



North Capitol Hill/City Park West Workshop

February 7, 2019

Meeting Notes

NORTH CAPITOL HILL/CITY PARK WEST WORKSHOP BREAKOUT STATION NOTES

FEBRUARY 7, 2019 | COLORADO HEALTH FOUNDATION

30 ATTENDEES

PARTICIPANT DEMOGRAPHICS

25 respondents

What is your gender?	
Man	15
Woman	10
Non-Binary or Prefer to Self-Describe	0
How old are you?	
Under 18	0
18 - 34	4
35 - 44	7
45 - 54	5
55 - 64	3
65 - 74	4
75 and over	2
What is your race and/or ethnicity?	
American Indian or Alaska Native	0
Asian	1
Black or African American	0
Hispanic, Latino or Spanish	1
Middle Eastern or North African	0
Native Hawaiian or other Pacific Islander	0
White	22
Some other race or ethnicity	0

In what neighborhood do you live?	
City Park West	8
Uptown	7
North Capitol Hill	2
Capitol Hill	1
Cheesman	1
City Park	1
Five Point/Uptown	1
Sloans Lake	1
Uptown & Capitol Hill	1
Whittier	1

SUMMARY OF KEY INSIGHTS

ECONOMY

- Participants agreed with the Vision Statements (Economy: 4 votes; Housing: 4 votes).
- The top priority for advancing housing affordability was encouraging more apartment buildings with affordable housing near transit (13 votes). Other priorities include:
 - encouraging more ADUs, such as garage conversions or backyard cottages (6 votes),
 - providing homeownership assistance (such as property tax abatements or Community Land Trusts) (6 votes), and

- providing housing for a variety of household types (such as shared living, family-sized units, or multi-generational housing) (6 votes).
- Participants gravitated towards the highest density “missing middle” housing types. Most desired types include:
 - live + work (16 votes),
 - townhouses/rowhouses (12 votes), and
 - walk-up apartments (10 votes).
- Top needs for a complete food environment include:
 - full-service grocery stores (11 votes),
 - healthier corner or convenience stores (8 votes),
 - specialty markets (8 votes), and
 - food grown in public spaces (8).
- Participants were generally supportive of healthcare and wellness serving as a foundation for economic growth. Several comments emphasized the importance of affordable housing for healthcare employees, as well as short-term lodging for patients and their families.
- Many participants commented on the need to improve the Colfax environment in order to strengthen small business and retail. Ideas include: making the corridor safer and more comfortable to visit, beautification and cleaning, more mental health and homeless services, and more enforcement against property owners who aren’t caring for their vacant properties.

LAND USE

- Participants agreed with the Vision Statement (2 votes).

NEIGHBORHOOD CHARACTER:

- Top concerns for SU and TU district redevelopment include: height (10 votes), mass and scale (7 votes), materials (6 votes), and side setbacks (6 votes).
- Top concerns for MU district redevelopment include: ground floor design (11 votes), variation in massing (11 votes), and height (9 votes).
- The neighborhood cares very much about building heights, and want to make sure that the City Park Mountain View Ordinance is taken into account with any rezonings. (7)
- North Capitol Hill neighbors are fighting to save the small business / restaurant character of 17th Ave. New development is erasing the number of small business and small but interesting buildings along the street. It may be as important to the neighborhood as Colfax. It is imbedded in the neighborhood while Colfax is on the edge. (6)
- Park Avenue is a serious barrier between the neighborhoods. Neighborhood residents who want to walk or bike to the new rec. center or to get to the grocery store or the medical center, have a very hard time crossing Park Ave. because of the star intersections, the number of moving lanes, and the amount of traffic. (5)
- The north/south blocks between the one-way pairs of 17th and 18th are being eroded because the corner properties at the one-ways are being zoned and developed as high-rises, leaving the older 3 story centers of the blocks isolated and under pressure from traffic and parking. (4)
- The triangle parks along Park Ave are a potential asset to the neighborhood, as well as a current liability in that they are derelict and attract the homeless. Residents are frustrated with the City’s inaction in improving them. (3)

- The Hospitals are encroaching into the West City Park neighborhood contrary to agreements establishing in a 1986 Plan. There still exists a neighborhood organization set up by this plan – the Urban Design Forum – which is sort of a planning and design watch-dog for the hospitals. (3)

COMMERCIAL NODES:

- For the two nodes analyzed, common top responses included: safer crossings, filling in parking lots with buildings, saving existing businesses, and slowing down traffic. Other priorities varied based on the node.

COLFAX:

- There were mixed views on appropriate heights/density along Colfax. Some said keep as-is, a couple thought 4-5 stories felt right, while a few others thought that 12+ stories were ok at transit/nodes and closer to downtown.
- The majority of participants agreed that adaptive reuse strategy is important (7 + 7 dots)
- Top priorities for new development on Colfax included: design review (9 votes), preserving small business (8 votes), and preserving existing building (7 votes).
- Other concerns for new development include: instituting design review (2), making sure that new building(s) respond with appropriate scale (2), and getting rid of/redeveloping parking lots (2)

QUALITY OF LIFE

- Participants agreed with the Vision Statements (Environment: 10 votes; Healthy: 14 votes).
- The top resilient priorities include:
 - shared green spaces (11 votes),
 - tree canopy/tree lawn (9 votes),
 - native vegetation (8 votes), and
 - energy-efficiency (8 votes).
- The top priorities to make the area safer and more comfortable include:
 - more activity on the streets (15 votes),
 - better lighting (10 votes), and
 - public art (9 votes).
- Attendees commented on the need of traffic calming and green connections on one-way streets (17th, Corona, and Downing), ped/bike north/south connections, and improvements on pedestrian desert areas (hospitals near Park Ave.).
- Attendees shared their stormwater flooding experiences and suggested locations where green infrastructure improvements could be beneficial. Locations include 16th Ave and Clarkson, Vine St, Gaylord St. 20th Ave, Sherman St., and 19th and Logan.
- Attendees suggested improving existing parks such as the parks along Park Ave. and improving facilities, and maintenance operations of Cheesman Park. Attendees also suggested improving bike/ped access to parks with ideas such as closing Franklin St from Colfax to Cheesman Park, and looking at the old streetcar ROW for opportunities to add bike/ped improvements.
- Some participants supported closing Park Ave from Humboldt to Colfax (8 votes), others did not support that idea (3 votes). Concerns, comments, and suggestions around this idea include closing Park Ave. all the way to 20th Ave, closing Humboldt instead of Park Ave., making sure activity surrounds the park, and the role of Park Ave as a transit corridor.

