

Platte to Park Hill: Stormwater Systems Public Input Summary *39th Ave. Greenway and Open Channel* *August 2016*

Overview

On Wednesday, August 3, 2016, the *Platte to Park Hill: Stormwater Systems* project team held a community workshop for the 39th Avenue Greenway and Open Channel at St. Charles Recreation Center. The purpose of the community workshop was to serve as a listening opportunity for the project team to collect feedback and general input on the project.

There were nearly 75 members of the public in attendance at the open house style workshop, allowing for one-on-one discussions and community engagement through various input exercises.

A key input tool was our must-haves, hopes, and concerns survey. Paper and digital surveys were available and completed by residents at the meeting. These surveys asked attendees to offer specific feedback and help prioritize the must-haves, hopes and concerns originally developed by the 39th Avenue Greenway and Open Channel Design Workgroup.

Must-haves, hopes, and concerns survey responses were also collected through email blasts and via the project website through August 10. A total of 86 surveys and 4 general comment forms and emails were submitted and/or completed between July 14 and August 10, 2016.

A breakdown of responses to specific questions, general takeaways and key themes can be found below. A table containing raw comments submitted during the meeting and in the week afterward can be found at the end of this report.

Key Themes

Listed here are comprehensive key themes which emerged from the surveys, community workshop, and general comments:

- **Community asset:** A clearly identified priority was using this project as an opportunity to create an aesthetically pleasing, valued and desirable improvement for residents. This was defined by the community as a place where people want to be that incorporates natural/green spaces and reflects the unique character of the neighborhood.
- **Neighborhood connectivity:** Many community residents would like to see neighborhood access improved through the 39th Avenue Greenway and Open Channel project. This includes improving access to local destinations and businesses, and also keeping the Cole and Clayton neighborhoods connected as one community.
- **Maintenance:** Community members are interested in a low-maintenance design that will help the greenway and open channel stay aesthetically pleasing for longer periods of time. A space or design that is difficult to maintain won't serve as the community asset desired by residents.

- **Safety/lighting:** Safety is a high priority for individuals and families living in the project area. Residents feel that lighting on potential paths or trails and visibility across the channel are an integral part of the project design.
- **Mixed-use recreation:** This project will bring an additional 12-acres of recreational space to the neighborhood. Residents find bike and pedestrian path integration to be a high priority, along with other opportunities for design amenities.
- **Property impacts:** While community members understand that functional design is a top priority, residents are interested in a design that will have few property impacts, especially on historic properties, in the area.

Must-Haves, Hopes, Concerns Survey

Based on previous planning efforts and community input, a 39th Avenue Greenway and Open Channel Design Workgroup (comprised of local neighborhood/civic/business groups and residents) identified must-haves, hopes and concerns for the project. Survey respondents ranked these hopes, concerns, and must-haves on a scale of 1 to 4 or 5, with the lowest number (1) being most important, and the highest number (4 or 5) being least important. Rankings were similar for almost all items, although some differentiation appeared.

Must-Haves

| Rank | Priority | Average Survey Ranking |
|-----------------|--|------------------------|
| 1 st | Aesthetically Pleasing: Create a place where people want to be | 2.28 |
| 2 nd | Neighborhood Connectivity: Improved access to local destinations and businesses | 2.38 |
| 3 rd | Safety: Lighting and visibility | 2.43 |
| 4 th | Flood Protection: Remember the project purpose | 2.44 |

- Respondents want the 39th Avenue Greenway and Open Channel to be somewhere they want to be. It's important that this gathering place be **aesthetically pleasing** with a design that reflects the existing community.
- **Neighborhood connectivity** was reinforced as a key theme when it ranked as a high priority to residents on the survey. It is important to community members in both Cole and Clayton that the channel not serve as a divider among the neighborhoods.
- While a pleasing design is important to residents, it is crucial that the project be operational and functional. The community understands that **flood reduction** is an important priority for the safety of their neighborhood and also for the system to work as a whole.
- As part of the general feedback on surveys, a **low-maintenance design** was a theme throughout each of the must-haves, hopes and concerns categories. Residents are interested in a greenway and channel that is easy to maintain and won't become an unpleasant sight in the community over time.

