



Amanda
SAWYER
DENVER CITY COUNCIL ★ DISTRICT 5

Montclair ADU Survey Data

DENVER DISTRICT 5 ★ CONNECTING PEOPLE & GOVERNMENT



Overall Statistics

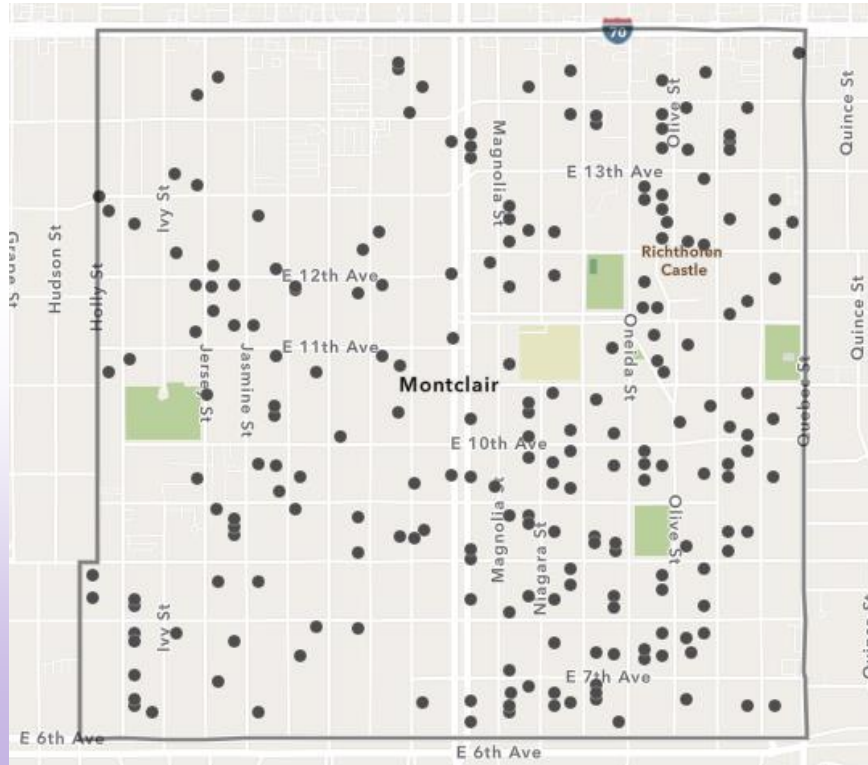
- **535 Total responses**
- **217 Responses were considered**
- **318 Responses were excluded for not identifying as Montclair residents, having duplicate addresses, or having duplicate IP addresses**

Overall Statistics Continued

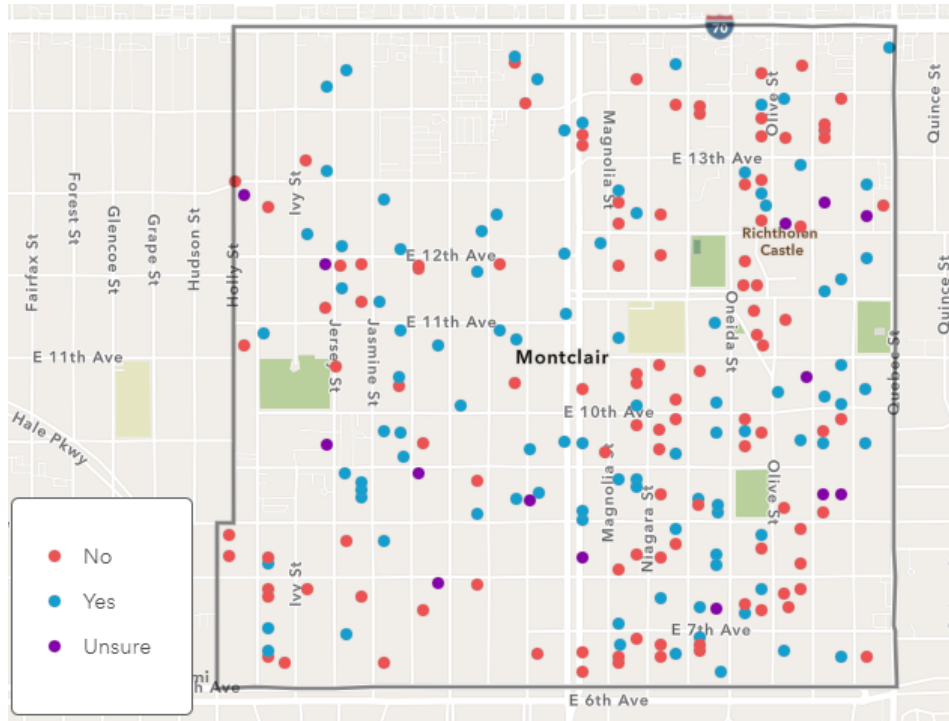
- Denver Assessor states there are 2454 parcels in the Montclair statistical neighborhood
- Survey represents ~ 9% of parcels in subject area.
- At 95% confidence levels the margin of error for these data is 6.4%



