

ON-LINE SURVEY RESULTS: June 28, 2010

As of June 28, 2010, 125 persons had responded to an online survey that was available on the CCD Tennyson Streetscape Improvement Project webpage. As of March 2, 2010, 95 persons had responded to the same survey. The interim survey results were compiled and combined with information received during Task Force Meetings, Property Owner Meetings, Public Workshops and Stakeholder Group Meetings to inform the development of two conceptual streetscape alternatives. The final compiled results will continue to serve as an important tool during the final design phase of the project.

The Conceptual Plan for Tennyson Streetscape Improvements contains elements that respond directly to information collected from the survey and from public meetings, including

- *Expanded walking surfaces along Tennyson and the side streets to improve walkability*
- *Bulbouts at intersections to improve pedestrian safety*
- *Pedestrian lights and specialty lighting to improve pedestrian safety and comfort at night*
- *Art pedestals expand opportunities for the Arts Community and First Fridays*
- *Shade trees and plantings that provide relief and vertical interest along the corridor*
- *A furnishings palette that includes elements fabricated from recycled materials*
- *Seating opportunities in the form of benches and seatwalls*

Additional information regarding the Conceptual Plan can be found in the Summary Report at <http://www.denvergov.org/Portals/642/documents/PublicWorks/Tennyson%20Streetscape%20Final%20Summary%20Report%20-%20NO%20Public%20Comments%20062510.pdf>

Question #1: What are the 3 words/features that best describe Tennyson Street?

Top Five Answers:

Eclectic (24)
 Artsy (15)
 Quaint (11)
 Diverse (10)
 Potential (10)

Funky (7)
 Local (9)
 Unique (9)
 First Fridays (5)
 Family-friendly (6)
 Great Restaurants (3)
 Indy Mom and Pop Shops (2)
 Neighborhood flavor
 Neighborhood (4)
 Cozy

Attractive
 Shops (2)
 Character
 Community (6)
 Fun (5)
 Local neighborhood feel (2)
 Long
 Drab (2)
 Sidewalks
 Becoming

Community-focused
 Hodge podge (2)
 Mostly one story buildings
 Pedestrian-friendly (2)
 Neighborly (2)
 Friendly (5)
 Historic (6)
 Plain
 Disjointed - no flow, connection throughout (4)
 Dingy (3)
 Not enough parking (4)
 Artist
 Scattered
 Busy
 Old-and-new
 Walkable (2)
 Good human scale
 Discombobulated
 Billboards
 Neighborhood hub
 Vibrant (2)
 Accessibility (2)
 Casual
 The Art Walk & the People it attracts
 Undulating
 Mix of eating establishments and business with art
 Growing
 Vibrant on first Fridays
 Commercial
 Cool
 Enjoyable
 Safe, including at night
 \Lifeless
 Storefronts in need of repair
 Needs some work
 Inconsistent
 Old trees
 Narrow
 Emerging
 Developing
 Lack of pedestrian activity and street life
 Mix of residential and business buildings

Brick
 Old Main Street
 Promising
 Charming
 Diverse business
 Congested
 Local businesses and shops (3)
 Run down (sidewalks etc)
 Comfort
 Crowded
 Small-town feel (2)
 Up and coming (4)
 Needs attention
 Comfortable
 Dumpy
 Hip (3)
 Uneven
 Lively
 Busy (3)
 Character
 Store fronts
 Urban
 Cute
 Transient businesses
 Homegrown
 Spotty
 Trendy
 A little dodgy
 Run down (2)
 Cold
 Good, bad and ugly
 Diversity of buildings
 Desirable destination
 Small independent shops
 Creative (4)
 Charm (2)
 Slow
 Commercially interesting
 Underutilized
 Easy to get to
 Art galleries (2)
 Mix of old and new
 Variety

Part of a Cool Community & great area to live
 Atmosphere of neighborhood or Community (4)
 Old Elitch's
 Quiet
 Hidden Gem
 Food
 "Small town main street"
 Vacant
 Fun to stroll around on First Fridays
 Colorful (2)
 Dark
 Close by
 Help
 Mellow
 Accessible (2)
 Humble
 Missing it
 Great Shops
 Quirky
 Large, walk able with tons of potential
 Lacking defining character
 compact
 Improving
 Small retail
 Traffic
 Entrepreneurial
 Improving--not quickly

Under developed character (very little there there)
 UGLY
 A little dated :(
 Destination
 Fragmented
 Dated and not in a good way
 Cars parked on both sides
 Good Mix
 Old Town Feel
 Continuity
 Popular
 Broken Windows
 Mom and Pop Shops
 Happening Place
 Mix Match
 Growth
 Neighborhood-Oriented
 Diamond in the rough
 Marijuana
 Uneven
 Dark, not much lighting on the street
 Underutilized
 Laid back
 A good mix of retail and galleries
 A mixed bag
 Inconsistent Styles and Features
 Diverse Structures
 Disjointed
 Independent

Questions #2: What are the 3 best things about Tennyson Street today?

Top Five Answers:

Unique/local shops and restaurants (30)
 First Friday/Art Walk (20)
 Good/great food/restaurants (18)
 Variety of retail (15)
 Chavez Park: a park in the center of the business district (11)

Close to my house
 Family oriented
 No franchises or corporate shops (2)

People seem to drive safely

Walking neighborhood (8)
 Vibrant (2)

Diverse structures
 Parisi's (4)
 Arts (7)
 It's potential (7)
 Better restaurants coming in
 Old trees
 Busy
 Good cross-section of businesses
 Tennyson Hardware (3)
 Entrepreneur-friendly
 Eclectic mix of buildings and shops
 Continuing to try and attract good
 restaurants/retail
 Accessible (4)
 The people who run the shops are local
 DJs Berkeley Café (2)
 Wine jester
 Sherlock Hound
 Felix
 Great potential to be as good or better than
 32nd & Lowell
 Music Together
 Art Galleries (4)
 Patrick Carrols
 Old architecture
 Good Restaurants
 Tenn St. Coffee
 It exists
 Friendly (2)
 New vendors are bringing good
 products/services
 Character of retail space - small homes
 It's not all new stuff -- yet.
 Improving
 Core brick buildings (2)
 Its hopeful nature
 Independent shops
 The neighbors will come out to the street if
 there is an event.
 More stores are opening
 Sense of community and commitment of store
 owners
 Helpful basic businesses
 Good attitude (customers & business owners)

The Storeowners
 Cool wine shop and other great shops :-)
 Nice landscaping
 Chuck's Barber shop
 Community Based
 Small town feel (2)
 Character (2)
 Supports local businesses
 Interesting shops, not only art studio focused
 (2)
 Feels like a neighborhood
 The shops themselves, I love shopping
 Tennyson
 Neighborhood
 Unique blend of commercial spots, residential
 Flesher Hinton Music
 Wide and sunny
 Unique
 Trick or treat on Tennyson
 Taste's
 Guts are there, just need to be fixed up
 Fun
 Giggling Green Bean
 There is a little something for everyone.
 Seems to support the community with fun
 events for all
 Easy to get to/ walk along
 Adds neighborhood character
 Crosswalks
 New restaurants
 Eclectic
 Walking distance to house (2)
 Trees
 Diversity (2)
 Not impossible to park - but tough
 Community supports independent businesses
 New development joining #1
 Its tenacity
 Neighborhood feel (2)
 There are some really nice shops... Chuck's is so
 tidy, you can tell he cares.
 The culture (2)
 Great neighborhood
 Rents are affordable

Reminds me of the way the hood used to be
 Cozy atmosphere
 Dog friendly
 Mix of venues
 Historic character/Historical significance (4)
 Proximity to downtown, parks, & a safe neighborhood
 Renewed awareness
 Small businesses
 Outdoor b-ball court
 Scale
 Shopping
 Friendliness
 Old businesses mixed with new businesses
 Affordability
 It's central location to residential areas
 Appears that the tenant turnover has slowed down
 Historic & funky--not like strip malls & new developments
 Dog walks
 Access to parks
 Relatively good street-wall and urban form
 Bookery Nook
 Fantastic food (or delicious if you need just one word)
 It's close by
 Fixable
 Good restaurants to tie the shops together
 That new accessory store across from Taste's
 Brings a sense of community to the Berkeley neighborhood
 Love the park, mix of buildings
 Great community feel and accessible

More neighborhood/affordable than highland square
 Love that the hardware store and some other neighborhood necessity businesses are there
 You get just about anything you need on one street (or very nearby)
 Some charm
 More night life finally due to restaurants
 Safe
 The sidewalks are nice and wide, the crosswalks are good (need paint).
 Local
 It feels like you live in a small town but actually live in the city
 Use
 Independent well kept stores
 Potential for improvement
 Mix of businesses
 New construction on the north end
 Very open to the neighborhood foot traffic
 Cozy
 Gathering place
 Hardware store mixed w/ galleries, bars
 Tastes
 Boutique shops (2)
 Not full of corporate outlets
 Nice scale
 Opportunities!
 Development and growth
 Convenience
 Something for everyone
 Community Building
 Nice long walk
 Availability of parking

Question #3: What do you like least about Tennyson Street?