Hopes

| Rank | Priority | Average Survey Ranking |
|-----------------|--|------------------------|
| 1 st | Community Asset: A valuable and desirable improvement for residents | 1.84 |
| 2 nd | Neighborhood Character: Design reflects the community | 2.40 |
| 3 rd | Mixed-Use Recreation: Bike/walk path integration | 2.46 |
| 4 th | Gathering Place: An attractive place where people want to be | 2.82 |

- Residents would like to see this project serve as a **community asset** and improvement to the neighborhood, while also reflecting the unique diversity and history of the community. The design should integrate the **neighborhood’s character** to reflect the community.
- **Mixed-use recreation** remained an important priority to many residents who would like to see opportunities for a continuous bike or walk path as part of the design. Other suggestions for the recreational space included permaculture like edible landscaping and urban farming.

Concerns

| Rank | Priority | Average Survey Ranking |
|-----------------|--|------------------------|
| 1 st | Uninviting Space: A boring, uninviting, unattractive or scary place | 2.34 |
| 2 nd | Property Impacts: Residential and historic | 2.55 |
| 3 rd | Community Barrier: The channel or process divides the community | 2.84 |
| 4 th | Maintenance: A space or design that is difficult to maintain | 2.87 |
| 5 th | Cost: Won't be a realistic budget | 3.25 |

- **Property impacts:** A theme we often heard in general comments, property impacts were also of concern to survey respondents.
- Other concerns aligned themselves to the must-haves and hopes priorities, with community residents looking for a **low-maintenance** and **aesthetically pleasing** design and **neighborhood connectivity**.

39th Avenue Greenway and Open Channel Community Workshop

The community workshop was an opportunity for project team members to hear input on the project, and provide the community with a place for general thoughts and comments. In addition to a project overview, project timeline, and information on the design-build process, the project team provided inspirational images as conversation-starters. This exercise helped the project team further understand the communities design priorities and desires based on three categories: linear park look and feel, connectivity and access, activation and amenities. Input here reiterated the key themes presented in the overview section of this report, and are expanded upon below:

Linear Park Look and Feel

This section of the community workshop showed examples of artful water quality plantings, artistic walls, multi-purpose steps, and historical character reveals to help inspire input.

As part of this exercise, many residents listed safety as a high priority, and are interested in seeing natural elements integrated into the design. The emphasis on safety also supports the key theme of safety and lighting.

| Design Workgroup Priority Elements* | Sticky Dots |
|--|-------------|
| SAFETY: Emphasis on visibility into and out of the greenway to help ensure and promote safety | 16 |
| NATURE: Use the linear park as a way to integrate green spaces and natural elements into the design (e.g., color, flowers, etc.) | 14 |
| VISUALLY PLEASING: Differentiation among planting areas to help create interest, structure, lines and place is important | 12 |
| AUTHENTICITY: Reflect the urban-neighborhood, historic, mixed residential and industrial character of the surrounding community | 10 |

Connectivity and Access

Connectivity and Access displayed images of creative crossings, playful low-flow crossings, multi-use trails and paths, and shared street concepts, among other things. These images were used to inspire discussion around connectivity among neighborhoods and access to and through the greenway and open channel.