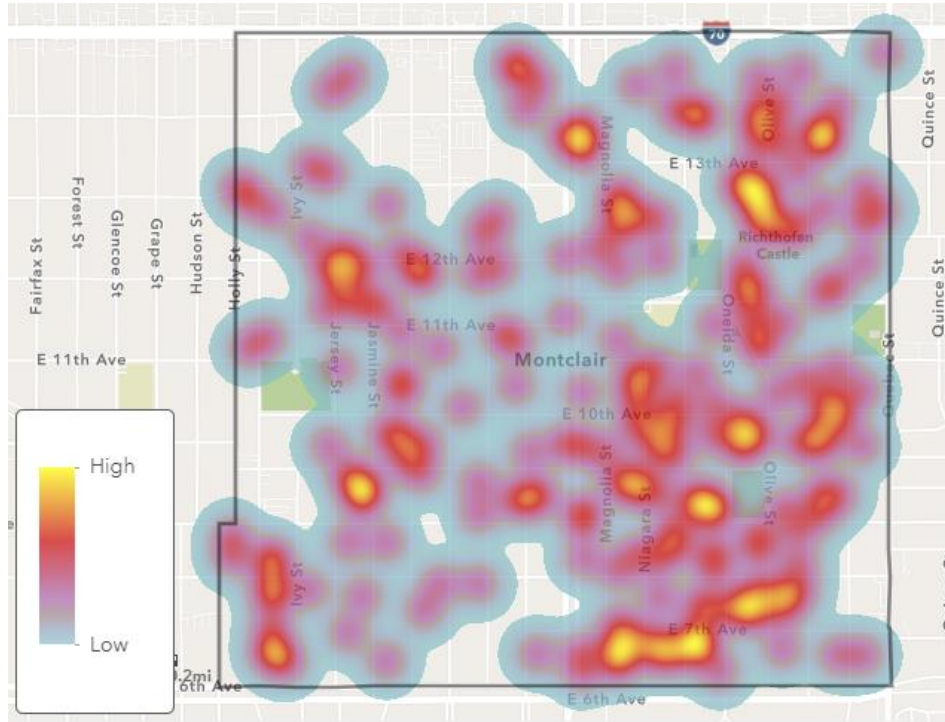
Montclair Respondents



Montclair Respondents Continued



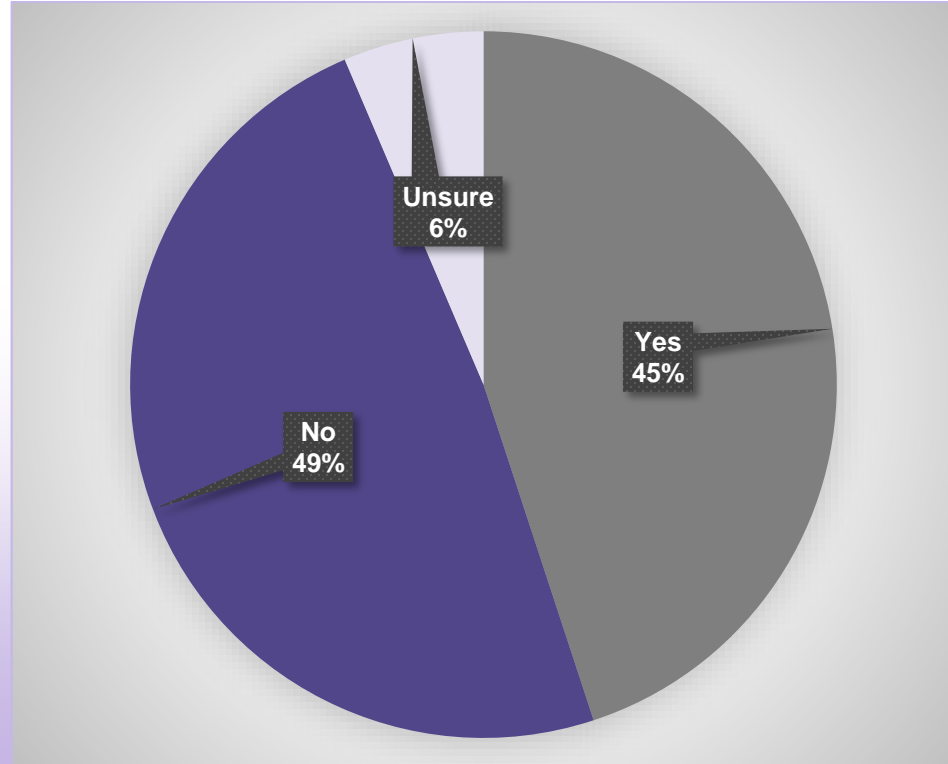
Montclair Respondents Continued





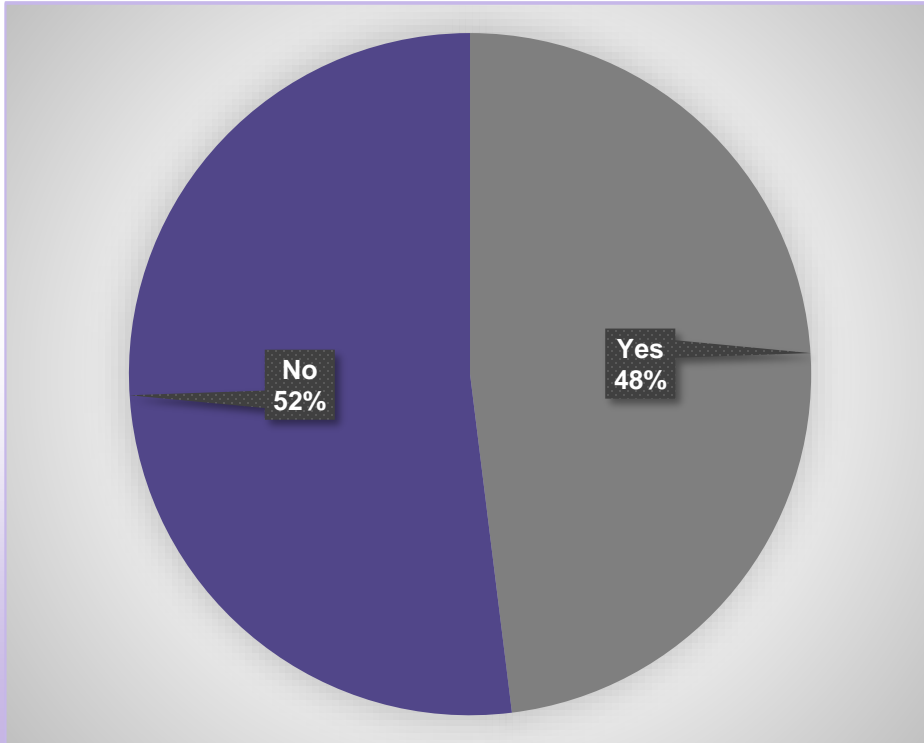
ADU Support – All Responses

