



City Park/Congress Park Workshop

February 13, 2019

Meeting Notes

CITY PARK/CONGRESS PARK WORKSHOP BREAKOUT STATION NOTES

FEBRUARY 13, 2019 | CHURCH IN THE CITY – BETH ABRAHAM

54 ATTENDEES

PARTICIPANT DEMOGRAPHICS

41 respondents

What is your gender?	
Man	19
Woman	22
Non-Binary or Prefer to Self-Describe	0
How old are you?	
Under 18	3
18 - 34	5
35 - 44	6
45 - 54	11
55 - 64	3
65 - 74	9
75 and over	4
What is your race and/or ethnicity?	
American Indian or Alaska Native	0
Asian	0
Black or African American	2
Hispanic, Latino or Spanish	1
Middle Eastern or North African	0
Native Hawaiian or other Pacific Islander	0
White	38
Some other race or ethnicity	0

In what neighborhood do you live?	
Congress Park	17
South City Park	12
City Park South	4
Cheesman	1
Cherry Creek	1
City Park	1
City Park West	1
North City Park	1
Washington Park	1
West City Park	1

SUMMARY OF KEY INSIGHTS

ECONOMY

- A majority of participants agreed with the Vision Statements (Economy: 5 votes; Housing: 4 votes). One participant was neutral on the Economy Vision Statement.
- Top priorities for advancing housing affordability include:
 - encouraging more ADUs, such as garage conversions or backyard cottages (15 votes),
 - providing housing for a variety of household types (such as shared living, family-sized units, or multi-generational housing) (13 votes), and

- providing homeownership assistance (such as property tax abatements or Community Land Trusts) (9 votes).
- The most desired missing middle housing types include:
 - detached accessory dwelling units (19 votes),
 - secondary detached single-family home (14 votes), and
 - live + work (9 votes).
- Top needs for a complete food environment include:
 - healthier corner or convenience stores (10 votes),
 - specialty markets (10 votes),
 - farmer's markets/stands (10 votes), and
 - improving bike, ped, and transit access to food (10 votes).
- Participants were generally supportive of a healthcare and wellness based economic growth strategy. The most cited needs/opportunities were affordable/attainable housing for workers, and creating strong transportation connections to the hospitals.
- Regarding retail, most participants focused on policies to strengthen local businesses as opposed to retail that is missing. The most common policy idea was rent control for businesses. Density on Colfax was also widely discussed, but lacked consensus, with some participants desiring building higher and others wanting to limit Colfax to 3 stories.

LAND USE

- A majority of participants agreed with the Vision Statement (3 votes). One participant was neutral, and one disagreed.

NEIGHBORHOOD CHARACTER:

- Top concerns for SU and TU district redevelopment include: height (17 votes), mass and scale (17 votes), and materials (16 votes), with articulation (15 votes) a close fourth.
- Top concerns for MU district redevelopment include: materials (19 votes), height (15 votes), and quality (15 votes), with ground level design (14 votes) a close fourth.
- Some open comments (4) reinforced materiality as a concern. One person said that it feels like developers in South City Park have never been to or seen the neighborhood (lack of appropriate response to context.)
- One person expressed concern about lot coverage and garages being exempt and need for more pervious surfaces.
- Expansion of development along the Colfax edge and the 17th Ave edge could seriously squeeze the narrow south City Park neighborhood.
- Pop-tops and scrape-offs and the scale and character of new single family and duplex residential buildings are, for the most part, negatively changing the character of both neighborhoods.
- New development along Colfax should be limited to 5 stories. Older one-story commercial buildings should be kept.

COMMERCIAL NODES:

- For the three nodes analyzed, common top responses included: safer crossings, more trees/shade, benches/greenery, and add/keep iconic elements. Other priorities varied based on the node.

COLFAX:

- Opinions of building heights along Colfax were split, but somewhat similar. Half (6) thought 3-5 stories was appropriate and others (6) said that 3-stories or below was appropriate.
- There is major concern in South City Park due to the narrowness of the overall neighborhood. Neighbors fear shading from new development and loss of existing building stock to make lots bigger on Colfax.
- Adaptive reuse strategy is supported – however one person noted not saving buildings just because they're "old". Keeping the character and history of Colfax is important.
- Top priorities for new development on Colfax included: preserving existing building (16 votes), design review (14 votes), and publicly accessible open space (12 votes).

QUALITY OF LIFE

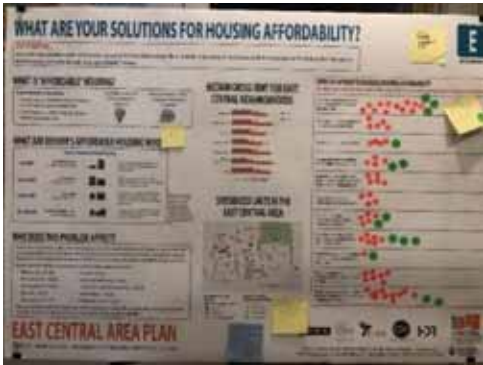
- A majority of participants agreed with the Vision Statements (Environment: 6 votes; Healthy: 4 votes). One participant was neutral on the Healthy Vision Statement.
- The top resilient priorities include:
 - tree canopy/tree lawn (26 votes),
 - native vegetation (25 votes), and
 - shared green spaces (20 votes).
- The top priorities to make the area safer and more comfortable include:
 - more services for vulnerable populations (24 votes),
 - public art (19 votes),
 - more activity on the streets (14 votes), and
 - public restrooms (14 votes).
- Many participants suggested making (or closing) 16th Avenue into a calm bike/ped greenway street that supports recreation uses (15 comments). Others also suggested doing the same with 12th Avenue (10 comments). Other comments mentioned safer N/S crossings of Colfax with better lighting (3 comments).
- Attendees shared their experiences with flooding along 12th Avenue that caused car damages. It was suggested to implement green infrastructure facilities along 12th Avenue (permeable pavers) near Madison. Other attendees suggested ideas around natural vegetation and ecosystems in City Park, noise and light pollution, and green roofs.
- Many attendees enjoyed the parks in their neighborhood but would like to see more educational, outdoor activities, rugby fields, and dog parks near their neighborhood. Many also suggested using the parkways as linear parks. Homeless and drug use at parks was mentioned as a concern.
- The majority of participants think we should absolutely (5 votes) re-think our parkways to provide better pedestrian/bike connections to existing parks.
- Some participants think it is a good idea (2 votes) to re-think public rights-of-way for our parks and open space.
- The majority of participants think it is a good idea (4 votes) to explore the possibility of converting existing vacant/parking lots into future park space.
- The majority of participants think it is either a good idea (3 votes), or that we should absolutely (3 votes) explore the idea of closing Park Avenue from Humboldt to Colfax. Some suggestions and concerns include the idea of closing Park Avenue all the way to Downing, and concerns about highway access if Park Avenue is closed.
- Participants felt ambivalent to the framework map. Only one attendee participated and he/she felt that maybe (1 vote) the framework map reflected what he/she would like to see in the neighborhood.