Many community members were interested in a shared street concept and made it a high priority. Traffic calming also scored well, supporting the theme of safety throughout the survey and community workshop. Connectivity and neighborhood character remained important elements to the design phase.

| Design Workgroup Priority Elements* | Sticky Dots |
|--|-------------|
| SHARED STREET: A shared street concept on 39th Avenue (accommodating bikes, pedestrians and vehicles without dedicated areas for each) | 19 |
| TRAFFIC CALMING: Design 39th Avenue to slow traffic, improve safety and maintain the quiet, calm feel of the historic neighborhood | 16 |

| | |
|---|----|
| UNIQUE DESIGN: Integrate more creative design elements around access and crossings (e.g. stepping stones or creative steps) | 15 |
| NORTH/SOUTH CONNECTIVITY: Preserving north/south connectivity across the channel | 14 |
| NEIGHBORHOOD CONTINUITY: Maintaining a “street-like feel” on 39th east of Williams -- if not a full or shared street, it should feel welcoming and accessible | 5 |

Activation and Amenities

The images provided in this section of the community workshop showcased potential amenities and amenities built into innovative design. Examples included outdoor bouldering walls, artful bike racks, creative lighting, shade shelters, and amphitheater seating.

Community members overwhelmingly expressed an interest in having the space serve as a community asset with engaging features, and also preferred shaded and sheltered gathering spaces as opposed to open space.

| Design Workgroup Priority Elements* | Sticky Dots |
|--|-------------|
| COMMUNITY ASSET: Smaller activated areas, rather than large open spaces, that engage multiple demographics (e.g. kids, parents, neighbors, etc.) | 18 |
| SHADE*: Sheltered and shaded gathering places | 15 |
| MULTI-FUNCTION: Design elements that can serve multiple purposes (e.g. retaining walls with seating integrated) | 8 |
| OPEN SPACE: Flexible spaces that can easily adapt to multiple uses/activities (e.g. court sports one day and picnic spots the next) | 6 |

Other Considerations and Open-Ended Comments

Please note, the below comments appear as they were written. No edits have been made to spelling, grammar, format or content.

Other Linear Park Look & Feel Considerations

- Who will maintain the channel? (+4)
- Own the land before you start designing it (+3)
- Industrial character preserved/championed rather than hidden/ignored (+7)
- Consider undergrounding channel sooner so don't cut off Cole Neighborhood
- Connection should consider native plantings/landscapes that will survive/thrive without irrigation and natural rainfall (+3)
- Think of both biking and pedestrian trails (not shared) = safety and use (+1)
- Concern about people camping along channel (+2)

Other Connectivity & Access Considerations

- Trail continuity throughout channel via underpasses – on York and Williams (+4)

- Car/pedestrian access across 39th right now appears to cut off Cole Neighborhood at Williams St (+9)
- Food trucks on shared street – make a more lively area – a reason to go (+3)
- Dedicated bike lane (+1)
- Shared street with space for businesses (small/local) (+2)
- Continued ped/bike trail west of Franklin to 38th and Blake station

Other Activation and Amenities Considerations

- Community assets that reflect community needs/culture
- Open space = green space (not “sport court”) (+3)
- Ability for all (bikes, peds, wheelchairs, etc) to cross from one side of channel other (+2)
- Activate existing neighborhood amenities (High Street Bar) rather than remove them (+2)

Must-Have Comments

I see some of these flood control detention areas around town. Most of them are eyesores with weeds growing all summer and nobody can use them. Seems like a waste of money to create a \$300 million eyesore that only gets used once a century. There must be a better solution than this. Very shortsighted planning with few other options being offered. Typical gov't planning...take the shortcuts and damn the citizens!

If safety isn't priority - no one will be able to use it. Well maintained so people want to use it.

Easy to maintain and self sustaining; mustn't attract nuisances (mosquitoes, coyotes) to adjacent property owners, neutral to plus for adjacent property owners.

Edible landscaping and urban gardening.

Upkeep.

edible landscaping and urban farming - which will support all 4 of the must haves above

I hope this area does not turn into a place for homeless to gather like along the Platte River just south of 31st.

Bike connectivity along the cooridor

The project absolutely MUST have a plan to clear trash from it. Unfortunately, Cole has a lot of trash and I absolutely will not tolerate seeing this drainage channel choked with trash.

