and any number of children) seems minuscule.	3/7/2020 6:36 PM
16	I support this, but don't see it in the ECAP. Where is this referenced in the Document?	3/7/2020 11:34 AM
17	The reality is many homes already exceed this. Again you seem to be fanning flames here.	3/7/2020 10:06 AM
18	8 seems too high for a small home	3/7/2020 9:16 AM
19	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
20	I keep mentioning off street parking. Its inadequate now and there are no plans to address it.	3/7/2020 6:26 AM
21	However, I believe this is separate from the ECAP.	3/6/2020 9:07 PM
22	Yes! This change merely legalizes what's already happening today	3/6/2020 7:57 PM
23	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
24	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	3/6/2020 2:11 PM

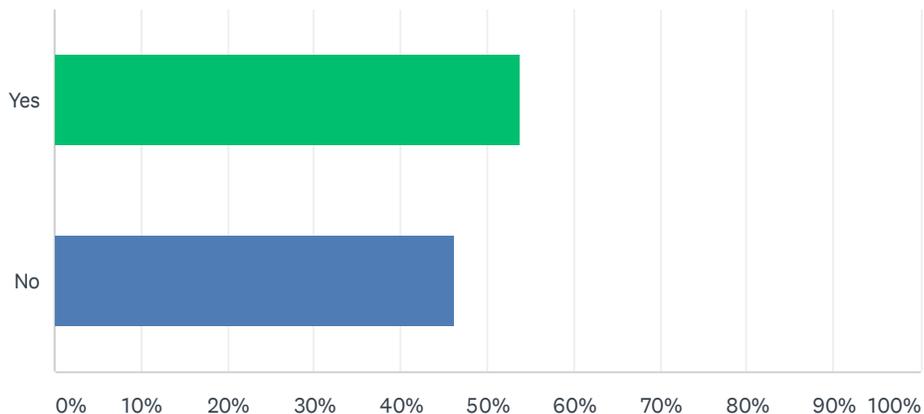
## Congress Park Questionnaire Regarding the East Central Area Plan/Neighborhood Planning Initiative

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.

25	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
26	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
27	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
28	why so high? 4 sounds better and same for the accessory	3/6/2020 10:49 AM
29	Our current zoning is homophobic	3/6/2020 10:48 AM
30	Eight seems a bit much, though.	3/6/2020 10:39 AM

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

Answered: 80 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	53.75%	43
No	46.25%	37
TOTAL		80

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

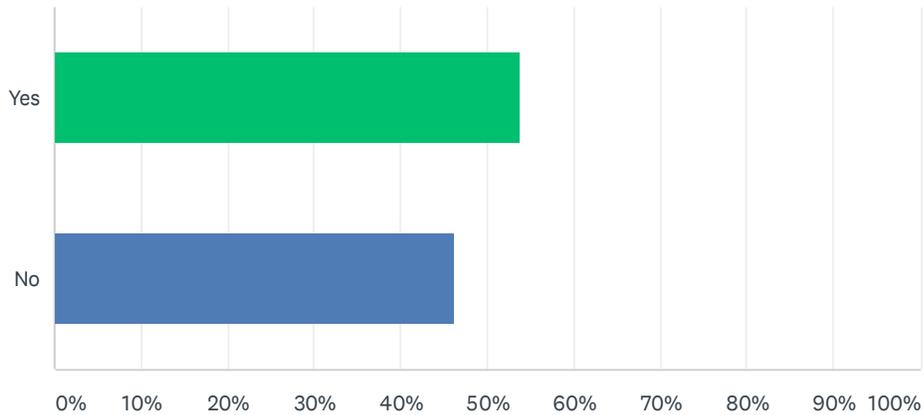
#	COMMENT:	DATE
1	Reducing the amount of on-street parking and requiring multi-family residents to use the parking provided in their building would go a long way toward improving safety and quality of life in CP.	3/28/2020 11:09 AM
2	Denver should be way more bicycle friendly than it is! Bicycle lanes often disappear in the most dangerous areas. More bicycle lanes and encourage those scooter folks to get off the sidewalk.	3/25/2020 9:11 AM
3	This will definitely reduce the amount of parking that is available, and it would be absolutely stupid if they go through with the asinine idea of increased density.	3/24/2020 8:18 PM
4	parking will only become tighter with more density since the city refuses to address that as part of the planning	3/20/2020 3:18 PM
5	There is already a parking shortage most places. Bicycles and mass transit are unsatisfactory if you need to lug groceries home or take your dog to the vet, for instance.	3/16/2020 1:58 PM
6	Not sure how parking can be improved. On street parking is very bad now.	3/16/2020 11:11 AM
7	We need safer places for kids to bike!	3/15/2020 6:02 PM
8	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
9	We have very little street and off street parking where I live.	3/11/2020 5:10 PM
10	yes, we need room for mobility options, not room for car storage!	3/11/2020 12:03 PM
11	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
12	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
13	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
14	We need parking. We have small children we need to get out of vehicle.	3/9/2020 8:36 AM
15	On street parking is a problem as it.	3/8/2020 9:33 PM
16	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
17	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
18	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
19	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
20	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
21	However, I don't believe need to remove parking.	3/6/2020 9:07 PM
22	Please do this on my street!	3/6/2020 7:57 PM
23	Some change is good.	3/6/2020 2:11 PM
24	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