MOBILITY

- All participants agreed with the Vision Statement (8 votes).
- Priorities from exercise results/comments include:
 - Traffic calming through improved street design (14)
 - Better bike lanes/connections (11)
 - Prioritize pedestrians (improving sidewalks and make safer crossings (7)
 - Better transit, more coverage, free/reduced fares (7)
- Top priorities for bike/pedestrian routes from the questionnaire:
 - Priorities for route improvements included parks (13 points), retail destinations (12.5 points), and employment/jobs (11.5 points)
 - Improvements that avoid reducing traffic flow were a somewhat high priority (9 points) while preserving parking was less prioritized (3.5 points)

ECONOMY STATION NOTES

Q: WHAT ARE YOUR SOLUTIONS FOR HOUSING AFFORDABILITY?



Voting Exercise [3 dots each]:

Menu of Options to Advance Housing Affordability	City Park & Congress Park Votes
Encourage more ADUs, such as garage conversions or backyard cottages	15
Allow single-unit homes to add rentable rooms or to convert to multi-unit	5
Encourage more duplexes and triplexes	5
Encourage more apartment buildings with affordable housing near transit	6
Create more supportive housing with integrated services to help individuals and families transition from homelessness	5
Preserve existing private and publicly-supported affordable housing	4
Provide rental assistance (such as programs for qualifying fixed income households)	7
Provide homeownership assistance (such as property tax abatements or Community Land Trusts)	9
Provide more on-site services in buildings, such as job training, literacy programs, and childcare	2
Develop partnerships with major employers (such as hospitals and schools) in creating affordable housing units for their workers	7
Provide housing for a variety of household types (such as shared living, family-sized units, or multi-generational housing)	13
TOTAL VOTES	78

Additional Housing Affordability Comments:

- ADUs can significantly lower quality of life. I don't want anymore (+1 vote)
- Rent control for x percent of units
- Make developers build affordable units by prohibiting their ability to buy their way out.

Q: WHAT "OTHER" TYPES OF HOUSING WOULD YOU LIKE TO SEE?

Voting Exercise [3 dots each]:

Missing Middle Housing Types	City Park & Congress Park Votes
Detached accessory dwelling unit	19
Duplex	3
Secondary detached single-family home	14
Corner lot cottage court	7
Double lot cottage court	1
Townhouse/rowhouse	5
Walk-up apartment	2
Live + Work	9
TOTAL VOTES	60

Additional Missing Middle Comments:

- Reduce rental units. Absentee landlords cause neighborhood deterioration.
- No ADUs in the center/core of neighborhoods. They lower quality of life.
- Use existing housing stock to create affordable units through home sharing.
- We need to decrease the restrictions/bureaucratic hoops for ADUs. They could be a win-win in so many ways. (+1 vote)
- Keep slot homes and high-density townhouses out.
- Rowhouses, not townhouses, in Congress Park along avenues south of 13th
- High rises on Colfax
- Transit oriented development
- Allow secondary small housing units on back of a property! Currently aren't allowed to build over a garage. Can't this be done safely??
- Not in South City Park → townhouses, walk-ups, live + work
- Loosen restrictions on ADU development.
 - Remove 1.5 story constraint.
 - Reduce fees for affordable projects.
- Consider allowing up/down 4-plexes (of flats) within urban house envelope. (+1 vote)

Q: WHAT IS NEEDED FOR A COMPLETE FOOD ENVIRONMENT?



Voting Exercise [3 dots each]:

What is Most Needed in East Central?		City Park & Congress Park Votes
Buying Food	Full Service Grocery Store	2
	Healthier Corner or Convenience Store	10
	Specialty Markets	10
	Ethnic Restaurants or Markets	8
	Farmer's Markets, Stands	10
	Healthy Fast Food or Dining	7
Producing Food	Commissary Kitchen or Incubator	2
	Urban Farms (Private Enterprise)	2
	Food Grown in Public Spaces	6
	More Growing in Private Yards	4
	Combined Growing and Retail Facilities	6
	Food Hubs (Aggregate, Distribute)	0
Food Related Education & Services	Heathy Habits & Cooking Skills	0
	Gardening Education	0
	SNAP Enrollment & Resources	0
	Food Donation & Emergency Food	1
	Resources w/in Housing, Clinics, Schools	2
Getting There	Free or Low-Cost Shuttles to Grocery	2
	Affordable Grocery Delivery Services	1
	Improve Bike, Ped, Transit Access to Food	10
	Mobile Grocery Markets	2
TOTAL VOTES		85

Additional Food Environment Comments:

- Reduce retail so market is not saturated, causing bankruptcy/closures.

Q: HEALTHCARE & WELLNESS: A FOUNDATION FOR ECONOMIC GROWTH?



