

Comment Cards Executive Summary

The topic-oriented meeting was well-received and attendees would like to see more of these kinds of meetings. The topic itself was found to be very interesting. People would like to learn more about how a home can be added to in ways that are in keeping with the character of the neighborhood.

The majority of attendees think reinvestment in West Washington Park is positive. However, structures that are currently being built are perceived to be too large in size and out of character with other structures in the neighborhood.

The majority of attendees support pop-tops/scrape-offs (with the preference being pop-tops) as long as they are of reasonable size and fit the character of the neighborhood.

What did you think of this evening's topic? Would you like to hear more presentations about this subject matter? What other topics would you like to see?

1. Good, yes. ? and what to update
2. Very interesting. I would welcome similar presentations.
3. Great.
4. More info on zoning code updates. Also very interested in south Denver and general Denver and Colorado history.
5. Great program. I would like to see discussion about embracing the changes and evolution of our neighborhood; how to make it work for us as a neighborhood and still attract new neighbors!
6. Great Job! 1. Excellent, 2. Yes, 3. Historic preservation, zoning.
7. This is very interesting and helpful. Other topics?
8. Very interesting, well done.
9. Yes, what is the follow-up?
10. Excellent! Very good information.
11. Very helpful, quality presentation. A presentation summarizing one structure built in the past five years would show current trends.
12. Very good, need to get more people involved.
13. Yes. Yes! Perhaps more info on how to pop tops or add-on more in line with historical character of neighborhood. Maybe more info on sensitive contractors that design and build with character in mind. Those people should be promoted in newsletter.
14. Informative; need info on what to do next with this info; other topics – how to pop, update and maintain character of home.
15. I thought it was very good. I would like to hear more. I'd like to know more about updating homes and house additions.
16. Topic – very interesting, would like to hear more.
17. Schools.
18. I found it interesting. I like the topic-oriented meeting. How can we see plans of new projects if we don't live right next door to a new project? These huge duplexes are eye sores on each block.
19. No comment.
20. Indifferent.
21. I am sorry I had to leave early but I do think you are all doing a great job!
22. Excellent! More, more more! More topics related to infill and sustainable redevelopment.
23. We need more presentations definitely!

What do you think about reinvestment in West Washington Park? Is it a positive, a negative or both? Why?

1. Very good, positive. Central location, good public transportation, diversity.
2. Reinvestment is necessary but much has been sadly out of character.
3. It is a positive.
4. We have examples of good, bad and ugly. Concern with disregard for character and size.
5. Positive. Reinvestment brings vitality and diversity to maintain interest in calling Denver and WWP home.
6. No comment.
7. How do you define "reinvestment"? Scrape-off or \$150,000 into an existing house? It's a positive, either way, if well done.
8. Both, most of the houses need updating and/or expansion, but I'd rather see style consistent with neighborhood. The styles being built are ugly and inconsistent, too many duplexes adding density.
9. Positive. It's a beautiful neighborhood and great location!
10. No comment.
11. It is a positive. The alternative is decay and stagnation (except historical structures).
12. Am not sure of question.
13. I think so far it's been a good thing. Parking and traffic remains a concern. Other topics – how to pop, update and maintain character of home.
14. No comment.
15. I think as positive, because it improves the neighborhood and adds value.
16. Both a positive and a negative.

17. Both.
18. What does this mean? Scrape-offs? If folks want such big houses let them live in the suburbs on RTD routes. I lost my mountain view, feel squeezed in and had noise and dirt during 14 months of construction. The garages look bigger than my house.
19. No comment.
20. Indifferent. Need more info.
21. No comment.
22. Both. For owner-occupied redevelopment with appropriate scale and mass – good (embrace existing forms). Spec development with mini-mansions – bad (unrelated forms).
23. I am already invested. Change is OK but needs to be controlled better.

Do you favor new homes/pop-tops/scrape-offs? So long as they are of reasonable size and the character fits the neighborhood? Not at all?

1. So long as they are of reasonable size and the character fits the neighborhood.
2. I favor new homes and pop tops that are in character with existing homes.
3. Favor pop-tops.
4. We support all options as long as they fit character – big concern with increase in duplex/multifamily.
5. Yes!
6. No comment.
7. So long as they are of a reasonable size.
8. As long as they fit the neighborhood and don't take up the whole lot.
9. So long as they are of reasonable size and the character fits the neighborhood – OK.
10. No comment.
11. I favor all scrape offs. They represent the desires of the representative property owners and the desires of Denver citizens.
12. If they fit and don't block sun, aren't too large.
13. As long as they "fit" with the feel of the neighborhood and as long as they preserve green space.
14. So long as they are of reasonable size and the character fits the neighborhood. But I would hate to see half to majority of blocks scraped/popped.
15. Yes as long as they fit the character of the neighborhood.
16. So long as they are of reasonable size and the character fits the neighborhood.
17. Yes, as long as they are of a reasonable size and the character fits the neighborhood.
18. I wish there were none, but I know that's not practical. I prefer pop-tops/scrap-offs if they are reasonable in size and the character fits the neighborhood.
19. Yes, if they fit.
20. Sure, that seems fine as long as the characteristic of the neighborhood remains.
21. Sure. Yes.
22. Yes, however, Denver has no design guidelines to help encourage appropriate redevelopment. Controls for mass, scale and neighborhood compatibility are required.
23. Reasonable pop-tops are OK, mac-mansions are not.