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

25	<p>With all the density changes, this becomes a no-brainer. We cannot do it all and the plan has no idea of how to address parking other than to pretend no one will have cars when in fact many of the new residents who move here without a car, buy one once they are here. And the thought that all cars go away or that everyone can take mass transit is not grounded in facts. Bus transit is in decline in many cities and facing financial pressures. Train and rail is use up in many cities, but nothing in the plan addresses trail/train use. People like us will have electric or hybrid vehicles as we do now but the percentage will increase over time. I ride my bike, but we cannot continue to try to "have it all" without resources being dedicated from the city to address infrastructure. While I agree the percentage of two-car households may decline over time, with increased density we will still have more cars in Congress Park than we have now, and they may be driverless and electric too. And they will still need parking especially for elderly, those aging in place, service workers/small businesses, disabled persons, or workers such as me whose offices are outside of the metro area. I cannot control where by employer decides to locate its offices and a move is planned in two years. The location is not close to Congress Park, unfortunately. I cannot afford to change jobs and find one closer to my home, potentially risk earning a lower salary. Some people do not have choices and the plan seems to completely ignore the reality of workforce development and labor and employment trends.</p>	3/6/2020 12:09 PM
26	<p>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</p>	3/6/2020 11:17 AM
27	<p>it depends</p>	3/6/2020 11:12 AM
28	<p>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.</p>	3/6/2020 11:10 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: 80 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	53.75%	43
No	46.25%	37
TOTAL		80

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

#	COMMENT:	DATE
1	Though my preference would be to focus efforts on connecting lanes along off streets and existing areas. As someone who bikes, I would prefer designated lanes that are contiguous. There are lanes along 16th and along 12th. Widening these lanes, making them contiguous to other lanes, and installing raised bicycle lanes on busy streets (such as Montview) is way more helpful. Installing large bicycle signs to let people know where bicycle lanes are and how to use them is more helpful. Just plopping a lane on 14th may not be as effective for increasing non-car traffic because cars race down it. No one wants to or should bike on a busy car artery!	3/25/2020 9:11 AM
2	It will only increase traffic on 12th and you will have whatever traffic issues you think you are helping on 14th happen on 12th. And it would make parking congestion worse in the neighborhoods. I am a walker, and I have been appalled at the audacity of bicyclists who ignore stop signs and pay no attention to pedestrians. I've not come close to being hit by a car but have almost been hit by bicyclists who don't realize pedestrians have the right of way when crossing at a stop sign.	3/24/2020 8:18 PM
3	only if it does not impact a severe lack of parking to begin with along with a benefit of slowing traffic on main thoroughfares	3/24/2020 4:46 PM
4	Maybe one less drive lane.	3/16/2020 1:58 PM
5	Once again parking needs to be addresses and losing a drive lane is a problem. Maybe 12th ave for bike lane.	3/16/2020 11:11 AM
6	Remove a parking lane	3/12/2020 11:57 AM
7	Cars drive TOO FAST on 13th, 14th, 6th and 8th. Have seen a lot of wrecks resulting.	3/12/2020 9:32 AM
8	GO TO ANOTHER CITY. DOESN'T SEATTLE NEED HELP WITH THE MULTITUDE OF HOMELESS?	3/9/2020 10:14 PM
9	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
10	No. There are lanes on 12th and 16th.	3/8/2020 7:27 AM
11	...because it would be better than the current ad hoc "sharrow" created by bicyclists riding on 14th anyway.	3/7/2020 6:36 PM
12	100% in favor for the above reason	3/7/2020 5:13 PM
13	Yes, if protected like on Broadway, I would use it everyday.	3/7/2020 11:34 AM
14	And I live directly on 14th. This area desperately needs the parking and moving traffic through here.	3/7/2020 8:26 AM
15	There are bike lanes on 12th that are rarely used.	3/7/2020 6:26 AM
16	I would advocate for losing the north side drive lane and drop down to two drive lanes.	3/6/2020 9:07 PM
17	12th Ave is better for bikes etc.	3/6/2020 8:46 PM
18	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
19	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
20	12th ave is a perfectly great bike route. There is no need to be biking on 14th	3/6/2020 1:09 PM
21	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	3/6/2020 12:09 PM

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

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.