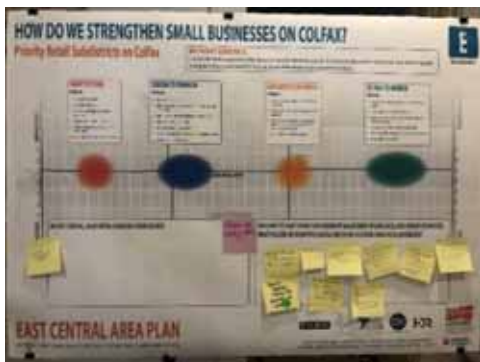
ARE ANY OPPORTUNITIES MISSING?

- Don't just make housing for doctors and CEOs! Include options nurses and staff can afford.
- Agree with #8 – create strong transportation connections
- More health spas, senior housing (market should take care of it)
- Encourage local organic food in backyard and neighborhood gardens
- Hospital-funded affordable/attainable housing for workers
- Housing options for nurses and hospital workers
- Safe crosswalks. More protected bike lanes. Let us get there safely.
- Coordinate with Medical District (Council District 10 is very hospital centric and should be walkable).
- Encourage National Jewish to do mixed-use development.

CONCERNS:

- Am concerned about homeless people living on the streets. Would like better services so that they locate somewhere else.
- Discourage so much parking at health centers (i.e., Uptown). Want less cars.

Q: HOW DO WE STRENGTHEN SMALL BUSINESSES ON COLFAX?



WHAT RETAIL IS MISSING?

- Corner convenience stores

WHAT POLICIES OR INCENTIVES SHOULD WE OFFER TO STRENGTHEN LOCAL BUSINESSES?

- Build higher than 3 stories on Colfax (+1 vote)
- Do not rezone Colfax for more than 3 stories.

- Rent control
- Residential density on/near Colfax. Will help local business succeed.
- Rent control for businesses
- Limit rezoning. Rent control.
- OED incentives to encourage development to help build smaller retail spaces.
- Connect downtown and 16th Mall to 17th more.
- Encourage local businesses.
- Low cost loans to provide needed repairs/rehab – a few places are dilapidated!

Q: ECONOMICALLY DIVERSE AND VIBRANT: DO YOU AGREE WITH THE VISION STATEMENTS?

- Agree: 5
- Neutral: 1
- Disagree: 0



Q: EQUITABLE, AFFORDABLE AND INCLUSIVE: DO YOU AGREE WITH THE VISION STATEMENTS?

- Agree: 4
- Disagree: 0



Additional Vision Comments:

- ID the priority issues: Benchmark and measure quality of life metrics over time.

QUESTIONNAIRE ECONOMY COMMENTS

- Give larger incentives (density bonuses) for preserving existing older homes, allowing multiple units if they preserve the exterior.
- City Park/Congress Park: There's a clear opportunity for high density along the south side of Colfax. It would be great to see more 3-story buildings replace the older, outdated buildings like the electronics shop, the lot next to the Ethiopian restaurant, the motel, etc. There should be a prioritization on affordable rental housing and cultural uses.

- Build up. Retain the incentive for a developer to keep the exterior historic façade by not requiring parking at all or parking minimums. Perhaps a cap on parking maximum? (See the Tavern Uptown pop top)
- Specialty Cheese shops are missing from the neighborhood.
- More ADA accessible retail on Colfax.

LAND USE STATION NOTES

NEIGHBORHOOD CHARACTER ANALYSIS

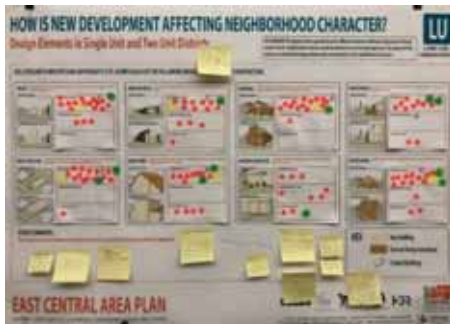


OPEN COMMENT EXERCISE:

- South City Park neighborhood is liked because it's quiet, walkable, with lots of destinations around the neighborhood, access to City Park and Colfax, and has character.
- Likes views from high rises at west end of South City Park. Keep new development west of the high rises from blocking views.
- 17th Ave hard to cross to get to the park.
- Congress Park is liked because it's walkable, has big trees, differing housing types and income levels, and has traditional character.
- Defining characteristics of Congress Park are porches and trees.
- Protect the trees in the parkways (tree lawns) – first thing developers do is cut down the trees.
- East side of Congress Park has lots of bungalows, west side of Congress Park has lots of Denver Squares. Dividing line somewhere around Monroe St.
- South City Park being squeezed by development along 17th Ave., and Colfax. Bigger lots for development being created by buying into the neighborhood and then rezoning.
- Building heights along Colfax should be limited to 5 stories.
- Should preserve old homes on Colfax with storefronts.
- Should maintain the small one-story strip buildings on Colfax.
- Where streets are off-set at Colfax, the pedestrian crossings are getting better by focusing them next to right turn lanes with the most traffic.
- Infill should maintain Denver Blueprint maximum height for high density of 5 stories (condos/apartments).
- Density is necessary for growth but could be limited along parks. 17th Ave. along City Park would be good for towers.
- U-TU-C is great in North Congress Park.
- Buildings should be tall enough to have parking attached.
- Lots of pop-tops and scrapes in Congress Park.
- In City Park, the scale contrasts of giant modern houses next to small craftsman houses is big concern.
- Big duplexes better than big single-family houses – more people living there.
- Likes juxtaposition of old and new.
- Materials are more important than flat roofs.
- Need zoning to require more brick - more than just on the front, leaving cheap siding on the sides.
- Greater density in Congress Park should go where it's zoned.

