

The Union Neighborhood Vision Plan



Final Recommendations Survey Response Summary



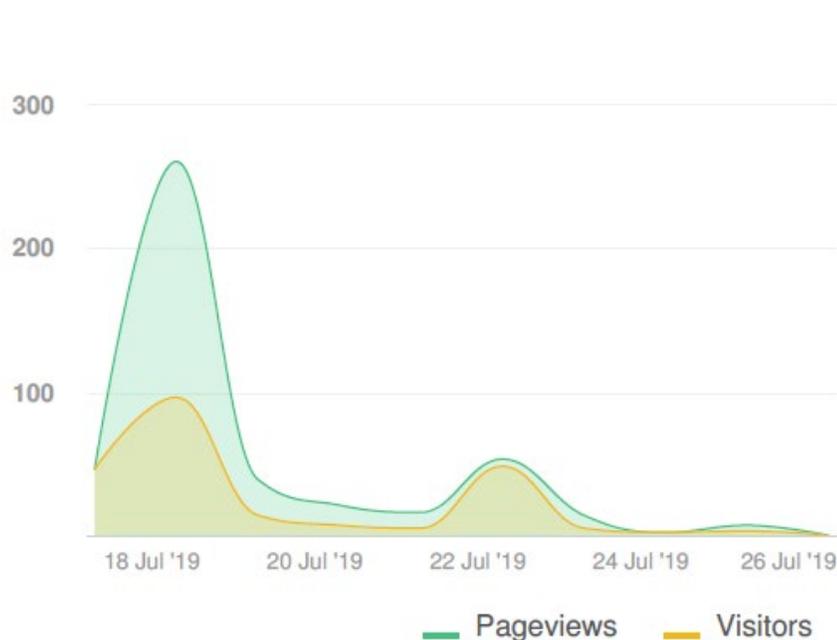
July 18, 2019 to July 26, 2019

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LAKEWOOD TOGETHER PARTICIPATION SUMMARY

Visitors Summary



Highlights



Total number of surveys received: 29

Survey open from July 18 to July 26, 2019.

Definitions:

Aware Visitor

A website visitor that has viewed only the main Union Neighborhood Vision Plan website, without clicking on other links, viewing other pages, or participating in surveys or “Ask a Question”. If a visitor visits the main page more than once, they are counted only once.

Informed Visitor

A website visitor that has viewed pages beyond the main Union Neighborhood Vision Plan page. Also considered an aware visitor, a visitor becomes “informed” by clicking on meeting information or pictures, or by downloading a document.

Engaged Visitors

An engaged visitor has, beyond viewing the main page or clicking for further information, taken a survey or asked a question in the Q&A.

Pageviews

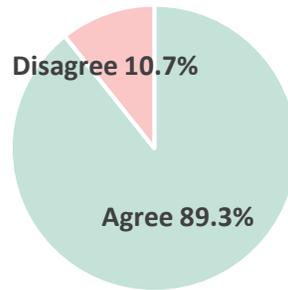
A count all the website visits of aware visitors, even if they’ve visited multiple times.



RESPONSE SUMMARY

Vision Statement

The recommendations to include the vision statement as written in the plan is correct.



Number of responses: 28

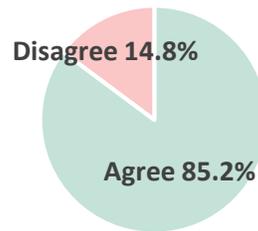
If you disagree, please provide suggestions to improve the vision statement.