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22

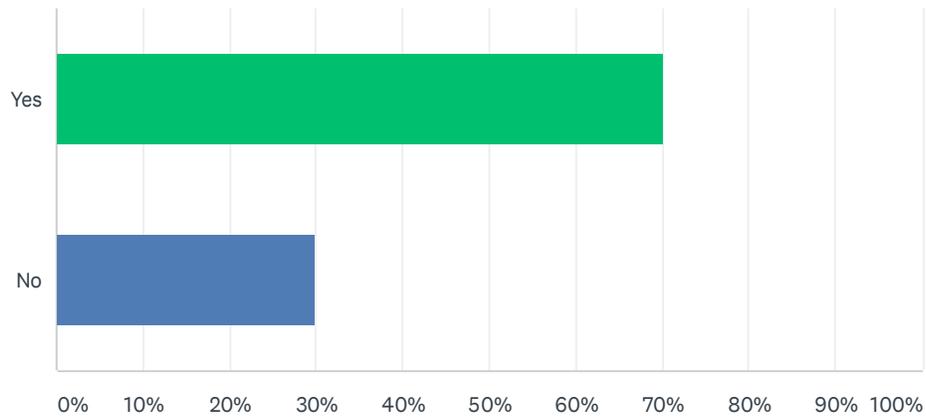
14th is a major thoroughfare. Put bike lanes on secondary streets

3/6/2020 11:17 AM

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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: 80 Skipped: 0



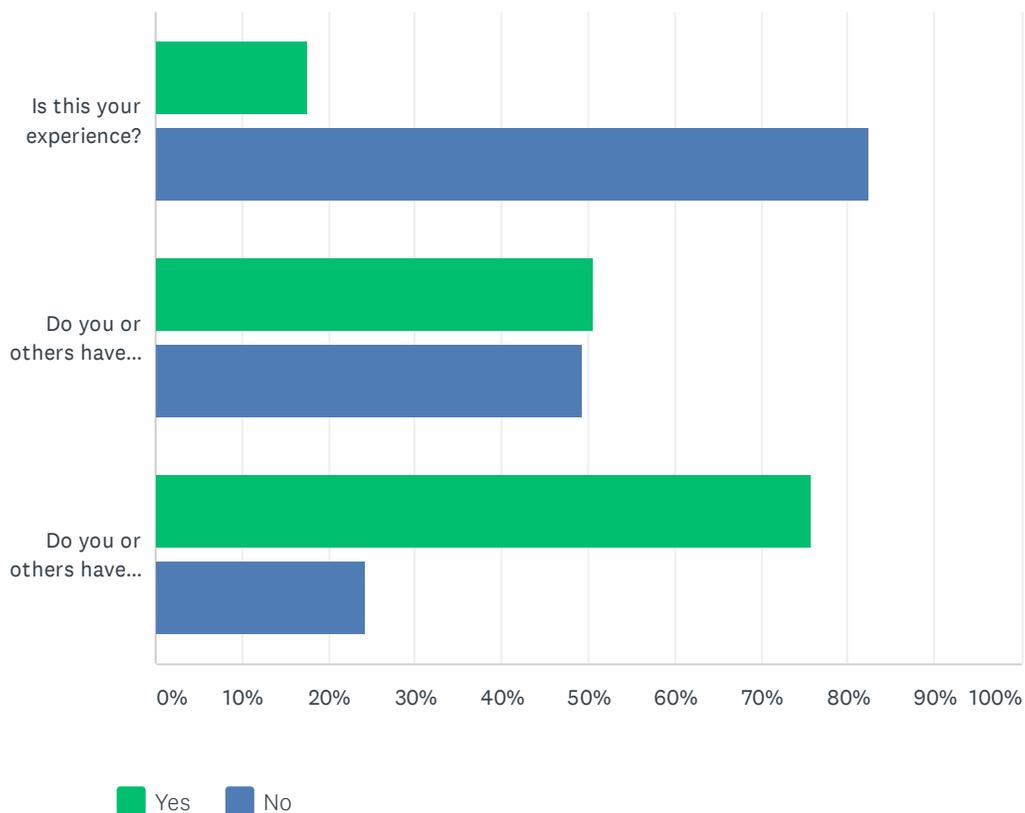
ANSWER CHOICES	RESPONSES	
Yes	70.00%	56
No	30.00%	24
TOTAL		80

