

# 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.

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

Name: Paul Engler

Email Address: Pengler@comcast.net

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

# 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

## 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 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.