Seems like a lot of work for a showy return. Would rather have funds put somewhere else: education, expanding Quebec, funding community groups etc.

How are other nearby open space areas going to integrate into the flood design, I notice a park and school nearby the route, have they been considered for use?

I can't say that these items are of least importance, they are all equally important.

The channel can play a critical role in providing bicycle/pedestrian access to the 40th and Colorado transit station area.

Sustainable

Low maintenance

Create an ongoing yield that is valuable

This Must NOT be an open channel. Dig out an underground storm drain and don't ruin our neighborhood

Flood protection should be a given and not included in this ranking!

Should not impede North/South pedestrian access for more than 1 block at a time.

To not make people move out of their homes to make way for this.

No loss of people's homes.

"Stations" along the way (how long is this 'trail?'). Places to sit, picnic, play. Hopscotch, shade, exits at key points.

Quality of construction should be the utmost concern, including design that is environmentally responsive to our climate's limited water resources.

informational signage about purpose/function of project

Curb cuts and sunken planting areas throughout neighborhood. Benefits include: Free water to plants, Shaded streets from heat island effect, Cleaning local pollution, & Growing food in neighborhoods that need it.

This project, if carried out effectively, has the potential to serve as a great opportunity to enhance the city of Denver's approach to urban ecology and sustainability.

NO connection to the I-70 project.

This should be completely separate.

Especially if you plan to raise our Storm Drainage taxes so much! I don't to pay anymore than I already am for that I-70 mess as our voices were not heard.

Edible landscapes and urban farming,

shaul Samber

I was hoping this could be created into a permaculture community space. I would be very interested to see this as a center for community focused sustainable food production.

I would like to see this site used as an opportunity for edible landscaping, as per the recommendations in the Elyria-Swansea neighborhood plan.

katy vandamme

This must not separate off the neighbors on the north side - who will suffer from the I-70 redevelopment and need an easy way to get out of the neighborhood. Cars need a clear and easy way to get across the channel without driving 8 blocks out of the way to do so.

Try to keep disruption to a minimum during construction.

This project must achieve its main objective of controlling storm water control while enhancing the neighborhoods and regions it serves and cuts through. It must be a park and a trail as much as it is a ditch.

bike friendly design.

Protects home values of neighborhood

Proper upkeep (cleaning and maintenance)

It's interesting that you ask for input and when you do get it, you do what you want anyway.

water quality should be addressed to help clean the runoff before it reaches the South Platte

Quality design and useful features that you find in nicer neighborhoods. This is a poorer area of town with very few amenities. I don't think other, wealthier areas should have all of the nice outdoor spaces. Ensuring quality spaces is a great way to promote change within a neighborhood.

I do not understand the need for this project. Let's face it - who is getting rich by approving this project? The Mayor and his buddies?

A nicely landscaped, yet functional channel area - with future shade trees - and a sidewalk with benches along the route.

SO excited to see this and I would love to have a biking path and connectivity between the neighborhoods.

While I understand the purpose of the project is to provide flood control, I hope the design accounts for safety and is also thoughtful enough to create a place where people will want to be. Flood control has come so far over the past 10 years -- each device should be multifaceted.

My current off-street parking lot will be lost with this project (perhaps restricted parking for residents?)

Water quality improvements

do not put teh burden of an elevated flood plane on this Globeville neighborhood

Bad idea, in support of an even worse project - I-70 reconstruction in current alignment

Community input prior to any level of design.

No destruction of bordering homes to build the channel.
Absolute environmental protection from disturbed soils.

Must deal with current flooding during monsoons that happens on underpasses on 38th/washington & Broadway. It's frustrating to not be able to travel between my office and home during the monsoon season.

easy access around the channel. don't let it be a barrier.