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

#	COMMENT:	DATE
1	It's nice to have a park without any kind of traffic other than foot traffic.	3/24/2020 8:18 PM
2	Not Sure...need more information	3/24/2020 4:46 PM
3	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
4	Need to know the reasoning not to do it	3/20/2020 3:18 PM
5	My dog was run over by a bicycle in a park. The rider refused to stop.	3/16/2020 1:58 PM
6	Bikes and parks go together well.	3/12/2020 11:57 AM
7	I love riding through the neighborhood now. 9th is great! I don't think we need a change.	3/12/2020 9:32 AM
8	a much safer route	3/11/2020 12:03 PM
9	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
10	not sure.	3/10/2020 11:49 AM
11	ALWALYS A CATCH - RONALD REAGAN SAID WISELY - DON'T TRUST THE GOVERNMENT.	3/9/2020 10:14 PM
12	Don't know.	3/8/2020 9:33 PM
13	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
14	You can already ride through there. Are they taking out the playing fields for this?	3/7/2020 8:26 AM
15	Would allow for easier access for ALL to the park.	3/6/2020 9:07 PM
16	What is the objection?	3/6/2020 4:45 PM

**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: 80 Skipped: 0



	YES	NO	TOTAL
Is this your experience?	17.50% 14	82.50% 66	80
Do you or others have difficulty finding parking in AM?	50.65% 39	49.35% 38	77
Do you or others have difficulty finding parking in PM?	75.64% 59	24.36% 19	78

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

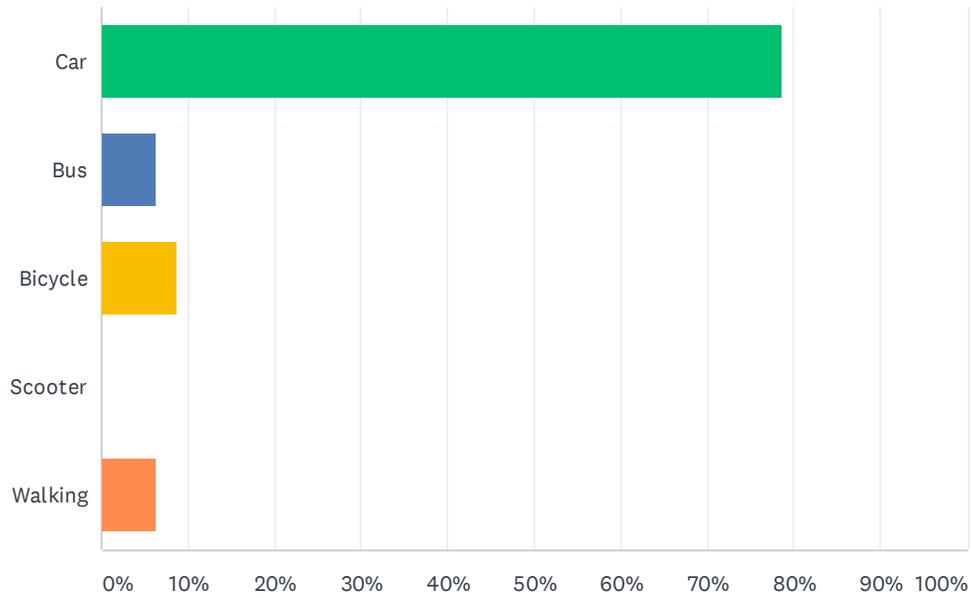
#	COMMENT:	DATE
1	This assumes 100% parking is desired or optimal.	3/30/2020 8:07 AM
2	It is not a difficulty for us because we had a garage built. However, we have a 5-story apartment building diagonal from us and an older 2-story building across the street from our house so our block is almost always parked full.	3/28/2020 11:09 AM
3	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
4	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
5	We have a garage but the street is usually full when people aren't working	3/20/2020 3:18 PM
6	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
7	Parking is a problem now. This has to be addressed with more density.	3/16/2020 11:11 AM
8	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
9	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
10	I wish it was available 60%. They didn't come down my street.	3/11/2020 5:10 PM
11	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
12	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
13	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
14	I'M NOT PARKING IN THE MORNING - I AM PARKED	3/9/2020 10:14 PM
15	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
16	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
17	Never any problems parking within 2 blocks. If walking 2 blocks is a problem, move to castle rock.	3/7/2020 5:13 PM
18	The street is full on my block, but don't need it.	3/7/2020 11:34 AM
19	At night people often park a block or more from where they live.	3/7/2020 8:26 AM
20	Their study probably wasn't detailed, block by block. If it was it was flawed.	3/7/2020 6:26 AM
21	North of 12 vs South is very different.	3/6/2020 9:07 PM
22	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
23	Not often. Was extremely difficult before parking restrictions were implemented.	3/6/2020 4:45 PM

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

24	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
25	It's impossible to park on madison after 4:45p. Tag burger bar.	3/6/2020 1:30 PM
26	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
27	from 9-5 parking is readily available but outside those hours it is difficult to find parking	3/6/2020 11:17 AM
28	garage	3/6/2020 11:12 AM
29	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
30	With the addition of Blue Pan Puzza, and Sweet Coovies,parking is difficult on Monroe Street, especially for those of us without garages.	3/6/2020 10:55 AM
31	especially close to colfax	3/6/2020 10:49 AM