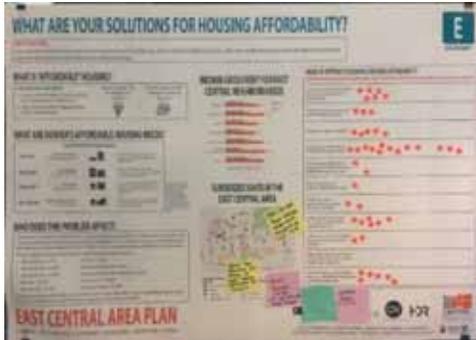
- The majority of participants think we should absolutely (5 votes) re-think our parkways to provide better pedestrian/bike connections to existing parks. Other participants expressed concerns (1 vote) and are hesitant (1 vote) based on improving other existing connections first.
- The majority of participants feel we should absolutely (5 votes) re-think public rights-of-way for our parks and open space.
- Participants were divided about exploring the possibility of converting existing vacant/parking lots into future park space. The majority felt it was either a good idea (3 votes), or something we should absolutely explore (2 votes), with some participants hesitant but willing to explore (3 votes).
- There was general support towards the park framework map. Participants felt it looked great (4 votes) and reflected what they would like to see in their neighborhood.

MOBILITY

- All participants agreed with the Vision Statement (7 votes).
- Priorities from exercise results/comments include:
 - Better bike lanes/connections (24)
 - Prioritize pedestrians (improving sidewalks and make safer crossings) (22)
 - Better transit, more coverage, free/reduced fares (8)
 - Traffic calming through improved street design (7)
 - One -way streets should be reduced/eliminated (5)
- Top priorities from questionnaire:
 - Priorities for route improvements included parks (37.5 points), improved safety (36 points), and retail destinations (26.5 points)
 - Improvements that avoid reducing on-street parking were considered less of a priority (18.5 points) while avoiding reducing traffic flow was a low priority (4 points)

ECONOMY STATION NOTES

Q: WHAT ARE YOUR SOLUTIONS FOR HOUSING AFFORDABILITY?



Voting Exercise [3 dots each]:

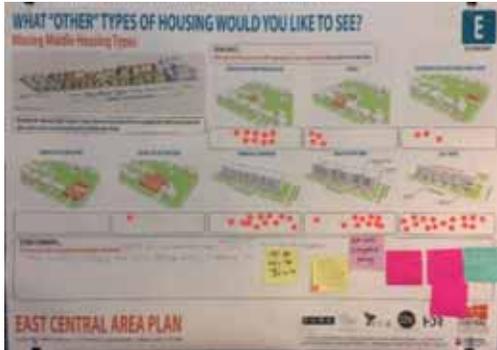
Menu of Options to Advance Housing Affordability	North Capitol Hill & City Park West Votes
Encourage more ADUs, such as garage conversions or backyard cottages	6
Allow single-unit homes to add rentable rooms or to convert to multi-unit	3
Encourage more duplexes and triplexes	5
Encourage more apartment buildings with affordable housing near transit	13
Create more supportive housing with integrated services to help individuals and families transition from homelessness	2
Preserve existing private and publicly-supported affordable housing	1
Provide rental assistance (such as programs for qualifying fixed income households)	2
Provide homeownership assistance (such as property tax abatements or Community Land Trusts)	6
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	0
Provide housing for a variety of household types (such as shared living, family-sized units, or multi-generational housing)	6
TOTAL VOTES	46

Additional Housing Affordability Comments:

- VRBO/Airbnb keeps possible rental units occupied at high cost
- Senior tax exemption not enough to make taxes affordable for seniors
- Mixed affordable housing and non-subsidized – reduce stigma
- Universal design

- How do we direct development away from vacant “luxury” apartments and to affordable/mid- and lower-income housing?

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



Voting Exercise [3 dots each]:

Missing Middle Housing Types	North Capitol Hill & City Park West Votes
Detached accessory dwelling unit	9
Duplex	4
Secondary detached single-family home	3
Corner lot cottage court	0
Double lot cottage court	1
Townhouse/rowhouse	12
Walk-up apartment	10
Live + Work	16
TOTAL VOTES	55

Additional Missing Middle Comments:

- Not big ugly box with 200 units
- Love the idea of adding density via townhomes, apartments, etc.; however, we already have too many luxury apartments and townhomes. I’d like to see some more reasonably priced options. (+1 vote)
- ADA units/integrated housing
- Properties of different types of housing are important. Too many apartments, townhomes, live/work feels oppressive. Also, character is important. So many multi-unit buildings look the same. Let’s not be Stapleton.
- Moratorium on single family homes in CPW used for professional services offices. They pave over backyards for parking, not invested in the neighborhood, not around at night and on weekends.
- Stop converting old residences to law offices, etc. Not real neighbors.
- Where are the high-rises and mid-rises? We need to house more people!
- Make all new structures have class (stone, brick carvings) to match existing neighborhoods.
- Make a minimum standard for spaces between houses (minimum 20 ft!)

Q: WHAT IS NEEDED FOR A COMPLETE FOOD ENVIRONMENT?