DO NOT TEAR DOWN HOMES

The bike/rec path must be continuous. It does not make sense for a path to be built where bikers/pedestrians must cross surface streets and thus will only be enjoy the new park-like amenity on a block-to-block basis. Users should be able to use the path uninterrupted will in the open channel - not be forced to deal with car traffic at each block. Additionally, the project should be built with user enjoyment/interaction/leisure in-mind. It will be used as a park and thus should look and feel like one, not a drainage ditch. It should offer shade/cover, grassy areas, tables, benches, etc. Additionally, there has to be a mechanism for up-keep and maintenance. A project of this scope and scale will need routine maintenance.

This should not require homes to be demolished !

And appropriate resources should be provided to ensure cleanliness, odor control and safety.

Those first four items could easily all be 4's but you asked for items of priority - that was difficult.

Hopes Comments

I hope it does bring the community together to enjoy the neighborhood and meet neighbors and a place (safe) for lads to play and a pleasing walk way to mix and mingle.

Landscaping and design mesh with adjacent properties; sense of neighborhood pride and ownership.

Flood protection, without creating a health or safety hazard. Denver already has many beautiful parks: what is the likelihood of this "green space" being used

Please do not upend businesses. Please leave business buildings.

Please include more natural landscaping and less concrete etc.

edible landscaping and urban farming - which will support all 4 of the must haves above

Why not cover this planned cement ditch? I do not see any congruence in the city planning to spend 100's of million dollars to cover I70 only to create another municipal project for the "public good" to will rend this neighborhood with another division?

Same as above, these are all important features we should have in out neighborhood, especially given the eyesore that is currently there. I would also like to see more edible landscaping and space for designs that incorporate Permaculture design principles. Also, interesting ways to slow and use water in the space. How could this space play a part in the neighborhood food system when the neighborhood is considered a food desert/swamp.

Lakewood Gulch is a great example of a recently redesigned waterway that is now a valuable community asset.

Educational and concert space

Dig out an underground storm drain and don't ruin our neighborhood

Would prefer it to have an open space/natural area feel rather than manicured park.

That this does not become a blight in Cole.

If the path does not encourage use then it is just lost space.

The iteration of the design should be culturally and historically sensitive to the diverse adjacent communities and existing architecture.

Fruit Trees & Gardens can offer a vital asset to these communities.

Grow food! Edible landscaping instead of the typical useless designs. Community gardens as well as fruit trees, bushes, succulents, etc.

I hope that this project, both while under construction and upon completion, does whatever possible to provide for the established communities within the Cole, Park Hill, Whittier and River north neighborhoods and avoids aiding in rampant displacement and cooption of a historic and thriving area.

Edible landscapes and urban farming.

Maybe a tiny home community as well.

I dont know of many destinations on the north side of this channel, except people's homes. They are the ones who are most likely to get screwed in this project. I hope their needs are being heavily weighed.

This city and this part of the city is blessed with many smaller distributed green spaces and parks. This design must seek to connect them and take from their context in fitting in and enhancing the neighborhoods.

Brick elements - reflecting the architecture materials prevalent in the historic neighborhood

I hope it provides a safe, efficient way for pedestrians and cyclists to travel from one area to another without interacting with cars.

I hope this project will provide a face-lift to the neighborhood. We lack amenities, and as a result I believe people are hesitant to visit or move to the area. Updating the area will help combat that issue in part.

Shady and a pleasant walkway that doubles as a functional storm water conveyance

Our neighborhood desperately needs more community assets -- green space, bike trails, etc. Although our history is industrial, that does not need to be the character of the community moving forward.

No hopes for this; most might be - it could have been worse.

off street bike path to platte path corridor,

Hope that the design is innovative and inviting. Interactive design that makes it appealing for all to come to is good (like fitness machines, integrated games like at park on Tennyson, etc.)

DO NOT TEAR DOWN HOMES

This project has the opportunity to be an asset for a neighborhood that is full of families and individuals of all ages and ethnicities and it will leave a lasting impression on the lives of all those that interact with it, young and old, for better or for worse. I hope it's for the better. This project will affect the community for years to come and it should be designed and built with that in-mind.

