

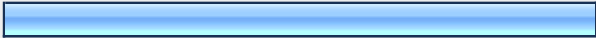


# I-25 and Yale Proposed Project Survey

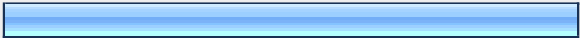

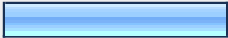
1. Would the U-Hills neighborhood benefit from such a development?			
		Response Percent	Response Count
No		59.8%	61
Yes		19.6%	20
Unsure		22.5%	23
<b>answered question</b>			<b>102</b>
<b>skipped question</b>			<b>0</b>

2. Do the benefits outweigh the unintended adverse consequences?			
		Response Percent	Response Count
No		66.0%	66
Yes		16.0%	16
Unsure		18.0%	18
<b>answered question</b>			<b>100</b>
<b>skipped question</b>			<b>2</b>

3. Are there better alternatives for this site?			
		Response Percent	Response Count
No		7.9%	8
Yes		70.3%	71
Unsure		21.8%	22
<b>answered question</b>			<b>101</b>
<b>skipped question</b>			<b>1</b>

4. What would you recommend for this location?		
		Response Count
		77
<i>answered question</i>		77
<i>skipped question</i>		25

5. Would this project enhance the neighborhood's "quality of life"?			
		Response Percent	Response Count
No		65.3%	66
Yes		18.8%	19
Unsure		15.8%	16
<i>answered question</i>			101
<i>skipped question</i>			1

6. Would this project increase neighboring property values?			
		Response Percent	Response Count
No		63.3%	62
Yes		12.2%	12
Unsure		24.5%	24
<i>answered question</i>			98
<i>skipped question</i>			4

7. Does it follow Blue Print Denver and Transit Oriented Development guidelines?			Response Percent	Response Count
No			10.0%	10
Yes			26.0%	26
Unsure			64.0%	64
			<i>answered question</i>	<b>100</b>
			<i>skipped question</i>	<b>2</b>

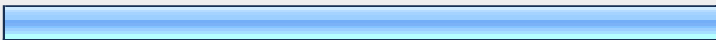


8. Is an increase in the population density (by 50 to 100 new residents on roughly 1/3 acre surrounded by R-1 residential) acceptable?			Response Percent	Response Count
No			71.0%	71
Yes			19.0%	19
Unsure			10.0%	10
			<i>answered question</i>	<b>100</b>
			<i>skipped question</i>	<b>2</b>



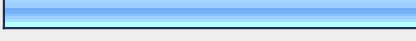
9. Would you support similar projects along the Yale, Colorado Boulevard, Hampden, I-25, Evans (high traffic) corridors... If proposed in the future?			Response Percent	Response Count
No			41.0%	41
Yes			24.0%	24
Unsure			35.0%	35
			<i>answered question</i>	<b>100</b>
			<i>skipped question</i>	<b>2</b>



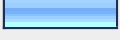
10. Would you support similar projects at other Light Rail Stations?				
			Response Percent	Response Count
No			28.0%	28
Yes			31.0%	31
Unsure			41.0%	41
			<i>answered question</i>	<b>100</b>
			<i>skipped question</i>	<b>2</b>

11. Do you have any further comments regarding density in and near this location?			Response Count
			56
			<i>answered question</i>
			<b>56</b>
			<i>skipped question</i>
			<b>46</b>

12. With high traffic volume on Yale, and on & off I-25, will safety medians along with turn in and turn out lanes (and other “traffic calming” measures) be needed?				
			Response Percent	Response Count
No			3.0%	3
Yes			86.9%	86
Unsure			10.1%	10
			<i>answered question</i>	<b>99</b>
			<i>skipped question</i>	<b>3</b>

13. Do you believe pedestrian passage and bicyclist safety can be properly safeguarded given a street “edge to edge” building?			Response Percent	Response Count
No			78.8%	78
Yes			11.1%	11
Unsure			10.1%	10
			<b>answered question</b>	<b>99</b>
			<b>skipped question</b>	<b>3</b>

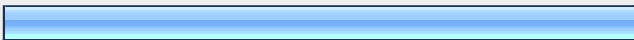


14. Should Yale Circle be converted to “one way” only traffic?			Response Percent	Response Count
No			15.2%	15
Yes			39.4%	39
Unsure			45.5%	45
			<b>answered question</b>	<b>99</b>
			<b>skipped question</b>	<b>3</b>