Voting Exercise [3 dots each]:

What is Most Needed in East Central?		North Capitol Hill & City Park West Votes
Buying Food	Full Service Grocery Store	11
	Healthier Corner or Convenience Store	8
	Specialty Markets	8
	Ethnic Restaurants or Markets	3
	Farmer's Markets, Stands	5
	Healthy Fast Food or Dining	5
Producing Food	Commissary Kitchen or Incubator	2
	Urban Farms (Private Enterprise)	2
	Food Grown in Public Spaces	8
	More Growing in Private Yards	1
	Combined Growing and Retail Facilities	2
	Food Hubs (Aggregate, Distribute)	0
Food Related Education & Services	Heathy Habits & Cooking Skills	1
	Gardening Education	0
	SNAP Enrollment & Resources	0
	Food Donation & Emergency Food	0
	Resources w/in Housing, Clinics, Schools	1
Getting There	Free or Low-Cost Shuttles to Grocery	0
	Affordable Grocery Delivery Services	1
	Improve Bike, Ped, Transit Access to Food	7
	Mobile Grocery Markets	0
TOTAL VOTES		65

Additional Food Environment Comments:

- Allow people to start small businesses in their homes: bakeries, coffee shops, pastries, tacos, etc.
- Bodegas as infill
- Natural Grocers feels full service to me

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



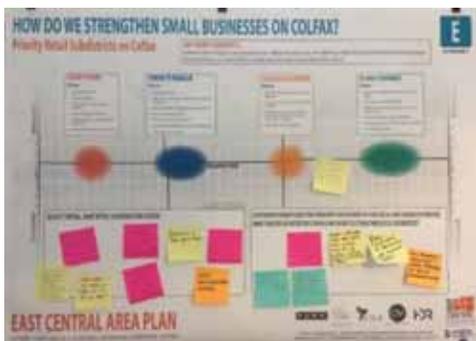
ARE ANY OPPORTUNITIES MISSING?

- None missing. Figure out how to engage all visitors to hospitals at retail/office/hotels in area. Tremendous growth opportunities.
- Make public transit to hospitals better, especially for hospital staff! Buses need to align with their shifts.
- Need small shops (more than just food places) along streets near hospitals, especially on west end (St. Joe's)

CONCERNS:

- Building parking garages without ground floor retail
- Too many lovely homes converted to offices for health care providers
- Proximity to CBD challenges development – costs are almost the same but rates are level out of CBD
- Affordable/insurance covered lodging for patients/families (+1 vote)
- Affordable housing for employees
- More reasonable/affordable housing not just for those with a doctor's salary!

Q: HOW DO WE STRENGTHEN SMALL BUSINESSES ON COLFAX?



WHAT RETAIL IS MISSING?

- Something like Stanley Market or Denver Central Market
- Local shops – but make it safe so we can use them!

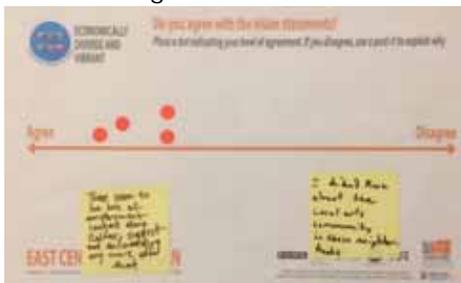
- Make Colfax safer and more comfortable to visit. Shootings, drugs, etc.
- Critical to beautify Grant to Pearl. It is filthy and detracts from business.
- Bakeries and shoe repair shops
- I agree with the need for good bakeries!
- Less big/national chains
- No Fortune 500 companies on Colfax. Make them move out.

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

- Mental health and homeless services to reduce crime and harassment
- Allow people to start small businesses with less regulation: more live/work; allow home businesses (coffee, bakeries, retail)
- More “stick” against property owners who do not take care of vacant properties
- Maintain affordable tax rates/property taxes so that they are not pushed out – lock them in at current rates
- Better coordination of housing with business needs
- Pool BID/RNO resources and coordinate efforts to drive programming
- Support small businesses (cheaper rent, tax breaks, whatever would help). Keep Colfax local!

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

- Agree: 4
- Disagree: 0



Additional Vision Comments:

- There seem to be lots of employment centers along Colfax; suggest not encouraging any more of that
- I didn't know about the local arts community in these neighborhoods

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

- Agree: 4
- Disagree: 0

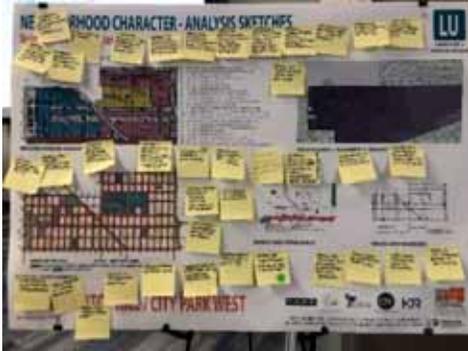


QUESTIONNAIRE ECONOMY COMMENTS

- As to healthy foods - is there a way to promote a farmer's market type (maybe even on a differ street each month) of atmosphere. This is only the farmer's market that I know of in our area (by the Sie Film Center). Could more of these help generate more attention to health foods/ helping the homeless / partnering with local farmers. Is this something you do?

LAND USE STATION NOTES

NEIGHBORHOOD CHARACTER ANALYSIS



OPEN COMMENT EXERCISE:

- Uptown Square along 19th Ave., is a good part of the neighborhood
- North Capitol Hill has fewer residents than Capitol Hill. It's more than just buildings that give character to the neighborhood – it's people too.
- Character is about people more than buildings.
- North Capitol Hill has fewer street trees than Capitol Hill. Street trees add to the character.
- New 17th Ave residential development pushes out the small businesses and attractive little buildings.
- The developer of the Uptown Tavern project listened to the neighborhood and incorporated the Tavern's façade into the project. It was a sympathetic developer responding to neighborhood concerns.
- Must retain feel of 17th Ave. Used to have 102 businesses on it. Need overlay zoning to reflect character.
- No Main Street zoning on 17th Ave. and 18th Ave. Requires less parking and doesn't provide setbacks from the street.
- Beautiful homes in the West City Park neighborhood north and east of the hospitals are being bought and converted into offices. Law offices taking over.
- In the same part of West City Park neighborhood, north and east of the hospitals, unaffordable housing is being built.
- Surprising amount of crime and shootings in the West City Park neighborhood north and east of the hospitals.
- The Uptown Urban Design Forum which was formed in response to the hospitals expanding, is still in existence. Acts as a forum for the neighborhoods around the hospitals. Also acts as a design 'conscience' for the hospitals. Used to have design guidelines which have lapsed.
- The hospitals are expanding to the east of High St., and south across 18th Ave in violation of 1986 plan.
- 16th Ave corridor liked. Major bike, scooter and pedestrian route.
- Cars parked in 16th Ave bike lanes, though.
- Park Ave. is more of a barrier than York St. Traffic volumes are high. Street has 5 lanes. Star intersections really hard to cross for pedestrians and bicyclists.
- 17th Ave and Park Ave intersection is hard to cross for pedestrians and bicyclists. Many traffic accidents at the intersection as well.
- Crossing Park Ave. by bike is BAD.
- 20th Ave. and Park Ave intersection at the grocery store center is also hard to get across.
- Lots of bicyclists on Park Ave with no bike lanes. Park Ave needs bike lanes and bus lanes.