- Little lots (25 ft wide) in north Congress Park – harder to scape and rebuild because the minimum lot size for rebuilding is 5500 Sf, and most of the small lots are around 4000 SF.
- No more density – traffic bad because of density.
- Metrics needed for quality of life tipping points, e.g. air pollution measure to know when it is safe or not
- Congress Park is too car dependent. Traffic is not due to density – it’s due to cars.
- Congress Park is a child-heavy neighborhood. Needs more stop signs, traffic calming.
- City Park has resident’s parking permits. It’s needed but have to manage it to collect permit tags from neighbors for guests.
- People driving City Park neighborhood looking for parking because of popular Colfax restaurants, music venues, shops. This is driving residents crazy.
- Existing older apartment buildings in north Congress Park near Colfax are being bought by big real estate companies for renovation, then they jack up the rents and drive out longtime residents. Neighborhood is losing (lost) its diversity – economic and racial. It would have been great if the City could have purchased these older apartments to keep rents down. Rent control is needed.
- Buried reservoir in Congress Park used to be open to playing fields/park, but dog waste polluted the water. Now just fenced open space with a small piece for community garden. Still good for just open space.

Q: HOW IS NEW DEVELOPMENT AFFECTING NEIGHBORHOOD CHARACTER (SU/TU DISTRICTS)?



Voting Exercise [1 dot per topic – chart showing votes for “Very Important to Address”]:

How is New Development Affecting Neighborhood Character (SU/TU Districts)?	City Park & Congress Park Votes
Height	17
Mass and scale	17
Materials	16
Side setbacks	10
Long side walls	12
Ground floor level design	3
Roof forms	12
Articulation	15
TOTAL VOTES	102

Votes for “Somewhat Important”:

- Height (3)

- Long Side Walls (3)
- Materials (1)
- Side Setbacks (1)
- Ground Floor Level (4)
- Articulation (1)

Votes for “Not Important”:

- Long Side Walls (2)
- Side Setbacks (2)
- Mass and Scale (1)
- Roof Forms (4)
- Ground Floor Level (3)
- Articulation (2)

Additional Comments:

- New 3-story townhomes dwarf existing older homes. We don't need 9' ceilings. Reduce allowed building height.
- It feels like developers in CPS have never even seen our neighborhood.
- Restrictions to require facades be a certain % of materials that match the neighborhood. Some pops and scrapes are atrocious and ruin neighborhood character.
- Denver Blueprint max of 5 stories
- One of the most pressing issues is lot coverage. Although U-TU-B only allows less than 50% lot coverage, garages are exempt! We need less impervious surfaces, especially in flood zones.
- Limit to 5 stories-enhance on Colfax.
- Color! Why are new developments always white refrigerator boxes?
- Don't become LoHi or Cherry Creek North.
- Material is such a huge issue. Most houses in our neighborhood are brick, but new houses are now materials that detract from the feel. They also don't match in terms of style or color with giant white siding.
- There are no more dots for me to vote on there, but they are all important approaches for improving how buildings fit in. Maybe not use all for each building, but create a design review process to encourage more compatibility. For example, the brick townhouse at 1749 Race fit in better than some just because of the brick.

Q: HOW IS NEW DEVELOPMENT AFFECTING NEIGHBORHOOD CHARACTER (MU DISTRICTS)?



Voting Exercise [1 dot per topic – chart showing votes for “Very Important to Address”]:

How is New Development Affecting Neighborhood Character (MU Districts)?	City Park & Congress Park Votes
Height	15
Variation in massing	13
Materials	19
Variation in details	11
Quality	15
Ground floor level design	14
TOTAL VOTES	87

Votes for “Somewhat Important”:

- Height (3)
- Materials (1)
- Variation in Massing (3)
- Quality (2)

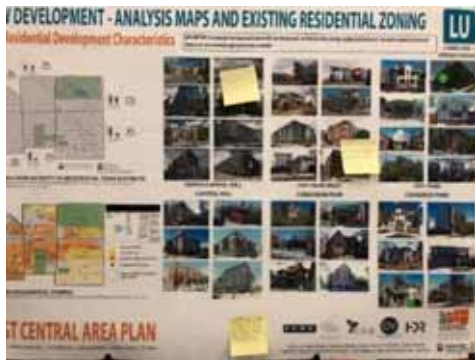
Votes for “Not Important”:

- Height (1)

Additional Comments:

- Denver needs to do a much better job of requiring more visual interest at the pedestrian level. Example is new building along Park Ave. (Northwest of Uptown) which are terrible, come straight down to sidewalk, use materials, details, planters, terraces etc. to add interest.

NEW DEVELOPMENT IN NEIGHBORHOODS ANALYSIS BOARD



OPEN COMMENT EXERCISE:

- North Cap Hill: Column 2, row 1: Ew, cars.
- City Park: Column 1 row 3: Great! All the rest are terrible.
- New 3 story buildings within residential neighborhoods should go through design review. Many of them are incredibly ugly.

Q: WHAT ARE THE PRIORITY IMPROVEMENTS FOR NODE #6 (COLFAX AVE – YORK/JOSEPHINE), #10 (12TH AVE – COOK TO MONROE), and #11 (12TH AVE – COLUMBINE TO CLAYTON)?



Voting Exercise [Choose Top 3]:

What are the priority improvements?	Node #6 (Colfax Ave. – York/Josephine)	Node #10 (12th Ave - Cook to Monroe)	Node #11 (12th Ave Columbine to Clayton)
Safer crossings	9	5	3
Redevelop parking lots	3	6	1
Keep / support existing businesses	5	4	0
Encourage a variety of uses	2	1	0
Slow down vehicular traffic	9	4	1
More trees/shade	8	6	7
Benches/greenery	14	8	6
Windows/visibility on ground floor	0	1	1
Wider sidewalks	2	3	1
Add/keep iconic elements	11	7	4
Building edges/memorable buildings	3	4	2
Places to sit/eat outside	4	8	4
TOTAL VOTES	70	57	30

Additional Comments for Node #6:

- Keep neighborhood affordable by adding mixed income/affordable housing – multifamily rental along south side of Colfax.
- The frequency of accidents at Adams and Colfax is a big concern.

Additional Comments for Node #10:

- I don't think this area will benefit from more housing or a variety of housing.
- Need more types of varied housing – not everyone can afford single family.

