



Greater Park Hill Community, Inc.

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Dear Park Hill Resident,

It's a priority for the Greater Park Hill Community Board of Directors to ensure that the discussions and positions of the Board reflect the concerns and opinions of our residents. We realize that our community is diverse and that many of our residents cannot attend our monthly meetings.

Therefore, the Board felt that now would be a good time to invest in a statistically valid survey in order to:

- Ensure that the boards' positions are aligned with resident expectations – not just the loudest voices.
- Use data to inform the Board's strategic priorities.

We contracted with the Boulder-based National Research Center (NRC). NRC is a leading survey research firm focusing on the information requirements of the public sector, including local governments, non-profit agencies. The city (Denver) has been a long-time client as is Lakewood, Longmont, and Boulder.

Attached is the GPHC Summary Report of the survey, containing a summary, complete set of survey responses, methodology, and a materials section. The purpose of the survey is to gauge resident's opinions about current and future decisions impacting the community and to inform the Board's strategic priorities, policies, and overall direction. The Board will utilize this data to create a strategic plan.

Thank you for your interest,

Greater Park Hill Community Board

Greater Park Hill Community Neighborhood Survey 2019

October 2019



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Summary

Survey Background

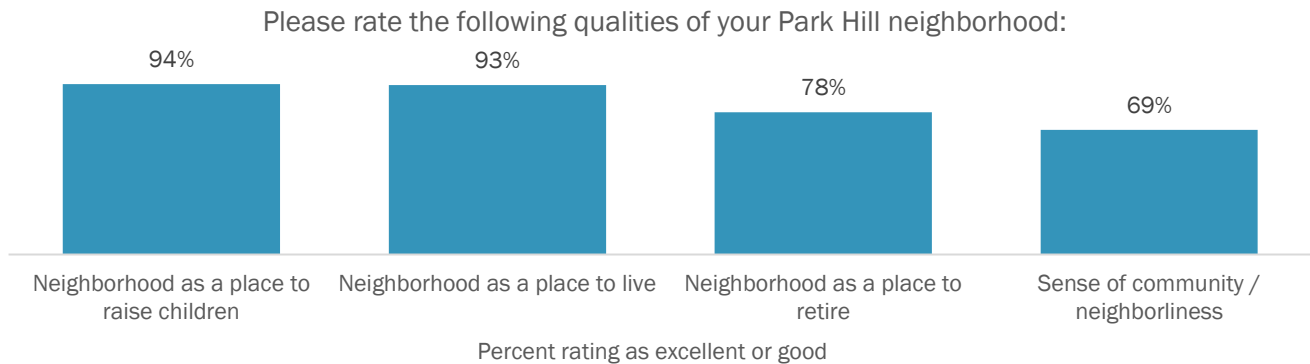
In 2019, Greater Park Hill Community (GPHC) contracted with National Research Center, Inc. (NRC) to administer a survey of all Park Hill households to gauge residents’ opinions about current and future decisions impacting the community and to inform the Board’s strategic priorities, policies, and overall direction.

The Greater Park Hill Community Neighborhood Survey was administered online to a random selection of households in the community. A total of 2,000 invitations were mailed; 308 surveys were completed online for a response rate of 16%. Results were weighted using the population norms (based on Census data) to reflect the appropriate percent of all adults (18 years or older) in Park Hill. Weighting is a best practice in survey research to adjust for potential non-response bias and ensure that the demographic characteristics of the survey respondents mirror as closely as possible the overall population. The margin of error is plus or minus six percentage points around any given percent for all respondents.

When a table for a question that only permitted a single response does not total to exactly 100%, it is due to the customary practice of rounding values to the nearest whole number.

Survey Highlights

The highlights below discuss the survey findings overall as well as responses for select respondent characteristics. According to survey results, Park Hill is a highly favorable a place to live and raise children. However, residents were cautious with their ratings for sense of community, especially among the youngest residents (Table 20) and Hispanic residents (Table 44). Renters and residents in attached dwellings rated aspects of quality of life lower than owners and residents in detached houses (Table 52 and Table 60). Residents in zip code 80220 tended to rate Park Hill as a place to retire and the sense of community higher than residents in other zip codes (Table 68).

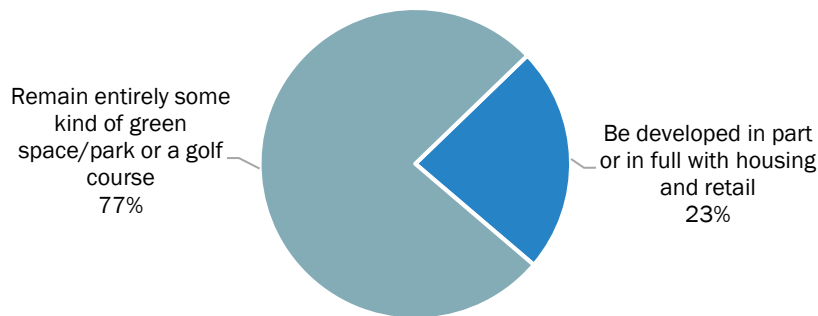


Many residents expressed dissatisfaction with aspects of transportation in the community. Safety from traffic, speed of traffic, traffic flow and access to light rail were among the least favorable characteristics of the community. Fittingly, almost three-quarters of respondents would like the community to focus on improving traffic safety over the coming two years. About three in five respondent felt improving traffic congestion and decreasing traffic speed and volume should have focus as well. The oldest residents in the community placed more importance on improving these traffic issues than younger ones (Table 21). A similar pattern of assigning higher importance to improving traffic issues was seen among residents in zip codes 80207/80216 compared to those in 80220 (Table 69).

Preserving the architectural character and style of Park Hill also was seen as essential or very important by three-quarters of respondents. Residents aged 35 years or older and those who were not white place a higher priority on this focus area (Table 23 and Table 39).

Looking toward the future of the community, about 9 in 10 respondents supported a future that increased parks and green spaces and preserved the architectural character and style of the community. More than 8 in 10 respondent preferred keeping Park Hill a mostly residential community. About four in five respondents supported bringing in business to the community yet fewer respondents (about three in five) supported increasing mixed use development. While only 1 in 10 respondents felt they had excellent or good access to affordable quality housing, only 2 in 10 supported allowing the development of additional luxury apartments and condos. In fact, at least three-quarters of respondent felt there were too few housing options for moderate and lower income workers in the community. Instead, 6 in 10 respondents supported development of additional apartments and condos that could be more affordable to lower and moderate income households.

The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .



In regards to terminating or modifying the easement and changing the zoning for the Park Hill Golf Course land, three-quarters of respondents prefer the land remain entirely some kind of green space/park or golf course. About one-quarter were open to the land being used as a park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts. Slightly more (about 3 in 10) were receptive to the land being used as open green space with trails for walking or biking, or mix of uses such as a park or open space along with some kind of development that would include housing and retail. Only 1% of respondents would like to see the land developed solely with housing and retail. Almost half of respondents would like to leave the land as 100% open green space with 0% development. About one-quarter of respondents felt 75% open space and 25% development would be acceptable and a further 25% felt an even split of open space versus development was acceptable. Few differences of opinion in regards to changes to the Park Hill Golf Course land were found by respondent subgroups, though renters and the youngest respondents (18-34 years old) were more likely to favor some kind of development with housing and retail than owners and the oldest respondents (55+, see Table 25 and Table 65). Residents in zip codes 80207/80216 were also more likely to favor development with housing and retail than residents in 80220 (see Table 73).

It is important to note that, generally, those who voice “strong” support for or opposition to an initiative have a tendency maintain their stance regardless of other factors or information. However, opinions of those who “somewhat” support or oppose an action could be swayed by additional information. Decision-

makers will want to take into consideration both the “extreme” and “persuadable” groups of respondents when deliberating possible courses of action.

Complete Set of Survey Responses

The following pages contain a complete set of responses to each question on the survey. For questions that included a “don’t know” response option, two tables for that question are provided: the first that excludes the “don’t know” responses, the second that includes those response options. The percent of respondents giving a particular response is shown followed by the number of respondents. It should be noted that when a table for a question that only permitted a single response does not total to exactly 100%, it is due to the common practice of percentages being rounded to the nearest whole number.

Table 1: Question 1 - Excluding Don't Know Responses

Please rate the following qualities of your Park Hill neighborhood:	Excellent		Good		Fair		Poor		Total	
The neighborhood as a place to live	56%	N=173	37%	N=114	7%	N=20	0%	N=0	100%	N=308
The neighborhood as a place to raise children	54%	N=137	40%	N=100	5%	N=12	1%	N=3	100%	N=252
The neighborhood as a place to retire	44%	N=109	35%	N=85	17%	N=42	5%	N=12	100%	N=247
Sense of community / neighborliness	31%	N=97	37%	N=115	29%	N=90	2%	N=7	100%	N=308

Table 2: Question 1 - Including Don't Know Responses

Please rate the following qualities of your Park Hill neighborhood:	Excellent		Good		Fair		Poor		Don't know		Total	
The neighborhood as a place to live	56%	N=173	37%	N=114	7%	N=20	0%	N=0	0%	N=0	100%	N=308
The neighborhood as a place to raise children	45%	N=137	32%	N=100	4%	N=12	1%	N=3	18%	N=56	100%	N=308
The neighborhood as a place to retire	35%	N=109	28%	N=85	14%	N=42	4%	N=12	20%	N=60	100%	N=308
Sense of community / neighborliness	31%	N=97	37%	N=115	29%	N=90	2%	N=7	0%	N=0	100%	N=308

Table 3: Question 2 - Excluding Don't Know Responses

Please rate the following qualities of your Park Hill neighborhood:	Excellent		Good		Fair		Poor		Total	
The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.)	40%	N=121	44%	N=133	14%	N=41	2%	N=7	100%	N=302
Overall quality of business and service establishments	15%	N=43	43%	N=127	36%	N=106	6%	N=19	100%	N=296
Overall health and wellness opportunities in Park Hill	15%	N=41	44%	N=118	33%	N=89	9%	N=23	100%	N=271
Access to a variety of housing options	9%	N=25	26%	N=70	36%	N=97	28%	N=76	100%	N=268
Availability of affordable quality housing	1%	N=4	10%	N=27	33%	N=86	56%	N=149	100%	N=266
Access to affordable quality food	21%	N=62	44%	N=129	20%	N=60	15%	N=45	100%	N=296
Shopping opportunities	9%	N=27	37%	N=110	38%	N=115	16%	N=49	100%	N=300
Preservation of natural areas such as open space	11%	N=31	33%	N=95	32%	N=90	24%	N=69	100%	N=285
Quality of playgrounds	16%	N=37	43%	N=98	23%	N=52	18%	N=41	100%	N=227
Quality of parks	17%	N=48	47%	N=132	26%	N=74	10%	N=29	100%	N=284
Safety from crime	10%	N=29	44%	N=128	38%	N=111	8%	N=23	100%	N=290
Safety from traffic	5%	N=13	33%	N=95	34%	N=100	28%	N=82	100%	N=291

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Please rate the following qualities of your Park Hill neighborhood:	Excellent		Good		Fair		Poor		Total	
Traffic flow/movement (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on major streets (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	3%	N=8	34%	N=101	37%	N=111	26%	N=79	100%	N=300
Amount of traffic on side streets	5%	N=14	46%	N=139	26%	N=80	23%	N=69	100%	N=301
Speed of traffic on side streets	5%	N=14	34%	N=101	32%	N=93	29%	N=86	100%	N=294
The overall ease of getting to the places you usually have to visit	22%	N=65	53%	N=158	21%	N=61	4%	N=12	100%	N=296
Access to buses	29%	N=75	45%	N=117	18%	N=46	8%	N=20	100%	N=258
Access to light rail	12%	N=33	22%	N=59	23%	N=62	43%	N=117	100%	N=271
Ease of car travel	18%	N=52	55%	N=163	23%	N=68	4%	N=13	100%	N=296
Ease of bus travel	17%	N=41	48%	N=115	22%	N=54	12%	N=30	100%	N=241
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	25%	N=75	40%	N=120	23%	N=68	13%	N=38	100%	N=301
Ease of bicycle travel (e.g., enough bike lanes, safety while biking)	19%	N=53	39%	N=107	31%	N=84	11%	N=30	100%	N=274
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go)	14%	N=37	32%	N=85	27%	N=72	27%	N=73	100%	N=268