- The height / mass of new buildings on Park Ave. (16th Avenue at Park Ave) need setbacks. Block sun.
- Tall building at 17th Ave and Park Ave casts shadows, makes it icy.
- Park Ave park triangles need improvements, but City doesn't do anything because of conflicts between agencies.
- Without improvements. Park Ave. triangles attract the homeless
- Park Ave, park triangles underused. Why have them?
- Tall buildings are being built at the corners of the one-way streets. Reduces the remaining character of the interior of the blocks.
- 8 story buildings on the corners of the 1700 block of Marion. Scale too big. Contemporary design on a block with traditional character.
- Allow small lots to build taller and add thoughtful density from people who actually live there.
- Views from neighborhood houses are being blocked. Used to see the mountains from the second floor of houses.
- Keep the City Park Mountain View Plane.
- Supports the exception to the mountain View plane at Sherman street. Improves the activity on Sherman St.
- Opposes the exception to the mountain View plane at Sherman street. Will add traffic on to 16th Ave.
- Not sure what the neighborhood character is. Lots of variety.
- No street life on 17th Ave between Broadway and Grant. Depressing to walk it from downtown to the neighborhood at night.

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)?	North Capitol Hill & City Park West Votes
Height	10
Mass and scale	7
Materials	6
Side setbacks	6
Long side walls	5
Ground floor level design	5
Roof forms	4
Articulation	4
TOTAL VOTES	47

Votes for “Somewhat Important”:

- Mass and Scale (1)
- Ground Floor Level Design (1)
- Roof Forms (1)

Votes for “Not Important”:

- Height (2)
- Side Setbacks (2)
- Ground Floor Level (1)
- Roof Forms (1)

Additional Comments:

- All the new homes don’t match existing character of neighborhoods
- Changes in scale between properties should be limited to 2 stories. Two story neighborhood context = no more than 4-story infill. (+1)
- Work to maintain the neighborhood feeling – maintain existing historical single family homes
- Soul sucking (other comments on new construction)
- Street activation please.
- Allow people to rent out units in basements please
- Need front setbacks
- Level/Accessible entrance = Access for all!

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)?	North Capitol Hill & City Park West Votes
Height	9
Variation in massing	11
Materials	7
Variation in details	7
Quality	4
Ground floor level design	11
TOTAL VOTES	49

Votes for “Somewhat Important”:

- Ground Floor Level Design (1)
- Quality (2)

Votes for “Not Important”:

- Height (3)

Additional Comments:

- Large buildings should have mass broken up, encourage brick – Denver is a brick city. Limit stucco.
- Fugly – Denver Fugly Facebook page
- Make sure any recommendations have “teeth” – old plan did not.
- Make sure new buildings face entrances at street level, i.e. connect to neighborhood instead of separate from it. (+1)
- Restricting growth doesn’t mean less people will move here – it means that residents will get displaced 😞
- Allow small lots to build better please
- Is it page 68 of the current Blueprint Denver plan, calls for design (and context I believe) to be exactly in equal status with other (more practical?) aspects of permission criteria. WHAT HAPPENED?
- City Block between 18th & 19th by Grant great design – a model.
- ADA access! Elevators, entryways, doorway, restrooms

NEW DEVELOPMENT IN NEIGHBORHOODS ANALYSIS BOARD



OPEN COMMENT EXERCISE:

- All new structures should have solar or wind.
- Please take a look at the absolutely hideous newly constructed apartment (over 55) on NW corner of Penn & 16th – how did it happen?
- I live behind this (slot home photo) – not really much of an improvement. Out of character for neighborhood.
- Retrofit old houses with water saving toilets and shower heads. Cheaper than putting up new buildings.
- Design matters – this building (mixed use in N. Cap. Hill – bottom left) does not fit in with the neighborhood character
- Design matters – this is a good example of a building fitting in (One City Block)
- Ugly and infrastructure does support all this
- Require set back – open space
- Encourage block sensitive setbacks and opportunities for better street activation and shorter setbacks

- Require setbacks and landscaping in tree lawns – not concrete
- I like what the interiors of the new modern apartments/townhomes are trying to achieve, but the exteriors are horrific and don't match neighborhood character. I'd like to have combination of both modern interiors with well-done exteriors (good architecture)
- Trees!
- Local bars and restaurants add a lot of neighborhood vibe
- Make sure all of the regulations don't impact cost to home buyers (trickle down cost)
- Design without porches, large walls next to sidewalks, etc. negatively impact community, neighbors, talking, etc.
- Construction quality is poor. Not trying to regulate "taste" but many new buildings are already falling apart.
- If it has to be an apartment building make it mixed use (restaurant, etc.)
- We need infrastructure for all the high rises that have gone in. Feels very pro-development and thoughtless of those who live here already (Welton/Uptown)

Q: WHAT ARE THE PRIORITY IMPROVEMENTS FOR NODE #2 (COLFAX – PENN TO OGDEN) AND #3 (COLFAX – LAFAYETTE TO GILPIN)?



