

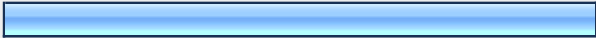


I-25 and Yale Proposed Project Survey

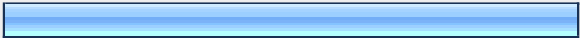

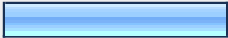
1. Would the U-Hills neighborhood benefit from such a development?			
		Response Percent	Response Count
No		59.8%	61
Yes		19.6%	20
Unsure		22.5%	23
answered question			102
skipped question			0


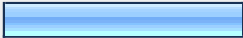
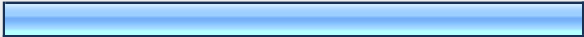
2. Do the benefits outweigh the unintended adverse consequences?			
		Response Percent	Response Count
No		66.0%	66
Yes		16.0%	16
Unsure		18.0%	18
answered question			100
skipped question			2

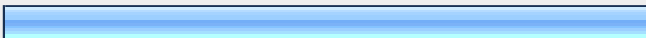
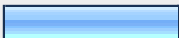

3. Are there better alternatives for this site?			
		Response Percent	Response Count
No		7.9%	8
Yes		70.3%	71
Unsure		21.8%	22
answered question			101
skipped question			1

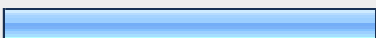
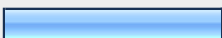
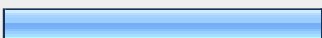
4. What would you recommend for this location?		
		Response Count
		77
<i>answered question</i>		77
<i>skipped question</i>		25

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
			answered question	100
			skipped question	2

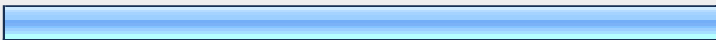


8. Is an increase in the population density (by 50 to 100 new residents on roughly 1/3 acre surrounded by R-1 residential) acceptable?			Response Percent	Response Count
No			71.0%	71
Yes			19.0%	19
Unsure			10.0%	10
			answered question	100
			skipped question	2



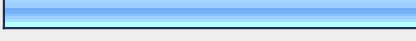
9. Would you support similar projects along the Yale, Colorado Boulevard, Hampden, I-25, Evans (high traffic) corridors... If proposed in the future?			Response Percent	Response Count
No			41.0%	41
Yes			24.0%	24
Unsure			35.0%	35
			answered question	100
			skipped question	2



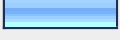
10. Would you support similar projects at other Light Rail Stations?				
			Response Percent	Response Count
No			28.0%	28
Yes			31.0%	31
Unsure			41.0%	41
			<i>answered question</i>	100
			<i>skipped question</i>	2


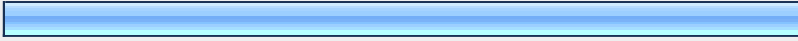

11. Do you have any further comments regarding density in and near this location?			Response Count
			56
			<i>answered question</i>
			56
			<i>skipped question</i>
			46

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>	99
			<i>skipped question</i>	3

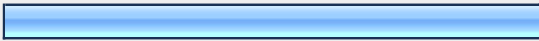
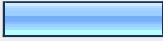
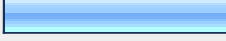
13. Do you believe pedestrian passage and bicyclist safety can be properly safeguarded given a street “edge to edge” building?			Response Percent	Response Count
No			78.8%	78
Yes			11.1%	11
Unsure			10.1%	10
			answered question	99
			skipped question	3

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
			answered question	99
			skipped question	3

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
			answered question	99
			skipped question	3

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
			answered question	99
			skipped question	3

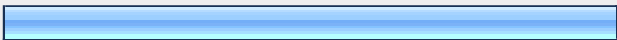


17. What can the city and the developer do to correct these problems?		Response Count
		70
		answered question
		70
		skipped question
		32

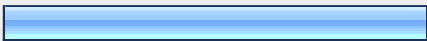


18. As proposed, are the aesthetics appealing?			Response Percent	Response Count
No			59.2%	58
Yes			17.3%	17
Unsure			24.5%	24
			answered question	98
			skipped question	4

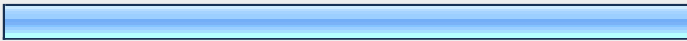

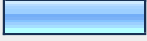
19. Does a 5 to 6 story building “fit in” the neighborhood?				
			Response Percent	Response Count
No			69.7%	69
Yes			21.2%	21
Unsure			9.1%	9
			answered question	99
			skipped question	3

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
			answered question	99
			skipped question	3

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
			answered question	99
			skipped question	3

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
			answered question	99
			skipped question	3

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
			answered question	99
			skipped question	3

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
			answered question	98
			skipped question	4

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
			answered question	97
			skipped question	5

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
			answered question	97
			skipped question	5

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