SUBMITTAL TIME	RESPONSE
7/18/2019 14:31	I would like to see more of a commitment to the "green" element, with mention of trees, ceros aping and plants instead of concrete! We are at the foothills and need to respect the ecosystem accordingly!
7/19/2019 9:33	[PAPER SURVEY - ENTERED BY STAFF] Wishful thinking. totally unrealistic
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] Idealistic at best - safety will always be a problem in this high traffic area. This is NOT another Belmar - it is a major traffic corridor for all of Green Mt and around the mountain residents
7/19/2019 10:24	[PAPER SURVEY - ENTERED BY STAFF] I would stress the sustainability element in the vision
7/19/2019 10:30	[PAPER SURVEY - ENTERED BY STAFF] Great job in incorporating the public suggestions.
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] As long as this does not include more residential

RESPONSE SUMMARY

Recommended Land Uses – Planning Area 1

The recommendations for the prohibited land uses in Planning Area 1 are correct.



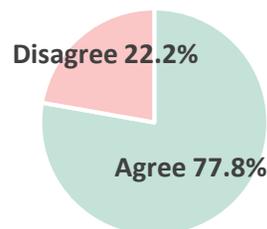
Number of responses: 27

If you disagree, please provide suggestions to add a prohibited land use or delete one of the recommended land uses.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	Are you kidding? So unless it's explicitly forbidden, it's allowed? All right, no stadiums and no 14-story apartments which mixed use allows but which would destroy views for everyone else.
7/18/2019 13:58	NO more housing!
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] 1A - Entertainment? This is an area of businesses and restaurants. 1B - where? 1C - if bicyclists and pedestrians obey the law. 1D - Great idea - if possible - east/west streets. Do not add more buildings and create parking shortage.
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] We don't have entertainment? again, this is a traffic corridor that is already overdeveloped. Parking is an issue. Not enough East-West access streets into neighbor, for connectivity

The recommendations for the following zone districts in Planning Area 1 are correct.

M-E-T Zone District

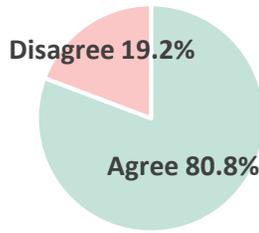


Number of responses: 27

If you disagree, please provide suggestions to improve the recommendations for the M-E-T zone district.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	No buildings higher than 6 stories.
7/18/2019 13:41	1. We do not need more residential construction. 2. Any residential construction should be units that people buy, not rent. The reason for this is to have people who are committed to and part of the neighborhood, not transients.
7/18/2019 13:47	Didn't Lakewood learn a lesson with 200? No more apartment building, please. Let's be Boulder, not Aurora.
7/18/2019 13:58	NO more housing
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] no existing residential use at present
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] Don't add any more high structures - already too many there
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] 50% is still a lot if there are lots of units

M-C-T Zone District

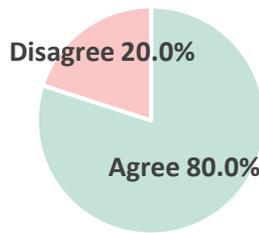


Number of responses: 26

If you disagree, please provide suggestions to improve the recommendations for the M-C-T zone district.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	No stadiums and no 14-story apartments. The public trying to fill out this survey is mystified because it's written in Planning terms and definitions we don't have. How do we know what's allowed without limit in MET, MGT, MCT designations? This survey is utterly ridiculous and we don't know WHAT Planning is slipping in after all our tedious meetings with you.
7/18/2019 13:41	I do not understand the question. What does "vertical mix" mean? It is not defined anywhere in this survey.
7/18/2019 13:58	NO additional housing
7/18/2019 14:31	There's a big difference between a park (greenery/plants) and a plaza (concrete that is hot and not a sustainable design). Parks please
7/18/2019 15:36	The size of this section of land and the proximity to the station should be better subdivided to include some shops, less parking, and park.plaza areas. There is no need for that many parking spaces especially since 50% or more of the lot tends to remain empty on a daily basis. It could better benefit drainage, heat island effect, and ease of access to amenities people would desire.
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] Height of buildings in this zone - 120 feet? 9-10 stories - too tall for this area.
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] Federal land - polluted partly, NOT to develop

M-G-T Zone District



Number of responses: 25

If you disagree, please provide suggestions to improve the recommendations for the M-G-T zone district.

