

# Near Northwest Area Plan - General Comment Form



Submitted on	5 December 2023, 8:38AM
Receipt number	50
Related form version	12

## Tell us what you think!

What is your level of support for the plan draft?	I mostly support the draft plan.
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If you answered "I don't support the draft plan" or "I support some aspects of the draft plan but not others," please share your thoughts and concerns in the box below.

We would like more local businesses along Federal. No more drive through businesses. Many metro cities have banned them as they ruin the environment with emissions and many pedestrians have been killed or permanently injured, which is not good for a healthy community. Also we need to enforce speeding and vehicles running stop signs. We need a grocery store as we are a food dessert.

General questions or comments about the Near Northwest Area Plan or the planning process can be shared in the text box below.

I like the thought of 48th using the easement from CDOT since CDOT does not maintain it. I appreciate all of the hard work that went into this document.

Please select if you are submitting a question or a comment.	Comment
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Name:	Joan Engler
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Email Address:	Jcengler@comcast.net
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Would you like to receive email updates on the Near Northwest Area Plan?	Yes
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# Near Northwest Area Plan - General Comment Form



Submitted on	5 December 2023, 12:58PM
Receipt number	51
Related form version	12

## Tell us what you think!

What is your level of support for the plan draft?	I mostly support the draft plan.
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If you answered "I don't support the draft plan" or "I support some aspects of the draft plan but not others," please share your thoughts and concerns in the box below.	Keep semi trucks and delivery trucks off 48th north of I70. No more drive through. Keep buildings along Federal at 3 stories for safety and welfare of the neighborhood.
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General questions or comments about the Near Northwest Area Plan or the planning process can be shared in the text box below.	All in all this is a great opportunity for our neighborhood. Great job.
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Please select if you are submitting a question or a comment.	Comment
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Name:	Joan Engler
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Email Address:	jcengler@comcast.net
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Would you like to receive email updates on the Near Northwest Area Plan?	No
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# Near Northwest Area Plan - General Comment Form



Submitted on	5 December 2023, 9:03PM
Receipt number	52
Related form version	12

## Tell us what you think!

What is your level of support for the plan draft?	I mostly support the draft plan.
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If you answered "I don't support the draft plan" or "I support some aspects of the draft plan but not others," please share your thoughts and concerns in the box below.

General questions or comments about the Near Northwest Area Plan or the planning process can be shared in the text box below.

1) Stop drive-thru restaurants because of pedestrian safety, air pollution from idling cars, and to support locally owned businesses.  
2) Limit building height to three stories along north Federal for safety and well fair of the residents.

Please select if you are submitting a question or a comment.	Comment
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Name:	Paul Engler
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Email Address:	Pengler@comcast.net
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Would you like to receive email updates on the Near Northwest Area Plan?	Yes
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# Planning Board Comments



Submitted on	4 December 2023, 8:29AM
Receipt number	594
Related form version	3

## Your information

Name	Mark Knowles
Address or neighborhood	3417 Bryant St
ZIP code	80211
Email	rkma@me.com

## Agenda item you are commenting on

Plan

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood	Near Northwest Area Plan
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## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

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Case number

## DURA Renewal Plan

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Address of renewal project

---

Name of project

## Other

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Name of project your would like to comment on

## Submit your comments

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Would you like to express support or opposition to the project?

Moderate support

Your comment:

My main comment, and no doubt supportive of the general intention of the plan, is that both mobility and quality of infrastructure rubrics can have a strong overlap with the goal of supporting wealth-building and access to housing. As one example, an ample supply of safe passageways for bikes, robust (frequent, predictable, relatively inexpensive, ubiquitous, and safe) public transport, and more walkability can all provide a way out of the car payment rut that so many families face in 21st century Denver. New car prices average just under \$50,000, which is a drop in the bucket compared to home prices these days. Or at least, relatively cheap compared to homes. But those cars don't really last as long as say, my home, which was built in 1905 (and I think it will stick around for a few more years). This probably explains why 30-year car loans are usually difficult to come up with in Denver. and however sunny our climate is, you don't find many 30 year-old cars driving around on our streets. Whenever I hear that young people may be paying \$1000 a month for their car, I think about my very small or inexistant car payments throughout my 20s, and 30s, and 40s, and 50s, and 60s, and my head turns.