The answers to this question had a number of reoccurring themes including the poor and fragmented condition of sidewalks, lack of pedestrian lighting, pedestrian safety, parking and deteriorating and/or neglected and/or dilapidated properties and/or storefronts.

- Vacancies, poor pedestrian crossing
- The speed at which drivers take traveling through the area; way too fast for crossing pedestrians.
- Lighting, sidewalks deteriorating in places
- 1 Parking 2 North/south division

- Lighting, Signage , No true center information location spot, such as a gazebo right in the heart of the Tenn street 42nd? -The fall of the Oriental Theater. It was doing great before the new owners and it was becoming the anchor the neighborhood. -Sidewalks are unfriendly at times-not many crosswalks painted on the streets
- Current mix of retail business does not support adequate street life.
- Crowded with cars
- Darkness, uneven sidewalks Ugly, run down properties between attractive shops Parking shortage
- Lack of cohesion between 38th & 44th. Some places embrace aesthetic and some could care less.
- The Streetscape - Sidewalks, Lighting & unattractive wires Drainage needs improvement Parking
- Super spread out businesses and the lack of street appeal
- NOT ENOUGH PARKING!!
- Impossible to ride a bike on Tennyson safely. Broken sidewalks that cause tripping.
- Parking
- 5 houses across from the park, they are in disrepair and take advantage of our hard work to improve the street to sell junk
- I wish the nice restaurant strip continued all the way North to the corner of 44th and Tennyson. Some of the houses on the east side of the street are very run down.
- Lack of sidewalk space
- Marijuana dispensaries need not be a part of our nice family-oriented retail area.
- Parking and finding the merchants with the current houses
- Parking
- Green Door ./ C . Chavez park fence /parking/.
- Modernization on the corners of 44th and 46th - ruins feel of the street.
- Marijuana Store General state of disrepair of many buildings Tattoo Parlor Trashy Bars Lack of Cleanup Program
- It's lack of visual appeal. It does not appear warm and welcoming to potential visitors. it lacks continuity and charm.
- I would like to see more continuity in shops ... i.e.; 32nd street - too many gaps Get rid of the Driveline place. It's an eyesore and doesn't fit in. Too few clothing options for Men. Tennyson needs some more "hip factor" to really bring in some good vibe, more outdoor cafe seating and places to hangout. It kind of has a run-down feeling to it.
- Run down/vacant houses in the middle of the shopping treat
- The park in the middle that acts as a division between the north and south ends of the street. It is a sort of "dead zone." Also, the sidewalk is crumbling.
- The parking
- Broken sidewalks with very poor lighting
- Difficult to access
- Lack of continuity and identity to bridge the north and south anchor districts
- Lighting
- From 38th to 44th there is not a cohesive feel. It doesn't seem like it is a united/uniform strip but rather each shop creating its own way.
- The lack of real pedestrian activity and street life. I walk down it about once a day from end to end, and often I only pass one or two people. The dead-zone in the middle of the street near the park.

The park edge is unwelcoming and the run-down properties across the street break up the continuity and vitality of the corridor. The entrance to the corridor on 38th Street is lacking. A run-down liquor store and surface parking lot and the side of the bowling alley do not announce that you're entering a great place. A few other properties along the corridor should be prioritized for redevelopment: The strip mall with the convenient store is suburban in form and breaks up the street. The vacant property at the corner of 44th and Tennyson should be a great mixed-use project and create a 100% corner

- The less-than-charming fronts on some spaces -- the old Mountain Man and ballet school bring the aesthetic of the street down, as do the yards in the house/shops up by the bowling alley.
- Not enough trees, lights (ped), benches, ugly
- Too much junk mixed in with good stuff
- Limited parking
- The disjointed nature of the sidewalks and the lack of trees/planters.
- Need more restaurants - Indian, sushi. Some of the old, falling down houses, buildings an eyesore
- Many of the shops are still not much of a draw. how many pet care places do you need after all?
- Empty buildings need to attract more & higher quality shops; crossing / "curb" at 41st & Tennyson is impassable with a stroller and dangerous on foot; park needs improvement; street trees would be nice (if there's room); drainage by 43rd and Tennyson is bad - creates dangerous, icy corner in winter
- The street doesn't have a consistent "feel" and would benefit from some streetscaping that "ties" the blocks together.
- Large separations between shopping areas and some shops that need work done to their facades
- That some stores don't stick around very long
- The drive shaft shop (by Tennyson hardware) is an eye sore.
- Needs more "curb appeal"...planters, benches etc.
- The traffic - random home scattered throughout
- It is a bit run down in places. It should have some really cool lighting along the street.
- Some of businesses are still run down
- Some of the houses on the street are GHETTO looking and distract from the beauty of what Tennyson St. could offer. I don't want it to be hoity toity like the Lowell/32nd area but it sure would be nice if the houses would clean up or we could convert them into commercial buildings to bring in more small businesses.
- Inconsistency, needs an anchor, Chavez park is unwelcoming, some of the buildings are not used, like the furniture store on the corner of 41st, the same furniture has been in the windows for 10+ years, that building could be an awesome restaurant
- It always feels congested. I get nervous with my children getting in and out of the car. The drivers seem to speed by.
- Tenn is kind of run down in areas. And the shop on the corner 41st that is really old has to go. It's an eye sore...
- The parts where there are very dumpy buildings (i.e., the most southern part) and that stretch where Grammy's is.
- The old shops that need serious renovations (i.e. the green antique store on the corner of 41st and tenn - terrible!) - it makes the neighborhood and street look poorly. also, the landscaping could use work - add some benches here and there.

- Abandon spaces/uncared for spaces, busy street that is not pedestrian friendly....cars don't seem to notice they're driving through a heavy foot traffic area
- Parking can be difficult (but I can walk) and stores & galleries are too often closed! (probably because they are family folks running on the same work/home schedule as me)
- Sidewalks
- Need more bike parking, I miss the Simple Foods that was there (not a huge fan of Sunflower), I really dislike that "antique" shop that always smells like an ashtray and is way overpriced
- The disjointed shops and the long gaps in-between shops. The stretch near Planned Pethood is ugly without much going on.
- Mountain Man dilapidated storefront, inadequate pedestrian crossings - maybe we need flashing lights like Boulder has begun using
- Many stores aren't stroller/wheelchair accessible. Too many empty storefronts.
- Inconsistent quality of storefronts. Some businesses take much pride in the look of their front and others not so much
- VERY hit or miss. Great restaurants (like Hoss, Patrick Carrols) and stores (giggling green bean) right next to a rundown building corner (41st and Tennyson) that makes a bad impression
- No personality. Stop putting in art stores. 1 or 2 is plenty. Abandoned, decrepit bldgs that should be renovated.
- The dirty abandoned store fronts and cracked sidewalks
- Lack of parking-especially on art walk-I've found people parked in my driveway.
- Doesn't offer a "connected neighborhood" feel
- That corner of 46th and the rest of the shops do not feel connected. the space between with the run down houses is a shame.
- Sidewalks and the poor lighting
- Some of the dumpy spaces detract from and slow down the improvement of the street as a whole (antique store & neon orange PARTS especially)
- At times, lack of parking. ??
- The traffic, and how crowded the sidewalks are
- The cars. Can you make it a pedestrian mall?
- Parking can be difficult, the sidewalks are uneven, there's not enough lighting so people won't stay out much past dark, safety, how fast people drive down Tennyson, the way CC Park breaks up the retail stretch.
- Bad sidewalks-- two separate entities
- Not real pedestrian friendly at crossings - and cars roar thru the corridor.
- The area between 41st and 43rd (?). Feels like a "no mans" land. Park is not well connected to the street and there are underutilized land use opportunities on the east side of the street. This stretch really breaks up the continuity of the street and makes for less cohesiveness between the vibrant land uses on either end of the block.
- The drive shaft window drawings. The old Ballet place (for sale now) with its boarded up storefront. The weird dilapidated houses interspersed. The park is uninviting from Tennyson.
- The Billboards