Table 4: Question 2 - Including Don't Know Responses

Please rate the following qualities of your Park Hill neighborhood:	Excellent		Good		Fair		Poor		Don't know		Total	
The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.)	40%	N=121	44%	N=133	14%	N=41	2%	N=7	0%	N=0	100%	N=302
Overall quality of business and service establishments	14%	N=43	42%	N=127	35%	N=106	6%	N=19	3%	N=8	100%	N=303
Overall health and wellness opportunities in Park Hill	13%	N=41	39%	N=118	29%	N=89	8%	N=23	10%	N=30	100%	N=302
Access to a variety of housing options	8%	N=25	23%	N=70	32%	N=97	25%	N=76	12%	N=36	100%	N=303
Availability of affordable quality housing	1%	N=4	9%	N=27	29%	N=86	49%	N=149	12%	N=36	100%	N=302
Access to affordable quality food	21%	N=62	43%	N=129	20%	N=60	15%	N=45	2%	N=6	100%	N=302
Shopping opportunities	9%	N=27	36%	N=110	38%	N=115	16%	N=49	1%	N=2	100%	N=302
Preservation of natural areas such as open space	11%	N=31	32%	N=95	30%	N=90	23%	N=69	4%	N=11	100%	N=296
Quality of playgrounds	12%	N=37	32%	N=98	17%	N=52	14%	N=41	25%	N=74	100%	N=301
Quality of parks	16%	N=48	44%	N=132	25%	N=74	10%	N=29	6%	N=19	100%	N=302
Safety from crime	10%	N=29	42%	N=128	37%	N=111	8%	N=23	4%	N=12	100%	N=302
Safety from traffic	4%	N=13	31%	N=95	33%	N=100	27%	N=82	4%	N=11	100%	N=302
Traffic flow/movement (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on major streets (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	3%	N=8	34%	N=101	37%	N=111	26%	N=79	0%	N=1	100%	N=301
Amount of traffic on side streets	5%	N=14	46%	N=139	26%	N=80	23%	N=69	0%	N=1	100%	N=302
Speed of traffic on side streets	5%	N=14	34%	N=101	31%	N=93	28%	N=86	2%	N=7	100%	N=301
The overall ease of getting to the places you usually have to visit	22%	N=65	53%	N=158	20%	N=61	4%	N=12	1%	N=2	100%	N=298
Access to buses	25%	N=75	39%	N=117	15%	N=46	7%	N=20	14%	N=43	100%	N=301
Access to light rail	11%	N=33	20%	N=59	21%	N=62	39%	N=117	10%	N=30	100%	N=301
Ease of car travel	18%	N=52	55%	N=163	23%	N=68	4%	N=13	1%	N=2	100%	N=297
Ease of bus travel	14%	N=41	39%	N=115	18%	N=54	10%	N=30	19%	N=57	100%	N=298
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	25%	N=75	40%	N=120	23%	N=68	13%	N=38	0%	N=1	100%	N=302
Ease of bicycle travel (e.g., enough bike lanes, safety while biking)	18%	N=53	35%	N=107	28%	N=84	10%	N=30	9%	N=28	100%	N=302

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Please rate the following qualities of your Park Hill neighborhood:	Excellent		Good		Fair		Poor		Don't know		Total	
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go)	12%	N=37	28%	N=85	24%	N=72	24%	N=73	11%	N=34	100%	N=302

Table 5: Question 3 - Excluding Don't Know Responses

Please rate the amount of each of the following in your Park Hill neighborhood.	Far too much/many		Somewhat too much/many		Right amount		Somewhat too little/few		Far too little/few		Total	
Parks and green open spaces	1%	N=2	2%	N=4	39%	N=103	44%	N=119	15%	N=39	100%	N=267
Playgrounds	1%	N=1	1%	N=1	43%	N=94	46%	N=101	10%	N=21	100%	N=219
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	1%	N=2	0%	N=1	19%	N=42	29%	N=65	50%	N=112	100%	N=222
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	1%	N=1	0%	N=1	25%	N=58	46%	N=108	29%	N=68	100%	N=237
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	0%	N=0	3%	N=7	46%	N=126	34%	N=93	17%	N=48	100%	N=274
Restaurants/entertainment	0%	N=0	1%	N=2	50%	N=136	34%	N=93	15%	N=40	100%	N=270
Healthcare services	0%	N=0	1%	N=3	47%	N=108	26%	N=61	25%	N=57	100%	N=228
Grocery stores	2%	N=6	1%	N=4	50%	N=141	32%	N=88	14%	N=40	100%	N=279
New single family homes	15%	N=34	11%	N=27	47%	N=112	21%	N=49	6%	N=14	100%	N=237
New apartments and condos	24%	N=54	11%	N=25	37%	N=83	13%	N=29	14%	N=32	100%	N=224

Table 6: Question 3 - Including Don't Know Responses

Please rate the amount of each of the following in your Park Hill neighborhood.	Far too much/many		Somewhat too much/many		Right amount		Somewhat too little/few		Far too little/few		Don't know		Total	
Parks and green open spaces	1%	N=2	1%	N=4	37%	N=103	42%	N=119	14%	N=39	5%	N=14	100%	N=282
Playgrounds	0%	N=1	1%	N=1	33%	N=94	35%	N=101	7%	N=21	24%	N=68	100%	N=287
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	1%	N=2	0%	N=1	15%	N=42	23%	N=65	39%	N=112	22%	N=63	100%	N=285
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	1%	N=1	0%	N=1	20%	N=58	38%	N=108	24%	N=68	17%	N=47	100%	N=284
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	0%	N=0	3%	N=7	44%	N=126	32%	N=93	17%	N=48	4%	N=12	100%	N=287
Restaurants/entertainment	0%	N=0	1%	N=2	47%	N=136	32%	N=93	14%	N=40	6%	N=16	100%	N=287
Healthcare services	0%	N=0	1%	N=3	38%	N=108	21%	N=61	20%	N=57	19%	N=55	100%	N=284

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Please rate the amount of each of the following in your Park Hill neighborhood.	Far too much/many		Somewhat too much/many		Right amount		Somewhat too little/few		Far too little/few		Don't know		Total	
	%	N	%	N	%	N	%	N	%	N	%	N	%	N
Grocery stores	2%	N=6	1%	N=4	50%	N=141	31%	N=88	14%	N=40	2%	N=5	100%	N=284
New single family homes	12%	N=34	9%	N=27	39%	N=112	17%	N=49	5%	N=14	17%	N=49	100%	N=286
New apartments and condos	19%	N=54	9%	N=25	29%	N=83	10%	N=29	11%	N=32	22%	N=62	100%	N=287

Table 7: Question 4

Please rate how important, if at all, you think it is for Greater Park Hill Community to focus on each of the following issues in the coming two years:	Essential		Very important		Somewhat important		Not at all		Total	
	%	N	%	N	%	N	%	N	%	N
Improving traffic congestion on major streets	37%	N=106	26%	N=73	31%	N=88	7%	N=19	100%	N=287
Decreasing traffic speed and volume on side streets	30%	N=87	29%	N=82	30%	N=86	11%	N=31	100%	N=287
Improving traffic safety	34%	N=98	39%	N=111	23%	N=66	4%	N=10	100%	N=287
Decreasing crime	31%	N=90	39%	N=113	25%	N=73	4%	N=11	100%	N=287
Increasing the ease of walking and biking in Park Hill -- creating new walking and biking lanes and paths and connecting to lanes and paths throughout the city	28%	N=81	29%	N=83	31%	N=88	12%	N=34	100%	N=287
Increasing parks and green spaces in Park Hill	22%	N=64	35%	N=99	34%	N=96	9%	N=25	100%	N=284
Bringing businesses into Park Hill that benefit the community, like grocery stores, hardware stores, etc., so that residents do not have to travel so far to get to these type of businesses	27%	N=77	29%	N=82	29%	N=82	15%	N=44	100%	N=285
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes, limiting the number of very large single-family homes and the height of multi-story apartments and businesses)	54%	N=155	21%	N=60	17%	N=49	8%	N=23	100%	N=287
Working to ensure that housing choices are available that lower and middle income households can purchase or rent	28%	N=79	27%	N=77	36%	N=103	9%	N=27	100%	N=285

Table 8: Question 5

Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following?	Strongly support		Somewhat support		Somewhat oppose		Strongly oppose		Total	
	%	N	%	N	%	N	%	N	%	N
Increasing parks and green spaces in Park Hill	51%	N=146	40%	N=114	6%	N=18	3%	N=8	100%	N=286
Limiting the height of new buildings in Park Hill to 3-stories	59%	N=168	21%	N=60	10%	N=29	10%	N=28	100%	N=286
Limiting the height of new buildings in Park Hill to 5-stories	55%	N=155	19%	N=54	9%	N=26	17%	N=47	100%	N=282
Allowing greater density (less space between buildings) and height on major streets like Colfax, but limiting changes to existing homes in the rest of Park Hill	30%	N=84	30%	N=86	16%	N=46	24%	N=67	100%	N=283
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes)	69%	N=199	21%	N=61	6%	N=17	3%	N=9	100%	N=286
Bringing businesses into Park Hill like grocery stores, hardware stores, etc.,	38%	N=110	42%	N=121	13%	N=38	6%	N=17	100%	N=286
Increasing mixed use development (development that includes housing and businesses) in Park Hill	18%	N=51	42%	N=118	24%	N=69	16%	N=45	100%	N=282
Keeping Park Hill a mostly residential community (mostly single family houses with some mixed housing use such as duplexes or triplexes)	64%	N=180	21%	N=58	11%	N=32	4%	N=12	100%	N=283
Allowing homeowners to expand the "footprint" of their home so that they can increase the size of their home but there is less space around their home	11%	N=32	38%	N=108	30%	N=86	21%	N=59	100%	N=286

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Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following?	Strongly support		Somewhat support		Somewhat oppose		Strongly oppose		Total	
Allowing homeowners to build accessory dwelling units (having a second small dwelling on the same grounds as or attached to a single-family house, like an apartment over the garage, a tiny house (on a foundation) in the backyard or a basement apartment) to bring in extra income or to accommodate other family members (like aging parents)	32%	N=90	33%	N=95	15%	N=43	20%	N=56	100%	N=285
Allowing homeowners to add a second or third story to their home	22%	N=63	42%	N=121	21%	N=61	14%	N=41	100%	N=286
Allowing development of additional apartments and condos that could be more affordable to lower and moderate income households	23%	N=66	34%	N=98	23%	N=64	20%	N=57	100%	N=285
Allowing development of additional luxury apartments and condos	5%	N=14	18%	N=49	30%	N=83	48%	N=133	100%	N=280

Table 9: Question 6

The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .	Percent of respondents	Number
Be developed in part or in full with housing and retail	23%	N=67
Remain entirely some kind of green space/park or a golf course	77%	N=218
Total	100%	N=285

Table 10: Question 7

If City Council were to take action to remove or modify the easement, which option is your top preference for use of the Park Hill Golf Course land? Please select only one response.	Percent of respondents	Number
Remain a golf course	17%	N=48
A park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts, etc.	23%	N=66
Open green space with trails for walking or biking	28%	N=81
A mix of uses such as a park or open space along with some kind of development that would include housing and retail	31%	N=89
Develop the property solely with housing and retail	1%	N=2
Total	100%	N=286

Table 11: Question 8

The Park Hill Golf Course land is about 155 acres (about the size of Washington (Wash) Park). If City Council were to take action to remove or modify the easement, what is your preference for how much of the property is developed versus how much remains open green space (parks, trails, open space)?	Percent of respondents	Number
100% open green space, 0% developed	48%	N=138
75% open green space, 25% developed	24%	N=67
50% open green space, 50% developed (50% of 155 acres is about 80 acres or the size of Cheesman Park)	25%	N=72
25% open green space, 75% developed	3%	N=9
0% open green space, 100% developed	0%	N=0
Total	100%	N=286

Table 12: Question D1

About how long have you lived in the Park Hill neighborhood?	Percent of respondents	Number
Less than 2 years	13%	N=36
2-5 years	19%	N=55
6-10 years	14%	N=41
11-20 years	18%	N=51
More than 20 years	36%	N=104
Total	100%	N=286

Table 13: Question D2

Which best describes the building you live in?	Percent of respondents	Number
Detached single-family home	92%	N=283
Condominium or townhouse	0%	N=0
Duplex	3%	N=10
Apartment	5%	N=14
Mobile home	0%	N=0
Other	0%	N=1
Total	100%	N=308

Table 14: Question D3

Do you own or rent your residence?	Percent of respondents	Number
Own	81%	N=245
Rent	19%	N=58
Total	100%	N=303

Table 15: Question D4

What is your age?	Percent of respondents	Number
18-24	4%	N=12
25-34	18%	N=54
35-44	25%	N=77
45-54	14%	N=43
55-64	11%	N=34
65-74	21%	N=65
75+	6%	N=20
Total	100%	N=307

Table 16: Question D5

What is your gender/gender identity?	Percent of respondents	Number
Female	50%	N=152
Male	48%	N=148
Prefer to identify another way	2%	N=6
Total	100%	N=306

Table 17: Question D6

How much do you anticipate your household's total income before taxes will be for the current year?	Percent of respondents	Number
Less than \$15,000	4%	N=12
\$15,000 to \$24,999	2%	N=6
\$25,000 to \$34,999	11%	N=29
\$35,000 to \$49,999	6%	N=16
\$50,000 to \$74,999	11%	N=30
\$75,000 to \$99,999	15%	N=42
\$100,000 to \$124,999	14%	N=39
\$125,000 or more	37%	N=101
Total	100%	N=275

Table 18: Question D7

What is your race? (Please check all that apply.)	Percent of respondents	Number
White	69%	N=208
Black or African American	21%	N=62
Asian or Pacific Islander	4%	N=13
American Indian, Eskimo, or Aleut	2%	N=5
Other	16%	N=48

Total may exceed 100% as respondents could select more than one option.