### Q30 What is your principal means of transportation?

Answered: 80 Skipped: 0



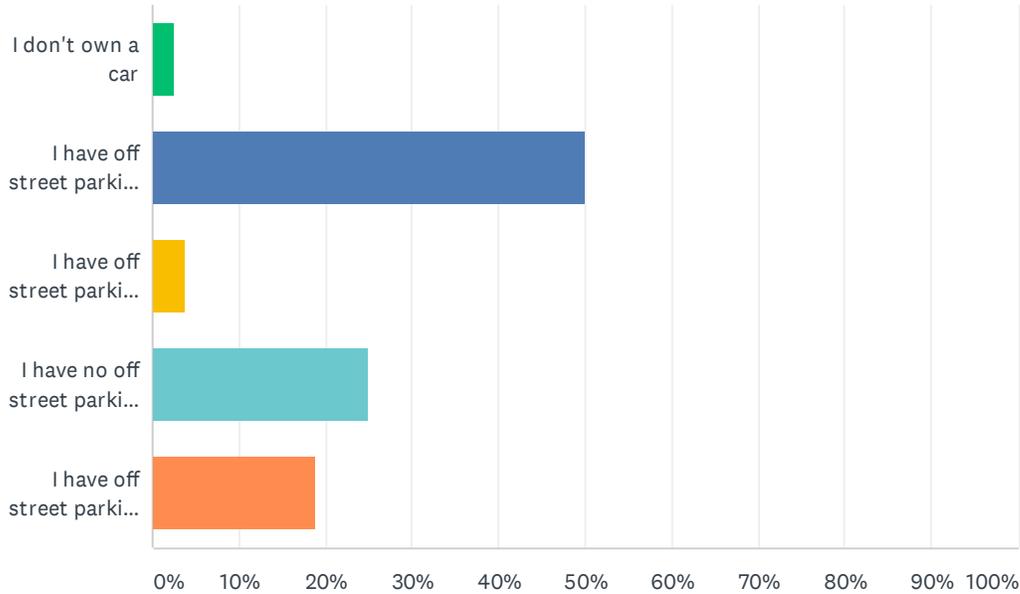
ANSWER CHOICES	RESPONSES	
Car	78.75%	63
Bus	6.25%	5
Bicycle	8.75%	7
Scooter	0.00%	0
Walking	6.25%	5
<b>TOTAL</b>		<b>80</b>

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	we are a one-car family - we use car 60% but bus 40%	3/10/2020 11:49 AM
4	Many days I do not ever drive my car and walk	3/10/2020 9:26 AM
5	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
6	Bus and bicycle equally depending on convenience. Privately parked motor vehicle for occasional utility needs	3/9/2020 2:20 PM
7	About equal amounts of car and walking with a supplement of bus.	3/8/2020 9:33 PM
8	I drive, but my husband commutes by bus and bike depending on weather. We own one car.	3/7/2020 5:13 PM
9	However, this time of year I usually bus.	3/7/2020 11:34 AM
10	But I also often walk or bike.	3/7/2020 8:26 AM
11	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
12	Generally walk to neighborhood restaurants and grocery store.	3/6/2020 4:45 PM
13	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
14	I'm about equal bike and bus for commuting and neighborhood errands. About equal car/bus/bicycle in all trips I take.	3/6/2020 1:09 PM
15	walking if within the neighborhood	3/6/2020 1:05 PM
16	I would take a bus if it could deliver me to work in an acceptable time. Now, I spend 15 minutes driving to work.	3/6/2020 11:10 AM
17	should have 2 choices here. walking if in neighborhood	3/6/2020 10:49 AM

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

Answered: 80 Skipped: 0

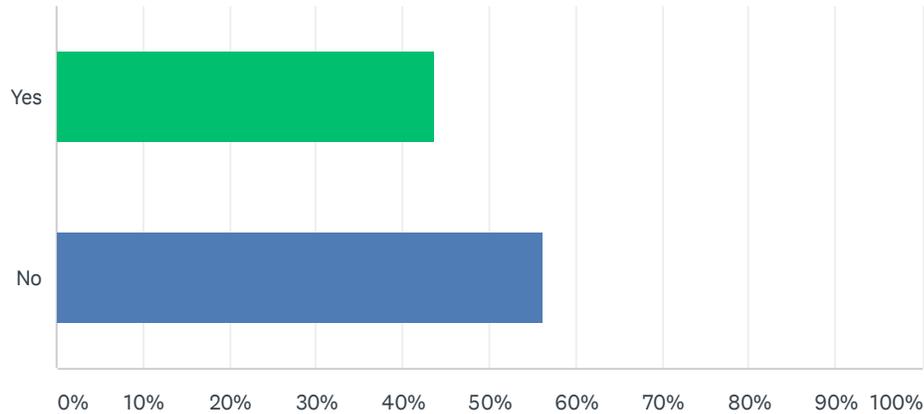


ANSWER CHOICES	RESPONSES
I don't own a car	2.50% 2
I have off street parking and use it	50.00% 40
I have off street parking but choose to park on street	3.75% 3
I have no off street parking and must park on street	25.00% 20
I have off street parking but also need to park on the street	18.75% 15
<b>TOTAL</b>	<b>80</b>