Voting Exercise [Choose Top 3]:

What are the priority improvements?	Node #2 (Colfax - Penn to Ogden)	Node #3 (Colfax - Lafayette to Gilpin)
Safer crossings	8	6
Redevelop parking lots	6	8
Keep/support existing businesses	5	5
Encourage variety of uses	5	3
Slow down vehicular traffic	5	5
More trees/shade	4	3
Benches/greenery	4	5
Windows/visibility ground floor	3	1
Wider sidewalks	3	5
Add/keep iconic elements	3	2
Building edges/memorable buildings	2	2
Places to sit/eat outside	2	2
TOTAL VOTES	50	47

Additional Comments on Node #2:

- As long as design standards – no ugly boxes
- Penalize developers for neglecting property, Colfax is unsafe
- Beautify!!!
- Very ugly building, very dirty
- Bourbon Grill is amaze! Never let it go.
- We could do with less ugly fast food joints
- Encourage more dense development in sites like Cheeba and smaller setback
- X Bar great place. These places are great. Why are the photos outdated?
- It's good enough
- Safety
- Make more comfortable to walk. Reduce noise, pollution, high speed traffic
- I like up the street on Penn. I rarely walk in this area. It needs major help – safety, beautifying.
- I like the Main Street idea with entrances along Colfax and parking behind.

Additional Comments on Node #3:

- Looks like this is vacant (former thrift store) – why not offer new businesses incentives to opening up? No more fortune 500 companies and no more new giant structures.
- Need design standards – but not with pro-developer high rises but with pro-resident high rises
- Curb ramps, traffic lights
- Safer delayed lights for crossing
- ADA access/universal design
- Better activation of Park Ave. as a green amenity

Q: ARE BUILDING HEIGHTS ON COLFAX APPROPRIATE?

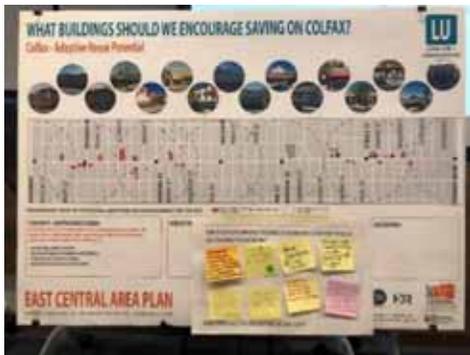


DO YOU WANT TO SEE DIFFERENT HEIGHTS THAN WHAT IS CURRENTLY ALLOWED ON COLFAX? IF SO, WHERE AND WHY?

- Height can be increased to increase density west of Josephine (8 stories +)
- Max 4-5 stories – take a look at what happened in Cherry Creek
- Build to allowable limits to support anticipated growth
- Other than sites with historic buildings, which should be protected, other sites can go up in height. Also concentrate on parking lots to better use sites.
- Eight stories along Colfax is plenty high – don't increase height limits

- Agree 4-5 story limit (+1)
- Agree high rises make us feel like developers are the ones who run the city
- Limiting growth doesn't mean people will stop moving here – it means residents will get displaced ☹️ (+1)
- No more than 3-stories (+1)
- 12-story at nodes – more with point towers – Historic Storage Castle is 8 stories, ok for 100+ years.
- Heights should not be limited on Colfax as it gets closer to downtown

Q: WHAT BUILDINGS SHOULD WE ENCOURAGE SAVING ON COLFAX?



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

- Preserve/encourage neon signs on Colfax (including allowing movements) via Landmark Design Guidelines
- Get rid of low density/fast food joints (+1)
- Save existing as 1st choice
- Encourage saving historic buildings; concentrate development of parking lots and non-historic sites
- Keep historic and architecturally significant buildings. Keep buildings that reinforce the character of Colfax. Keep legacy businesses (and existing buildings) that serve long-time residents
- Don't allow so much of the city's history to be torn down
- Architecturally aesthetically pleasing buildings should be saved. Façade only is acceptable.
- Old architecture preserved. We have lost so much already.

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



Voting Exercise [2 dots each]:

What are the Priorities for New Development on Colfax?	North Capitol Hill & City Park West Votes
Preserving an existing building	7
Provides significant amount of affordable housing	6
Provides shared parking for surrounding uses	4
Provides publicly accessible open space or contributes to open space fund	4
Design review to ensure quality design that is in keeping with character	9
Includes well-designed transitions to low-scale neighborhoods	6
Preserves small businesses or contributes to assistance fund	8
TOTAL VOTES	44

Additional Comments:

- This is an obscene change of scale and should be discouraged (note on rendering of Tavern redevelopment)
- I appreciate maintaining the original buildings but they are completely swallowed by the massive, cheaply constructed building (note on rendering of Tavern redevelopment).
- Design review is critical!
- District-specific design guidelines
- Discourage/ban surface parking lots; encourage better street wall, ground floor retail
- Get rid of parking minimums. Cap Hill is walkable, parking spaces are expensive, more parking won't make less cars.

Q: WHERE SHOULD GROWTH BE DIRECTED AND HOW?



LAND USE MAP

- Law offices are not great neighbors.

OPPORTUNITY AREAS MAP

- Most of the new buildings are bland and don't add beauty to the neighborhood
- Quit high rises in Five Points – results in gentrification and inequity
- We need more small, local businesses – they can't afford the rent in new buildings
- Fill in parking lots

- Need community preservation resources – assistance to homeowners that want to renovate, paint, upgrade structural but don't know where to start.
- Eliminate SFH (single family house) zoning
- Eliminate outdated view planes
- Up-zone everything across the board
- Three high rises on Welton and 1 coming at 22nd. They are impacting infrastructure in North Cap. Hill – not enough park (or parking?) to support Welton and high-rise number of people moving in.
- Don't allow buildings taller than 3-5 stories along 17th Ave.
- Apartment project in City Park West at Gaylord and 21st is 5-stories in 3-story zoning – how did this happen?
- Be creative with parking and green space. Maybe make parking bulbs that also include some green space. Underground parking.
- High rise at 7th and Grant – who approved that air right?
- Please prioritize incremental development of energy efficient single-family homes.

Q: WHERE IS DESIGN GUIDANCE NEEDED?