Table 19: Question D8

Are you Hispanic/Spanish/Latino?	Percent of respondents	Number
Yes	9%	N=27
No	91%	N=278
Total	100%	N=305

Appendix A: Comparisons of Response by Respondent Characteristics

For most of the questions, only one number for each question in these subgroup comparison tables is shown for ease of comparison. These summarized responses show only the proportion of respondents giving a certain answer; for example, the percent of respondents who “strongly” or “somewhat” supported increasing parks and green spaces in Park Hill.

The subgroup comparison tables contain the crosstabulations of survey questions by selected respondent characteristics. Chi-square or ANOVA tests of significance were applied to these breakdowns of survey questions. A “p-value” of 0.05 or less indicates that there is less than a 5% probability that differences observed between groups are due to chance; or in other words, a greater than 95% probability that the differences observed in the selected categories of the sample represent “real” differences among those populations.

For each pair of subgroups that has a statistically significant difference, an upper case letter denoting significance is shown in the category with the larger column proportion. The letter denotes the category with the smaller column proportion from which it is statistically different. Differences were marked as statistically significant if the probability that the differences were due to chance alone were less than 5%. Categories were not used in comparisons when a column proportion was equal to zero or one.

Items that have no upper case letter denotation in their column and that are also not referred to in any other column were not statistically different.

For example, in Table 20 on the following page, 46% of respondents age 18 to 34 (Column A) felt Park Hill had excellent or good sense of community/neighborliness. This proportion of respondents (A) was statistically significantly lower than those age 35 to 54 and age 55 and over (B and C). This is denoted by the “A” under the percentages in columns B and C.

Comparisons by Age

Table 20: Question 1

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Age			Overall (A)
	18-34	35-54	55+	
	(A)	(B)	(C)	
The neighborhood as a place to live	96%	92%	94%	93%
The neighborhood as a place to raise children	96%	91%	96%	94%
The neighborhood as a place to retire	76%	74%	83%	78%
Sense of community / neighborliness	46%	74%	76%	69%
		A	A	

Table 21: Question 2

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Age			Overall (A)
	18-34	35-54	55+	
	(A)	(B)	(C)	
The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.)	65%	86%	92%	84%
Overall quality of business and service establishments	39%	55%	72%	58%
Overall health and wellness opportunities in Park Hill	37%	58%	74%	59%
Access to a variety of housing options	24%	33%	44%	35%
Availability of affordable quality housing	5%	17%	9%	11%
Access to affordable quality food	56%	59%	76%	65%
Shopping opportunities	45%	38%	54%	45%
Preservation of natural areas such as open space	34%	49%	46%	44%
Quality of playgrounds	51%	59%	63%	59%
Quality of parks	59%	62%	67%	63%
Safety from crime	53%	54%	56%	54%
Safety from traffic	30%	46%	31%	37%
Traffic flow/movement (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on major streets (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	42%	38%	32%	37%
Amount of traffic on side streets	65%	58%	36%	51%
Speed of traffic on side streets	52%	38%	32%	39%
The overall ease of getting to the places you usually have to visit	94%	75%	65%	75%
Access to buses	83%	73%	72%	74%
Access to light rail	18%	33%	44%	34%
Ease of car travel	91%	70%	65%	73%
Ease of bus travel	71%	70%	57%	65%
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	49%	72%	66%	65%
Ease of bicycle travel (e.g., enough bike lanes, safety while biking)	41%	64%	63%	58%
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go)	41%	50%	44%	46%

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Table 22: Question 3

Please rate the amount of each of the following in your Park Hill neighborhood.		Age			Overall (A)
		18-34 (A)	35-54 (B)	55+ (C)	
Parks and green open spaces	Too much/many	0%	0%	5%	2%
	Right amount	55%	38%	31%	39%
	Too little/few	45%	62%	63%	59%
Playgrounds	Too much/many	3%	0%	0%	1%
	Right amount	51%	42%	40%	43%
	Too little/few	46%	57%	59%	56%
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	Too much/many	3%	1%	2%	2%
	Right amount	8%	32%	9%	19%
	Too little/few	90%	67%	89%	80%
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	Too much/many	2%	0%	2%	1%
	Right amount	9%	37%	18%	25%
	Too little/few	89%	63%	80%	74%
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	Too much/many	11%	1%	0%	3%
	Right amount	30%	42%	58%	46%
	Too little/few	59%	57%	41%	51%
Restaurants/entertainment	Too much/many	0%	0%	2%	1%
	Right amount	18%	55%	62%	50%
	Too little/few	82%	45%	36%	49%
Healthcare services	Too much/many	0%	0%	3%	1%
	Right amount	21%	59%	47%	47%
	Too little/few	79%	41%	50%	52%
Grocery stores	Too much/many	2%	1%	8%	4%
	Right amount	35%	58%	52%	50%
	Too little/few	63%	42%	40%	46%
New single family homes	Too much/many	13%	38%	20%	26%
	Right amount	32%	46%	54%	47%
	Too little/few	55%	16%	26%	27%
New apartments and condos	Too much/many	24%	41%	34%	35%
	Right amount	20%	41%	42%	37%
	Too little/few	57%	18%	24%	27%

Table 23: Question 4

Please rate how important, if at all, you think it is for Greater Park Hill Community to focus on each of the following issues in the coming two years: (Percent essential or very important)	Age			Overall (A)
	18-34	35-54	55+	
	(A)	(B)	(C)	
Improving traffic congestion on major streets	41%	50%	86%	62%
Decreasing traffic speed and volume on side streets	49%	48%	74%	59%
Improving traffic safety	75%	60%	86%	73%
Decreasing crime	66%	65%	78%	71%
Increasing the ease of walking and biking in Park Hill – creating new walking and biking lanes and paths and connecting to lanes and paths throughout the city	78%	57%	47%	57%
Increasing parks and green spaces in Park Hill	48%	55%	64%	57%
Bringing businesses into Park Hill that benefit the community, like grocery stores, hardware stores, etc., so that residents do not have to travel so far to get to these type of businesses	89%	54%	40%	56%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes, limiting the number of very large single-family homes and the height of multi-story apartments and businesses)	54%	81%	81%	75%
Working to ensure that housing choices are available that lower and middle income households can purchase or rent	77%	43%	54%	54%

Table 24: Question 5

Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following? (Percent strongly or somewhat support)	Age			Overall (A)
	18-34	35-54	55+	
	(A)	(B)	(C)	
Increasing parks and green spaces in Park Hill	90%	90%	93%	91%
Limiting the height of new buildings in Park Hill to 3-stories	61%	87%	83%	80%
Limiting the height of new buildings in Park Hill to 5-stories	58%	86%	71%	74%
Allowing greater density (less space between buildings) and height on major streets like Colfax, but limiting changes to existing homes in the rest of Park Hill	82%	58%	51%	60%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes)	78%	96%	93%	91%
Bringing businesses into Park Hill like grocery stores, hardware stores, etc.,	98%	79%	73%	81%
Increasing mixed use development (development that includes housing and businesses) in Park Hill	95%	55%	46%	60%
Keeping Park Hill a mostly residential community (mostly single family houses with some mixed housing use such as duplexes or triplexes)	76%	85%	88%	84%
Allowing homeowners to expand the “footprint” of their home so that they can increase the size of their home but there is less space around their home	68%	53%	36%	49%
Allowing homeowners to build accessory dwelling units (having a second small dwelling on the same grounds as or attached to a single-family house, like an apartment over the garage, a tiny house (on a foundation) in the backyard or a basement apartment) to bring in extra income or to accommodate other family members (like aging parents)	84%	64%	56%	65%
Allowing homeowners to add a second or third story to their home	75%	74%	50%	65%
Allowing development of additional apartments and condos that could be more affordable to lower and moderate income households	86%	42%	58%	57%
Allowing development of additional luxury apartments and condos	42%	19%	16%	23%

Table 25: Question 6

The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .	Age			Overall (A)
	18-34	35-54	55+	
	(A)	(B)	(C)	
Be developed in part or in full with housing and retail	36% C	21%	19%	23%
Remain entirely some kind of green space/park or a golf course	64%	79%	81% A	77%

Table 26: Question 7

If City Council were to take action to remove or modify the easement, which option is your top preference for use of the Park Hill Golf Course land? Please select only one response.	Age			Overall (A)
	18-34	35-54	55+	
	(A)	(B)	(C)	
Remain a golf course	21%	14%	17%	17%
A park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts, etc.	18%	26%	23%	23%
Open green space with trails for walking or biking	18%	30%	32%	28%
A mix of uses such as a park or open space along with some kind of development that would include housing and retail	43%	31%	26%	31%
Develop the property solely with housing and retail	0%	0%	2%	1%

Table 27: Question 8

The Park Hill Golf Course land is about 155 acres (about the size of Washington (Wash) Park). If City Council were to take action to remove or modify the easement, what is your preference for how much of the property is developed versus how much remains open green space (parks, trails, open space)?	Age			Overall (A)
	18-34	35-54	55+	
	(A)	(B)	(C)	
100% open green space, 0% developed	42%	46%	53%	48%
75% open green space, 25% developed	9%	29% A	26% A	24%
50% open green space, 50% developed (50% of 155 acres is about 80 acres or the size of Cheesman Park)	45% B C	24%	16%	25%
25% open green space, 75% developed	4%	1%	5%	3%
0% open green space, 100% developed	0%	0%	0%	0%

Comparisons by Gender

Table 28: Question 1

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Sex		Overall (A)
	Female (A)	Male (B)	
	The neighborhood as a place to live	91%	97% A
The neighborhood as a place to raise children	93%	95%	94%
The neighborhood as a place to retire	81%	77%	78%
Sense of community / neighborliness	64%	74%	69%

Table 29: Question 2

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Sex		Overall (A)
	Female (A)	Male (B)	
	The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.)	82%	87%
Overall quality of business and service establishments	74%	42% B	58%
Overall health and wellness opportunities in Park Hill	58%	61%	59%
Access to a variety of housing options	31%	40%	35%
Availability of affordable quality housing	7%	16% A	11%
Access to affordable quality food	62%	68%	65%
Shopping opportunities	58%	35% B	45%
Preservation of natural areas such as open space	43%	46%	44%
Quality of playgrounds	52%	64%	59%
Quality of parks	63%	63%	63%
Safety from crime	57%	50%	54%
Safety from traffic	34%	40%	37%
Traffic flow/movement (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on major streets (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	35%	39%	37%
Amount of traffic on side streets	45%	55%	51%
Speed of traffic on side streets	36%	41%	39%
The overall ease of getting to the places you usually have to visit	72%	80%	75%
Access to buses	75%	74%	74%
Access to light rail	42% B	28%	34%
Ease of car travel	70%	76%	73%
Ease of bus travel	68%	62%	65%
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	59%	71% A	65%
Ease of bicycle travel (e.g., enough bike lanes, safety while biking)	57%	60%	58%
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go)	43%	48%	46%