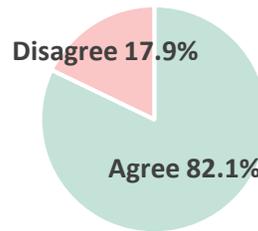
SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	How about you tell us what IS allowed? We members of the public read this survey as something close to Greek. What a joke.
7/18/2019 13:41	I do not understand the question. What does "vertical mix" mean? It is not defined anywhere in this survey.
7/18/2019 13:47	No more apartments!
7/18/2019 13:58	NO additional housing
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] Concerned about the "mix of uses" next to Union. What are they?
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] Too much crammed in here already with right turns into businesses, stopping traffic flow along Union
7/19/2019 10:24	[PAPER SURVEY - ENTERED BY STAFF] Not sure what kind y "new development" may be allowed in this district



RESPONSE SUMMARY

Recommended Land Uses – Planning Area 2

The recommendations for the prohibited land uses in Planning Area 2 are correct.



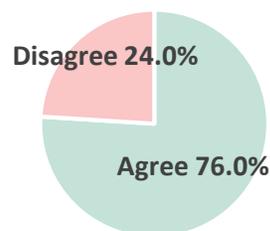
Number of responses: 28

If you disagree, please provide suggestions to add a prohibited land use or delete one of the recommended land uses.

SUBMITTAL TIME	RESPONSE
7/18/2019 12:32	delete prohibiting of gas station as these exist already and are very convenient for the local businesses and people transiting through this area
7/18/2019 13:26	Your stupid survey just deleted my responses on this page. Never mind, this survey is crap because you're asking the public to fine-tune something written in your own jargon and we don't have your handy reference guide telling us what each of these zoning categories entails.
7/18/2019 13:58	NO additional housing
7/18/2019 15:36	Accessory dwelling units should be allowed. Especially in an area with the need to increase density.
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] [illegible] statement for Area 2. 50% residential??? Not enough parking in Union Square Park to accomodate expanding use. Residents from area use the park. Better sidewalks in entire area.
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] Not enough parking in this area around park, along 2nd

The recommendations for the following zone districts in Planning Area 2 are correct.

M-E-S Zone District



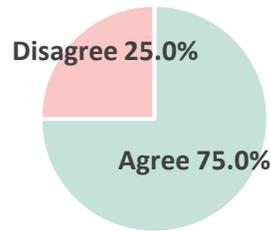
Number of responses: 25

If you disagree, please provide suggestions to improve the recommendations for the M-E-S zone district.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	I'm sorry I wasted my time sacrificing my evenings to meet with Planning, when you can slip in who knows what at the end because WE THE PUBLIC DON'T UNDERSTAND WHAT THESE CATEGORIES MEAN AND WHAT IS CURRENTLY ALLOWED. Good scheme to rig it your way after all our input.
7/18/2019 13:41	1. We do not need more residential construction. 2. Any residential construction should be units that people buy, not rent. The reason for this is to have people who are committed to and part of the neighborhood, not transients.
7/18/2019 13:47	No more residential building. Learn from 200! We need to be done turning into a generic, lower and lower middle class suburb of Denver.
7/18/2019 13:58	no Additional housing, so zero percent
7/18/2019 17:01	One area should not be specified for one usage alone. Commerce should also be included.
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] If residential is used, then what does this mean?

7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] There is no residential here now
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] Hopefully the growth initiative will prevent massive residential development