<u>Yes</u>	<u>No</u>	<u>Unsure</u>
97	106	14
45%	49%	6%



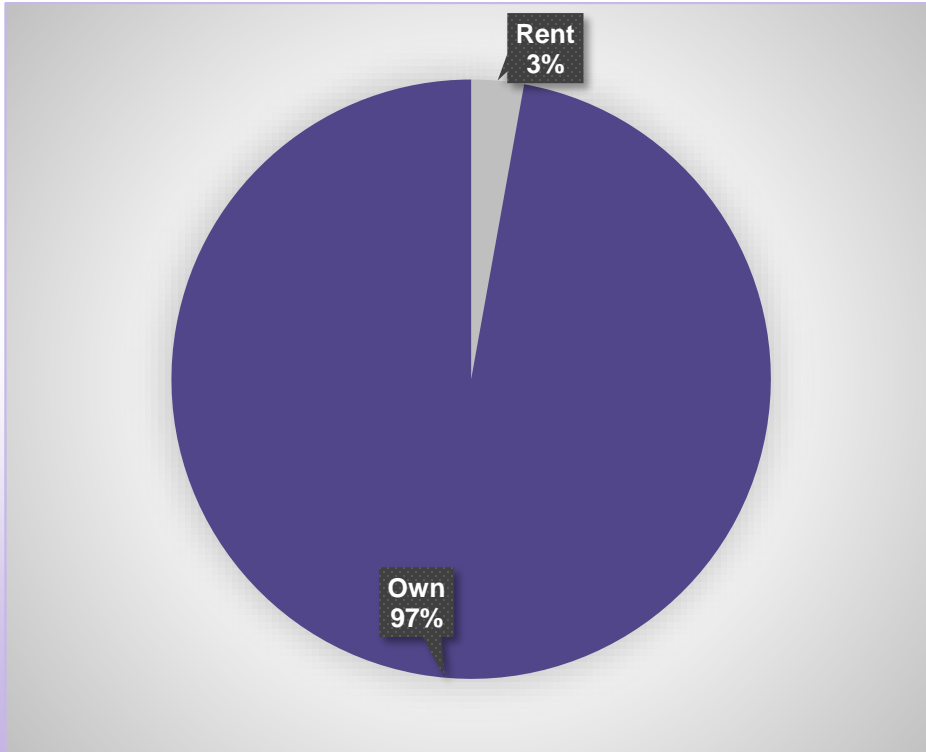


ADU Support – Definitive Answers



<u>Yes</u>	<u>No</u>
97	106
48%	52%

5 | Rent or Own Responses

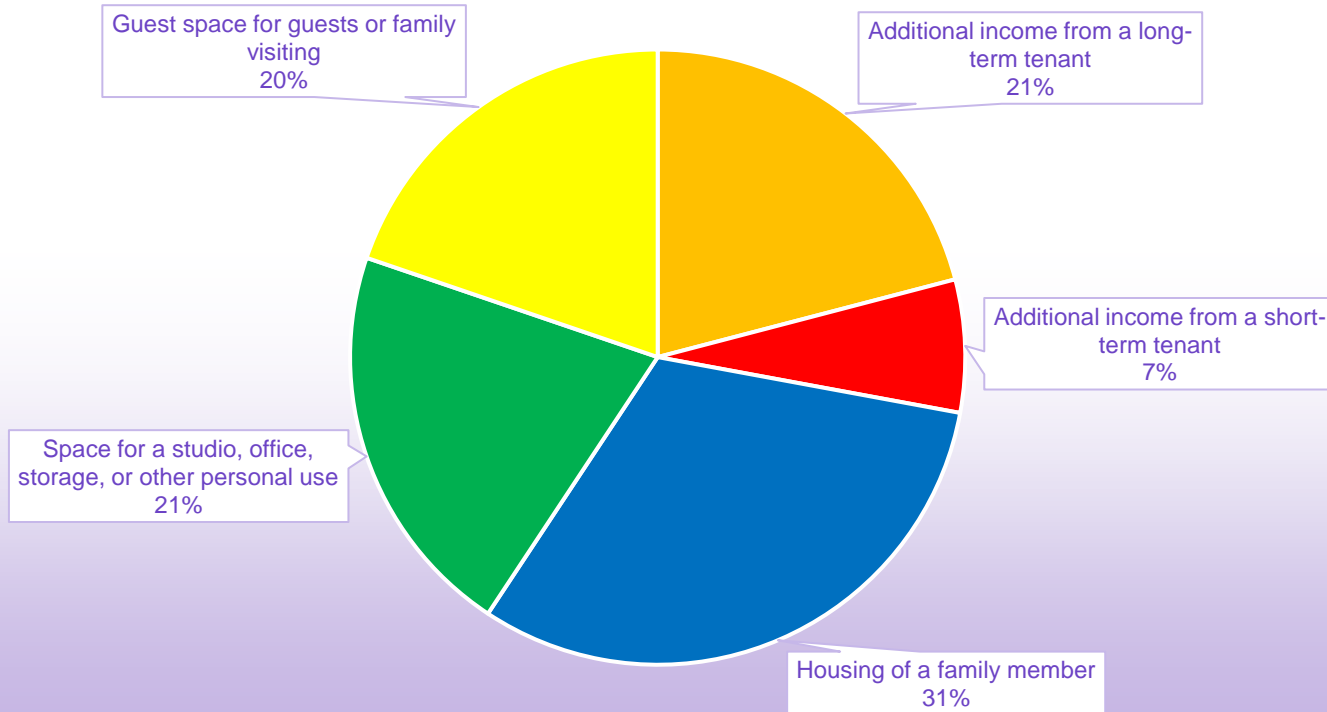


<u>Rent</u>	<u>Own</u>