- Property owners let their buildings look terrible. There seems to be a lack of community between business owners, and there are no aesthetic standards. A handful of business owners seem to want Tennyson to stay pretty low-class.
- I hate to see the empty shops.....I also feel like some store fronts could really use a facelift.
- The crappy looking storefronts
- Chavez park and all the dogs that are outside the vet clinic on the weekend. The vet clinic as a whole is bad news.
- Parking, all the marijuana dispensaries, sidewalks, not enough foot traffic.
- Edge of Chavez Park Old, dilapidated unkempt structures Large curb cuts at corners architecture
- Maintenance
- Traffic
- Amenities (not enough lighting)
- Run down - aesthetics (broken sidewalks)
- Specific stores
- Unfriendly to pedestrians
- Parking
- Needs up keep. Needs to maximize pedestrian traffic. Rents don't reflect the demographic of businesses or customers.
- The car traffic and lack of pedestrian friendly crossings. Though cars will slow down, there is no great place to cross the street. It's fairly busy and few cars will stop when you're trying to cross the street. I notice this most when out walking or biking with my family.
- Parking situation, the unevenness of the district. Too many investors/landlords milking buildings for cash and not doing improvements or maintenance, the shopping mix is not as good as it could be. Check cashing, pot dispensaries, etc. don't add to the vibrancy of the district
- The pot places, not enough restaurants, not enough people walking around, poor sidewalks, lighting, run down park, some crappy homes along the East side of the park, the drive shaft place
- Sometimes it appears dirty
- Too much medical marijuana
- Some properties are not taken care of
- Telephone poles, looks like any other street right now – same kind of pavement, narrow sidewalks
- Marijuana shops, flooding gutters, bad sidewalks, rundown buildings/homes
- Repetitive shops – too many junk shops and pet stores/care places; dead zones; shops that don't have wide appeal
- The successful businesses feel too spread out because the street is long and not very walk able from one end to the other
- There are several pockets that seem to be stagnating development
- I wish that the street had a more pleasant feel, some of the buildings are not kept up and are dumpy, and they feel very disconnected. Park of the charm is the diversity of shops and buildings, but I think that the additional of decorative street lamps, flower pots and greenery would really help the overall feel of the street. Also, I would like to see the sidewalks become friendlier for children and strollers.
- Visual appeal, space available to lease, would prefer if all space was filled
- The addition of ultra modern structures
- Run down shops and houses: Green Door, Rocky Mtn DriveShaft, Grammies Estate, etc

Questions #4: What is your #1 concern about the streetscape project?

The answers to this question had a number of reoccurring themes including impacts on businesses and traffic during construction, maintenance costs and that the character of the streetscape improvements reflects the cherished attributes of the neighborhood, as identified in Question #1.

- Will make it too new and shiny
- That it is cohesive and unifies the neighborhood.
- Losing sidewalk space
- Interrupting traffic/parking/walkways during construction
- What they plan to do and lack of neighborhood input
- That it will look exactly like all the other cookie cutter projects and have no real identity. Same old light poles and garbage cans. The project needs to support art and be colorful and funky not old world predictable
- Lack of parking
- Monthly maintenance costs
- Cost of maintenance
- That it happens as soon as possible within our timeline parameters without delays, & that we budget maintenance correctly to save money for the HomeOwner - Taxpayers.
- Construction pushing business away
- That the parking issue won't be addressed
- I hope it doesn't end up looking too corporate.
- If it runs the small business' out
- That the 5 houses and chained park are integral to the improvements. The houses are not being addressed and all the project should be done together.
- Please make it the next 32nd and Lowell... great restaurants, great local bars, lots of youth
- Nothing
- Impact during construction
- I hope that it might somehow address traffic and parking issues. there needs to be a lower speed limit or some sort of traffic control for pedestrians. Cars speed down that street way to fast.
- Zoning
- That the area will be turned into yet another modern day shopping area, commercialized, homogenized, sterile. It will lose its unique personality.
- Taxes will rise too much for some restaurants and shops, forcing them to close. Those that replace them will offer products/services too expensive for most to enjoy, or they will be replaced by chains (Baby Gap/Macaroni Grill) and the distinct flavor of the neighborhood will be lost.
- Damaged sidewalks future parking issues lack of landscaping
- That it will be done well for the long term.
- None - I guess
- Loss of business due to customers thinking it is too much of a hassle to deal with all the construction/destruction issues.
- It gets done in a timely fashion

- Constancy in the welcome feel of the strip
- Construction period obstructions
- Don't know enough about it
- (Temporary) Negative impact on business and community due to construction-related noise, parking and access issues
- Pedestrian friendly sidewalks. Currently they are in bad shape from 38th to Chavez Park.
- Main concern: the creation of a suburban or auto-oriented streetscape. This should be urban, with wide sidewalks, paving areas, good crosswalks and street trees that unify the street.
- I don't know a thing about it, so it's hard to have a concern.
- Trees
- Replace curbing by the "green" antique store...dangerous!!!
- Getting Tennyson too trendy/expensive for the mom-pop shops and the folks who frequent them (e.g., don't turn us into an upscale Cherry Creek North)
- Replace and improve the sidewalks and flow of pedestrian traffic.
- Getting more people to enjoy the Tennyson street businesses and make the neighborhood even more lively.
- Zoning changes on neighboring streets
- That it won't warm up the area.
- That it ties that whole corridor together and makes it easier to walk the whole stretch without breaking up the "shopping",
- None! Excited about it!
- It not ending up helping the area. Concerns such as parking but still having free parking, too much traffic.
- If parking became permitted or metered, I would tend not to go to that area. One of the reasons we go there, rather than Cherry Creek or Downtown, is that there is parking and you don't have to worry about getting a ticket. VERY important.
- Look above
- Scrapes of existing cool old buildings that could be revamped
- None
- Hopefully no meters will be added
- I'm not aware enough about the project to have concerns.
- I'm concerned that it might become too trendy and drive out some of the unique characteristics and established retailers that exist. It has its own personality now that is set apart from the more trendy places.
- Who is responsible for maintaining it? are there any parking issues we will eventually have to deal with? as tenn st. continues to grow, will the streetscape keep up with these changes?
- Slowing traffic down
- Keep old architecture keep the park
- I am worried about people not doing business at the shops and restaurants during the project.
- That flow of traffic will be slowed like at 32nd/Lowell - I like that Tennyson is still more accessible for parking, biking, and walking. I hope you also keep the mature trees.
- That people won't clean up their houses/ stores and it will remain looking disjointed/ugly.
- That it will be maintained over time.