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If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submitted on	4 December 2023, 11:39AM
Receipt number	595
Related form version	3

## Your information

Name	Richard Himmelstein
Address or neighborhood	4701 W. Byron PLace
ZIP code	80212
Email	richard.himmelstein@gmail.com

## Agenda item you are commenting on

Plan

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood Near Northwest Area Plan

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

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Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

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Name of project your would like to comment on

## Submit your comments

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Would you like to express support or opposition to the project?

Strong support

Your comment:

I am writing regarding the Near Northwest Area Plan. I own property in the area and watched the process closely. I think the planners did an incredible job with the Near Northwest Area Plan and look forward to it being implemented. Thank you.

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If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submitted on	5 December 2023, 5:55PM
Receipt number	597
Related form version	3

## Your information

Name	Brandon Suazo
Address or neighborhood	4845 Tejon St
ZIP code	80221
Email	Brandon.suazo@denvergov.org

## Agenda item you are commenting on

Plan

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood	Coffee Park
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## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan



Address of comprehensive sign plan

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Case number

## DURA Renewal Plan

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Address of renewal project

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Name of project

## Other

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Name of project you would like to comment on

## Submit your comments

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Would you like to express support or opposition to the project?

Neutral

Your comment:

I think a future connection of neighborhoods over i70 would benefit Denver's communities best if the bridge is placed over the highway at Tejon street. The thoroughway Tejon is a major street in Chaffee Park and Sunnyside neighborhoods with walking, biking, public transportation, and personal vehicles. A future connection bridge at Tejon would help all forms of transportation between the two historic neighborhoods.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Near Northwest Area Plan - General Comment Form



Submitted on	11 January 2024, 9:31AM
Receipt number	55
Related form version	13

## Tell us what you think!

What is your level of support for the plan draft? I fully support the draft plan.

If you answered "I don't support the draft plan" or "I support some aspects of the draft plan but not others," please share your thoughts and concerns in the box below. I live in East Sunnyside near the tracks so am feeling the impact of greater density. Even with some inconveniences, a n'borhood like ours with such proximity to downtown needs to create places for density.

General questions or comments about the Near Northwest Area Plan or the planning process can be shared in the text box below. It was thru the NNW process that i learned about missing middle and have come to see it as a way to bring modest density on corners of streets that are off of the main thoroughfares. I also see having corners w/3-4 units that still look like a home or duplex to be a way to keep more affordable, smaller homes or condo-floors in homes more accessible to working class families already living here so they don't have to leave their n'borhood.

As a corner home owner, this MM concept has influenced how we think about when we sell. After nearly 25 years here, we are getting ready to retire and downsize. We love this special part of Denver. We would rather earn a little less on our property and have a community land trust keep the corner affordable, keep the house from being raised and that keeps the character of the n'borhood, and keep a few more modest size homes more affordable for families.

I hope you'll pass this so that other owners and buildings might be incentivized to consider these broader community benefits as well!

Please select if you are submitting a question or a comment. Comment

Name: Flossie O'Leary

Email Address: Flossie@rippleaffectllc.com

Would you like to receive email updates on the Near Northwest Area Plan? Yes

# Near Northwest Area Plan - General Comment Form



Submitted on	16 January 2024, 2:54PM
Receipt number	57
Related form version	13

## Tell us what you think!

What is your level of support for the plan draft?	I support some aspects of the draft plan but not others.
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If you answered "I don't support the draft plan" or "I support some aspects of the draft plan but not others," please share your thoughts and concerns in the box below.	I object to the extended Commercial Corridor boundaries at 4850 Federal Blvd. The plan shows the commercial use extending to Eliot St. From 23rd to 52nd where there's no commercial use on Eliot St
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General questions or comments about the Near Northwest Area Plan or the planning process can be shared in the text box below.	Only at 4850 Federal Blvd. will allow five stories building on the Federal corridor. All other site plans show only three stories building except at 4850 Federal Blvd. This property is surrounded by homeowners and should have the same zoning as all other homes on the west side of Eliot St.
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Please select if you are submitting a question or a comment.	Comment
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Name:	Paul Engler
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Email Address:	pengler@comcast.net
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Would you like to receive email updates on the Near Northwest Area Plan?	Yes
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# Near Northwest Area Plan - General Comment Form



Submitted on	11 January 2024, 1:21PM
Receipt number	56
Related form version	13

## Tell us what you think!

What is your level of support for the plan draft? I mostly support the draft plan.