#	COMMENT:	DATE
1	We use the garage for one car and park the other on the street.	3/24/2020 8:18 PM
2	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
3	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
4	one car family so we have one off-street spot.	3/10/2020 11:49 AM
5	I had my falling down garage repaired at my expense to make it usable.	3/8/2020 9:33 PM
6	We have one off street parking place and two cars.	3/7/2020 6:36 PM
7	My garage is too small to fit a normal sized vehicle	3/6/2020 2:11 PM
8	We have space for one car in the back. The other is on the street.	3/6/2020 1:30 PM
9	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: 80 Skipped: 0



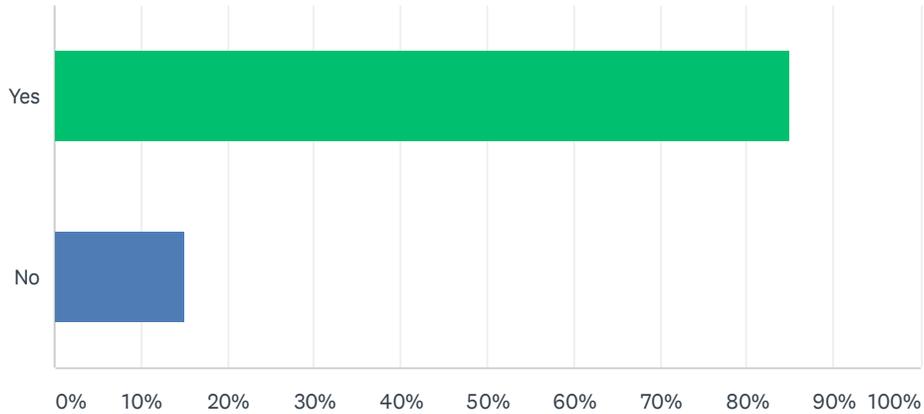
ANSWER CHOICES	RESPONSES	
Yes	43.75%	35
No	56.25%	45
TOTAL		80

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 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
3	homeowners could be compensated by builders for decreased property values	3/20/2020 3:18 PM
4	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
5	Im OK with 4 stories but not 8	3/10/2020 11:49 AM
6	There is no way to enforce or make a developer provide additional housing	3/10/2020 11:43 AM
7	AFFORDABLE HOUSING IS JUST A Trojan horse FOR THE DEVELOPER.	3/9/2020 10:14 PM
8	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
9	Again, 8 stories is absurd and shows how absurd this plan is.	3/8/2020 7:27 AM
10	Yes, I support the benefit, but I didn't read it this way. Looks to me that the areas surrounded in Pink will be only ones to be increased from the current zoning. So, potentially an area zoned at 5 could increase to 8, and an area zoned at 8 would be increased to 12.	3/7/2020 11:34 AM
11	Again this is MISLEADING -- No one is proposed 3 to 8 -- the proposal is 3 to 5.	3/7/2020 10:06 AM
12	That will destroy the property values of those home owners.	3/7/2020 8:26 AM
13	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
14	Absolutely.	3/6/2020 7:57 PM
15	We don't need it.	3/6/2020 4:45 PM
16	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
17	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
18	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
19	the density must be considerate of existing residential homes. 5 would be more appropriate	3/6/2020 11:17 AM
20	No sir! The quality of life for the homes close to Colfax would be diminished.	3/6/2020 11:10 AM
21	The bulk of businesses along colfax are currently one story. It would really go from 1 stories to 8. Parking is already problematic for both residents and people using businesses.	3/6/2020 10:59 AM
22	I support it even without the so-called "community benefits"	3/6/2020 10:48 AM