Additional Comments for Node #11:

- Keep historic preservation at the forefront of new development areas (+1 vote)
- Allow multiuse, multistory in this node – keep architectural character – use brick.
- I don't think this area will benefit from more housing.

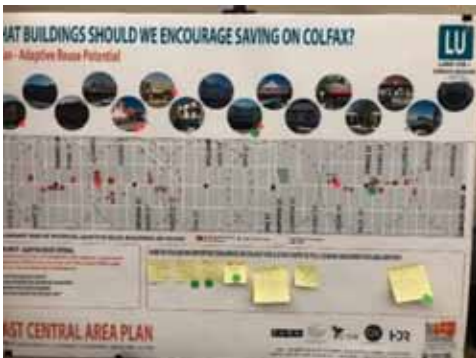
Q: ARE BUILDING HEIGHTS ON COLFAX APPROPRIATE?



DO YOU WANT TO SEE DIFFERENT HEIGHTS THAN WHAT IS CURRENTLY ALLOWED ON COLFAX? IF SO, WHERE AND WHY?

- No! Protect our solar panels.
- I prefer 2-3 stories max between Colorado and Josephine. There are a few spots that could handle it- like the JIT staffing building that is mostly parking lot.
- Allot height on 17th and Colorado to trap density along corridors. Preserve Colfax character and have towers along corridors. Preserve Colfax character and have towers along City Park like parks in other cities.
- Ok Colfax development to 5 stories
- Limit to enhance on Colfax to limit spread.
- City Park South so narrow and North Side. Don't shade neighborhood.
- No more than 5 stories in Bluebird district
- No more than 3 stories. Keep the Colfax charm.
- City Park South so narrow- don't allow Colfax developers to acquire homes.
- No more than 3 stories
- No more than 4 stories
- No building taller than Basilica-more comfortable for pets
- Yes, there is a clear opportunity for 3 story density along Colfax to spur more rental development along a key transit corridor.
- No Manhattanization of Colfax. MS-5 zoning is plenty high.
- 3-5 stories, need more people to support public transit and businesses

Q: WHAT BUILDINGS SHOULD WE ENCOURAGE SAVING ON COLFAX?



OPEN COMMENT EXERCISE (although many placed dots on photos):

- Keep facades but add more density (like Park Tavern)
- Save the history of Colfax – save historic buildings (+1 vote)
- Small shops with character and historic homes in the Bluebird District. Too much was already torn down! (+1 vote)
- Keep Colfax “Colfax” (+1 vote)
- Not all buildings of “old” Colfax add to character positively – 1-story outdated buildings with no cultural use/parking lots can be replaced with better higher density
- Any architecture that can’t be replicated, regardless of “beauty”, should be saved.
- Save Humble Pie/Cerebral – was first rebuilt and has cool mix of restaurants/brewery.
- Save Bastiens – it’s odd but cool! And has great food!
- Save buildings that house Hooked on Colfax/Stella’s – historic...love them!
- Building that houses Robert Anderson gallery – it needs rehab but not demolition!

Q: WHAT ARE THE PRIORITIES FOR NEW DEVELOPMENT ON COLFAX?

Voting Exercise (2 dots each):

What are the Priorities for New Development on Colfax?	City Park & Congress Park Votes
Preserving an existing building	16
Provides significant amount of affordable housing	8
Provides shared parking for surrounding uses	7
Provides publicly accessible open space or contributes to open space fund	12
Design review to ensure quality design that is in keeping with character	14
Includes well-designed transitions to low-scale neighborhoods	7
Preserves small businesses or contributes to assistance fund	6
TOTAL VOTES	70

Additional New Development on Colfax Comments:

- More brick and terra cotta (+1 vote)

Q: WHERE SHOULD GROWTH BE DIRECTED AND HOW?



LAND USE MAP

- Expand 2 unit residential to south-central Congress Park (+1 vote)
- Duplexes to 4-plexes and ADUs
- No duplexes! Current zoning restricting by lot size is fantastic!
- Maintain current 5-story height restrictions (pointing to just east of East High)

Q: WHERE IS DESIGN GUIDANCE NEEDED?

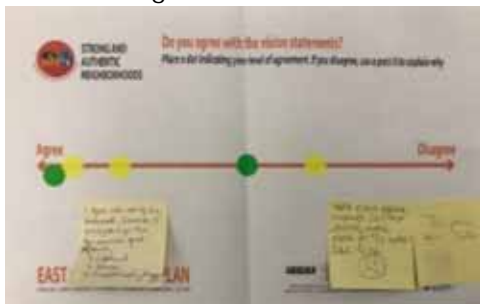


MAPPING AND OPEN COMMENT EXERCISE:

- Preserve the old hotel at the corner of 16th and Detroit
- Pops/scrapes should have to use similar materials in Congress Park

Q: STRONG AND AUTHENTIC NEIGHBORHOODS: DO YOU AGREE WITH THE VISION STATEMENT?

- Agree: 3
- Neutral: 1
- Disagree: 1



Additional Vision Comments:

- I agree with all of the statement; however, I would prioritize the top amenities quite different (1 – cultural; 2 – Dining; 3 – Seating/Plazas)
- More green spaces around Colfax means more places for the homeless to be ☹️
- This person sucks (pointing to above comment)

QUESTIONNAIRE LAND USE COMMENTS

- Keep Satire Bar signs
- We need more open space in private homes. Less impervious surfaces
- We need to include garages in the lot coverages
- I am glad to see our neighborhood participating in a thoughtful planning process. I am concerned that the representation at the meeting is narrow from a socio-economic and demographic perspective. I hope the process will include outreach to rec centers, grocery stores, schools, etc. to ensure that a broad cross section of our neighbors are included.
- Given all the undeveloped land toward the East (DIA - A line) why are we so focused on increasing density and struggling with affordability issues? Develop the East!
- Encourage growth east of DIA.
- All music venues and places of worship on Colfax are worth saving.

QUALITY OF LIFE STATION NOTES

Q: WHAT OTHER STRATEGIES COULD MAKE YOUR AREA MORE RESILIENT?