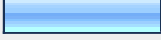

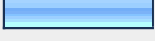
15. With “workforce” tenants, will adequate parking be available 24 / 7 and on all special event days (Rockies, Broncos, Taste of Colorado, etc.)?			Response Percent	Response Count
No			78.8%	78
Yes			9.1%	9
Unsure			12.1%	12
			<b>answered question</b>	<b>99</b>
			<b>skipped question</b>	<b>3</b>


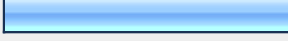
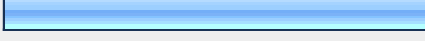
16. Given current Light Rail parking problems (spillover onto side streets), do you believe the project will likely make things worse?			
		Response Percent	Response Count
No		8.1%	8
Yes		87.9%	87
Unsure		4.0%	4
<b>answered question</b>			<b>99</b>
<b>skipped question</b>			<b>3</b>

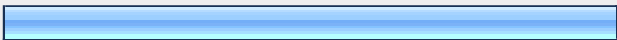


17. What can the city and the developer do to correct these problems?		
		Response Count
		70
<b>answered question</b>		<b>70</b>
<b>skipped question</b>		<b>32</b>

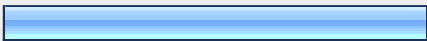


18. As proposed, are the aesthetics appealing?			
		Response Percent	Response Count
No		59.2%	58
Yes		17.3%	17
Unsure		24.5%	24
<b>answered question</b>			<b>98</b>
<b>skipped question</b>			<b>4</b>

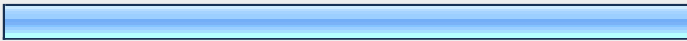

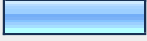
19. Does a 5 to 6 story building “fit in” the neighborhood?			Response Percent	Response Count
No			69.7%	69
Yes			21.2%	21
Unsure			9.1%	9
			<b>answered question</b>	<b>99</b>
			<b>skipped question</b>	<b>3</b>

20. Would you prefer a smaller building...less than 4 stories?			Response Percent	Response Count
No			17.2%	17
Yes			66.7%	66
Unsure			16.2%	16
			<b>answered question</b>	<b>99</b>
			<b>skipped question</b>	<b>3</b>

21. Would there be enough demand, to fill roughly 50 units?			Response Percent	Response Count
No			22.2%	22
Yes			31.3%	31
Unsure			46.5%	46
			<b>answered question</b>	<b>99</b>
			<b>skipped question</b>	<b>3</b>

22. Are apartments, next to the freeway, likely to be appealing?			Response Percent	Response Count
No			67.7%	67
Yes			17.2%	17
Unsure			15.2%	15
			<b>answered question</b>	<b>99</b>
			<b>skipped question</b>	<b>3</b>

23. Are “workforce” tenants (such as nurses, policemen, firemen, dental assistants, retail associates, etc.) likely to commute via Light Rail, as hoped?			Response Percent	Response Count
No			46.5%	46
Yes			21.2%	21
Unsure			32.3%	32
			<b>answered question</b>	<b>99</b>
			<b>skipped question</b>	<b>3</b>

24. Does this project serve the “highest and best” use for the University Hills community?			Response Percent	Response Count
No			75.5%	74
Yes			9.2%	9
Unsure			15.3%	15
			<b>answered question</b>	<b>98</b>
			<b>skipped question</b>	<b>4</b>

25. Is the owner / developer's intention to be a "good neighbor" being overshadowed by financial considerations?			Response Percent	Response Count
No			13.4%	13
Yes			64.9%	63
Unsure			21.6%	21
			<b>answered question</b>	<b>97</b>
			<b>skipped question</b>	<b>5</b>

26. Is the owner's proposal for "affordable" housing being unduly influenced by tax credit subsidies?			Response Percent	Response Count
No			6.2%	6
Yes			64.9%	63
Unsure			28.9%	28
			<b>answered question</b>	<b>97</b>
			<b>skipped question</b>	<b>5</b>

27. Additional Comments – Please provide any concerns you may have		Response Count
		43
		<b>answered question</b>
		<b>43</b>
		<b>skipped question</b>
		<b>59</b>