- I don't want Tennyson to lose its local, funky edge.
- Not sure the parameters it will be covering.
- I would like the streetscape project to be inviting to pedestrians - good sidewalks, bike racks, and lighted trees - something that gives an upscale feel.
- Add flow and defining character. Make Tenn Street special, and different than and better than 32/Lowell, Pearl St, etc.
- Dingy store fronts
- I don't know anything about it.
- Traffic and business disruption
- Keep the trees please, add more if possible.
- Walkability
- Allow existing successful businesses to continue, but blend better into the newer businesses
- Not sure of the full scope of work proposed - sorry!
- My kids getting run over by a vehicle.
- That it will impede my customers and that my business will suffer during construction.
- Don't know
- Creating a lasting environment
- None, really, except that I hope whatever is designed and built is well-maintained.
- That it won't go far enough.
- Too modern looking - it wouldn't fit the street.
- The businesses there aren't worth it, they aren't worth drawing people to.
- I don't have any at this time...
- Sustainability
- It will affect my business!!
- That after all the improvements have been made, Chavez Park will still look the same, property owners will be disillusioned because street and drainage repairs will not be made
- Maintenance
- Construction disruptions
- Traffic/parking
- Chavez park
- Loss of character
- Dangerous sidewalks/safety
- Tearing up the sidewalk/street in front of the store
- High taxes and property owner responsibility make property owners pay twice, making rents higher. Middle of the street not included in the project.
- I would like to have less drive-through traffic
- That the landlords opposed to it won't maintain it and will continue to "free ride" off of those who are improving the district
- I hope it brings better businesses to the street, more people, more life...if not it will be a waste of time and money
- \$\$ spent will not actually increase revenues for local businesses
- Tennyson will become generic with too many corporate stores
- Create a unique, well landscaped feel without seeming gimmicky

- Successfully beautifying the area and making it more inviting
- Keeping the street walk able so it's more appealing to park once and then walk up and down the street to visit all of the possible businesses.
- Nothing. I think everyone is looking forward to it.
- That the project will really make a difference
- I don't know enough about it to have a concern
- Without a proper zoning code limiting the type and size of buildings that can be built there, it will lose its neighborhood feel and charm

Question #5: What are your top 3 goals for the Tennyson Streetscape project?

Top Five Answers:

Better Lighting (16)

Fix/improve sidewalks (15)

Improve Walkability (11)

More trees (9)

More plantings (9)

- Better tree plantings
- Keeping individual shop recognition
- Accentuate art on the art walk
- Beautify the area, quell the crime
- Attract more walking traffic
- Unique and Artistic design completed on time, that attracts more shoppers, visitors, walkers, etc.
- Landscaping is sorely needed on that 1st block between 38th and 39th
- Making Tennyson Terrace section look like it's included in the new street scape
- Prep for the entrance of more nice, hip restaurants
- Bring more business to the street (5)
- Traffic control
- Improve esthetics
- Keep existing buildings/facades
- To clean it up, a face-lift, better lighting, more landscaping
- Bring people in the neighborhood
- Making the street look more cohesive
- Trash cans
- Improve connections north
- Create marketable identity
- Something the Berkeley-Regis neighborhood can be proud of
- Clean it up
- Unify the corridor and draw pedestrians along the entire route
- Sidewalk corners need handicap-accessible ramps
- Help the stretch from 38th-44th be consistently shopper friendly (clean, organized)

- Working with existing businesses
- Lots of green, flowers, trees, charming little lights, fountains
- Make it feel safe & well-lit
- That it beautifies the street and adds something GREEN
- Add bike corals
- Planters
- Keep it neighborly
- Make Tenn St. nicer.
- Charming, historic street lamps (good lighting)
- More business space to rent for reasonable prices
- Urban living
- More family friendly
- Improve the look
- Keep diverse retail and dining options
- Modernize and beautify tenn st. to attract more consumers
- Visually appealing
- That it preserves the feel and look of the neighborhood
- Not sure
- Keep/ improve Cesar Chavez park (perhaps create an off-leash dog area as many residents seem to use it for that)
- Preserve the historical features of the street
- Upgrade sidewalks with ramps onto the street
- Define character
- increased foot traffic
- More parking (5)
- Tie it all together
- A new thriving business district for our neighborhood
- Make it more pedestrian friendly.
- I would like Tenn to look beautiful and inviting so that we are a destination of choice.
- Build a lasting environment that can foster long term success
- Maintain and enhance the pedestrian experience.
- Make it beautiful - street lamps, benches, give it a more pedestrian feel. Also, the curb on the west side near the junk store at 41st is TERRIBLE for strollers and
- Beauty
- Tennyson St. should be a "Progressive Small Town".
- To see some physical improvements to the existing shops
- Less vacancies
- Addition of Character and Charm
- Unite the north and south blocks
- Create more patio dining opportunities
- Environmental appeal
- Solar lighting and eco friendly features, recycling
- Land/hardscaping (benches, trees, lights, trash cans)

- If someone is on 38th and looks down the street they don't see how nice it becomes later
- Places to sit and chat together
- More bars/nightlife, places to have a drink
- Clean up of dilapidated buildings
- Help remove blighted businesses
- Make Tennyson a destination
- Retain small, unique merchants
- Improve visual appeal (e.g. lighting, paint, continuity of signage, trees, park)
- Show that NW Denver can be a bit more hip and a fun spot to be, not just a place for good Mexican Food
- Bring more local shops
- Making the street look more polished
- Improve park edge and park
- Create continuity
- Pedestrian-friendly/welcoming
- Fix the park edge and create a central gathering place or "town square" within a piece of the park
- Clean up some junky businesses
- Assist in attracting traffic from nearby neighborhoods without crowding out the locals (e.g. parking options)
- To make a place where you want to spend lots of time
- Keep historic feel
- That the property owners appreciate the effort
- That some existing buildings get improvements
- Benches (4)
- Keep rent at a good place where locals can afford to stay
- More shops that I would shop at.
- Meandering pathways and nice sidewalks
- Clean up homes on Tennyson Street
- More restaurants, shops etc
- Don't try to turn it into a high-end hood
- Keep the same look & feel of the neighborhood (don't go overboard)
- Boost of interest of the neighborhoods in this gem
- More shops (2)
- Pretty it up a bit with some landscaping
- Bike Racks
- Better marked crosswalks
- Cohesion (2)
- Class it up a bit
- Keep the variety of new and old businesses.
- Improving the lighting - like Larimer Street (it's gorgeous and it draws people in)
- Safe and aesthetically pleasing crossings / ped. areas
- Look for opportunities to better integrate Chavez park with Tennyson.

- Make it blend - it's so choppy-one block is great, one is terrible, It makes it hard to want to walk the whole street with kids for Halloween, art walk, etc.etc
- I hope the project will make Tennyson a place where people want to hang out.
- To see vacant shops become occupied
- Design tribute to the old days of Elitchs gardens and rail car community.
- Create a fun and artistic furnishings palette
- Unifying aspect
- Getting more foot traffic on side streets
- Aesthetic "feel" of entire area from end to end
- Encourage pedestrian walking and cruiser biking
- Create a unique look to attract people
- Artistic and welcoming design
- Quality Workmanship that will last for Decades
- Definement of the district
- Cleanup of playground
- Stimulate the arts
- Neighborhood feeling
- Bike lanes
- Zoning
- Traffic control
- Signage (3)
- Draw higher end small businesses to Tennyson
- Maintain the character and charm and attract more shops to keep people on Tennyson and spending money
- Improve park
- Making the street more easy for customers to navigate
- More comfortable pedestrian access
- Increase business exposure
- Increase City-wide profile
- Modify run down storefronts
- Focus on pedestrians and transit, at the expense of an auto-dominated environment
- Crosswalks
- Attract/retain artsy-creative shops consistent with the neighborhood
- Increase sidewalk "meeting areas" for people to sit and talk
- Keeping it safe and slowing down drivers
- To transform the neighborhood to the next "it" Denver spot
- That the residents appreciate the effort
- That a cohesive effect is achieved
- Making it a destination for Denver.
- Free parking without restrictions
- A few more parking spaces
- Clean it up
- Better litter control

- Improve the value of the neighborhood
- Maintain the quaint, unique feel
- Create something easily maintainable and something the community can help grow and create the tenn st legacy!
- Cleaner, brighter street
- Encourage bicycle travel/parking
- Improve accessibility of storefronts and sidewalks
- Increase pedestrian friendliness
- Lighted Trees/great landscaping
- Update park
- Less closed store fronts
- Speed limit enforced.
- Business retention
- Unifying the district and creating/establishing its identity
- Still offer a diversity of options
- Tasteful signage
- Improving the parking situation - but no meters!
- Make it a true destination (like 32nd / Lowell)
- Create a continuous, coordinated streetscape and identification for the area from 38th to 44th.
- After its nice, invite the rest of the city. Make it a destination worthy of coming across town for, without wanting to hop in your car to drive past the few blocks where there is nothing to see or do, or that is just too ugly to want to spend time walking past.
- Tennyson needs a more positive vibe.
- Tastefully incorporate arts somehow (not like the mural on Chavez park, that is terrible, and not like the dumb cows that were all over Denver for a while (or still are)
- Get the city excited about Tennyson Street
- Business/resident integration requirements
- Old Town feel is maintained
- Reduce traffic
- Easy link between all the businesses with a uniform look
- Improve the aesthetic with street trees, seating and store front visibility
- Overall improvement in the visual look of the street
- Continued growth
- Parking
- Make the street attractive and safe
- Pedestrian friendly crossings
- More attractive, more art, fun, more color, green
- Better FREE parking
- Good aesthetics and design
- Beautifying with planters and/or trees
- Bring in shops and eateries with wide appeal
- Increase traffic from surrounding areas
- Beautification!!!!