M-E-U Zone District

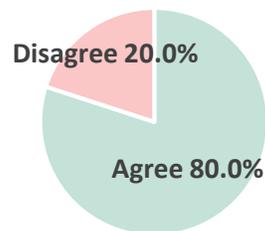


Number of responses: 24

If you disagree, please provide suggestions to improve the recommendations for the M-E-U zone district.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	Planning, we don't trust you at all. This is like taking a very dull course, and the final test is written in Hebrew. Or Greek. Whatever. WHY DIDN'T YOU SUPPLY DEFINITIONS OF EACH BLASTED ZONING CATEGORY? Oh, wait, you never really wanted our input.
7/18/2019 13:41	1. We do not need more residential construction. 2. Any residential construction should be units that people buy, not rent. The reason for this is to have people who are committed to and part of the neighborhood, not transients.
7/18/2019 13:47	No more residential building. Learn from 200! We need to be done turning into a generic, lower and lower middle class suburb of Denver.
7/18/2019 13:58	Zero percent housing
7/18/2019 17:01	See above
7/19/2019 9:33	[PAPER SURVEY - ENTERED BY STAFF] 50% residential good start
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] Residential - ??
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] All business now
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] Residential is not compatible with the corridor

M-C-T Zone District



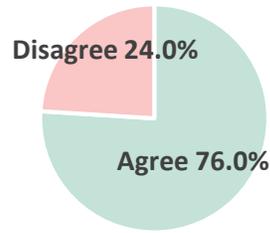
Number of responses: 25

If you disagree, please provide suggestions to improve the recommendations for the M-C-T zone district.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	Stupid survey asking baffled members of the public to comment on what is incomprehensible to us.
7/18/2019 13:41	What does "vertical mix" mean? It is not defined anywhere in this survey.
7/18/2019 13:47	No more residential building. Learn from 200! We need to be done turning into a generic, lower and lower middle class suburb of Denver.
7/18/2019 13:58	Zero percent housing
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] OK



M-G-T Zone District

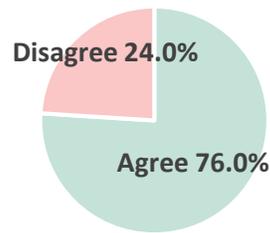


Number of responses: 25

If you disagree, please provide suggestions to improve the recommendations for the M-G-T zone district.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	I don't agree with anything Planning does here because when we thought we'd given you all the surveys you'd planned, you come up with something else that can totally skew the results of all our efforts because WE DON'T UNDERSTAND THE TERMS.
7/18/2019 13:41	What does "vertical mix" mean? It is not defined anywhere in this survey.
7/18/2019 13:47	No more residential building. Learn from 200! We need to be done turning into a generic, lower and lower middle class suburb of Denver.
7/18/2019 13:58	Zero percent housing
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] OK

M-G-U Zone District



Number of responses: 25

If you disagree, please provide suggestions to improve the recommendations for the M-G-U zone district.

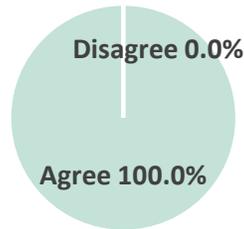
SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	Planning is out to get their own way and nullify every good-intentioned effort by the public at supplying input.
7/18/2019 13:41	What does "vertical mix" mean? It is not defined anywhere in this survey.
7/18/2019 13:47	No more residential building. Learn from 200! We need to be done turning into a generic, lower and lower middle class suburb of Denver.
7/18/2019 13:58	Zero percent housing
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] OK



RESPONSE SUMMARY

Recommended Land Uses – Planning Area 3

The recommendations for the prohibited land uses in Planning Area 3 are correct.



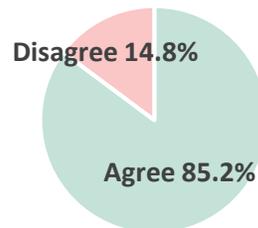
Number of responses: 28

If you disagree, please provide suggestions to add a prohibited land use or delete one of the recommended land uses.

SUBMITTAL TIME	RESPONSE
7/19/2019 9:33	[PAPER SURVEY - ENTERED BY STAFF] finally
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] agree to prohibit residential
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] WHO NEEDS MORE DEVELOPMENT HERE?
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] no residential is great

The recommendations for the following zone districts in Planning Area 3 are correct.