Table 30: Question 3

Please rate the amount of each of the following in your Park Hill neighborhood.		Sex		Overall (A)
		Female	Male	
		(A)	(B)	
Parks and green open spaces	Too much/many	3%	1%	2%
	Right amount	29%	49%	39%
	Too little/few	68% B	50% A	59%
Playgrounds	Too much/many	1%	0%	1%
	Right amount	44%	43%	43%
	Too little/few	56%	57%	56%
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	Too much/many	1%	2%	2%
	Right amount	8%	30%	19%
	Too little/few	91% B	68% A	80%
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	Too much/many	1%	1%	1%
	Right amount	19%	30%	25%
	Too little/few	80%	69%	74%
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	Too much/many	0%	5% A	3%
	Right amount	52%	40%	46%
	Too little/few	47%	54%	51%
Restaurants/entertainment	Too much/many	1%	1%	1%
	Right amount	61%	40% B	50%
	Too little/few	38%	60% A	49%
Healthcare services	Too much/many	3%	0%	1%
	Right amount	44%	52%	47%
	Too little/few	53%	48%	52%
Grocery stores	Too much/many	5%	3%	4%
	Right amount	55%	48%	50%
	Too little/few	40%	49%	46%
New single family homes	Too much/many	25%	27%	26%
	Right amount	49%	44%	47%
	Too little/few	26%	29%	27%
New apartments and condos	Too much/many	39%	32%	35%
	Right amount	33%	41%	37%
	Too little/few	28%	26%	27%

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Table 31: Question 4

Please rate how important, if at all, you think it is for Greater Park Hill Community to focus on each of the following issues in the coming two years: (Percent essential or very important)	Sex		Overall (A)
	Female (A)	Male (B)	
	Improving traffic congestion on major streets	72% B	52%
Decreasing traffic speed and volume on side streets	62%	56%	59%
Improving traffic safety	78%	68%	73%
Decreasing crime	76%	66%	71%
Increasing the ease of walking and biking in Park Hill – creating new walking and biking lanes and paths and connecting to lanes and paths throughout the city	57%	55%	57%
Increasing parks and green spaces in Park Hill	61%	51%	57%
Bringing businesses into Park Hill that benefit the community, like grocery stores, hardware stores, etc., so that residents do not have to travel so far to get to these type of businesses	49%	61% A	56%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes, limiting the number of very large single-family homes and the height of multi-story apartments and businesses)	82% B	68%	75%
Working to ensure that housing choices are available that lower and middle income households can purchase or rent	66% B	40%	54%

Table 32: Question 5

Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following? (Percent strongly or somewhat support)	Sex		Overall (A)
	Female (A)	Male (B)	
	Increasing parks and green spaces in Park Hill	92%	90%
Limiting the height of new buildings in Park Hill to 3-stories	79%	80%	80%
Limiting the height of new buildings in Park Hill to 5-stories	67%	81% A	74%
Allowing greater density (less space between buildings) and height on major streets like Colfax, but limiting changes to existing homes in the rest of Park Hill	49%	72% A	60%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes)	91%	92%	91%
Bringing businesses into Park Hill like grocery stores, hardware stores, etc.,	75%	86% A	81%
Increasing mixed use development (development that includes housing and businesses) in Park Hill	56%	64%	60%
Keeping Park Hill a mostly residential community (mostly single family houses with some mixed housing use such as duplexes or triplexes)	83%	87%	84%
Allowing homeowners to expand the “footprint” of their home so that they can increase the size of their home but there is less space around their home	43%	56% A	49%
Allowing homeowners to build accessory dwelling units (having a second small dwelling on the same grounds as or attached to a single-family house, like an apartment over the garage, a tiny house (on a foundation) in the backyard or a basement apartment) to bring in extra income or to accommodate other family members (like aging parents)	58%	72% A	65%
Allowing homeowners to add a second or third story to their home	63%	66%	65%
Allowing development of additional apartments and condos that could be more affordable to lower and moderate income households	57%	59%	57%
Allowing development of additional luxury apartments and condos	19%	29%	23%

Table 33: Question 6

The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .	Sex		Overall (A)
	Female (A)	Male (B)	
	Be developed in part or in full with housing and retail	24%	24%
Remain entirely some kind of green space/park or a golf course	76%	76%	77%

Table 34: Question 7

If City Council were to take action to remove or modify the easement, which option is your top preference for use of the Park Hill Golf Course land? Please select only one response.	Sex		Overall (A)
	Female	Male	
	(A)	(B)	
Remain a golf course	20%	14%	17%
A park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts, etc.	22%	24%	23%
Open green space with trails for walking or biking	25%	30%	28%
A mix of uses such as a park or open space along with some kind of development that would include housing and retail	31%	32%	31%
Develop the property solely with housing and retail	2%	0%	1%

Table 35: Question 8

The Park Hill Golf Course land is about 155 acres (about the size of Washington (Wash) Park). If City Council were to take action to remove or modify the easement, what is your preference for how much of the property is developed versus how much remains open green space (parks, trails, open space)?	Sex		Overall (A)
	Female	Male	
	(A)	(B)	
100% open green space, 0% developed	47%	48%	48%
75% open green space, 25% developed	27%	21%	24%
50% open green space, 50% developed (50% of 155 acres is about 80 acres or the size of Cheesman Park)	23%	27%	25%
25% open green space, 75% developed	3%	4%	3%
0% open green space, 100% developed	0%	0%	0%

Comparisons by Race

Table 36: Question 1

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Race		Overall (A)
	White (A)	Not white (B)	
	The neighborhood as a place to live	96% B	89%
The neighborhood as a place to raise children	92%	97%	94%
The neighborhood as a place to retire	76%	83%	78%
Sense of community / neighborliness	73%	63%	69%

Table 37: Question 2

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Race		Overall (A)
	White (A)	Not white (B)	
	The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.)	81%	88%
Overall quality of business and service establishments	56%	61%	58%
Overall health and wellness opportunities in Park Hill	51%	72% A	59%
Access to a variety of housing options	35%	36%	35%
Availability of affordable quality housing	10%	13%	11%
Access to affordable quality food	62%	70%	65%
Shopping opportunities	43%	50%	45%
Preservation of natural areas such as open space	43%	47%	44%
Quality of playgrounds	49%	72% A	59%
Quality of parks	58%	71% A	63%
Safety from crime	56%	52%	54%
Safety from traffic	35%	39%	37%
Traffic flow/movement (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on major streets (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	38%	34%	37%
Amount of traffic on side streets	53%	49%	51%
Speed of traffic on side streets	35%	45%	39%
The overall ease of getting to the places you usually have to visit	85% B	63%	75%
Access to buses	76%	73%	74%
Access to light rail	29%	43% A	34%
Ease of car travel	78% B	67%	73%
Ease of bus travel	68%	63%	65%
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	62%	68%	65%
Ease of bicycle travel (e.g., enough bike lanes, safety while biking)	57%	61%	58%
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go)	44%	50%	46%

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Table 38: Question 3

Please rate the amount of each of the following in your Park Hill neighborhood.		Race		Overall (A)
		White	Not white	
		(A)	(B)	
Parks and green open spaces	Too much/many	1%	4%	2%
	Right amount	38%	41%	39%
	Too little/few	61%	55%	59%
Playgrounds	Too much/many	0%	1%	1%
	Right amount	38%	51%	43%
	Too little/few	62%	48%	56%
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	Too much/many	2%	2%	2%
	Right amount	13%	25%	19%
	Too little/few	85%	73%	80%
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	Too much/many	1%	2%	1%
	Right amount	21%	30%	25%
	Too little/few	79%	69%	74%
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	Too much/many	4%	0%	3%
	Right amount	45%	49%	46%
	Too little/few	51%	51%	51%
Restaurants/entertainment	Too much/many	1%	0%	1%
	Right amount	42%	66%	50%
	Too little/few	56%	34%	49%
Healthcare services	Too much/many	0%	3%	1%
	Right amount	50%	43%	47%
	Too little/few	49%	54%	52%
Grocery stores	Too much/many	3%	4%	4%
	Right amount	49%	53%	50%
	Too little/few	48%	42%	46%
New single family homes	Too much/many	12%	47%	26%
	Right amount	56%	33%	47%
	Too little/few	31%	19%	27%
New apartments and condos	Too much/many	19%	59%	35%
	Right amount	44%	29%	37%
	Too little/few	38%	12%	27%

Table 39: Question 4

Please rate how important, if at all, you think it is for Greater Park Hill Community to focus on each of the following issues in the coming two years: (Percent essential or very important)	Race		Overall (A)
	White	Not white	
	(A)	(B)	
Improving traffic congestion on major streets	57%	70% A	62%
Decreasing traffic speed and volume on side streets	57%	62%	59%
Improving traffic safety	70%	78%	73%
Decreasing crime	69%	73%	71%
Increasing the ease of walking and biking in Park Hill – creating new walking and biking lanes and paths and connecting to lanes and paths throughout the city	66% B	43%	57%
Increasing parks and green spaces in Park Hill	50%	67% A	57%
Bringing businesses into Park Hill that benefit the community, like grocery stores, hardware stores, etc., so that residents do not have to travel so far to get to these type of businesses	58%	53%	56%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes, limiting the number of very large single-family homes and the height of multi-story apartments and businesses)	68%	87% A	75%
Working to ensure that housing choices are available that lower and middle income households can purchase or rent	51%	62%	54%

Table 40: Question 5

Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following? (Percent strongly or somewhat support)	Race		Overall (A)
	White	Not white	
	(A)	(B)	
Increasing parks and green spaces in Park Hill	91%	91%	91%
Limiting the height of new buildings in Park Hill to 3-stories	76%	86% A	80%
Limiting the height of new buildings in Park Hill to 5-stories	70%	79%	74%
Allowing greater density (less space between buildings) and height on major streets like Colfax, but limiting changes to existing homes in the rest of Park Hill	68% B	49%	60%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes)	91%	91%	91%
Bringing businesses into Park Hill like grocery stores, hardware stores, etc.,	86% B	73%	81%
Increasing mixed use development (development that includes housing and businesses) in Park Hill	68% B	48%	60%
Keeping Park Hill a mostly residential community (mostly single family houses with some mixed housing use such as duplexes or triplexes)	85%	83%	84%
Allowing homeowners to expand the “footprint” of their home so that they can increase the size of their home but there is less space around their home	52%	46%	49%
Allowing homeowners to build accessory dwelling units (having a second small dwelling on the same grounds as or attached to a single-family house, like an apartment over the garage, a tiny house (on a foundation) in the backyard or a basement apartment) to bring in extra income or to accommodate other family members (like aging parents)	72% B	55%	65%
Allowing homeowners to add a second or third story to their home	69%	59%	65%
Allowing development of additional apartments and condos that could be more affordable to lower and moderate income households	68% B	42%	57%
Allowing development of additional luxury apartments and condos	28% B	16%	23%

Table 41: Question 6

The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .	Race		Overall (A)
	White	Not white	
	(A)	(B)	
Be developed in part or in full with housing and retail	28%	18%	23%
Remain entirely some kind of green space/park or a golf course	72%	82%	77%

Table 42: Question 7

If City Council were to take action to remove or modify the easement, which option is your top preference for use of the Park Hill Golf Course land? Please select only one response.	Race		Overall (A)
	White	Not white	
	(A)	(B)	
Remain a golf course	12%	24% A	17%
A park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts, etc.	21%	25%	23%
Open green space with trails for walking or biking	28%	28%	28%
A mix of uses such as a park or open space along with some kind of development that would include housing and retail	39% B	20%	31%
Develop the property solely with housing and retail	0%	2%	1%

Table 43: Question 8

The Park Hill Golf Course land is about 155 acres (about the size of Washington (Wash) Park). If City Council were to take action to remove or modify the easement, what is your preference for how much of the property is developed versus how much remains open green space (parks, trails, open space)?	Race		Overall (A)
	White	Not white	
	(A)	(B)	
100% open green space, 0% developed	37%	64% A	48%
75% open green space, 25% developed	29% B	17%	24%
50% open green space, 50% developed (50% of 155 acres is about 80 acres or the size of Cheesman Park)	31% B	17%	25%
25% open green space, 75% developed	4%	2%	3%
0% open green space, 100% developed	0%	0%	0%

Comparisons by Ethnicity

Table 44: Question 1

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Hispanic		Overall (A)
	Hispanic (A)	Not Hispanic (B)	
	The neighborhood as a place to live	100%	93%
The neighborhood as a place to raise children	100%	93%	94%
The neighborhood as a place to retire	75%	79%	78%
Sense of community / neighborliness	32%	72%	69%
		A	