Voting Exercise [5 dots each]:

Menu of Options to Make Area more Resilient	City Park & Congress Park Votes
Tree Canopy/Tree Lawn	25
Shared Green Spaces	20
Native Vegetation	26
Open Space in Private Land	13
Water Conservation	11
Stormwater Programs	10
Multi-Purpose Areas	1
Energy-Efficiency	11
New Technologies	10
TOTAL VOTES	127

Additional Resiliency Comments:

- Require city approval before old trees are removed – prune dead branches instead of cutting down the entire tree! Our block with 1906 homes is being deforested!! Adams s of Colfax!
- Use historic landscape that reflects the history of our neighborhood.
- Incentivize not require (next to “Open Space in Private Land”)
- I don’t like this! Make pavement porous instead of incentivize swales and temporary ponds or gardens on private land – Arizona allows curb cuts for this. (next to “Multi-Purpose Areas”)
- Solar panel access (high buildings and trees), SCD (solar easements)
- Encourage usage of solar power for houses and composting. Regulation on where food comes from (i.e. factory farms)
- Light and noise pollution control
- Incentivize private owners on green roofs/community garden

Q: WHAT WOULD MAKE YOU FEEL SAFER & MORE COMFORTABLE IN EAST CENTRAL?



Voting Exercise [3 dots each]:

Menu of Options for Safer and Comfortable Area	City Park & Congress Park Votes
More services for vulnerable populations	24
Safety Ambassadors	2
More activity on the street	14
Neighborhood walking patrols	2
Public Restrooms	14
Better Lighting	13
Emergency Call Boxes	3
Public Art	19
TOTAL VOTES	91

Additional Comments:

- Make restrooms look nicer
- Build community
- Who is caring for the vulnerable in our community?
- Safety ambassadors would not be productive because as opposed to keeping people safe, it's scaring people vulnerable to police brutality.
- Poor Denver police response! No follow-up when they were given license plate make and model of car hit and run.
- Additional lighting must be careful to limit light pollution.
- Less police presence.
- Alley improvements; light, infrastructure, etc.
- Safe parking and traffic calming
- More police driving through neighborhood.

Q: HOW DO YOU USE YOUR NEIGHBORHOOD PARKS?



DO YOUR NEIGHBORHOOD PARKS HAVE AMENITIES THAT YOU WANT?

- Allow permitted fitness professionals to hold outdoor classes.
- Yes – uncluttered and open. I hope the Congress Park Pool renovation does not change its character.
- Someone at this meeting said the City Park Lake and the smaller lake could potentially be drained to make room for expansion of the zoo or museum. That would be a catastrophe!

WHAT AMENITIES WOULD YOU LIKE THAT ARE MISSING?

- Urban gardens with educational programs/outreach
- Denver severely lacks in rugby fields. Existing fields are next to each other and east of Colorado.
- What if 12th Ave and 16th Ave were greenways/bike/ped ways for physical exercise on the commute to Downtown – no cars (no exceptions) support Climate Action Plan! (4 dots and 2- “I agree” and 1 “Boom” were noted with this comment)
- The giant dumpsters are an eye sore and look “trashy”! Enclose them in something nice looking.
- A few more benches along the Mile High Loop path (evening and weekends)
- Relocate the bushes right in front of the Tom Morris/Diane Louen Benches on Ferril Lake (south shore)
- I walk at City Park alone. I want more information about coyotes in the park – not just their pictures.

WOULD YOU LIKE MORE SMALL PARKS IN YOUR NEIGHBORHOOD?

- I’m happy with what we’ve got in Congress Park
- I’d love to see more variety in the landscaping – like some small garden areas like the one west of the pavilion.

Additional Comments:

- Note pointing to City Park – “Where did all the green space go?”

Q: WHAT SHOULD BE PART OF A GREEN INFRASTRUCTURE NETWORK?



Green infrastructure – mobility comments:

- 18th – Existing car, 17th car, 16th people (need one), Colfax car, 14th car, 13th car
- 16th into green alley
- 16th Ave calm street (bike lane), small residential, limit egress, bump outs, traffic circle, maintenance volunteer group
- Connection true EHS
- Increase connections to City Park via greenways/bikeways through neighborhoods

Green infrastructure – stormwater and resiliency comments:

- Planting more native vegetation (willows) and increases sediment deposits more natural streams
- Trout Creek Pass (Salida) – willows example
- Good example of native grasses at the museum
- Focus sirens on street level for noise control
- Noise pollution control is needed for quality of life decibel level on Park on weekends
- 12th/Adams water damages on car Fall of 2018
- Tree trenches on east-west aligned tree lawns (excepting step-out)
- Bulb outs difficult on 12th for bike path
- Like rain garden like tree lawn
- Permeable pavers
- 12th Ave 1-2 blocks along commercial with permeable pavers, 12th & Madison, 12th & Clayton
- Green team Congress Park converting tree lawn into something else, xeriscape
- Include more metrics for environmental problems etc., quality of life report annual events
- Light pollution control is important in IHS field
- Green roofs, community garden

Parks open space and amenities comments:

- Maintain parks and improve
- Dog park at Congress Park

Land use/development comments:

- Include garages in lot coverage – no exceptions, no dispensation
- Have zoning concerning impervious surfaces in neighborhoods for private homes

PUBLIC OPEN SPACE OPPORTUNITY MAP



Mobility comments:

- Like closing 16th Ave. to bikes and pedestrian
- 16th Ave. is perfect for bike connection. Close it!
- Just stronger pedestrian trail / presence. Make health of Parkway priority, don't change. No changes to 7th Ave
- Discontinuous bike lanes on 12th and 11th. Can we connect these facilities?
- Crossing 17th to City Park is difficult. Add signal near Cook/Madison
- Parking is a problem in neighborhood south of 17th during events at City park
- N/S connections across Colfax need to be improved, concerns about across Colfax with BRT median decreasing n/s ped/bike connectivity.
- 16th Ave. and 12th Ave. could become greenway/bike-ped ways without cars! Imagine gazebos, mini playgrounds, and reinforce the climate actions plan and walkable neighborhoods all the way to Downtown!
- More lights on smaller intersections along Colfax. Madison, Monroe and Cook (+2 votes)
- Need N/S bike connection needed to link congress park neighborhood to City Park.