MAPPING AND OPEN COMMENT EXERCISE:

- Increase density along Colfax on non-historic sites (N. Gaylord and Colfax – Grand China)
- Up-zone everything west of York and eliminate City Park view plane. Concentrate growth into most underutilized spaces instead of encouraging the building of large half block buildings.
- Building height and determination based on neighborhood e.g. a 12-story apartment is going in on Pearl between 10th – how did that happen?
- Keep buildings 5-stories and below in Node 1. Only allow buildings with sufficient parking for residents.
- Eliminate parking minimums (+1)
- Lower maximum height – high rises are creating “dark” areas for snow removal and have a higher density
- Up-zone in areas where buildings are already higher than zoning
- I had to move from Cheesman Park to Uptown – not by choice – lack of affordable housing in East Central is a serious issue that the City needs to address.
- Design standards to maintain neighborhood character (design can still be modern)
- Keep multi-units 5-stories or less and ¼ block or less to maintain continuity between high-density areas and areas of significance/landmark
- Love the recent addition of density in City Park West – but construction is horrific.
- Congress Park – maintain human level design in this area – maintain 3-stories or below.

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

- Agree: 2
- Disagree: 0

Note: this was on the table at this meeting, and may have been harder to see and engage with, given the lack of respondents.

QUESTIONNAIRE LAND USE COMMENTS

- How about a 4-story limit?
- Up-zone everything; Eliminate SFH zoning; allow duplexes; ADUs in SFH areas; allow for high-rises along arterials & closer to downtown; eliminate & replace one-way couples like 17/18, 6/8, 13/14 with bidirectional streets; remove parking minimums; use incentives rather than rules/ regulations for better design

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	North Capitol Hill & City Park West Votes
Tree Canopy/Tree Lawn	9
Shared Green Spaces	11
Native Vegetation	8
Open Space in Private Land	3
Water Conservation	2
Stormwater Programs	4
Multi-Purpose Areas	7
Energy-Efficiency	8
New Technologies	5
TOTAL VOTES	57

Additional Resiliency Comments:

- Regulations need to allow more alternatives for pervious surfaces. These haven't been allowed (at least in the past)
- Stormwater overflow at 17th and Clarkson. Big problem
- Have City of Denver become example in use of native vegetation in city projects. i.e. lead by example
- France has a program called la Ville fleuris (the blooming city) that is essentially a competition between municipalities over who can beautify their city w flowers, plants the most. Maybe RNOs BIDS could "adopt" a triangle of green space along Park Ave.

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	North Capitol Hill & City Park West Votes
More services for vulnerable populations	6
Safety Ambassadors	0
More activity on the street	15
Neighborhood walking patrols	0
Public Restrooms	4
Better Lighting	10
Emergency Call Boxes	0
Public Art	9
TOTAL VOTES	44

Additional Comments:

- Use bathrooms in existing public buildings like Carla Madison Rec center to general public/visitors for use

Q: HOW DO YOU USE YOUR NEIGHBORHOOD PARKS?



DO YOUR NEIGHBORHOOD PARKS HAVE AMENITIES THAT YOU WANT?

- Carla Madison workout. Walk to workout. Walk to park to watch birds

WHAT AMENITIES WOULD YOU LIKE THAT ARE MISSING?

- City Park & Cheesman but have problems with bird excrement. Not sure what to do?

- Connection from parks to neighborhoods of bike and parks, plus walk path.

WOULD YOU LIKE MORE SMALL PARKS IN YOUR NEIGHBORHOOD?

- Absolutely. I'm at 16th and Penn. Wall to wall cement- yak!
- Yes!

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



Green infrastructure – mobility comments:

- Please add bike lane on Downing and Corona: Provide missing north/south bike lane. Travel lane is currently 16' wide. Traffic calming near Dora Moore and does not reduce parking. It also helps connect Washington Park to Cheesman/Cap Hill/City Park/Uptown
- Connection (biking) from 16th to 12th?

Green infrastructure – stormwater and resiliency comments:

- Adjacent streets to Colfax are good opportunities to explore green infrastructure. (from resident that lives on 17th and Logan)
- Colfax Avenue in general needs more green
- Gaylord, Vine Streets (from 18th to 23rd) and 20th Avenue have flooding problems during big storms. These streets could be good candidates for bioswales.
- Sherman Street is a good opportunity for green streets. It is not busy, wide, and does not have a lot of green
- Tree lawn bioswales with native plants along Lincoln
- 17th street from Grant to Broadway gets icy. Maybe replacing pervious surfaces with impervious surfaces in this area can help.
- Implement tree bioswales along Colfax
- Flash flood on 16th and Clarkson to the knees. Flooding at this location has been less that what it was. Parking is important, it would not be a good idea to take parking away on the north side where all the residential buildings are. Maybe a good opportunity is to implement some green infrastructure on the south side near the Filmore, along 16th Ave and along Clarkson from 16th to Colfax.
- Uptown beautification group is working on a project on 16th near the Filmore
- More greenery around intersection of Washington and 20th)
- 19th and Logan is an area where the water tends to pool. This will be a good area to explore green infrastructure systems
- More tree lawns along York.

Parks open space and amenities comments:

- Prioritize North Capitol Hill for new parks/green spaces
- Prioritize Capitol Hill for new park(s) i.e. 11th and Grant
- Also, close Franklin from Cheesman to Colfax...Super cool!
- Close franklin to Cheesman too! Really cool bike network!
- More attention to existing pocket parks along Park Ave (triangle parks) rather than closing Park Ave at Colfax
- Pocket parks along Park could have some exercise equipment or jogging path and amenities for all the new residential developments that are happening. It could be cooperation between the developments and the city.
- Concern with pocket parks regarding homeless people
- People do use school at 16th and High after hours

Park Ave. closure to vehicular access comments:

- Closing Park Avenue from Humboldt to Colfax and convert to Park?
 - Yes: 8
 - No: 3 (Historical significance is important)
- Humboldt Street of Park to Colfax ok to close. Park Closure will be problem for transit
- If Park Ave at Colfax is turned into park, business, or civic uses around the park are important for activity
- If Park Ave is to be closed off then I suggest at looking closing if from 20th Ave all the way to Colfax, And if it's to be closed then use new areas to create new park areas and green infrastructure.

Land use/development comments:

- A good partner to talk to is the Urban Design Forum from the Hospital Campus. They meet last Tuesday of the month.