If you answered "I don't support the draft plan" or "I support some aspects of the draft plan but not others," please share your thoughts and concerns in the box below.

We live in Chaffee Park at I70/Federal. Why on just the lot at 4850 does the plan want up to 5 stories? The area directly north and also south along the corridor is 3 stories. A 3 story limit should be the same for the whole corridor for equality for ALL the corridor. The neighbors at 49th and the neighbors along Eliot shouldn't have taller buildings while the rest of the neighborhood has 3 stories— it's not an equal. You are asking this same block to continually be degraded. 3 stories is enough for that corner as well. Otherwise I think it's a great idea.

General questions or comments about the Near Northwest Area Plan or the planning process can be shared in the text box below.

Denver put a lot of money and work into this. Time to make Chaffee Park along Federal something besides the fast food capital of Denver. We would like to see a 3 story mixed use building with local stores on the first floor and 2 floors of housing. But could that be done with a gas station so close?

Please select if you are submitting a question or a comment. Comment

Name: Joan Engler

Email Address: Jcengler@comcast.net

Would you like to receive email updates on the Near Northwest Area Plan? Yes

# Near Northwest Area Plan - General Comment Form



Submitted on	9 January 2024, 7:43PM
Receipt number	54
Related form version	13

## Tell us what you think!

What is your level of support for the plan draft? I fully support the draft plan.

If you answered "I don't support the draft plan" or "I support some aspects of the draft plan but not others," please share your thoughts and concerns in the box below.

General questions or comments about the Near Northwest Area Plan or the planning process can be shared in the text box below.

This plan is the change we need. Near Northwest, especially Lohi and Jeff Park, are an extension of downtown and will be absorbed by it in the net two decades. Density is needed. It is a huge positive for tax revenue and sustainability for our City. There will be people complaining about parking but that is life in the city and we should want less cars.

One thing that we can't lose sight of is reconnecting Near Northwest to Downtown. Remove the Speer cloverleaf, fix 23rd over I-25, heck cap the highway like at swansea elementary.

Please approve this plan and put the resources to making it a reality.

Please select if you are submitting a question or a comment. Comment

Name: Parker Wrozek

Email Address: wrozek@gmail.com

Would you like to receive email updates on the Near Northwest Area Plan? Yes

# Near Northwest Area Plan - General Comment Form



Submitted on	16 January 2024, 5:17PM
Receipt number	58
Related form version	13

## Tell us what you think!

What is your level of support for the plan draft? I mostly support the draft plan.

If you answered "I don't support the draft plan" or "I support some aspects of the draft plan but not others," please share your thoughts and concerns in the box below.

General questions or comments about the Near Northwest Area Plan or the planning process can be shared in the text box below.

I think that the food desert in the area around North Federal (near Regis University) needs to be further addressed. There are no grocery stores north of I-70 until well into Westminster, this could easily be addressed by adding a Trader Joe's, or another small grocery store in the currently vacant lot at 52nd and Federal. This food desert means that people must drive or find transportation to the grocery store and opens up the north Federal corridor to many outsiders because of the lack of local traffic in this area. Regis and surrounding area would be greatly improved by the addition of a grocery store, and the now available lot would be an excellent location for it!

Please select if you are submitting a question or a comment. Comment

Name: Emilio Mateo

Email Address: emateo24@gmail.com

Would you like to receive email updates on the Near Northwest Area Plan? Yes

# Near Northwest Area Plan - General Comment Form



Submitted on	9 January 2024, 6:43PM
Receipt number	53
Related form version	13

## Tell us what you think!

What is your level of support for the plan draft?	I fully support the draft plan.
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If you answered "I don't support the draft plan" or "I support some aspects of the draft plan but not others," please share your thoughts and concerns in the box below.

General questions or comments about the Near Northwest Area Plan or the planning process can be shared in the text box below.	I fully support the draft plan.
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Please select if you are submitting a question or a comment.	Comment
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Name:	Richard Himmelstein
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Email Address:	richard.himmelsteinn@gmail.com
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Would you like to receive email updates on the Near Northwest Area Plan?	Yes
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