- Drawn in new retailers/bar/restaurants etc to fill open spaces
- Restoration of existing structures
- Merchant/storefront improvements

Question #6: What are your suggestions for how to improve Tennyson Street?

Suggestions provided by survey respondents vary in detail and content. The one element that is consistent throughout the survey is the commitment and passion that the residents and business owners have for the Tennyson commercial district. Many respondents expressed frustration regarding the existing conditions of neglected properties. Respondents also cited the need to address the fragmentation of the corridor by creating a cohesive palette of improvements and furnishings that are installed throughout the corridor and on the side streets and by also improving the edge conditions of Chavez Park (that will be a part of future park improvement project by the Department of Parks & Recreation).

- Get all players at the table: parks, traffic/engineering and get funding for some improvements for those areas that cannot be funded by the bond, sustainable improvements: porous paving, low energy or solar lighting
- The corner of 41st street and Tennyson needs to become a straight corner. I know the rails used to go through there and that is why the thing is more bendy. It looks dumb and poorly planned, needs to have a regular corner there so someday when the current junk store moves on we could have a possible nice patio place for a bar or restaurant. Plus it's unsafe - you need to incorporate what is already done with the area between 39th and 41st into the new improvements. I am worried it will look mismatched since the crappy fence on the park is going to make the project look bad no matter what. That is a huge problem that will severely harm this project so I hope that we can at least have some continuity to try and overcome the challenge of the eye sore fence. or take the fence down for crying out loud, but a neighbor told me that isn't happening.....
- Liked idea about angled parking in front of the park. Get some of the property owners to REPAINT!
- Physical improvements to the exteriors of the shops - paint, updated signage, cleaned windows
- Maybe a distinguishing entrance
- Create some continuity. Is it residential, or commercial? Is it dilapidated or modern, or strip mall, or quaint, or neon signage industrial, or new age health. I don't mind if all coexist so long as it's somewhat attractive and inviting.
- Again, continue to improve the land use mix, particularly in areas that are run-down and underutilized (east side between 41st and 43rd). Would also be nice to see vacant buildings filled (Mountain Man, others along the block). Emphasize the pedestrian realm and crossings of Tennyson at 39th (and provide ADA crossing on W side of Tennyson at 41st where stairs exist).
- Safer, better looking crossings and street amenities; 2.) REAL street tree system with structural soil panels (not just too small tree "pits"); 3.) better street lights and event lights
- Get rid of the junky places
- In addition to my answers in the previous question - the drainage system at least on 43rd and Tenn really needs to be evaluated - the street floods every time it rains and it makes getting around and parking impossible (I have photos if anyone would like to see them).
- Block off large sections of it so it would be enjoyable to eat outside along it. At the same time, create parking so that people could drive to it, park, and then walk to the park and businesses.
- rules to require storefronts to look better than some of them currently do

- Overall design should take into account the eclectic nature of the neighborhood - artist community, stroller community, green etc. - it's mostly about making the sidewalks walk able and lit (safer for all), but would be good to do it in a way that reflects the neighborhood. With new lighting, can we get rid of the tall, outdated wooden light poles? The street itself needs work as well - the drainage is poor - and ice builds up along the edges and into the sidewalks.
- fix sidewalks, new shops/restaurants in abandoned store fronts
- Replace the entire street concrete from 38th-46th with brick or cobblestone or something to indicate you're in a special, ped friendly, historic area. Do something similar w/ sidewalks. Improve streetscape w/ trees, benches. Trees should be lit up every holiday season. Structures or statues at the entrances of 38th/46th that welcome you to this special street.
- Require business owners to upkeep their stores i.e., fix broken/cracked windows, shovel snow outside on walk, etc.
- Sidewalks need some work and more ramps. Cesar Chavez Park could use an off leash dog area. Benches would be nice.
- Slow traffic, increased pedestrian crossings, install cool bike parking
- Get everyone on board to make things look a little more uniform
- More bike parking locations and maybe some outdoor art installments to compliment the art in the stores.
- Outdoor eating only exists at Big Hoss- kind of with their French door windows it's a nice neighborhood thing to eat outside and watch the sidewalk
- Nice street lamps with banners to advertise 1st Friday, large obvious crosswalks, general clean up
- 1. fix up the old buildings or offer marketing services to create ideas for the exterior of the buildings 2. street benches 3. create something unique to tenn st. - like custom street signs or art walls or street sculptures? 4. RECYCLING bins!!!! What if our goal was to make Tenn st. a green street? All vendors try to use less plastic, more recyclable materials?
- I think it's great!
- Improve the appearance of rundown buildings fill in vacant retail spots.
- Fix sidewalks, give business incentives, more lights, renew the park
- Slow the drivers down. Put in better parking. Improve the park by putting in multi-aged swings. Put in better lighting at night. More trash/recycling receptacles.
- get rid of ugly metal fence at Chavez Park, encourage redevelopment or fixing up some of the crappy houses that are off the street & falling down
- Enhance and further develop the historic feel of the area, while encouraging new, upscale (but not chain) businesses
- More trees, better lighting, benches, planters
- Make it more neighborhood friendly, clean up sidewalks, and make it easier for families with strollers and bikes to visit.
- More trees and benches
- General streetscape improvements, small business improvement grants or loans, more signage getting people into the area from 44th and 38th
- Soften the street edge with some short, leafy trees.
- Add greenery, improve lighting, fix sidewalks / curb cuts so they are easily passable with strollers, improve park

- More restaurants, ice cream shops, much more outdoor seating, rooftop patios
- Prohibit dogs prohibit loud motor vehicles
- Lights all the way between 44th-38th.
- Brick paver/stamped concrete sidewalks throughout. Planters and trees to give a more park like setting. Better night time lighting. More and improved seating areas where people can hang out. Clean up the parking lot and surrounding area for the laundry mat/convenience store. It is a real eyesore. Maybe utilize local artists to create a better street scene (create benches etc.).
- Connect the patches of businesses, help drive bike friendly options, ensure parking and lighting as needed, and keep dog-friendly
- More restaurants
- Clean up the sidewalks - weeds and cracks and such are unsightly. Have retail and office spaces conform to some minimal maintenance of yards/weeds, paint, etc.
- Listed in other sections, but the best thing for Tennyson Street would be anything that brings pedestrian activity. More restaurants with sidewalk patios that activate the street is a start. The park edge and the central portion of the corridor need to be redesigned to create a more attractive entry, gathering place and utilization of the park space.
- Clean up some of the residential type businesses. The green door and dilapidated buildings across from Chavez Park are an eye sore in the middle of two portions of Tennyson street that could otherwise be quite nice.
- Better lighting & sidewalks (at a minimum)
- Banner signs on streetlights & recognizable and visible identity/logo
- Wider sidewalks, better parking connections
- Better lighting and signs Somehow incorporate park so that it isn't a barrier
- Improve park,, and try to something about the vacant/run down housing in middle
- Improve lighting, signage on buildings, continuity of paint/design, add trees...could make it similar to 32nd to provide continuity with that area.
- See previous 'goals' public art - not large scale
- Add more plants – trees
- Tap into city art money for branding projects. Increase parking by using space from Chavez park
- Year round lighting in street trees
- Traffic control, bike lanes, More pedestrian and biker friendly overall. Maybe it should be one way with more stop signs to slow traffic and allow for better parking.
- Better sidewalks and signage
- With the improvements, attempt to unify north and south ends of the street. Also consider more parking options near the Cesar Chavez Park (perpendicular parking)
- Sidewalks
- The city buys the houses across from the park and develops parking there with the park being redesigned to include set back area for gathering and a circular park like median be placed in front to slow down traffic and identify the whole street as one.
- A little cleaning
- Paint parking stripes to encourage more efficient parking on the street. Better evening lighting. better sidewalks
- Trees/landscaping on the block between 38th and 39th