Visually should enhance property value not lower it.

Each of the above, I rated as a senior in the community.

I'm looking forward to exercising by using this area to walk, run and begin a bike ride that connects to the trail by the river.

Concerns Comments

Avoid attractions that only appeal to a limited subset of the neighborhood versus a broader spectrum; I-70 ("Ditch the Ditch") derailing the project with unfounded conspiracy theories --> need for education.

Too much concrete etc. making the whole area hotter.

that it will become a stagnated, bureaucratic project instead of a beneficial land use

Really, all of these could be 1's. Again, my biggest fear is that the drainage channel will be choked with trash at all times. I want detailed plans for how that will be mitigated. Also, regarding cost, it is abhorrent that the city blocked all of our protest emails regarding TRIPLING stormwater fees to pay for this. Absolutely not OK.

Not looking forward to the traffic.

One can only expect that this will resemble similar drainage routes built years ago in Montbello. They are eyesores that serve a function only occassionly. Nothing is inviting about them. Looking at Ariel photos there are very few trees or green life. Why does the Cement Ditch need to be cement at all? Why not sod or natural vegetation? (With a lot of help from man). Cost less and serve a similar function. I fully expect the city the ram this and the golf course plan down the publics throat, no matter what we feel or think. Be nice if you actually listened to us voters fora change!

We deserve more beautiful spaces in our neighborhood that reflect the character, potential, and strengths we have.

Concern related to cost is that City won't allocate adequate funding and/or may "value engineer" the project - do it on the cheap rather than take advantage of this opportunity to create a true community asset that achieves multiple desirable outcomes.

I fear doing nothing valuable, due to apathy and low prioritization of the development of this space.

Why not use the graduates of the Denver PDCs in submitting 3-5 designs you can work from, that takes in community design?

From the time that the lame duck council approved so many projects back in 2015, up to this point, there have been and there continues to be serious transparency and public trust issues with the city administration. I'm a concerned Denver resident that isn't happy about the direction our city is headed on a number of issues not limited to the Platte to Park Hill project.

Connectivity across the channel is critical. Could alternate routes for sections of the 39th street

channel be considered? More combination of below grade and open to ensure a higher degree of north/south connection.

DO NOT BUILD THIS. Dig out an underground storm drain and don't ruin our neighborhood

Need to continue pedestrian/bicycle route to train station and not dead end at Franklin.

All of the above are very important. This is taking away people's homes, creating a public nuisance where gangs and homeless people congregate, will be ignored by the city when it comes to upkeep and maintenance and ruin the economic stability of the neighborhood, all to support the I-70 and Cornerstone Collaborative projects.

Done correctly it should draw the community together; done wrong it will divide the community.

The project will have a net negative impact on the ecology of the area.

We need neighborhood integration. This project could also benefit these communities with local employment for youth and underemployed.

If this goes well, I fear that property values will skyrocket, increasing the waves of gentrification that are pushing out poor people of color, families, artists, etc.

I worry that this project in conjunction with others in the area will increase displacement, raise the cost of living for marginalized populations in the area, decrease cultural and social diversity and ignore the need for amenities such as these for everyone. In addition, I worry that the face of my community will be further changed to accommodate an ever increasing class disparity in the area and will not take into consideration the needs of current and long term residents.

I am happy to hear that the choice for taking people's homes was ruled out. That was a fear. Gentrification in this neighborhood is ALWAYS something to consider and a nice park smack dab in the middle of a fairly "rough looking" part of the neighborhood is sure to bring in more gentrifiers. Hopefully work is being done to consider low income housing and the impact this will make on lower income neighbors already feeling the pressure of increased housing markets in the area, especially with the increase in the Storm drain tax!

That the community won't be part of the design and implementation process. That communication won't be transparent. That historic and cultural value will be lost.