L-I Zone District

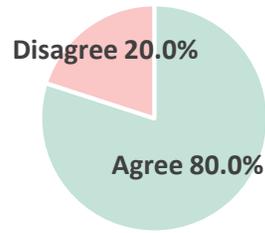


Number of responses: 27

If you disagree, please provide suggestions to improve the recommendations for the L-I zone district.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:41	I would agree with this if restaurants were also allowed.
7/18/2019 13:58	zero percent housing
7/18/2019 14:18	Light industrial is an odd use for this property, would prefer zoning that would encourage development that would improve the aesthetics of the area and provide commercial that serves the surrounding community.
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] no input
7/21/2019 18:15	This area is a leader to the Green Mountain Estates residential area and does not need the additional congestion of traffic that is already existing.

M-G-U, M-E-U, M-E-S, and M-G-S Zone Districts



Number of responses: 25

If you disagree, please provide suggestions to improve the recommendations for the M-G-U, M-E-U, M-E-S, and M-G-S zone districts.

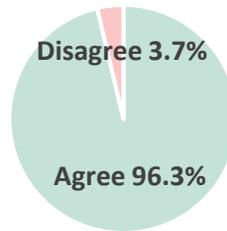
SUBMITTAL TIME	RESPONSE
7/18/2019 13:26	I sure don't know what these terms mean.
7/18/2019 13:41	1. We do not need more residential construction. 2. Any residential construction should be units that people buy, not rent. The reason for this is to have people who are committed to and part of the neighborhood, not transients.
7/18/2019 13:47	No more residential building. Learn from 200! We need to be done turning into a generic, lower and lower middle class suburb of Denver.
7/18/2019 13:58	Zero percent housing
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] looks like you're trying to get rid of light industrial
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] NO MORE RESIDENTIAL
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] Not sure what this is about

RESPONSE SUMMARY

Key Principles for Design Guidelines

The recommendations for the following design guidelines are correct.

Contextual

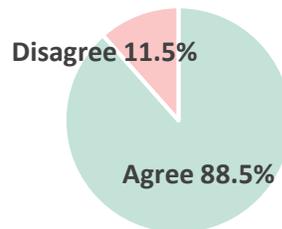


Number of responses: 27

If you disagree, please provide suggestions to improve the recommendations for the “Contextual” design guidelines.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:47	Limit building height to 3 floors
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] Contextual "sounds" good - should fit in with area, not add a totally different building - like Beacon 85 - out of place.
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] C3 is crucial

Expressive

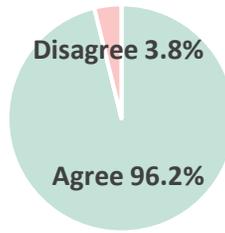


Number of responses: 26

If you disagree, please provide suggestions to improve the recommendations for the “Expressive” design guidelines.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:47	Let's see, I have a Master's degree in Art from one of the best in the world. I'm not sure what "Expressive," means. In other words, that expressive means virtually nothing here. Is it neoclassical, mid century modern, post modern? Please use words that have a definite meaning.
7/18/2019 13:58	Strict height limits should be imposed to no impede view.
7/18/2019 14:31	No high rise buildings. We are at the foothills and people who live over here cherish being able to see the mountains. If we wanted tall buildings we'd live downtown. Please no high rise buildings
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] E1 & E2 - no - too much variation. agree with E3 & E4
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] Ugly styles from what I've seen w cheap construction. too much variation with diff heights not good
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] E3 & E4 are key

Lively

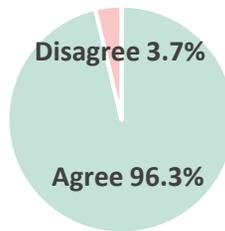


Number of responses: 26

If you disagree, please provide suggestions to improve the recommendations for the “Lively” design guidelines.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:47	Again, what does that mean?
7/19/2019 9:31	Uncertain
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] Do we really want people lingering after work? They can go elsewhere.
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] but limit residential
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] L4 should not take away from the employment element

Sustainable



Number of responses: 27

If you disagree, please provide suggestions to improve the recommendations for the “Sustainable” design guidelines.