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

Answered: 80 Skipped: 0

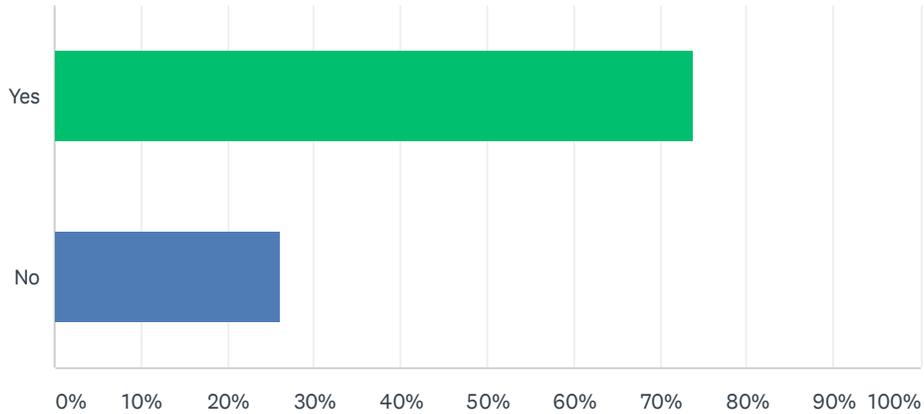


ANSWER CHOICES	RESPONSES	
Yes	85.00%	68
No	15.00%	12
TOTAL		80

#	OTHER (PLEASE SPECIFY)	DATE
1	Absurd.	3/24/2020 8:18 PM
2	Should be street car not bus	3/22/2020 6:27 PM
3	We totally dislide and dread this plan. It will cut the north side and south sides of Colfax off from each other.	3/16/2020 1:58 PM
4	OMG	3/12/2020 11:57 AM
5	Hate it!	3/10/2020 8:08 PM
6	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
7	CAN'T WAIT!!!	3/7/2020 11:34 AM
8	I don't want it.	3/7/2020 8:26 AM
9	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
10	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: 80 Skipped: 0

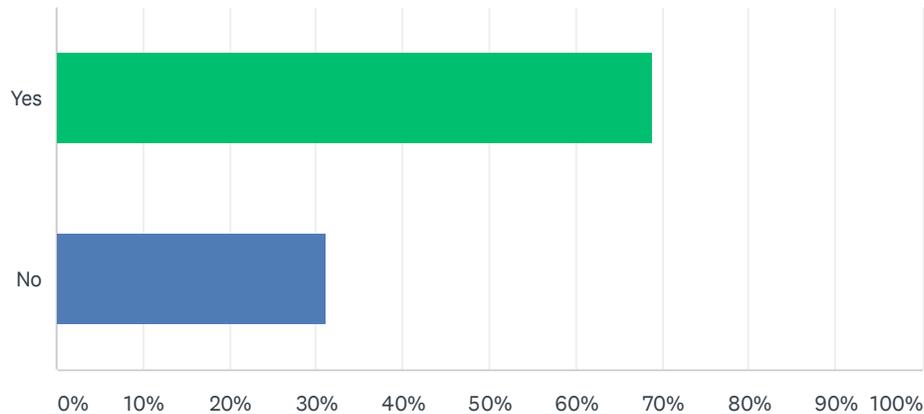


ANSWER CHOICES	RESPONSES	
Yes	73.75%	59
No	26.25%	21
TOTAL		80

#	OTHER (PLEASE SPECIFY)	DATE
1	I didn't know but that sounds great!	3/25/2020 9:11 AM
2	This will make driving on Colfax more dangerous and drivers more inclined to rage.	3/16/2020 1:58 PM
3	Another reason why 14th ave cannot lose a drive lane to a bike lane	3/16/2020 11:11 AM
4	But that fact is not usually mentioned in the marketing materials...	3/12/2020 11:57 AM
5	Ridiculous! Really!!!	3/10/2020 8:08 PM
6	Good. Will make it safer for the bus transit riders and make the BRT more efficient.	3/7/2020 11:34 AM
7	That will make getting around this part of town impossible.	3/7/2020 8:26 AM
8	Thought it was to be only one drive lane.	3/6/2020 4:45 PM
9	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
10	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
11	dumb idea	3/6/2020 11:12 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: 80 Skipped: 0

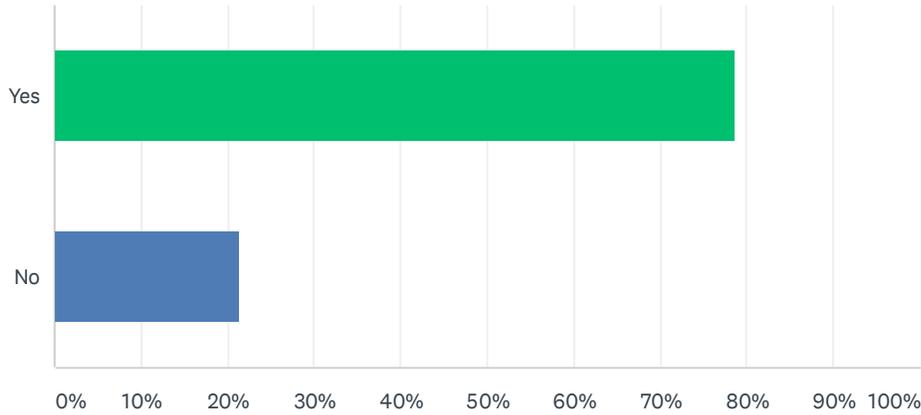


ANSWER CHOICES	RESPONSES	
Yes	68.75%	55
No	31.25%	25
TOTAL		80

#	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	This will significantly increase side road traffic in the blocks adjacent to Colfax. Needs to be addressed.	3/22/2020 6:27 PM
4	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
5	... 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
6	This is fantastic news!	3/7/2020 5:13 PM
7	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
8	How could they do something so stupid.	3/7/2020 8:26 AM
9	Good, many complain about cut-through traffic and this will help.	3/6/2020 9:07 PM
10	More planning to impede automobile traffic flow.	3/6/2020 4:45 PM
11	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
12	dumb idea	3/6/2020 11:12 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: 80 Skipped: 0