Table 45: Question 2

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Hispanic		Overall (A)
	Hispanic (A)	Not Hispanic (B)	
	The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.)	77%	84%
Overall quality of business and service establishments	52%	59%	58%
Overall health and wellness opportunities in Park Hill	32%	61%	59%
		A	
Access to a variety of housing options	27%	36%	35%
Availability of affordable quality housing	0%	12%	11%
Access to affordable quality food	29%	68%	65%
		A	
Shopping opportunities	46%	45%	45%
Preservation of natural areas such as open space	35%	46%	44%
Quality of playgrounds	30%	62%	59%
		A	
Quality of parks	57%	64%	63%
Safety from crime	37%	55%	54%
Safety from traffic	8%	39%	37%
		A	
Traffic flow/movement (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on major streets (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	45%	36%	37%
Amount of traffic on side streets	45%	51%	51%
Speed of traffic on side streets	45%	38%	39%
The overall ease of getting to the places you usually have to visit	80%	75%	75%
Access to buses	75%	75%	74%
Access to light rail	8%	36%	34%
		A	
Ease of car travel	80%	72%	73%
Ease of bus travel	45%	67%	65%
		A	
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	77%	63%	65%
Ease of bicycle travel (e.g., enough bike lanes, safety while biking)	32%	61%	58%
		A	
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go)	37%	47%	46%

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Table 46: Question 3

Please rate the amount of each of the following in your Park Hill neighborhood.		Hispanic		Overall (A)
		Hispanic (A)	Not Hispanic (B)	
		Parks and green open spaces	Too much/many	0%
	Right amount	11%	41%	39%
	Too little/few	89%	57%	59%
Playgrounds	Too much/many	0%	1%	1%
	Right amount	47%	43%	43%
	Too little/few	53%	56%	56%
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	Too much/many	0%	2%	2%
	Right amount	40%	17%	19%
	Too little/few	60%	81%	80%
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	Too much/many	0%	1%	1%
	Right amount	0%	26%	25%
	Too little/few	100%	73%	74%
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	Too much/many	0%	3%	3%
	Right amount	12%	48%	46%
	Too little/few	88%	49%	51%
Restaurants/entertainment	Too much/many	0%	1%	1%
	Right amount	11%	53%	50%
	Too little/few	89%	46%	49%
Healthcare services	Too much/many	0%	1%	1%
	Right amount	22%	49%	47%
	Too little/few	78%	49%	52%
Grocery stores	Too much/many	0%	4%	4%
	Right amount	37%	52%	50%
	Too little/few	63%	44%	46%
New single family homes	Too much/many	40%	25%	26%
	Right amount	13%	49%	47%
	Too little/few	46%	26%	27%
New apartments and condos	Too much/many	40%	35%	35%
	Right amount	12%	39%	37%
	Too little/few	47%	26%	27%

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Table 47: Question 4

Please rate how important, if at all, you think it is for Greater Park Hill Community to focus on each of the following issues in the coming two years: (Percent essential or very important)	Hispanic		Overall (A)
	Hispanic (A)	Not Hispanic (B)	
	Improving traffic congestion on major streets	71%	62%
Decreasing traffic speed and volume on side streets	92% B	56%	59%
Improving traffic safety	85%	73%	73%
Decreasing crime	85%	70%	71%
Increasing the ease of walking and biking in Park Hill – creating new walking and biking lanes and paths and connecting to lanes and paths throughout the city	74%	56%	57%
Increasing parks and green spaces in Park Hill	55%	57%	57%
Bringing businesses into Park Hill that benefit the community, like grocery stores, hardware stores, etc., so that residents do not have to travel so far to get to these type of businesses	85% B	53%	56%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes, limiting the number of very large single-family homes and the height of multi-story apartments and businesses)	71%	76%	75%
Working to ensure that housing choices are available that lower and middle income households can purchase or rent	59%	54%	54%

Table 48: Question 5

Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following? (Percent strongly or somewhat support)	Hispanic		Overall (A)
	Hispanic (A)	Not Hispanic (B)	
	Increasing parks and green spaces in Park Hill	100%	90%
Limiting the height of new buildings in Park Hill to 3-stories	71%	81%	80%
Limiting the height of new buildings in Park Hill to 5-stories	33%	77% A	74%
Allowing greater density (less space between buildings) and height on major streets like Colfax, but limiting changes to existing homes in the rest of Park Hill	55%	61%	60%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes)	100%	90%	91%
Bringing businesses into Park Hill like grocery stores, hardware stores, etc.,	92%	79%	81%
Increasing mixed use development (development that includes housing and businesses) in Park Hill	59%	60%	60%
Keeping Park Hill a mostly residential community (mostly single family houses with some mixed housing use such as duplexes or triplexes)	100% B	83%	84%
Allowing homeowners to expand the “footprint” of their home so that they can increase the size of their home but there is less space around their home	16%	52% A	49%
Allowing homeowners to build accessory dwelling units (having a second small dwelling on the same grounds as or attached to a single-family house, like an apartment over the garage, a tiny house (on a foundation) in the backyard or a basement apartment) to bring in extra income or to accommodate other family members (like aging parents)	63%	65%	65%
Allowing homeowners to add a second or third story to their home	45%	66%	65%
Allowing development of additional apartments and condos that could be more affordable to lower and moderate income households	59%	57%	57%
Allowing development of additional luxury apartments and condos	59% B	20%	23%

Table 49: Question 6

The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .	Hispanic		Overall (A)
	Hispanic (A)	Not Hispanic (B)	
	Be developed in part or in full with housing and retail	29%	23%
Remain entirely some kind of green space/park or a golf course	71%	77%	77%

Table 50: Question 7

If City Council were to take action to remove or modify the easement, which option is your top preference for use of the Park Hill Golf Course land? Please select only one response.	Hispanic		Overall (A)
	Hispanic (A)	Not Hispanic (B)	
	Remain a golf course	37% B	15%
A park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts, etc.	26%	22%	23%
Open green space with trails for walking or biking	8%	30% A	28%
A mix of uses such as a park or open space along with some kind of development that would include housing and retail	29%	32%	31%
Develop the property solely with housing and retail	0%	1%	1%

Table 51: Question 8

The Park Hill Golf Course land is about 155 acres (about the size of Washington (Wash) Park). If City Council were to take action to remove or modify the easement, what is your preference for how much of the property is developed versus how much remains open green space (parks, trails, open space)?	Hispanic		Overall (A)
	Hispanic (A)	Not Hispanic (B)	
	100% open green space, 0% developed	63%	47%
75% open green space, 25% developed	8%	25%	24%
50% open green space, 50% developed (50% of 155 acres is about 80 acres or the size of Cheesman Park)	29%	25%	25%
25% open green space, 75% developed	0%	3%	3%
0% open green space, 100% developed	0%	0%	0%

Comparisons by Housing Type

Table 52: Question 1

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Housing unit type		Overall (A)
	Detached (A)	Attached (B)	
	The neighborhood as a place to live	95% B	75%
The neighborhood as a place to raise children	95% B	65%	94%
The neighborhood as a place to retire	80% B	52%	78%
Sense of community / neighborliness	71% B	46%	69%

Table 53: Question 2

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Housing unit type		Overall (A)
	Detached (A)	Attached (B)	
	The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.)	85%	71%
Overall quality of business and service establishments	59%	47%	58%
Overall health and wellness opportunities in Park Hill	58%	61%	59%
Access to a variety of housing options	36%	17%	35%
Availability of affordable quality housing	12%	3%	11%
Access to affordable quality food	66% B	47%	65%
Shopping opportunities	45%	47%	45%
Preservation of natural areas such as open space	47% B	20%	44%
Quality of playgrounds	58%	75%	59%
Quality of parks	62%	79%	63%
Safety from crime	54%	58%	54%
Safety from traffic	36%	56%	37%
Traffic flow/movement (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on major streets (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	37%	29%	37%
Amount of traffic on side streets	51%	46%	51%
Speed of traffic on side streets	39%	44%	39%
The overall ease of getting to the places you usually have to visit	75%	74%	75%
Access to buses	74%	78%	74%
Access to light rail	35%	17%	34%
Ease of car travel	73%	65%	73%
Ease of bus travel	65%	70%	65%
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	66%	47%	65%
Ease of bicycle travel (e.g., enough bike lanes, safety while biking)	60%	45%	58%
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go)	45%	62%	46%

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Table 54: Question 3

Please rate the amount of each of the following in your Park Hill neighborhood.		Housing unit type		Overall (A)
		Detached	Attached	
		(A)	(B)	
Parks and green open spaces	Too much/many	2%	0%	2%
	Right amount	37%	61%	39%
	Too little/few	61%	39%	59%
Playgrounds	Too much/many	1%	0%	1%
	Right amount	42%	68%	43%
	Too little/few	57%	32%	56%
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	Too much/many	1%	7%	2%
	Right amount	20%	0%	19%
	Too little/few	79%	93%	80%
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	Too much/many	1%	0%	1%
	Right amount	26%	5%	25%
	Too little/few	73%	95%	74%
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	Too much/many	3%	3%	3%
	Right amount	48%	25%	46%
	Too little/few	50%	72%	51%
Restaurants/entertainment	Too much/many	0%	6%	1%
	Right amount	52%	24%	50%
	Too little/few	47%	70%	49%
Healthcare services	Too much/many	1%	4%	1%
	Right amount	49%	20%	47%
	Too little/few	50%	77%	52%
Grocery stores	Too much/many	4%	2%	4%
	Right amount	51%	45%	50%
	Too little/few	45%	53%	46%
New single family homes	Too much/many	27%	11%	26%
	Right amount	49%	11%	47%
	Too little/few	24%	78%	27%
New apartments and condos	Too much/many	33%	67%	35%
	Right amount	38%	21%	37%
	Too little/few	29%	12%	27%

Table 55: Question 4

Please rate how important, if at all, you think it is for Greater Park Hill Community to focus on each of the following issues in the coming two years: (Percent essential or very important)	Housing unit type		Overall (A)
	Detached (A)	Attached (B)	
	Improving traffic congestion on major streets	64%	47%
Decreasing traffic speed and volume on side streets	60%	43%	59%
Improving traffic safety	73%	74%	73%
Decreasing crime	72%	59%	71%
Increasing the ease of walking and biking in Park Hill – creating new walking and biking lanes and paths and connecting to lanes and paths throughout the city	56%	77% A	57%
Increasing parks and green spaces in Park Hill	55%	76% A	57%
Bringing businesses into Park Hill that benefit the community, like grocery stores, hardware stores, etc., so that residents do not have to travel so far to get to these type of businesses	54%	77% A	56%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes, limiting the number of very large single-family homes and the height of multi-story apartments and businesses)	76%	66%	75%
Working to ensure that housing choices are available that lower and middle income households can purchase or rent	52%	84% A	54%

Table 56: Question 5

Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following? (Percent strongly or somewhat support)	Housing unit type		Overall (A)
	Detached (A)	Attached (B)	
	Increasing parks and green spaces in Park Hill	90%	100%
Limiting the height of new buildings in Park Hill to 3-stories	79%	87%	80%
Limiting the height of new buildings in Park Hill to 5-stories	75%	62%	74%
Allowing greater density (less space between buildings) and height on major streets like Colfax, but limiting changes to existing homes in the rest of Park Hill	61%	49%	60%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes)	91%	88%	91%
Bringing businesses into Park Hill like grocery stores, hardware stores, etc.,	79%	95%	81%
Increasing mixed use development (development that includes housing and businesses) in Park Hill	58%	80% A	60%
Keeping Park Hill a mostly residential community (mostly single family houses with some mixed housing use such as duplexes or triplexes)	85%	77%	84%
Allowing homeowners to expand the “footprint” of their home so that they can increase the size of their home but there is less space around their home	50%	43%	49%
Allowing homeowners to build accessory dwelling units (having a second small dwelling on the same grounds as or attached to a single-family house, like an apartment over the garage, a tiny house (on a foundation) in the backyard or a basement apartment) to bring in extra income or to accommodate other family members (like aging parents)	66%	52%	65%
Allowing homeowners to add a second or third story to their home	67% B	41%	65%
Allowing development of additional apartments and condos that could be more affordable to lower and moderate income households	56%	77% A	57%
Allowing development of additional luxury apartments and condos	22%	32%	23%

Table 57: Question 6

The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .	Housing unit type		Overall (A)
	Detached (A)	Attached (B)	
	Be developed in part or in full with housing and retail	25%	9%
Remain entirely some kind of green space/park or a golf course	75%	91%	77%