- Incorporate solar or LED lighting for 'green' and lower cost maintenance
- Sidewalks & walkways with creative - perhaps a variety of colors - in the concrete or pavers.
- 3. Note that these walkways are going to be scraped in the winter from snow, and that they need to handle that abuse of shovel and salt. Therefore, not sure a pattern stamped in the concrete will hold up to that.
- We should all take a look down Tennyson from 44th Ave. looking South, and what would you envision??? I see a Palette of colored lighting bars, so distinct and different from other districts that could DEFINE the Tennyson Arts corridor. These colored lights would be within the poles, and perhaps even change-able patterns; with the white lights on top for additional illumination of the walkways.
- Low growing flowers and greenery planted where it makes sense, plus won't grow too tall to block intersections or the businesses signs.
- Create consistent line of connection with similar hard/landscaping
- Keep the art alive. We must maintain our art designation.
- Have places for artists to show - Kiosks?
- Add art stops on the sidewalk that support local artists showing their works during first Friday. They would of course have to have sales tax licenses.
- Street Lights (lampposts 1920-40's era), Banners on the lampposts for specific events or season, Kiosk station/gathering info area, Widening the street/sidewalk
- Overall identity with flags and signage
- Better walkways
- Better lighting in darker parts so patrons will continue past
- Improve the tree plantings. Don't use all green ash trees. Diversify the plantings
- Ped crossing, awnings back in winter, forward in summer
- Make it pedestrian only
- Not sure what tools are available
- 1. visually open up the street as much as possible; 2. limit signage to attached front facing; 3. Enforce residential maintenance of trees and landscape
- Bright sidewalk lighting. Upgrade to lighting on Tennyson Terrace
- Area for posting information on neighborhood activities. Reduce traffic (lower speed)
- Introduce four-way stops from 44th to 38th
- Bike racks, seating, landscaping, sidewalk improvements, branding
- Add pull in parking at the park
- Less street parking
- Make it more pedestrian friendly. Slow down car traffic (speed bumps?). Maybe make it one-way with diagonal parking on both sides to create more parking along the street. It'd be cool to turn it into a pedestrian mall, but then there'd really be a lack of parking.
- Repair sidewalks, add attractive lighting. Can there be a 4 way stop at 41st?
- Reconsider diagonal parking.
- I'd love if there was only pedestrian access. Another idea is to eliminate the street parking and then extend the sidewalks for outdoor seating. Another might be to make it only for bike/pedestrian access.
- Repair the sidewalks and make them uniform throughout the district. Give the street a "sense of place" with signage similar to the Highlands Square area. CONSIDER making the district a one-way street with diagonal parking, and make Stuart (already narrow) a one-way street going the other way.

- Make it fun, colorful, attractive to shop, dine, walk around, bike, meet people
- Zoning needs to allow for more density while preserving historic architecture; increase local business visibility - hard to see from street (signage needs)
- Broader sidewalks - healthy trees, underground electric lines - use distinctive streetscaping
- good connections on E-W streets into the neighborhood
- Put in pretty sidewalks (brick pavers or something), put in planters and seating for pedestrians, get rid of dumpy buildings/houses
- More outdoor seating, more free events at Cesar Chavez; more music events with the street closed to traffic; more diversity of businesses; less vacant shops
- Visually and physically attempt to connect the businesses on the street from 38th- 44th so that pedestrians will feel more comfortable along the entire length of the street. Update sidewalks, crosswalks, light posts, etc.
- There are a few walkway improvements that need to be made
- Create some cohesiveness but keep the unique character
- The addition of public art
- The streetscape looks great, but I think that Cesar Chavez Park needs to be addressed by Parks simultaneously. The park is in the center of the streetscape project, has an ugly chain link fence and retaining wall, and no lights. I suggest at least planning with consideration of how the park will be improved, even if park improvements do not occur simultaneously.

Question #7: What activities would you like to see on Tennyson Street?

Survey respondents value existing events, such as the First Friday Arts Walk, but also hope to see additional activities along the street and in the park. This information prompted the consultant team to explore options for expanding access to utilities, such as providing additional power outlets on proposed pedestrian street lights. In addition, streetscape improvements on the side streets were configured to provide additional seating areas for small, impromptu gatherings as well as locations for other furnishings such as trash/recycling receptacles and bike racks.

- I'd like to see the edge of Chavez Park opened up so that there is a plaza to congregate and steps to site on and that this piece becomes the heart of the street, a destination and a place for a lot of unprogrammed activity.
- The park needs to be the center of this street. There needs to be events in the park as often as possible. I would like to see pub crawls, date nights, and whatever else these people running the show can come up with
- Love First Friday!
- I think ArtWalk is a fantastic event for the community. It would be nice if there was a street fair (a smaller version of Highlands) either in the late spring or early fall
- Festivals - both for children and adults. Boulder puts on a very fun Elves and Fairy's parade in the spring on Pearl St. mall when the tulips are blooming - music festivals in summer in the park, movies in the park in summer, maybe a bike path around the perimeter of the park with hills and such for the kids. A skate park in the park.

- I like the outdoor dining element seen at some of the restaurants, would like to see more of this to activate the street. Important to provide adequate bike parking outside of the pedestrian zone. Street trees, planters, etc. would be nice.
- Annual events and use of parks and parking lots if the street can't be closed itself. 2.) A children's parade (with invited parents grown-ups on occasion); 3.) Heritage Day event
- A FARMERS MARKET, Art and food festivals - more celebrations in general - An annual Tenn Street Fair to celebrate our amazing community
- Outdoor restaurants. Walking.
- Street fair
- Cleaning up the sidewalks will hopefully bring more people onto the street, increasing patio use - and will enhance the already popular art walk.
- I love First Fridays; a street fair once/year would be nice to bring visibility to the new shops
- A Tenn Street Festival on the street and in the park from 38-46th. A big farmers market at the pavilion at Elitch's.
- More community events, like monthly sidewalk sale, a vendor fair etc.
- Things for families/kids. Maybe a family concert night at the park or an outdoor movie screening.
- More patios in the summer.
- Love the family activities and that art walk.
- Keep art walk love having a night when some shops are open a little later and getting a chance to stroll and browse
- A festival of some kind!
- I think there are already a lot of great festivals and activities on Tennyson.
- More events like First Friday
- A fair for vendors to sale goods and crafts like the Highland Street Fair. Concerts at the park with local bands in the warmer months Movie night at the park in warmer months Block parties
- A dog sitting business, so you can leave your dog while you go in for dinner or to shop or work out. A dog sitting business, so you can leave your dog while you go in for dinner or to shop or workout.
- Farmers market. Close down Tenn. St. to cars on First Friday. Bike Rentals like the one used downtown!
- Summer and winter street fairs
- More parks and public art exhibits
- More art related activities, more activities for families
- Street / art fairs, keep trick or treat
- Live music, farmer's market
- Music and festivals in the park.
- What if Tennyson had a busker-art fests like downtown's (or an offshoot of downtown's since it's so crowded!); please continue the First Friday ArtWalks/open businesses
- Street Fair like Highlands, but without loud music
- Art
- Taste of the Highlands. We have great restaurants and the Highland Street Fair is already taken by 32nd. As the other premier retail and dining district in NW Denver, I think it would be cool to have a Saturday street celebration with restaurants representing and maybe a farmer's market and booths and such.