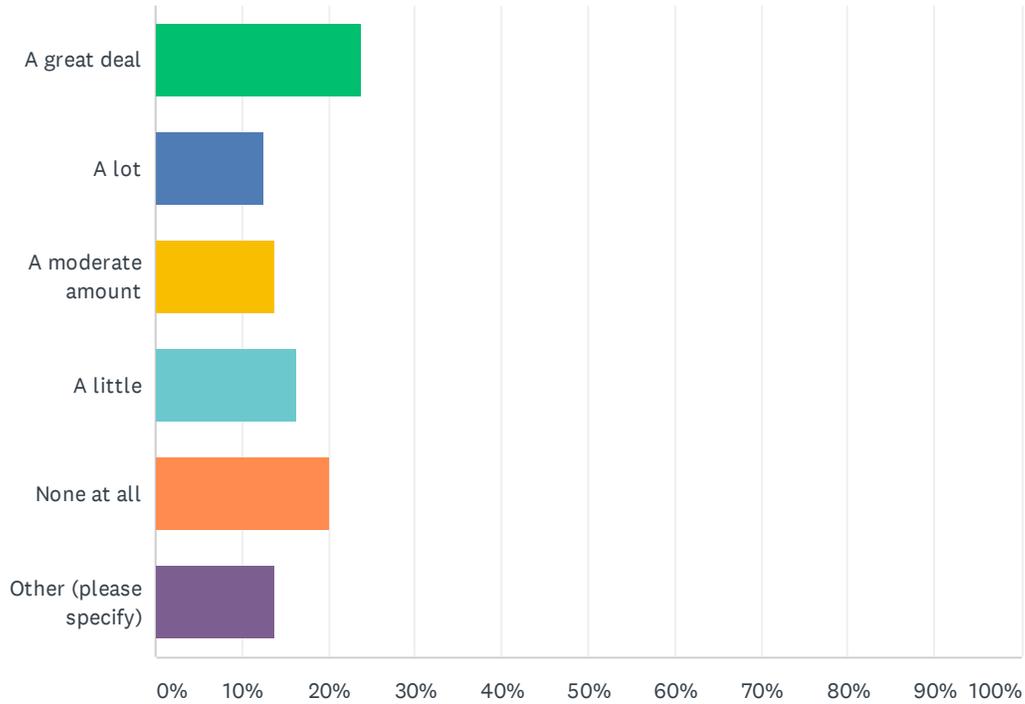
ANSWER CHOICES	RESPONSES	
Yes	78.75%	63
No	21.25%	17
<b>TOTAL</b>		<b>80</b>

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	Yes! Yes! Yes!	3/25/2020 9:11 AM
3	Great idea but it will have a deleterious effect on parking, flow of traffic, effect surrounding neighborhood.	3/24/2020 8:18 PM
4	not sure...need more information	3/24/2020 4:46 PM
5	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
6	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
7	yes, these 25 words of it.	3/12/2020 11:57 AM
8	Isn't the 15 the busiest bus route in the city? Makes sense.	3/12/2020 9:32 AM
9	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
10	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
11	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
12	Don't know yet.	3/8/2020 9:33 PM
13	It will only work if run efficiently and RTD does not have a stellar record here	3/7/2020 6:21 PM
14	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
15	It wont get used all the time its in managed by RTD - it's a theory that people will all use it instead of drive - they wont	3/7/2020 8:24 AM
16	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 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

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

Answered: 80 Skipped: 0



ANSWER CHOICES	RESPONSES	
A great deal	23.75%	19
A lot	12.50%	10
A moderate amount	13.75%	11
A little	16.25%	13
None at all	20.00%	16
Other (please specify)	13.75%	11
<b>TOTAL</b>		<b>80</b>

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

#	OTHER (PLEASE SPECIFY)	DATE
1	need more info	3/24/2020 4:46 PM
2	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
3	Very little. Sigh.	3/12/2020 11:57 AM
4	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
5	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
6	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
7	It is a stupid, unworkable idea.	3/7/2020 8:26 AM
8	Worried about cost but otherwise very excited.	3/6/2020 7:57 PM
9	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
10	But that can be done without changing the lane configurations on Colfax Avenue and moving bus traffic to the middle of the road and closing one lane 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
11	Not sure	3/6/2020 10:55 AM