Table 58: Question 7

If City Council were to take action to remove or modify the easement, which option is your top preference for use of the Park Hill Golf Course land? Please select only one response.	Housing unit type		Overall (A)
	Detached (A)	Attached (B)	
	Remain a golf course	16%	27%
A park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts, etc.	22%	35%	23%
Open green space with trails for walking or biking	30%	12%	28%
A mix of uses such as a park or open space along with some kind of development that would include housing and retail	32%	27%	31%
Develop the property solely with housing and retail	1%	0%	1%

Table 59: Question 8

The Park Hill Golf Course land is about 155 acres (about the size of Washington (Wash) Park). If City Council were to take action to remove or modify the easement, what is your preference for how much of the property is developed versus how much remains open green space (parks, trails, open space)?	Housing unit type		Overall (A)
	Detached (A)	Attached (B)	
	100% open green space, 0% developed	46%	66%
75% open green space, 25% developed	25%	7%	24%
50% open green space, 50% developed (50% of 155 acres is about 80 acres or the size of Cheesman Park)	25%	27%	25%
25% open green space, 75% developed	3%	0%	3%
0% open green space, 100% developed	0%	0%	0%

Comparisons by Housing Tenure

Table 60: Question 1

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Housing tenure		Overall (A)
	Own (A)	Rent (B)	
	The neighborhood as a place to live	94%	89%
The neighborhood as a place to raise children	95%	86%	94%
The neighborhood as a place to retire	83% B	51%	78%
Sense of community / neighborliness	74% B	42%	69%

Table 61: Question 2

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Housing tenure		Overall (A)
	Own (A)	Rent (B)	
	The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.)	88% B	67%
Overall quality of business and service establishments	60% B	45%	58%
Overall health and wellness opportunities in Park Hill	62% B	43%	59%
Access to a variety of housing options	38%	25%	35%
Availability of affordable quality housing	14% B	1%	11%
Access to affordable quality food	67%	54%	65%
Shopping opportunities	45%	43%	45%
Preservation of natural areas such as open space	46%	35%	44%
Quality of playgrounds	61%	44%	59%
Quality of parks	63%	63%	63%
Safety from crime	49%	74% A	54%
Safety from traffic	35%	46%	37%
Traffic flow/movement (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on major streets (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	35%	45%	37%
Amount of traffic on side streets	46%	67% A	51%
Speed of traffic on side streets	37%	45%	39%
The overall ease of getting to the places you usually have to visit	72%	85% A	75%
Access to buses	74%	72%	74%
Access to light rail	36%	27%	34%
Ease of car travel	71%	81%	73%
Ease of bus travel	64%	69%	65%
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	70% B	46%	65%
Ease of bicycle travel (e.g., enough bike lanes, safety while biking)	60%	49%	58%
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go)	46%	49%	46%

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Table 62: Question 3

Please rate the amount of each of the following in your Park Hill neighborhood.		Housing tenure		Overall (A)
		Own	Rent	
		(A)	(B)	
Parks and green open spaces	Too much/many	3%	0%	2%
	Right amount	33%	60%	39%
	Too little/few	64%	40%	59%
Playgrounds	Too much/many	2%	0%	1%
	Right amount	40%	62%	43%
	Too little/few	59%	38%	56%
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	Too much/many	1%	3%	2%
	Right amount	23%	0%	19%
	Too little/few	75%	97%	80%
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	Too much/many	1%	0%	1%
	Right amount	27%	15%	25%
	Too little/few	72%	85%	74%
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	Too much/many	0%	13%	3%
	Right amount	45%	47%	46%
	Too little/few	54%	41%	51%
Restaurants/entertainment	Too much/many	1%	2%	1%
	Right amount	53%	39%	50%
	Too little/few	47%	59%	49%
Healthcare services	Too much/many	1%	2%	1%
	Right amount	50%	32%	47%
	Too little/few	49%	67%	52%
Grocery stores	Too much/many	4%	1%	4%
	Right amount	51%	46%	50%
	Too little/few	45%	53%	46%
New single family homes	Too much/many	31%	2%	26%
	Right amount	49%	39%	47%
	Too little/few	19%	59%	27%
New apartments and condos	Too much/many	39%	22%	35%
	Right amount	44%	15%	37%
	Too little/few	17%	64%	27%

Table 63: Question 4

Please rate how important, if at all, you think it is for Greater Park Hill Community to focus on each of the following issues in the coming two years: (Percent essential or very important)	Housing tenure		Overall (A)
	Own	Rent	
	(A)	(B)	
Improving traffic congestion on major streets	65%	51%	62%
Decreasing traffic speed and volume on side streets	60%	56%	59%
Improving traffic safety	71%	83%	73%
Decreasing crime	72%	A 69%	71%
Increasing the ease of walking and biking in Park Hill – creating new walking and biking lanes and paths and connecting to lanes and paths throughout the city	53%	73%	57%
Increasing parks and green spaces in Park Hill	61%	A 43%	57%
Bringing businesses into Park Hill that benefit the community, like grocery stores, hardware stores, etc., so that residents do not have to travel so far to get to these type of businesses	51%	B 80%	56%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes, limiting the number of very large single-family homes and the height of multi-story apartments and businesses)	78%	A 66%	75%
Working to ensure that housing choices are available that lower and middle income households can purchase or rent	49%	77%	54%
		A	

Table 64: Question 5

Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following? (Percent strongly or somewhat support)	Housing tenure		Overall (A)
	Own	Rent	
	(A)	(B)	
Increasing parks and green spaces in Park Hill	92%	90%	91%
Limiting the height of new buildings in Park Hill to 3-stories	83%	71%	80%
Limiting the height of new buildings in Park Hill to 5-stories	77%	63%	74%
Allowing greater density (less space between buildings) and height on major streets like Colfax, but limiting changes to existing homes in the rest of Park Hill	59%	B 65%	60%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes)	92%	A 84%	91%
Bringing businesses into Park Hill like grocery stores, hardware stores, etc.,	77%	98%	81%
Increasing mixed use development (development that includes housing and businesses) in Park Hill	54%	A 81%	60%
Keeping Park Hill a mostly residential community (mostly single family houses with some mixed housing use such as duplexes or triplexes)	88%	B 70%	84%
Allowing homeowners to expand the “footprint” of their home so that they can increase the size of their home but there is less space around their home	48%	55%	49%
Allowing homeowners to build accessory dwelling units (having a second small dwelling on the same grounds as or attached to a single-family house, like an apartment over the garage, a tiny house (on a foundation) in the backyard or a basement apartment) to bring in extra income or to accommodate other family members (like aging parents)	63%	73%	65%
Allowing homeowners to add a second or third story to their home	67%	54%	65%
Allowing development of additional apartments and condos that could be more affordable to lower and moderate income households	51%	84%	57%
Allowing development of additional luxury apartments and condos	22%	A 23%	23%

Table 65: Question 6

The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .	Housing tenure		Overall (A)
	Own	Rent	
	(A)	(B)	
Be developed in part or in full with housing and retail	19%	40%	23%
Remain entirely some kind of green space/park or a golf course	81%	A 60%	77%
	B		

Table 66: Question 7

If City Council were to take action to remove or modify the easement, which option is your top preference for use of the Park Hill Golf Course land? Please select only one response.	Housing tenure		Overall (A)
	Own	Rent	
	(A)	(B)	
Remain a golf course	15%	22%	17%
A park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts, etc.	23%	21%	23%
Open green space with trails for walking or biking	34% B	9%	28%
A mix of uses such as a park or open space along with some kind of development that would include housing and retail	27%	48% A	31%
Develop the property solely with housing and retail	1%	0%	1%

Table 67: Question 8

The Park Hill Golf Course land is about 155 acres (about the size of Washington (Wash) Park). If City Council were to take action to remove or modify the easement, what is your preference for how much of the property is developed versus how much remains open green space (parks, trails, open space)?	Housing tenure		Overall (A)
	Own	Rent	
	(A)	(B)	
100% open green space, 0% developed	50%	38%	48%
75% open green space, 25% developed	25%	20%	24%
50% open green space, 50% developed (50% of 155 acres is about 80 acres or the size of Cheesman Park)	21%	42% A	25%
25% open green space, 75% developed	4%	0%	3%
0% open green space, 100% developed	0%	0%	0%

Comparisons by Zip Code

Table 68: Question 1

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Zip code		Overall (A)
	80207/80216	80220	
	(A)	(B)	
The neighborhood as a place to live	92%	97%	93%
The neighborhood as a place to raise children	94%	94%	94%
The neighborhood as a place to retire	76%	88%	78%
Sense of community / neighborliness	63%	88% A	69%

Table 69: Question 2

Please rate the following qualities of your Park Hill neighborhood: (Percent rating as excellent or good)	Zip code		Overall (A)
	80207/80216	80220	
	(A)	(B)	
The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.)	80%	97% A	84%
Overall quality of business and service establishments	56%	64%	58%
Overall health and wellness opportunities in Park Hill	55%	72% A	59%
Access to a variety of housing options	33%	42%	35%
Availability of affordable quality housing	7%	25% A	11%
Access to affordable quality food	59%	82% A	65%
Shopping opportunities	45%	46%	45%
Preservation of natural areas such as open space	37%	65% A	44%
Quality of playgrounds	53%	81% A	59%
Quality of parks	56%	86% A	63%
Safety from crime	48%	73% A	54%
Safety from traffic	34%	45%	37%
Traffic flow/movement (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on major streets (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	34%	45%	37%
Amount of traffic on side streets	48%	58%	51%
Speed of traffic on side streets	39%	39%	39%
The overall ease of getting to the places you usually have to visit	72%	84% A	75%
Access to buses	71%	83%	74%
Access to light rail	41%	13% B	34%
Ease of car travel	69%	83% A	73%
Ease of bus travel	63%	70%	65%
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	65%	65%	65%
Ease of bicycle travel (e.g., enough bike lanes, safety while biking)	58%	61%	58%
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go)	41%	59% A	46%

Greater Park Hill Community Neighborhood Survey 2019

Table 70: Question 3

Please rate the amount of each of the following in your Park Hill neighborhood.		Zip code		Overall (A)
		80207/80216	80220	
		(A)	(B)	
Parks and green open spaces	Too much/many	2%	2%	2%
	Right amount	33%	56%	39%
	Too little/few	65%	41%	59%
Playgrounds	Too much/many	2%	0%	1%
	Right amount	39%	56%	43%
	Too little/few	59%	44%	56%
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	Too much/many	2%	0%	2%
	Right amount	15%	28%	19%
	Too little/few	83%	72%	80%
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	Too much/many	1%	0%	1%
	Right amount	22%	31%	25%
	Too little/few	76%	69%	74%
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	Too much/many	1%	8%	3%
	Right amount	45%	48%	46%
	Too little/few	54%	43%	51%
Restaurants/entertainment	Too much/many	1%	0%	1%
	Right amount	47%	59%	50%
	Too little/few	52%	41%	49%
Healthcare services	Too much/many	2%	0%	1%
	Right amount	40%	68%	47%
	Too little/few	59%	32%	52%
Grocery stores	Too much/many	4%	2%	4%
	Right amount	40%	79%	50%
	Too little/few	56%	19%	46%
New single family homes	Too much/many	24%	30%	26%
	Right amount	49%	44%	47%
	Too little/few	27%	26%	27%
New apartments and condos	Too much/many	35%	37%	35%
	Right amount	38%	34%	37%
	Too little/few	27%	29%	27%

Table 71: Question 4

Please rate how important, if at all, you think it is for Greater Park Hill Community to focus on each of the following issues in the coming two years:(Percent essential or very important)	Zip code		Overall (A)
	80207/80216	80220	
	(A)	(B)	
Improving traffic congestion on major streets	68% B	46%	62%
Decreasing traffic speed and volume on side streets	62% B	49%	59%
Improving traffic safety	77% B	63%	73%
Decreasing crime	72%	67%	71%
Increasing the ease of walking and biking in Park Hill – creating new walking and biking lanes and paths and connecting to lanes and paths throughout the city	61% B	47%	57%
Increasing parks and green spaces in Park Hill	61% B	46%	57%
Bringing businesses into Park Hill that benefit the community, like grocery stores, hardware stores, etc., so that residents do not have to travel so far to get to these type of businesses	62% B	39%	56%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes, limiting the number of very large single-family homes and the height of multi-story apartments and businesses)	75%	76%	75%
Working to ensure that housing choices are available that lower and middle income households can purchase or rent	60% B	38%	54%