6	206
2.8%	97.2%

- N.B. only 212 of the 217 responded to this question



Reasons for Support

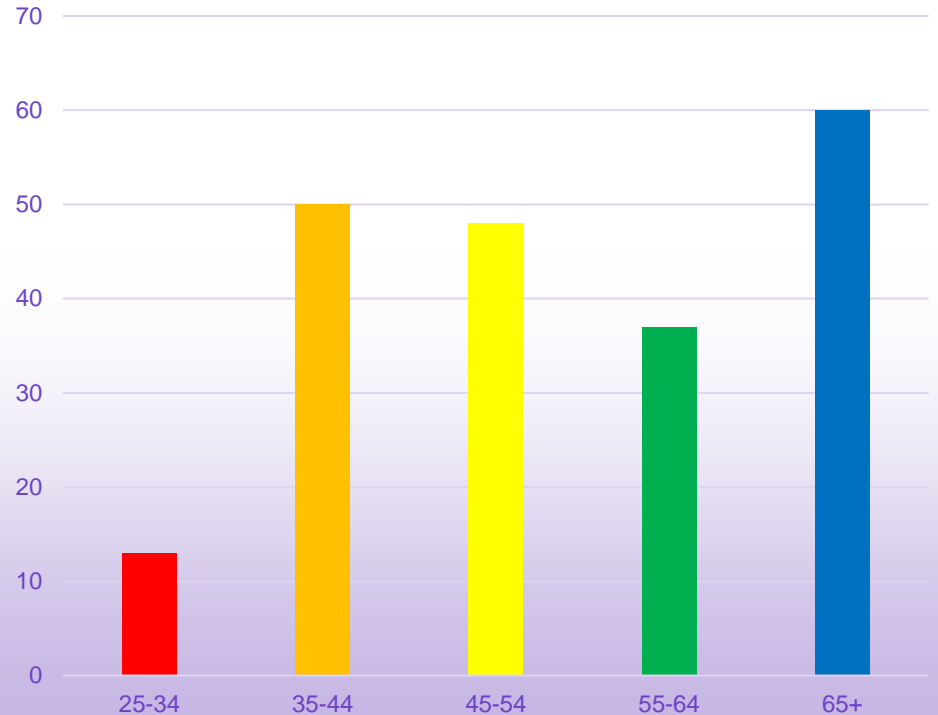




Age of Respondents

<u>25-34</u>	<u>35-44</u>	<u>45-54</u>	<u>55-64</u>	<u>65+</u>
13	51	48	38	61
