

April 12, 2011

TO: District 6 Councilwoman Jeanne Robb
District 8 Council Office
At-Large Councilman Doug Linkhart
At-Large Councilwoman Carol Boigon
Nola Owens, Parking Operations
Cindy Patton, Associate City Planner, Strategic Parking Plan
Caroline Schomp, President, CHUN
Steve Nissen, President, INC
Don Novak, Colfax on the Hill

RE: SCPNA/CPN Parking Survey

During the first quarter 2011, a survey was taken to assess changing parking demands in South City Park and in the Congress Park neighborhood, Colfax to 13th Street. For complete survey results see <http://www.congressparkneighbors.org/joint.survey.html>

Both our RNOs received over a 10% response. SCPNA sent out 1200 newsletters followed by three emails to members and block captains to make sure the word was out. CPN sent out 1056 postcards to addresses listed in Denver property records. The survey was open for three weeks in South City Park and for two weeks in Congress Park.

SCPNA summary results (entire neighborhood):

- **85%** of residents could not find parking for themselves or their guests during special events in City Park like Jazz in the Park;
- **76%** wanted RPP (Resident Permit Parking) only during events in City Park like Jazz in the Park;
- 42% report parking is a problem for themselves and/or their guests;
- 55% have no restrictions on parking; and
- Over half have problems finding parking during concert nights the Bluebird.

CPN summary results (Colfax to 13th):

- **65%** of CPN residents living in the surveyed area report parking is a problem for themselves and/or their guests (at all times);
- Daytime weekend parking is particularly more problematic than weekend parking after 6 p.m., regardless of type of residence (single family home, condo, apt. etc);
- **67%** of CPN residents cannot find parking during Bluebird concerts or other concerts along Colfax;
- About 75% have no restrictions on parking; and
- Over half report having difficulty finding daytime parking during special events like Jazz in the Park.

During some events in City Park the capacity of the South City Park Neighborhood is so dense that access to driveways and fire hydrants are frequently blocked. We are aware of calls to the City and the Police Department about this: none of which have been responded to. Should an emergency arise, it would be difficult, if not impossible, for a fire truck or ambulance to negotiate the streets.

Statistics found in this survey show that there is a similar correlation of traffic patterns in both neighborhoods. Although the problems are not identical on both sides of Colfax; to not apply solutions on both sides will undoubtedly exacerbate the problem on one side or the other.

We propose that the information obtained from this study be used in the "City Park Event and Planning Guide." Of the SCP residents, 76% advocated the use of RPP during events such as Jazz in the Park (it has reached about 12,000 per Sunday). As a result, we recommend resident parking during Jazz in the Park and we would like all other events (non-profit and potentially for-profit) strongly discourage their attendees from parking in South City Park and across Colfax in Congress Park by providing and advertising alternate parking solutions (example: flashing signs the day of the event on Colfax). As a result of the survey, we would like to see resident parking only from 13th to 17th during Jazz in the Park Sundays implemented before the summer rush.


There remain problematic parking issues in many parts of our neighborhoods due to, in part, a general lack of parking provided by apartment buildings. For example, 60's and 70's structures have little or no parking and recent structures have been granted reduced parking requirements by the City.

There is a severe lack of parking for Colfax concert venues, i.e., L2 Church, the Bluebird, etc. The South City Park Neighborhood has tripled in density in the last five years and there has been an increase in density in the Congress Park survey area as well.


As Registered Neighborhood Associations, we genuinely welcome the benefits of and diversity that our businesses and venues provide: we are all neighbors. We believe that our business neighbors should share equally with our resident neighbors in helping to resolve our mutual parking problems. To date it appears that these mutual parking problems have been largely absorbed by residents; both north and south of E. Colfax, but these areas are now completely saturated.


Based upon our survey results, we recommend:

- For concert activities, use available parking at other businesses when the hours do not overlap – many are unused at these peak times.
- Promote businesses that allow for "walk ability" in the neighborhoods. Currently there are no basic amenities businesses (i.e. grocery stores, pharmacies) readily accessible on foot. Both neighborhoods have younger residents moving in but there is also a growing middle aged and elderly population. Without these basic amenities along Colfax, cars are still required for many basic chores.


Brent Hladky
President - CPN

Jazz in the Park


Chris Zacher
President of Jazz in the Park


Bonita Lahey
President - SCPNA

Attachments:

- A. Original Survey questions
- B. SCPNA Comments
- C. CPN Comments