Table 72: Question 5

Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following? (Percent strongly or somewhat support)	Zip code		Overall (A)
	80207/80216	80220	
	(A)	(B)	
Increasing parks and green spaces in Park Hill	90%	94%	91%
Limiting the height of new buildings in Park Hill to 3-stories	80%	79%	80%
Limiting the height of new buildings in Park Hill to 5-stories	74%	74%	74%
Allowing greater density (less space between buildings) and height on major streets like Colfax, but limiting changes to existing homes in the rest of Park Hill	64% B	50%	60%
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes)	92%	88%	91%
Bringing businesses into Park Hill like grocery stores, hardware stores, etc.,	81%	79%	81%
Increasing mixed use development (development that includes housing and businesses) in Park Hill	62%	53%	60%
Keeping Park Hill a mostly residential community (mostly single family houses with some mixed housing use such as duplexes or triplexes)	85%	81%	84%
Allowing homeowners to expand the “footprint” of their home so that they can increase the size of their home but there is less space around their home	53% B	38%	49%
Allowing homeowners to build accessory dwelling units (having a second small dwelling on the same grounds as or attached to a single-family house, like an apartment over the garage, a tiny house (on a foundation) in the backyard or a basement apartment) to bring in extra income or to accommodate other family members (like aging parents)	71% B	49%	65%
Allowing homeowners to add a second or third story to their home	64%	67%	65%
Allowing development of additional apartments and condos that could be more affordable to lower and moderate income households	60%	49%	57%
Allowing development of additional luxury apartments and condos	25%	17%	23%

Table 73: Question 6

The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .	Zip code		Overall (A)
	80207/80216	80220	
	(A)	(B)	
Be developed in part or in full with housing and retail	28% B	12%	23%
Remain entirely some kind of green space/park or a golf course	72%	88% A	77%

Table 74: Question 7

If City Council were to take action to remove or modify the easement, which option is your top preference for use of the Park Hill Golf Course land? Please select only one response.	Zip code		Overall
	80207/80216	80220	(A)
	(A)	(B)	
Remain a golf course	15%	21%	17%
A park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts, etc.	21%	29%	23%
Open green space with trails for walking or biking	29%	26%	28%
A mix of uses such as a park or open space along with some kind of development that would include housing and retail	34%	24%	31%
Develop the property solely with housing and retail	1%	0%	1%

Table 75: Question 8

The Park Hill Golf Course land is about 155 acres (about the size of Washington (Wash) Park). If City Council were to take action to remove or modify the easement, what is your preference for how much of the property is developed versus how much remains open green space (parks, trails, open space)?	Zip code		Overall
	80207/80216	80220	(A)
	(A)	(B)	
100% open green space, 0% developed	44%	60% A	48%
75% open green space, 25% developed	24%	23%	24%
50% open green space, 50% developed (50% of 155 acres is about 80 acres or the size of Cheesman Park)	29% B	13%	25%
25% open green space, 75% developed	3%	4%	3%
0% open green space, 100% developed	0%	0%	0%

Appendix B: Survey Methodology

The Greater Park Hill Community (GPHC) contracted with National Research Center, Inc. (NRC) to design and conduct a resident opinion survey concerning current and future decisions impacting the community and to inform the Board's strategic priorities, policies, and overall direction. GPHC funded this research. Please contact Lana Cordes of GPHC at director@greaterparkhill.org if you have any questions about the survey.

Selecting Survey Recipients

Because local governments generally do not have inclusive lists of all the residences in the jurisdiction (tax assessor and utility billing databases often omit rental units), lists from the United States Postal Service (USPS), updated every three months, usually provide the best representation of all households in a specific geographic location. A list of all households within the zip codes serving GPHC was purchased from Go-Dog Direct based on updated listings from the United States Postal Service.

All addresses falling into the Park Hill neighborhood were “geocoded” to eliminate addresses from the list that were outside the study boundaries. Geocoding is a computerized process in which addresses are compared to electronically mapped boundaries and coded as inside or outside these boundaries. Any addresses that were outside of the community limits were removed and 2,000 households within the city limits were selected using a random sampling technique. The GPHC district also was tracked for each selected household. Attached units were oversampled to compensate for detached unit residents' tendency to return surveys at a higher rate.

An individual within each household was selected randomly to complete the survey using the birthday method. The birthday method selects a person within the household by asking the “person whose birthday has most recently passed” to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the cover letter accompanying the questionnaire.

Survey Administration and Response

Each of the 2,000 households was contacted three times. The mailings began on September 6, 2019. The first mailing was a prenotification postcard explaining the purpose of the survey signed by the Board Chair and included a URL where respondents could go to complete the survey online. However, the initial postcard mailing was mistakenly sent before the survey questions were finalized. The web survey was active and about 10 residents responded online to the penultimate version of the survey. The error was discovered, the web survey was “closed” until the questions were finalized and the survey was reopened on September 10, 2019. NRC sent a postcard on September 10th to all households which explained and apologized for the mix-up, and encouraged residents to respond. One week after that postcard was mailed, the third and final mailing (a letter) was sent to remind residents to complete the survey. Each mailed invitation asked respondents to take the survey online and provided an access code for respondents to use to verify their selection. The survey was available in only English and residents were able to complete a paper copy at the GPHC office by bringing in the invitation they received. Completed surveys were collected online through October 4th.

About 3% of the 2,000 surveys mailed were returned because the housing unit was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 1,943 households that received the

survey mailings, 308 completed the survey, providing an overall response rate of 16%. Response rates were calculated using AAPOR’s response rate #2¹ for mailed surveys of unnamed persons.

Table 76: Survey Response Rate by District

	Overall
Total sample used	2,000
I=Complete Surveys	300
P=Partial Surveys	8
R=Refusal	3
NC=Non Contact	0
O=Other	0
UH=Unknown household	0
UO=Unknown other	1,663
NE=Not eligible	26
UD=Undeliverable	57
Response rate: $(I+P)/(I+P) + (R+NC+O) + (UH+UO)$	16%

Confidence Intervals

It is customary to describe the precision of estimates made from surveys by a “level of confidence” and accompanying “confidence interval” (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some resident opinions are relied on to estimate all opinions. The margin of error around results for all respondents (308 respondents) is plus or minus six percentage points around any given percentage.

A 95% confidence interval indicates that for every 100 random samples of this many residents, 95 of the confidence intervals created will include the “true” population response. This theory is applied in practice to mean that the “true” perspective of the target population lies within the confidence interval created for a single survey. For example, if 75% of residents indicate that they thought something was “essential,” then a 6% margin of error (for the 95% confidence level) indicates that the range of likely responses for the entire target population is between 69% and 81%. This source of error is called sampling error. The practical difficulties of conducting any resident survey may introduce other sources of error in addition to sampling error. Despite best efforts to boost participation and ensure potential inclusion of all desired households, some selected households will decline participation in the survey (potentially introducing non-response error) and some eligible households may be unintentionally excluded from the sample (referred to as coverage error).

Results for subgroups will have wider confidence intervals. The margin of error rises to plus or minus 14% for a subgroup of 50 respondents and plus or minus 10% for 100 respondents. Therefore, where estimates are given for subgroups, they are less precise than the overall margin of error.

Survey Processing (Data Entry)

Survey responses were captured in “real-time” as respondents submitted their completed questionnaires online. Data were automatically stored electronically and then were downloaded for analysis.

¹ See AAPOR’s Standard Definitions here: [http://www.aapor.org/Standards-Ethics/Standard-Definitions-\(1\).aspx](http://www.aapor.org/Standards-Ethics/Standard-Definitions-(1).aspx) for more information

Data Weighting and Analysis

The demographic characteristics of the survey respondents were compared to those found in the 2010 Census estimates for adults in Park Hill. Results were weighted using the population norms to reflect the appropriate percent of all adults (18 years or older) in Park Hill. In general, residents with certain characteristics (e.g., females, those who are older or home owners) are more likely to participate in surveying. Weighting allows us to increase or decrease the weight of each respondent to mimic as closely as possible the demographic profile of Park Hill as described by the U.S. Census.² Other discrepancies between the whole population and the survey respondents were also aided by the weighting due to the intercorrelation of many socioeconomic characteristics.

The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community.. This is done by 1) reviewing the respondent demographics and comparing them to the population norms from the most recent Census or other sources and 2) comparing the responses to different questions for demographic subgroups. The demographic characteristics that are least similar to the Census and yield the most different results are the best candidates for data weighting.

Several different weighting “schemes” are tested to ensure the best fit for the data. The variables used for weighting were respondent housing tenure, housing unit type, race, gender, age, and district to ensure that the results were representative of the entire adult population in Park Hill. No adjustments were made for design effects. The results of the weighting scheme are presented in the table on the following page.

² An example of how weighting works may be helpful. Hypothetically, suppose the population norm for gender was 50%/50%, but 70% of the surveys we received were from females, and 30% were from males. The weights we would need to apply to make our survey respondents representative of the population would be 0.7143 for females (thereby giving each response **less** weight in the overall ratings) and 1.6667 for males (giving each response **more** weight overall). Let’s further suppose that these two groups had very different ratings of parks; females felt very favorably, giving a rating on average of 80% excellent or good, and males felt much less favorable, giving a rating of 40% excellent or good. Given that we had more responses from women, if we did NOT weight the results, we would be left with a rosier picture of the perception of parks by GPHC residents than if we did weight the data. The unweighted rating is 68% excellent or good (80% \times 70%+40% \times 30%), while the weighted rating is 60% excellent or good (80% \times 50%+40% \times 50%).

Characteristic	Percent in Population	Percent of respondents	Weight to bring to 50%	Unwt'd Rating of Parks	Parks rating with proper weights
Female	50%	70%	0.714	80%	(80% * .50)
Male	50%	30%	1.666	40%	(40% * .50)
TOTAL	100%	100%	----	68%	60%

Table 77: Greater Park Hill Community Neighborhood Survey Weighting Table 2019

	Census	Unweighted	Weighted
HOUSING			
Own	72%	93%	81%
Rent	28%	7%	19%
Detached	90%	91%	92%
Attached	10%	9%	8%
RACE/ETHNICITY			
White	55%	87%	59%
Not white	45%	13%	41%
Hispanic	14%	2%	9%
Not Hispanic	86%	98%	91%
GENDER/AGE			
Female	53%	65%	51%
Male	47%	35%	49%
18-34	28%	11%	22%
35-54	39%	47%	39%
55+	33%	42%	39%
Female 18-34	14%	6%	9%
Female 35-54	20%	29%	18%
Female 55+	19%	30%	23%
Male 18-34	13%	5%	12%
Male 35-54	19%	18%	22%
Male 55+	14%	12%	16%
DISTRICT			
1	10%	12%	9%
2	12%	17%	14%
3	12%	17%	13%
4	12%	4%	8%
5	12%	19%	15%
6	10%	7%	8%
7	8%	11%	10%
8	7%	2%	7%
9	8%	5%	8%
10	8%	11%	9%

Source: 2010 Census Total Population

Analyzing the Data

The electronic dataset was analyzed by NRC staff using the Statistical Package for the Social Sciences (SPSS). For the most part, frequency distributions and the “percent positive” (the percent “strongly” or “somewhat” support, “essential” or “very important”, etc.) are presented in the report. A complete set of frequencies for each survey question is presented in the section title *Complete Set of Survey Responses*.

Also included are results by respondent characteristics (*Appendix A: Comparisons*). Chi-square or ANOVA tests of significance were applied to these breakdowns of selected survey questions. A “p-value” of 0.05 or less indicates that there is less than a 5% probability that differences observed between groups are due to chance; or in other words, a greater than 95% probability that the differences observed in the selected categories of the sample represent “real” differences among those populations.

It should be noted that when a table for a question that only permitted a single response does not total to exactly 100%, it is due to the common practice of percentages being rounded to the nearest whole number.

Appendix C: Survey Materials

Following are copies of the mailed survey materials along with the survey instrument similar to how it appeared online.

GREATER
PARK HILL
COMMUNITY
2823 Fairfax Street
Denver, CO 80207

Presorted
First Class Mail
US Postage
PAID
Boulder, CO
Permit NO. 94

GREATER
PARK HILL
COMMUNITY
2823 Fairfax Street
Denver, CO 80207

Presorted
First Class Mail
US Postage
PAID
Boulder, CO
Permit NO. 94

GREATER
PARK HILL
COMMUNITY
2823 Fairfax Street
Denver, CO 80207

Presorted
First Class Mail
US Postage
PAID
Boulder, CO
Permit NO. 94

GREATER
PARK HILL
COMMUNITY
2823 Fairfax Street
Denver, CO 80207

Presorted
First Class Mail
US Postage
PAID
Boulder, CO
Permit NO. 94

Dear Greater Park Hill Community Resident,

Your voice matters to Greater Park Hill Community (GPHC). **You are one of 2,000 households randomly selected** to participate in a confidential survey about our community. Your participation in this survey is very important as your answers will help GPHC make decisions to improve our community.