Parks open space and amenities comments:

- Dog Park!
- Green is great but just a place for homeless? Need monitors or enforcement.
- Protect our parks from homeless and addict take-over
- Re-imagine parkways as 'linear parks' for people. Connect to nearby parks.
- Build wide pedestrian pathways in center of parkways. Monaco, 17th and 6th
- No more development, no roller rinks in the City Park (mayoral task force is exploring a partnership with avalanche?)

Park Ave. closure to vehicular access comments:Pros

- Good idea, but seems more feasible after bus rapid transit is in place.
- Close Park Ave. to Ogden. 5-way intersection are very dangerous for peds, and traffic will flow better without them.
- If I could bike safely on Park Ave, I would use my car less.
- Extend Park Ave. Park to Downing!

Cons

- Park Ave. is highway connection, very good connection to freeway!

PARKS FRAMEWORK KEY QUESTIONS



Voting Exercise [1 dot per question]:

SHOULD WE RE-THINK PARKWAYS TO PROVIDE BETTER PEDESTRIAN/BIKE CONNECTIONS TO EXISTING PARKS?

City Park & Congress Park Votes	
No way	0
Hesitant, but explore options	1
Good idea	3
Absolutely	5
TOTAL VOTES	9

SHOULD WE RE-THINK PUBLIC RIGHTS-OF-WAY FOR OUR PARKS AND OPEN SPACE?

City Park & Congress Park Votes	
No way	0
Hesitant, but explore options	0
Good idea	2
Absolutely	1
TOTAL VOTES	3

SHOULD WE EXPLORE THE POSSIBILITY OF CONVERTING EXISTING VACANT/PARKING LOTS INTO FUTURE PARK SPACE?

City Park & Congress Park Votes	
No way	0
Hesitant, but explore options	0
Good idea	4
Absolutely	2
TOTAL VOTES	6

SHOULD WE EXPLORE THE POSSIBILITY OF CLOSING THE PARK AVE. FROM COLFAX TO HUMBOLDT?

City Park & Congress Park Votes	
No way	0
Hesitant, but explore options	1
Good idea	3
Absolutely	3
TOTAL VOTES	7

DOES THE PARK FRAMEWORK MAP REFLECT WHAT YOU WOULD LIKE TO SEE IN YOUR NEIGHBORHOOD?

City Park & Congress Park Votes	
No (please explain)	0
Maybe	1
Yes, but with few changes	0
Yes, It looks great!	0
TOTAL VOTES	1

Additional Comments:

- No need even more bike lanes

Q: ENVIRONMENTALLY RESILIENT: DO YOU AGREE WITH THE VISION STATEMENTS?

- Agree: 6
- Disagree: 0



Additional Vision Comments:

- 2 dots placed under “What We Have Heard” next to “...green infrastructure options, green space and mobility options.”

Q: HEALTHY AND ACTIVE: DO YOU AGREE WITH THE VISION STATEMENTS?

- Agree: 4
- Neutral: 1
- Disagree: 0



Additional Vision Comments:

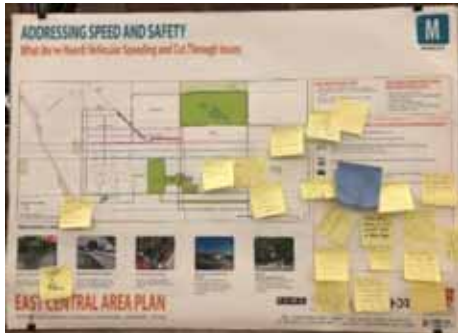
- Note placed on "Draft Vision Statement" – local resources for neighbors in need

QUESTIONNAIRE QUALITY OF LIFE COMMENTS

- I would like to see public art become more prominent aspect of the East Central neighborhoods. The 1% could be used for this. I think more taxes should be increase to achieve the high quality that Denver deserves.
- Lower number of cars = higher air quality
- Replicate Amsterdam's daily street market

MOBILITY STATION NOTES

ADDRESSING SPEED AND SAFETY BOARD



Open Comment Exercise:

- Folks cut through on Adams and Cook from Colfax or 17th
- We'd love a slow zone in South City Park
- Restrict Parking next to drive ways to compact vehicles only, too difficult to see oncoming traffic when turning on to public streets can't see over big vehicles
- Unmarked pedestrian crosswalks should be made obvious to pedestrians and vehicles and motorists
- Every other block on 16th should have a stop sign (someone says they vote every block should have one)
- Add more cross walks across Colfax. Right now, Garfield and then not again till Bluebird /Adams/Cook
- We need a four way stop sign at 16th and Cook, it's the only intersection that doesn't stop when on Cook
- Some kind of barrier to enter 16th from Colorado or Harrison from Colfax/17th, many trying to get around Colfax and Colorado intersection
- Use patterns created by islands of undisturbed snow on city streets to make streets safer for pedestrians. Just replace undisturbed snow areas with curb extensions
- Ways to calm cut through on 16th from Colfax and 17th
- We live at the corner of 14th and Adams. Have had a tone of accidents (some pretty serious)
 - Some due to turning wrong way
 - Often cars trying to get across 14th in time
- Parking by permit, stop signs and other traffic calming in adjacent Neighborhoods.
- When coming out of Pinnacle on to Fillmore, it is impossible to see what is coming because the view is blocked by parked cars on both Fillmore and 17th
- 11th and 12th Ave are being used as cut through
- Introduce traffic circle on 16th Ave Bikeway to CO Blvd to Broadway
- 12th and Madison
- Slow traffic in neighborhoods with barriers or roundabouts. Traffic calming in neighborhoods
- People realize Madison and Monroe are wider then adjacent streets. Old streets car routes and then fly down them- especially Madison, maybe have occasional small island from 12th southward to slow cars

ADDRESSING MULTIMODAL CONNECTIONS BOARD

Open Comment Exercise:

- Change two ways and add bike lanes

- Use four way stop signs at 90% of intersections
- 12th and 16th could be greenways for bikers to commute down town
- Ned mid-block cross walk at Adams and Colfax
- 13th, 14th, and 8th one-way highway
- Consider designing lanes by speed not vehicle
- Improve consistency of bike, scooter, etc., lanes too many interruptions in paths now.
- Add pedestrian crossing between Steele and Colorado Blvd. across 17th
- North/South Bike connection
- Improve aesthetics of traffic management – stop being cheap
- Need better bike connection on 12th through Cheesman and further west

NEIGHBORHOOD MOBILITY HUBS BOARD



HOW CAN WE BETTER CONNECT YOUR NEIGHBORHOOD?