- More people and more action. Consider temporary street closures during first Fridays to let people spill onto the street.
- Better use of the park. Events, concerts, volleyball, etc.
- Block party maybe in conjunction with First Friday where street is shut down
- Street fair. Summer market in the park.
- First Fridays
- Farmer's markets, sidewalk sales, art shows
- Street Fairs
- Street fair, bands and movies in Caesar Chavez Park, continue First Friday.
- Public dining seasonable sidewalk sales antique fair
- Outdoor movies at the park
- Perhaps a street fair (as in 38th st and Gaylord St.)
- More performance art on Fridays. Use Elitch Theatre
- More people taking advantage of what it offers
- Art, art fair (in park - already, but make it HUGE), work with FD to use different escape route
- Art fair, more pedestrian traffic. A general awareness in the community that we are local business on Tennyson
- The Artwalk creates a Festival type atmosphere every month – let's expand that a bit more, to include Buskers & Street Performers; more Live Music & Art offerings; etc. to continue to attract Visitors. Also perhaps a Once a Month Daytime activities for the Children - using Chavez Park - (in the Summer) for Art Classes; Games Wizard activities; Music for Kids; Food vendors, etc. Also a MOVIE NIGHT at the Park. We also need a Venue for Events, that could include Neighborhood Meetings, Rental for Wedding events; Large hip Club-Restaurant with Live Music for Dancing!!! In other words a CENTER Point for Tennyson.
- More promo First Fridays
- Farmers market weekly. Outdoor music venues in the evening. Increase the art walks to 2 times per month.
- Chavez park should be redone with activities like live music for families.
- Art sales, street musicians
- Bike lane, Street fairs, performers
- Saturday activities
- Farmer's market?
- Music/event amphitheater in park?
- More kid friendly activities
- The art walk is great. How about a street fair designating a portion of Tennyson to be closed off to traffic
- Shopping! Streetscape improvements will not bring shoppers. We need marketing ideas and money to do them!
- Street fairs, activities at Chavez and Berkley parks, sidewalk sales
- Eating, shopping, meandering, relaxing
- Street fair, like at the Highlands. Farmers market? Ethnic street fair (Italian, Irish, Hispanic)?
- Farmer's market in Chaves park, Other events in chavez park. Better publicity for events we already have. Children's arts events. Health fares.

- Outdoor cafes and seating, farmers markets
- Summer festival
- Improve the art walk, more live, an art market every Saturday, a street fair every summer, more community oriented activities, a taste of Tennyson (but we need more restaurants for that)
- Farmers market
- Cafes
- One or more areas for gatherings - weekend markets & festivals, as well as for neighborhood events
- Art walk, seasonal festivals, farmers markets, music see above, street would be a fantastic place for the neighborhood 4th of July parade. First Friday Art walks should continue as well. Maybe another festival (Arts fest, music fest, OctoberFest, etc.)?
- I would like to see an art show and maybe a street fair
- Community events, family friendly, music
- A street fair would be nice
- Restaurants with front patios, much less medical marijuana, and music in the park

Question #8: In what ways will streetscape improvements affect you?

The following answers helped the consultant team understand the community's perceptions regarding potential improvements and subsequent impacts on the corridor and adjacent neighborhoods.

- Hopefully they will improve everyone's lives.
- More walk-in traffic
- More accessible Better area image
- More people will come out and support the street, purchase from owners, socialize, create more of a community and more support
- The duration of the project will affect business and may close us (Tastes Wine Bar) if it is not controlled. 2. If not done right it won't add to the life of the street.
- Probably not too much, as families come to us for being inside our studio for music making, it doesn't matter a whole lot about surrounding area, but the improvement will certainly help attract more potential students, just from walking by our storefront.
- The process of the construction is scary because of the disruption to normal business and the length of time is worry some. But after it is done the increased walking traffic will increase business
- More cost for maintenance but more draw as a destination
- We have been here for almost 19 years and have invested in many properties on the street. We have certainly struggled to make these payments and pay the higher property taxes. We have always held a great vision for Tennyson and what it can become. The opportunity to re-develop our properties will not only benefit a return on our investment, but will really help the Street. We need a Centerpoint Building on Tennyson, and believe our combined properties could be just that. The Streetscape Improvements are really key for any development.
- An improved business district improves my quality of life and my home's resale value.
- I hope we will see our retail traffic improve
- It will provide a safer night-time walking
- I will be more likely to go to Tennyson
- Will bring a sense of pride to my community

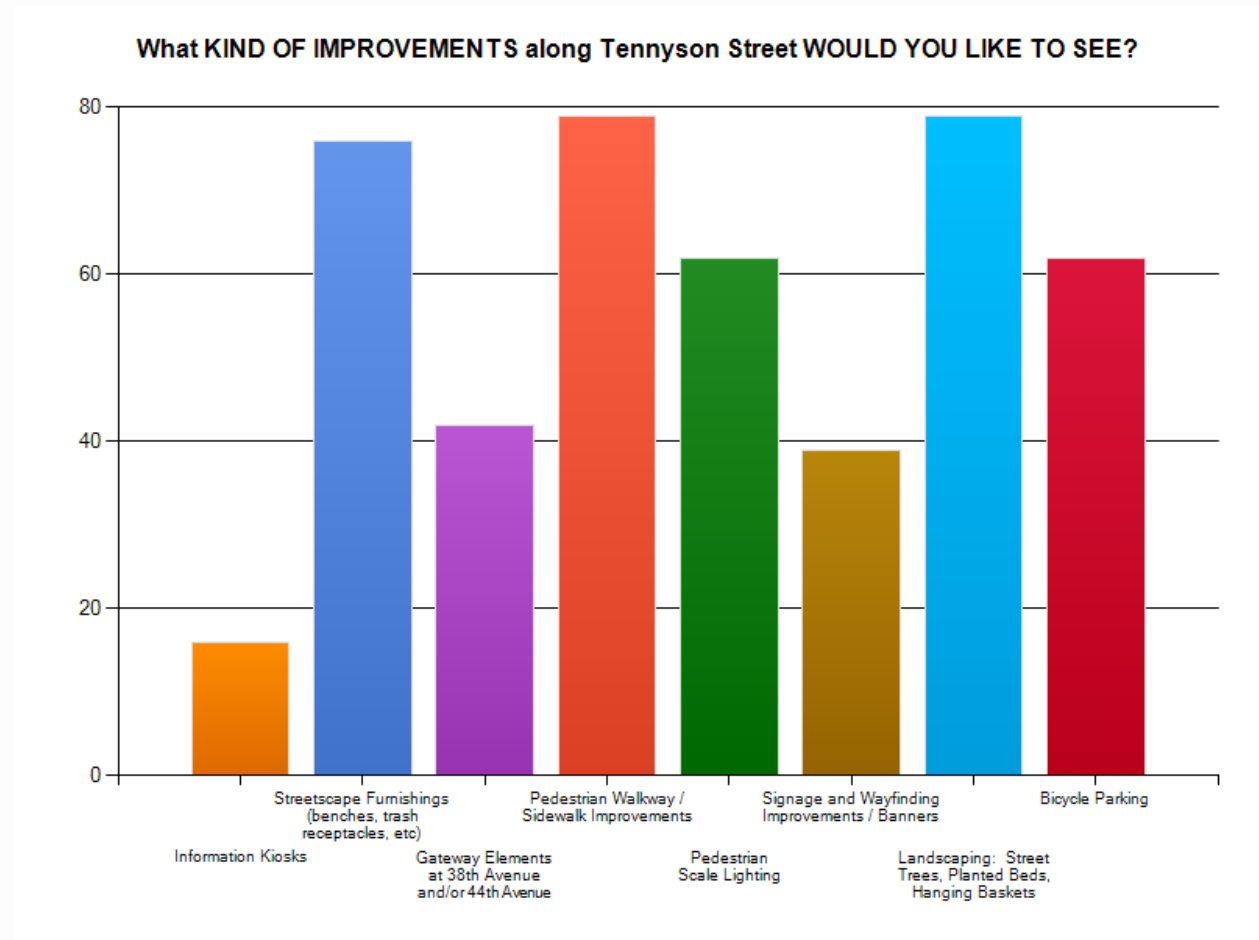
- Could attract new people to area and make it more user friendly for those in the area
- I hope it will make it easier to park and get my kids out of the car. Right now the street is so tight, I nearly get hit getting my kids out of their car seat.
- Improve pedestrian quality, help business stability
- Make the area even more inviting
- provide a more pedestrian friendly environment better shopping experience improve quality of tenants
- It will help our property value, bring more desired businesses to Tennyson, it will increase our family enjoyment of the area and cause us not to want to move elsewhere. it will also encourage shopping, buying local.
- Spend more time there
- In a negative way during construction: Very loud noises, vibrations, dirt, dust, parking hassles for customers. In a positive way: hopefully, the months of construction will result in Tennyson Street being a more attractive place to be and bring more customers to the area.
- Make stores more inviting
- I would be more likely to walk there than drive elsewhere for shopping
- I live 2 blocks away and use businesses on the street almost daily. Tennyson is the "downtown" and urban heart of the area and needs to reflect this character. It should not be suburban in any way.
- I have no idea. I still don't know what is proposed for this project.
- Make you want to stay longer
- Improvements will businesses and customers
- I live nearby and frequent the shops - would like to ensure they thrive
- Increased desire to go there, hang out with friends, and patronize shops. Increased safety.
- Spending more time on Tennyson socializing with neighbors and getting revenue for small businesses.
- It will make me more excited to live in the neighborhood and to bring people in to show it off!
- I will be more likely to walk over (especially with my daughter), may create a parking issue if it becomes a more popular destination
- Will make the shopping/walking experience more enjoyable.
- Easier to shop there
- I would visit more with my family
- It would make me more likely to visit local businesses and to bring out-of-town guests there for dinner instead of going downtown.
- Make me feel safer, make it a nicer area to bring out of town guests to show off our beautiful, historic neighborhoods.
- I might be able to start a business and sale more of my goods if we have a street fair. Bring more sense of a community by involving the neighborhood in movie nights, concert night, and block parties.
- Increase my property values, make for more places to walk that are nearby to enjoy
- Hopefully encourage me to shop on Tennyson more.
- Improve the value of the neighborhood
- Hopefully it will make Tennyson street better, which will help out my housing value!
- Make me get involved more in the community. would take my family out more to support the vendors
- I'll be able to shop on both sides of the street and cross safely with my two kids
- Revitalize interest of the neighborhood in going to Tennyson