A few things to remember:

- **National Research Center, Inc. is an external, independent firm that has been contracted to conduct this survey on behalf of GPHC.**
- **Your responses are completely confidential.**
- In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete this survey.
- **You may complete the survey online (on any phone, tablet or computer with Internet access) using the following web link and access code:**

www.bit.ly/gphcsurvey
 Access Code:

If you have questions or need assistance, please call (303) 388-0918. Thank you for helping us with this important study!

Sincerely,

Tracey MacDermott, GPHC Board Chair



Dear Greater Park Hill Community Resident,

Your voice matters to Greater Park Hill Community (GPHC). **You are one of 2,000 households randomly selected** to participate in a confidential survey about our community. Your participation in this survey is very important as your answers will help GPHC make decisions to improve our community.

A few things to remember:

- **National Research Center, Inc. is an external, independent firm that has been contracted to conduct this survey on behalf of GPHC.**
- **Your responses are completely confidential.**
- In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete this survey.
- **You may complete the survey online (on any phone, tablet or computer with Internet access) using the following web link and access code:**

www.bit.ly/gphcsurvey
 Access Code:

If you have questions or need assistance, please call (303) 388-0918. Thank you for helping us with this important study!

Sincerely,

Tracey MacDermott, GPHC Board Chair



Dear Greater Park Hill Community Resident,

Your voice matters to Greater Park Hill Community (GPHC). **You are one of 2,000 households randomly selected** to participate in a confidential survey about our community. Your participation in this survey is very important as your answers will help GPHC make decisions to improve our community.

A few things to remember:

- **National Research Center, Inc. is an external, independent firm that has been contracted to conduct this survey on behalf of GPHC.**
- **Your responses are completely confidential.**
- In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete this survey.
- **You may complete the survey online (on any phone, tablet or computer with Internet access) using the following web link and access code:**

www.bit.ly/gphcsurvey
 Access Code:

If you have questions or need assistance, please call (303) 388-0918. Thank you for helping us with this important study!

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GREATER
PARK HILL
COMMUNITY
2823 Fairfax Street
Denver, CO 80207

Presorted
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PAID
Boulder, CO
Permit NO. 94

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Your household was randomly selected to participate, so please take a few minutes to complete the survey now! **If you have already completed the survey, please do not respond again and disregard any future mailings.**

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Please accept our apologies for this error and any confusion it has caused. Your feedback is vital to planning for the future of the community.

Sincerely,
National Research Center, Inc.
303-226-6990 | Laurie@n-r-c.com



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Greater Park Hill Community, Inc.

2823 Fairfax Street
Denver, CO 80207
greaterparkhill.org

Phone: (303) 388-0918

Fax: (303) 388-0910

September 2019

Dear Greater Park Hill Community Resident:

Here's a second chance if you haven't already responded to the 2019 Greater Park Hill Community (GPHC) Neighborhood Survey! **(If you already completed it online, we thank you for your time and ask you to recycle this letter. Please do not respond twice.)**

GPHC wants to learn what our residents' think about current and future decisions impacting our community. Your feedback will play an important role in informing our organization's strategic priorities, policies, and overall direction. Your responses are important as your household is only one of 2,000 being surveyed. Please respond!

A few things to remember:

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- **You may complete the survey online on any phone, tablet or computer with Internet access using the following web link and access code (please type the survey link exactly as it appears below):**

www.bit.ly/gphcsurvey

Access Code:

If you would like to complete a paper version of the survey, you may do so in-person at the GPHC office located at 2823 Fairfax St. Please bring this letter with you so that your household's selection can be verified. If you have any questions about the survey please call (303) 388-0918.

Thank you for your time and participation!

Sincerely,

A handwritten signature in black ink, appearing to read "Tracey MacDermott".

Tracey MacDermott
GPHC Board Chair



The Greater Park Hill Community Neighborhood Survey 2019

Thank you for participating in the Greater Park Hill Community (GPHC) Neighborhood Survey. For each question, please select the response that most closely represents your opinion. Please be assured, your responses are confidential and will be reported in group form only.

1. Please rate the following qualities of your Park Hill neighborhood:

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The neighborhood as a place to live.....	1	2	3	4	5
The neighborhood as a place to raise children.....	1	2	3	4	5
The neighborhood as a place to retire	1	2	3	4	5
Sense of community / neighborliness.....	1	2	3	4	5

2. Please rate the following qualities of your Park Hill neighborhood:

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The appearance of the neighborhood (e.g., interesting or attractive homes, street trees, etc.).....	1	2	3	4	5
Overall quality of business and service establishments	1	2	3	4	5
Overall health and wellness opportunities in Park Hill.....	1	2	3	4	5
Access to a variety of housing options	1	2	3	4	5
Availability of affordable quality housing.....	1	2	3	4	5
Access to affordable quality food	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Preservation of natural areas such as open space	1	2	3	4	5
Quality of playgrounds.....	1	2	3	4	5
Quality of parks.....	1	2	3	4	5
Safety from crime	1	2	3	4	5
Safety from traffic.....	1	2	3	4	5
Traffic <u>flow/movement</u> (how quickly and smoothly traffic moves, ease of making turns onto or off of streets) on <u>major streets</u> (e.g., Colorado Blvd., Monaco Parkway, East Colfax Ave.)	1	2	3	4	5
<u>Amount</u> of traffic on side streets	1	2	3	4	5
<u>Speed</u> of traffic on side streets.....	1	2	3	4	5
The overall ease of getting to the places you usually have to visit.....	1	2	3	4	5
Access to buses	1	2	3	4	5
Access to light rail.....	1	2	3	4	5
Ease of car travel.....	1	2	3	4	5
Ease of bus travel	1	2	3	4	5
Ease of walking (e.g., sidewalks maintained, enough sidewalks)	1	2	3	4	5
Ease of bicycle travel (e.g., enough bike lanes, safety while biking).....	1	2	3	4	5
Availability of paths and walking trails (e.g., enough paths and walking trails in Park Hill to get to the places you need to go).....	1	2	3	4	5

3. Please rate the amount of each of the following in your Park Hill neighborhood.

	Far too much/many	Somewhat too much/many	Right amount	Somewhat too little/few	Far too little/few	Don't know
Parks and green open spaces.....	1	2	3	4	5	6
Playgrounds	1	2	3	4	5	6
Housing choices affordable to lower or minimum wage workers (e.g., food preparation and food service, dishwashers, cashiers, baggage handlers and other airport workers, home health aides, child care workers, etc.)	1	2	3	4	5	6
Housing choices affordable to moderate income workers (e.g., office support, school teachers, nursing aids, police officers, social workers, etc.)	1	2	3	4	5	6
Retail shops (e.g., pharmacy, clothing, household items, gifts, etc.)	1	2	3	4	5	6
Restaurants/entertainment.....	1	2	3	4	5	6
Healthcare services	1	2	3	4	5	6
Grocery stores.....	1	2	3	4	5	6
New single family homes.....	1	2	3	4	5	6
New apartments and condos	1	2	3	4	5	6

4. Please rate how important, if at all, you think it is for Greater Park Hill Community to focus on each of the following issues in the coming two years:

	Essential	Very important	Somewhat important	Not at all
Improving traffic congestion on major streets	1	2	3	4
Decreasing traffic speed and volume on side streets	1	2	3	4
Improving traffic safety.....	1	2	3	4
Decreasing crime.....	1	2	3	4
Increasing the ease of walking and biking in Park Hill – creating new walking and biking lanes and paths and connecting to lanes and paths throughout the city	1	2	3	4
Increasing parks and green spaces in Park Hill	1	2	3	4
Bringing businesses into Park Hill that benefit the community, like grocery stores, hardware stores, etc., so that residents do not have to travel so far to get to these type of businesses.....	1	2	3	4
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes, limiting the number of very large single-family homes and the height of multi-story apartments and businesses)	1	2	3	4
Working to ensure that housing choices are available that lower and middle income households can purchase or rent	1	2	3	4

5. Thinking about the future of Greater Park Hill Community, how much do you support or oppose each of the following?

	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose
Increasing parks and green spaces in Park Hill	1	2	3	4
Limiting the height of new buildings in Park Hill to 3-stories	1	2	3	4
Limiting the height of new buildings in Park Hill to 5-stories	1	2	3	4
Allowing greater density (less space between buildings) and height on major streets like Colfax, but limiting changes to existing homes in the rest of Park Hill	1	2	3	4
Preserving the architectural character and style of Park Hill (e.g., brick homes, bungalow style homes, duplexes)	1	2	3	4
Bringing businesses into Park Hill like grocery stores, hardware stores, etc.,	1	2	3	4
Increasing mixed use development (development that includes housing and businesses) in Park Hill	1	2	3	4
Keeping Park Hill a mostly residential community (mostly single family houses with some mixed housing use such as duplexes or triplexes)	1	2	3	4
Allowing homeowners to expand the "footprint" of their home so that they can increase the size of their home but there is less space around their home	1	2	3	4
Allowing homeowners to build accessory dwelling units (having a second small dwelling on the same grounds as or attached to a single-family house, like an apartment over the garage, a tiny house (on a foundation) in the backyard or a basement apartment) to bring in extra income or to accommodate other family members (like aging parents)	1	2	3	4
Allowing homeowners to add a second or third story to their home	1	2	3	4
Allowing development of additional apartments and condos that could be more affordable to lower and moderate income households.....	1	2	3	4
Allowing development of additional luxury apartments and condos	1	2	3	4

In 1997, Denver taxpayers voted to spend \$2 million to place a perpetual conservation easement covering the Park Hill Golf Course land. Currently, the conservation easement perpetually requires the landowner "to maintain the land's scenic and open condition and to preserve the land for recreational use." The land is also zoned Open Space-Recreation (OS-B). Development on the land is prohibited without City Council action both terminating or modifying the easement and changing the zoning.

6. The Park Hill Golf Course land (located northeast of E. 35th Ave. and Colorado Blvd) and its land was recently sold. If City Council were to take action to remove or modify the easement, should this land . . .

- be developed in part or in full with housing and retail
- remain entirely some kind of green space/park or a golf course

7. If City Council were to take action to remove or modify the easement, which option is your top preference for use of the Park Hill Golf Course land? Please select only one response.

- Remain a golf course
- A park with amenities such as playgrounds, picnic shelters, trails, recreation equipment or courts, etc.
- Open green space with trails for walking or biking
- A mix of uses such as a park or open space along with some kind of development that would include housing and retail
- Develop the property solely with housing and retail

8. The Park Hill Golf Course land is about 155 acres (about the size of Washington (Wash) Park). If City Council were to take action to remove or modify the easement, what is your preference for how much of the property is developed versus how much remains open green space (parks, trails, open space)?

- 100% open green space, 0% developed
- 75% open green space, 25% developed
- 50% open green space, 50% developed (50% of 155 acres is about 80 acres or the size of Cheesman Park)
- 25% open green space, 75% developed
- 0% open green space, 100% developed

Demographics: Our last questions are about you and your household. All of your responses are completely confidential and will be reported in group form only.

D1. About how long have you lived in the Park Hill neighborhood?

- Less than 2 years 11-20 years
 2-5 years More than 20 years
 6-10 years

D2. Which best describes the building you live in?

- Detached single-family home Apartment
 Condominium or townhouse Mobile home
 Duplex Other

D3. Do you own or rent your residence?

- Own Rent

D4. What is your age?

- 18-24 35-44 55-64 75 +
 25-34 45-54 65-74

D5. What is your gender/gender identity?

- Female
 Male
 Prefer to identify another way

D6. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

- Less than \$15,000 \$50,000 to \$74,999
 \$15,000 to \$24,999 \$75,000 to \$99,999
 \$25,000 to \$34,999 \$100,000 to \$124,999
 \$35,000 to \$49,999 \$125,000 or more

D7. What is your race? (Please check all that apply.)

- White
 Black or African American
 Asian or Pacific Islander
 American Indian, Eskimo, or Aleut
 Other

D8. Are you Hispanic/Spanish/Latino?

- Yes
 No

Thank you very much!