PUBLIC OPEN SPACE OPPORTUNITY MAP



Mobility comments:

- 17th reduce travel lane to become more pedestrian
- Pedestrian desert near the hospitals east of Park Avenue
- North/South Bike Lane
- Need traffic calming on 23rd
- Crossing Colfax N/S can be a good opportunity for green connection

- Please add bike lanes on Downing + Corona. It provides N/S bike lane. Travel lane is currently 16' wide. Provides traffic calming near Dora Moore Elementary, doesn't reduce parking, and connects Washington Park to Cheesman/Cap Hill, City Park

Parks open space and amenities comments:

- Need big park. Little Cheesman Park
- Thank you for more open space/parks
- More green space
- Fix bathrooms and water fountains in Cheesman Park
- Make these "parklets" on Park Avenue something nicer
- Leave City Park alone (additional comment: amen!)
- Street Car ROW could work for pedestrian

Land use/development comments:

- Commercial takes so much pedestrian space
- More emphasis on retail
- Need little retail 17th Avenue
- More retail general store for all new apartments/condos.

PARKS FRAMEWORK KEY QUESTIONS



Voting Exercise [1 dot per question]:

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

North Capitol Hill & City Park West Votes	
No way	1
Hesitant, but explore options	1
Good idea	0
Absolutely	5
TOTAL VOTES	7

Additional Comments:

- No Vote: explore and improve existing bike and pedestrian connections first rather on the parkways.

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

North Capitol Hill & City Park West Votes	
No way	0
Hesitant, but explore options	0
Good idea	1
Absolutely	5
TOTAL VOTES	6

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

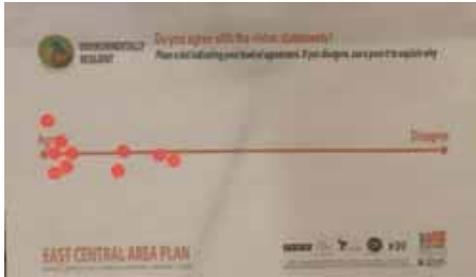
North Capitol Hill & City Park West Votes	
No way	0
Hesitant, but explore options	3
Good idea	3
Absolutely	2
TOTAL VOTES	8

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

North Capitol Hill & City Park West Votes	
No (please explain)	0
Maybe	0
Yes, but with few changes	0
Yes, It looks great!	4
TOTAL VOTES	4

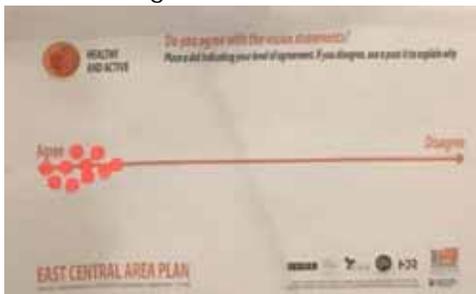
Q: ENVIRONMENTALLY RESILIENT: DO YOU AGREE WITH THE VISION STATEMENTS?

- Agree: 10 dots
- Disagree: 0 dots



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

- Agree: 14 dots
- Disagree: 0 dots



QUESTIONNAIRE QUALITY OF LIFE COMMENTS

- Safety is key across all areas

MOBILITY STATION NOTES

ADDRESSING SPEED AND SAFETY BOARD



Open Comment Exercise:

- Traffic Lights- 19th Penn + 20th and 19th Logan + 20th
- New 2-way streets are not safe for pedestrians
- Traffic lights Red turn arrow, walk signal
- Add crosswalks at many more intersections
- Utilize flashing walk signals @ key pedestrian and bike crossings- triggered by crosser, take a look at Boulder- a lot safer and works better
- Too much Uber and Lyft; they are causing air pollution and take away from public transit
- Cross walks aligned with curb cuts
- Stop signs at 19th and Logan
- 19th St. Bikes lanes feel dangerous, lack of stop signs, turn lane next to grant
- Slow traffic down on York next to park- so much traffic and high speed limits. Employment on west side of park and isn't safe for going in/out of park. Love to see 2 lanes with bike lanes on either side
- Blocking off the south end of park will cause drivers to cut through the neighborhood
- Remove one-way streets – esp. 17/18, 6/8, 13/14, replace with bi directional streets w/ additional pedestrian crossing
- Widen sidewalks and reduce traffic lanes to 2

ADDRESSING MULTIMODAL CONNECTIONS BOARD



Open Comment Exercise:

- Older people walk, therefore need safe pedestrian walk separate from Bikes and scooters

- Please add bike lanes on Downy and Colorado
- Provide missing North/South Bike lane
- Travel lane is currently 16' wide
 - Traffic calming near Dora Moore
 - Doesn't reduce parking element
- Connects Washington Park to Cheesman Park/Cap Hill/City Park/Uptown
- In City Park West, I would like more bike lanes going North/South, can find bikes lanes going East/west but not the other direction. I'd also like to see more than bike lanes on the street, perhaps a beautiful bike path that goes from city park west to downtown and one to five points/RINO area
- Lights for bike crossing (16th and Wynkoop) but make bikes go after cars instead
- 17th and park light is too short and across from Stoney's takes cycles
- No more dock-less scooters
- Light rail on Colfax instead of bus
- More pedestrian crossing with lights and priority
- Improved pedestrian...agreed
- The scooters are fun for getting people around but are dropped everywhere blocking sidewalks and ramps
- Safer access to City Park from City Park West via 18th, 20th, 21st

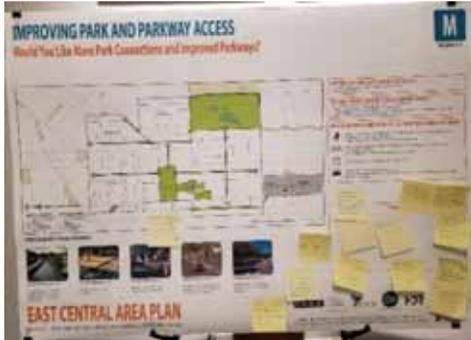
NEIGHBORHOOD MOBILITY HUBS BOARD



HOW CAN WE BETTER CONNECT YOUR NEIGHBORHOOD?