- They will encourage me to spend more time on Tennyson, spend \$ there.
- I live walking distance from Tennyson and I go there a lot but would use it even more if it improved.
- Improve my home value, but since I live one street over I am a little concerned about parking in the area.
- More enjoyable when I'm walking my dog/kids. More likely to walk over with guests and eat/drink on Tenn.
- I will stroll this area more often with my family
- Hopefully brings more people to the street, which in turn will bring more retail/restaurants to the area - making the street feel more like the 'main street' that it is - and providing positive visibility to our neighborhood. End result? Hopefully it keeps property values strong and moving up.
- Increase local shopping options.
- Might visit even more safer to bring younger kids
- I prefer to drive Tennyson rather than Federal or Sheridan, but I'd give that up to see it converted to a pedestrian mall.
- During construction, I'm sure there will be a negative impact on our business if the street is impeded. After the improvements, I believe that Tennyson will be buzzing with activity on most if not all evenings (hopefully improving business for the retailers and exposure for the artists). I'm also hopeful that people from other communities will begin to show more of an interest in Tenn which would give the retailers a big boost and stimulate the local Berkeley economy overall.
- Safer feeling at crossings; feel more invited at night and be more inclined to "hang" longer; 3.The project should lead to a healthier business environment with less turnover of businesses.
- It can only help.
- Home value and desire to go to Tennyson St vs. 32 St
- Maybe there will be a little more noise/construction in the area, but overall it will improve the charm of Tennyson and make Berkeley a more desirable neighborhood
- Bring in even more merchants that I will patronize
- In the end I think it will actually make me sad and somewhat mad because if my neighbor is right about the park we will still have a HUGE eye sore to look at that will hurt the overall project. If nothing can be done with the park why bother? Seems to me like it is a no win proposition for the city and whoever is putting this project together.
- They will instill a sense of pride
- Improve experience when visiting local vendors
- Maintain property values; increase awareness of neighborhood identity and
- Respect for property
- More likely to shop and eat on Tennyson Mar 11, 2010 5:53 PM
- Improve Berkeley! I am a long time resident and love my little corner of Denver
- Bring community together
- Higher property values
- More traffic for restaurants and shops
- Bring more attention to Tennyson Street. Nobody outside the community knows we exist.
- People will feel more pleasure walking on the street, they'll spend more in the boutiques which will make my business more of a destination for them. People outside the neighborhood will see this street as a worthwhile destination for themselves

- Hopefully make it more pedestrian friendly
- If NW Denver has multiple "main streets" it will draw in more energy, investment, and upgrades to the area. People from all over the city know Highlands Square. They have been there. Not so for Tennyson. Improve it and it will become a destination.
- if it turns out good, I'll stay
- Construction could hurt business, higher taxes have already increased my rent (bad for me), worries about no parking - I do not have business parking, do not see how streetscape improvements will increase revenue - locals already use Tennyson St frequently
- More attractive for more frequent shopping and visits to the neighborhood will make Tennyson more inviting to visit. also, will make it a better destination place for others and will become a thriving district.
- I love Tennyson and walk there all the time. I can't wait to experience the improvements. I think I will go there more often and get friends to gather there more often.
- We will choose to spend more time and money along the street if improvements are made.
- Increase community, and invite more small businesses into the area.
- It might be an inconvenience, but worth it
- I don't feel it will affect me
- It will encourage me to shop & eat in the area more
- Hopefully will increase my resale value (live on Utica)

Question #9: What Kind of improvements along Tennyson would you like to see?

Preferences for specific improvements identified by survey respondents assisted the consultant team in identifying furnishings palettes and design elements that were included in the conceptual alternatives and preferred concept plan.



Please list any other improvements

- Sculpture
- We are at corner of Tenn & 41 with a huge sidewalk along 41st. We would love to see bike racks, benches, and/or tables & chairs along that brick wall. It's a perfect spot.
- Creative Lighting and Sidewalks that help define Tennyson as its own Cultural Arts District, driving more visitors to see this unique area, as it will clearly stand out from the rest.
- MORE CAR PARKING
- Every effort should be made by the City to integrate curb replacement/upgrade at the same time as the sidewalk replacement
- Improve Park
- Art work--maybe a sculpture
- Removal of the beat up newspaper boxes

- Elements that reflect the vibe of our community
- Chavez park could use a Gateway Element and a stage for community events
- Better crosswalks, Wider sidewalks, Outdoor dining, fix the park edge!
- CLEAN IT UP!
- Scooter parking!
- If there are trash receptacles - can we include recycling?; also, Tennyson itself is not as bike-friendly, I always ride the nearby side streets when on bike
- PS lighting, yes--down lighting, only; and remove the intrablock street-scale lighting
- Improvements to Chavez Park
- Stroller parking, street map, more modernization
- Infill of new businesses to the closed/vacant stores
- Improvements to Caesar Chavez Park, off leash dog park:)
- Better traffic flow
- Perhaps a water feature for kids to play in or some other kids feature
- The gutters are a wreck and the street floods every time it rains or there's a big snow melt. Moms can't cross 43rd with strollers at all because it's pretty much a lake.
- Get rid of the junk
- Public art of any and all kinds; furniture-cluster-nodes for people watching
- All of these elements are important!
- Also a welcoming gateway to the park from Tennyson. Open that up a bit. The chain link is awful, and the retaining wall with the painting looks ghetto.
- Make it all match somehow, or at least flow.
- Bulb outs at intersections, pedestals for public art. big, huge weatherproof framing to house seasonal, community art pieces, all lighting and irrigation should be sustainable and "green", water consideration, porous paving
- Traffic control measures, speed bumps and stop signs
- Gateway elements at 52nd - you are leaving out 44th to 52nd in your plans
- Cross-walk signs that say "Yield to Pedestrian, State Law"
- Traffic enforcement
- Not sure i'd recommend gateway elements
- Better Crosswalks across Tennyson
- Car parking
- The traffic moves fast as it is a through way for emergency vehicles. Pedestrians will move fast and out unless we entice them.
- More room for outdoor seating
- Better code enforcement
- Do not loose parking
- Upkeep of some buildings/storefronts
- Lots of tagging in area, so wary of expensive benches, trash cans, etc.