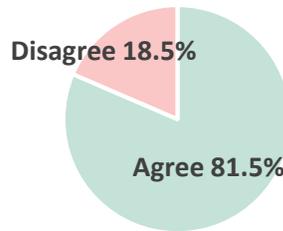
SUBMITTAL TIME	RESPONSE
7/18/2019 13:58	More open areas and and landscaping surrounding buildings should be required.
7/19/2019 10:14	[PAPER SURVEY - ENTERED BY STAFF] Idealistic. Do we really need another Belmar? or downtown Denver
7/19/2019 10:24	[PAPER SURVEY - ENTERED BY STAFF] This element is very important. Important to have a good tree cover.

RESPONSE SUMMARY

Mobility and Accessibility

The recommendations for the following mobility policies are correct.

Policy 1

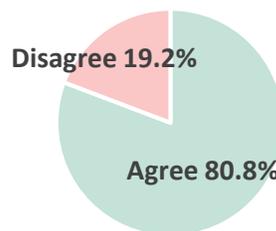


Number of responses: 27

If you disagree, please provide suggestions to improve the recommendations for Policy 1.

SUBMITTAL TIME	RESPONSE
7/18/2019 11:28	Bike pathway should be on a less busy road.
7/18/2019 13:58	Basic sidewalks are needed, we do not need excessively wide sidewalks.
7/18/2019 15:36	I agree but these should be protected multi-use paths. There should be permanent infrastructure in place (i.e. curbs) separating the vehicle from the cyclist and/or pedestrian. This would be much safer and more encouraging for daily use.
7/19/2019 9:31	You cannot take away lanes on Union to build a 10' path.
7/19/2019 10:20	[PAPER SURVEY - ENTERED BY STAFF] What about speed limit? If it's going to be a ped. safe zone/biker. then the speed of main thru shouldn't be threatening to slower traffic
7/19/2019 10:24	[PAPER SURVEY - ENTERED BY STAFF] Good ideas.
7/19/2019 10:28	[PAPER SURVEY - ENTERED BY STAFF] I feel the bike path would be safer if placed along Van Gordon & Routt rather than down Union, then connect via side streets (e.g. Cedar, 2nd, Sere)
7/19/2019 10:30	[PAPER SURVEY - ENTERED BY STAFF] Thanks for the pedestrian bikeway
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] This should not encroach upon the traffic lanes present now

Policy 2



Number of responses: 26

If you disagree, please provide suggestions to improve the recommendations for the M-E-T zone district.

SUBMITTAL TIME	RESPONSE
7/18/2019 13:47	We are a long way from a destination on Union. Until there are a more densely assembled cluster of attractive shops, museums and restaurants, a shuttle is a joke. It barely works on the 16th street mall in Denver.
7/18/2019 13:58	Move traffic flow off of Union Blvd, not directing more onto this roadway.
7/19/2019 9:54	[PAPER SURVEY - ENTERED BY STAFF] P2.2 - Routt St across 6th, yes
7/19/2019 10:24	[PAPER SURVEY - ENTERED BY STAFF] Managing traffic flows is going to be very important with increasing population
7/19/2019 10:37	[PAPER SURVEY - ENTERED BY STAFF] ?

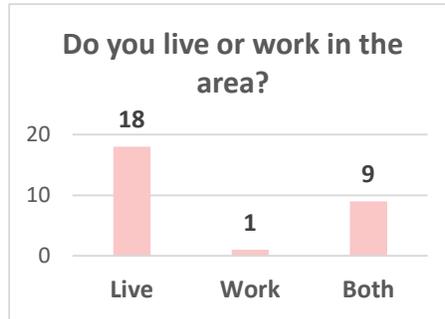


RESPONSE SUMMARY

Representation

To better understand who is interested in the Union neighborhood, please let us know if you live or work in the area.