- Converting one-ways and adding ped/bike infrastructure and a huge plus!
- Need better bike/ped infrastructure North/South connections
- Better pedestrian crossings at park, Limit car access on cross streets
- West side of park is unfriendly to pedestrians; reduce York to 2 lanes and bike lanes
- Focus mobility hub at park entrances – make welcoming to pedestrians
- Bus on Park Ave to get to RINO – Better crossings on park Ave
- Establish real time transit info, starting with most used routes- 15L + 15
- Maybe a BRT in the Middle of Park Ave and the next to the area of the park
- Love the Wi-Fi and USB station idea and transit info idea
- Bus and pedestrian bike lanes on Park Ave
- North Cap. Hill – Bump outs and delayed lights on pedestrians
- Scooters are a great multi-modal option
- No more scooters!

IMPROVING PARK AND PARKWAY ACCESS BOARD



WOULD YOU LIKE MORE PARK CONNECTIONS AND IMPROVED PARKWAYS?

- Benedict fountain Park is great as is!
- Benedict park needs more infrastructure, seating dispersed and more developed playground
- Filmore – Let venues ticket act as free ticket on BRT
- Love the new Colfax/Park intersection for pedestrians
- Challenge to cross Park Ave due to 6 lanes
- Better access to Cherry Creak
- Need to address parking/traffic along 23rd for zoo, gold, jazz in the park, special events. Would like shuttles or “other” and not large parking structure
- I use 16th for walking all the time and would love to see it become a more peaceful, green, and lovely experience.
- No good pedestrian access to Cheesman from the south
- A protected bike lane could be a trifecta; downing and corona
 - Provide North/South bike lane
 - Traffic calming around Dora Moore/ King Soopers
 - Connect Washington Park to Cap Hill to Downtown to Cheesman Park
- Make sure bike lanes approaching York hit signal to cross
- Consider pedestrian multi modal improvements to 17th Ave (could also encourage more economic activity for business in area)

Q: HOW CAN WE BETTER CONNECT YOUR NEIGHBORHOOD?



Open Comment Exercise on an aerial map:

- I would like to see more North/South bike lane in City Park West

- Building height shadows bike lanes and cause snowy, icy pathways. Think about building ET lanes
- Bike Lane- Park Ave
- Pedestrian crossing with lights across 17th/18th
- Make one- way streets bi-directional
- No bike lane on Washington and Clarkson. Logan and Grant are wider streets
- Safer designated pedestrian cross walks during construction
- Pedestrian crossing with lights across 14th/15th
- Make one-way streets bi-directional
- Need more North/South bike lanes, perhaps Downing and Corona- Reduce lane widths or remove parking on one side
- I'd like to see more direct business from City Park West to Five Points RINO. Having to transfer downtown makes it a deal breaker most of the time
- I would appreciate bike lanes to be more of a priority than just a bike lane painted on the street- I'd prefer separate bike lanes/ treed pathways, etc.
- Signs to direct cyclists to roads with bike lanes and off Downing/Park/York/etc.
- Need a pedestrian activated scan? On 17th
- Concentrate on connecting bike lanes for example connect Colfax to 12th Ave via St Paul
- Denver should abandon "solar snow plow" and start shoveling/plowing with increased intensity- pushing wheel chairs onto streets
- Similarly, designate Fillmore Street from 17th Ave to 7th Ave as a bike route
- I would love to see Park Ave as a park. Would like to see people activity there and not just cars.

HANDOUT EXERCISE: WHAT'S IMPORTANT TO YOU?

Total Handouts filled out: 19

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

North Capitol Hill & City Park West Ranking	1	2	3	4	Top 4*	TOTAL
Routes to...						
Schools	0	1	2	1	2	13
Retail Destinations	0	2	3	2	5	26.5
Parks	2	2	3	0	7	37.5
Employment/Jobs	1	2	0	2	4	22
Major Transit Stops	2	1	1	0	3	20.5
Improve Safety	4	0	1	3	6	36
Routes where improvements...						
Avoid Reducing On-Street Parking	0	2	0	0	5	18.5
Avoid Reducing Vehicular Traffic Flow	1	0	0	0	0	4

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.

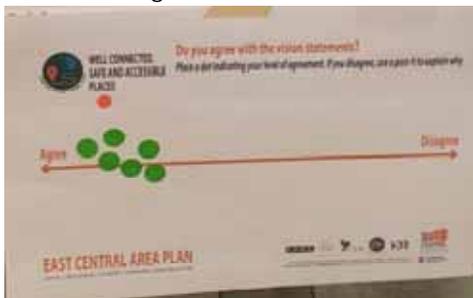
Note: *Many respondents did not rank, but rather checked off items. A checkmark was considered 2.5 pts.

Additional Comments:

- There's already too much parking on the streets! Denver needs to improve its ped and bike infrastructure and stop bending over backwards for cars. I'm tired of almost being hit every time I walk or bike around the city. It's not 1970 anymore!
- Safer crossings for disabled folks (wheelchairs etc.)
- Delayed traffic lights so that pedestrians are able/ have time to cross the street
- Designated cross walks with lights / buttons to press to enforce stop signs (there are some of these in the RiNo / 5 Points / Whittier neighborhoods)
- Reduce street parking in favor of better ped/bike mobility safety
- Providing a North / South bike lane on Downing / Corona could provide a lot of benefits
- There is currently no great N/S bike lane
- Downing/Corona currently have 16' travel lanes - Provide traffic calming around Dora Moore
- Connect Washington Park to Cheesman/ Cap Hill/ City Park
- Park Ave difficult to cross as pedestrian. Five plus lanes (with left turn) at 17th and 18th near the Safeway
- I frequently use Speer/Cherry Creek and similar bike paths that take me out of traffic. I will go pretty far out of my way to use those as opposed to using the street bike lanes.
- No more Lime/Bird scooters
- Walk signals - more time to cross
- Traffic lights at 4 way stops with red arrows
- Snow Cleared from ADA curb ramps
- Add bus schedule timing to align with hospital shifts, esp. at night
- Everyone in CO has a car to get to the mountains - Not having one is not an option.

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

- Agree: 7
- Disagree: 0



QUESTIONNAIRE MOBILITY COMMENTS

- There must be a way to create parking "hubs" that can coexist with some green space