How will the space be maintained? Who mows the grass and picks up the trash? If the city isn't going to do regularly scheduled maintenance, educating/training resources should be supplied to the neighborhood organization so that they can coordinate volunteers.

Displacement of some residents (home owners and businesses). When will the residents being displaced be informed? Thus far, the drawn out planning process and delays in providing an answer(s) to the above question has caused undue and unnecessary stress/anxiety on everyone; especially those living in close proximity to the 39th Ave Open Channel Area.

The positives implemented in the design as green space, trail, and park must outweigh the negatives that come with providing a safety concern for small children, harboring animals and possibly homeless camps.

I'm concerned about standing water and an increase in mosquitos and pollution.

Supported by majority of neighbors

As I have asked the beginning, who will keep this ditch clean? There is a lot of litter in this neighborhood& that ditch will collect it. Also concerned of the toxicity levels that will accumulate since it will be concentrated.

I'm worried about funding POST project. Will there be enough money allotted to the area for it to be maintained so it remains an inviting and safe space?

How does the project affect owners of the land the project goes through? How much will the construction of this project disrupt the neighborhood during construction?

My understanding is that the project does not actually provide flood protection for our neighborhood, but rather for the I70 project. While that's important, it seems like this neighborhood is bearing a lot of the cost. The project must provide a clear, tangible benefit to the neighborhood.

I also fear that the channel will become filled with trash. I do not have confidence that the city will keep it clean.

lack of available funding so the project does not get implemented

Again, this is a poorer neighborhood so it would be nice to finally see capital invested in the neighborhood. Denver is one of the fastest growing cities and taxation revenue is quite high. There should be little concern over budget constraints. The existing site is awful, so a new outdoor space will only benefit the city as a whole.

These question are pathetic - you needed a survey for us to let you know this?!?

Lighting in the evening and proper maintenance will make it safer ... find away to keep the homeless someplace else?

Flood control in no way should negatively impact the community. As mentioned previously, every element should serve multiple functions so that the space is used when it's dry and when its running at full capacity. My biggest fear is that the city will continue to cut corners in this neighborhood. Minimum budgets have been allocated for improvements in the past because of our location in the city. (RE: Asphalt sidewalks being installed along 40th Avenue. If that improvement was ever proposed in Cherry Creek or Stapleton, the community would be up in arms.) Please don't cut corners on this project. It has the potential to be a huge asset if approached correctly.

WOrried that the water quality will be forgotten.

I'm concerned that creating/building the channel in summer months will flood neighboring homes with contaminants through open windows.

Who will maintain the channel, i.e. water for natural grasses and lawn, general maintenance and upkeep?

With all of the new transplants and increased homeless population, I would like to make sure this is designed to feel safe for ALL - not just interesting for those being pushed to the edges of the city who sometimes present a feeling of insecurity due to their lack of soberness or other instability.

DO NOT TEAR DOWN HOMES

No additional cost to tax payers
Improvements in property value - ok

General Comments

Project seems to push too fast for thoughtful input is this intentional?
CPGC element seems too extensive, too destructive, would not six smaller projects distributed across east Denver be more functional with less impact on Denver's historic fabric?

39th Ave element seem fairly OK but it is insulting to illustrate amenities with photos which look nothing like NE Denver terrain.

Appreciate all the work and community involvement and listening to our concerns.
Excited about a new greenway in the neighborhood. As always - biggest concern is the acquiring of properties - we hope as few homes as possible need to be bought to accomplish this project and for those that it does affect - they receive more than fair compensation.
Also want to know this area will be regularly maintained - not left rejected

Lighting and pedestrian access need to be prioritized for safety

Who will maintain the Open Channel?

When can I expect to receive IN WRITING that this project will NOT take my home?

What's the chance that the majority of the digging of the channel could happen during more cool temperature months to minimize toxic particles being released into the air and our open windows during summer?