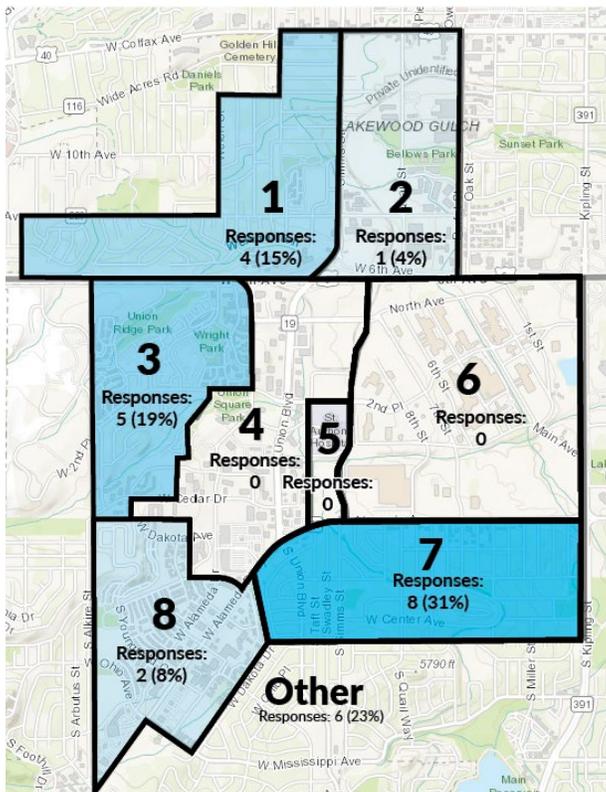
	Number	Percentage
Live	18	64%
Work	1	4%
Both	9	32%
Total	28	



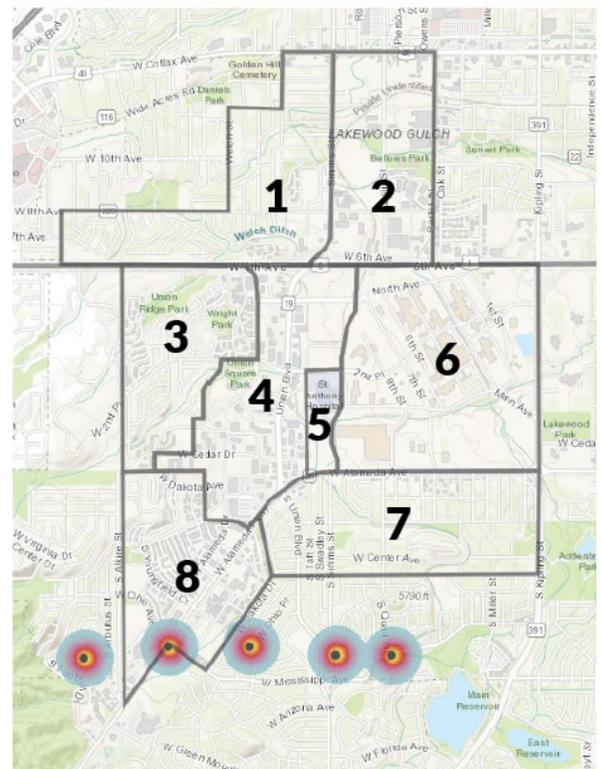
Please indicate in which area of the map you live.

Area	Number	Percentage
1	4	15%
2	1	4%
3	5	19%
4	0	0%
5	0	0%
6	0	0%
7	8	31%
8	2	8%
Other	6	23%
Total	26	

Please indicate in which area of the map you live.



"Please indicate in which area of the map you live"
Approximate Locations of Those Who Answered "Other"
- 5 responses -



Please indicate in which area of the map you work.

Area	Number	Percentage
1	0	0%
2	0	0%
3	1	10%
4	3	30%
5	0	0%
6	2	20%
7	0	0%
8	3	30%
Other	1	10%
Total	10	

Please indicate in which area of the map you work.