- BRT will be great, but make sure 13th and 14th don't become even more dangerous than they already are
- Replace one-ways with two-way streets- 19th and 20th Ave are great
- When I had the green light at a corner a scooter rode right in front of me and began turning, who is liable? It should be the scooter
- Need another East/ West dedicated bike lane beyond what is on 12th (or allow bike on sidewalks, but must give way to pedestrians on 14th /15th/ 13th)
- Mobility Hub 12th and Madison
- Bus is already too expensive: 3\$ each way 6\$ a day, I'm not going to pay extra money for a scooter or bike to get to a bus stop- even though it would be nice to save some time
- Dedicated safe bike parking at BRT locations

IMPROVING PARK AND PARKWAY ACCESS BOARD



WOULD YOU LIKE MORE PARK CONNECTIONS AND IMPROVED PARKWAYS?

- It is important to keep the entrance to city park at 17th and Steele St. closed

- 12th is not very friendly today West of Josephine
- Yep! No safe way to get from 12th / Josephine into western part of the city (uptown etc.)

Q: HOW CAN WE BETTER CONNECT YOUR NEIGHBORHOOD?



Open Comment Exercise on an aerial map:

- Bicycle connectivity between East 16th Ave and Bike lanes through High school, so students can bike to school or rec center without 17th Ave or on Colfax
- Close 16th to cars
- Dividers on 11th, No light on Lincoln and Broadway
- Prioritize transit on 12th, beef up cycling on 11th
- Prioritize busses on 12th and bikes on 11th
- Close park entrances to keep people from cutting though Cheesman
- RDT Jitney routes (autonomous shuttles) only old trolley routes (e.g. Madison -> Pilot)
- Speeding on 17th
- Raise taxes so we can do more to improve aesthetics and plan for Denver to be beautiful world class city
- BRT
- Light rail- not BRT
- Would like to see lights change quickly after walk button is pressed, especially at Steele Ave, 17th, Not having car traffic and a main pedestrian entrance to city park
- Safety issues at Colfax and Adams (near Denver biscuit co) No parking, pedestrians, bikes, scooter, cars, and new comers -> lots of conflict
- I use my bike for transportation and actually feels safe riding in the neighborhood, and I am 73 years old

HANDOUT EXERCISE: WHAT'S IMPORTANT TO YOU?

Total Handouts filled out: 8

Voting Exercise ["How would you prioritize streets for pedestrian and bicycle improvements? Pick four"]:

City Park & Congress Park Ranking	1	2	3	4	Top 4*	TOTAL
Routes to...						
Schools	0	2	0	0	2	11
Retail Destinations	0	2	2	0	1	12.5
Parks	3	0	0	1	0	13
Employment/Jobs	1	0	0	0	3	11.5
Major Transit Stops	0	0	0	1	3	8.5
Improve Safety	0	0	1	1	2	8
Routes where improvements...						
Avoid Reducing On-Street Parking	0	0	0	1	1	3.5
Avoid Reducing Vehicular Traffic Flow	1	1	1	0	0	9

Total points calculated as follows: Rank 1=4 pts, 2=3 pts, 3=2 pts, 4=1 pt, and a checkmark for a top 4 rank=2.5 pts.

Note: *Many respondents did not rank, but rather checked off items. A checkmark was considered 2.5 pts.

Additional Comments:

- Add more lighted cross-walks (button activated)
- I would love to see Denver become more of a biking community. Enforcement of cars not driving into crosswalks – stop behind stop signs
- More cross walks in City Park from 17th
- BRT is a terrible idea. Very 20th century light rail.

Q: WELL CONNECTED, SAFE AND ACCESSIBLE PLACES: DO YOU AGREE WITH THE VISION STATEMENTS?

- Agree: 8
- Disagree: 0



QUESTIONNAIRE MOBILITY COMMENTS

- Yes, parkways should be used for bicycle and pedestrian connections. 16th Ave between East High School and Colorado.
- Traffic, speeding and parking are all major concerns- we need social education on how to live without a car! Plus, constraints on using a car in our neighborhood except to get to longer distance destinations.

- I was very pleased with Denver's recognition for bicycle lanes and paths. I ride over 6,000 miles a year. I'd like to encourage further development of bike lanes.
- As the "new" ideas, structures, etc. are considered, it would be wise to mention the sacrifice or cost of that change. For example, turning a street into a bike lane might mean less parking or less auto access. Please list the "cons" to the changes process.
- The pedestrian (lower) levels of high rises needs to have more architectural interest to improve pedestrian environment.
- Calm the bike streets with planted traffic circles, two stop signs and limiting vehicle egress with concrete barriers.
- Reduce the number of one-way streets. People won't use alternative modes when it's so easy to speed up and down the streets. Plus, one-way streets destroy the sense of neighborhood (e.g. Congress Park North of 13th). Plus, it's extremely unsafe and unpleasant for pedestrians. Look at other cities - most don't have this many.
- There should be mandated resident use of quality public transit.
- 4-way stop signs at each intersection are needed to calm traffic in neighborhoods.
- If downtown's Pearl St. Mall busses were implemented (in a workable way) we could lower the number of cars.