6.1%	24.1%	22.6%	17.9%	28.8%

- N.B. only 212 of the 217 responded to this question

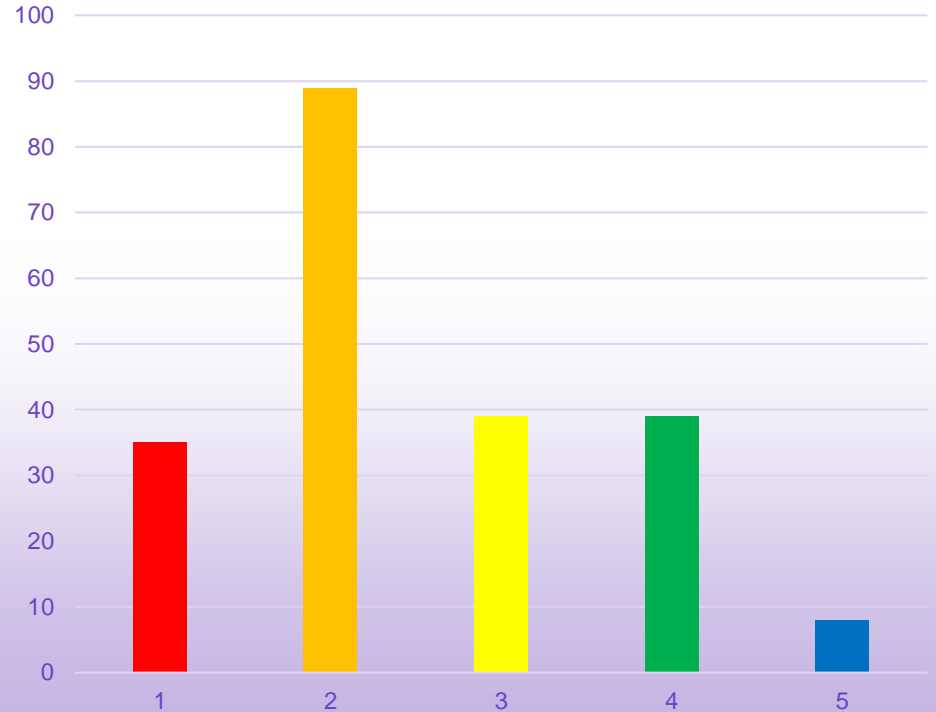




Number of People in the Home

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
35	90	39	39	8
16.6%	42.7%	18.5%	18.5%	3.8%

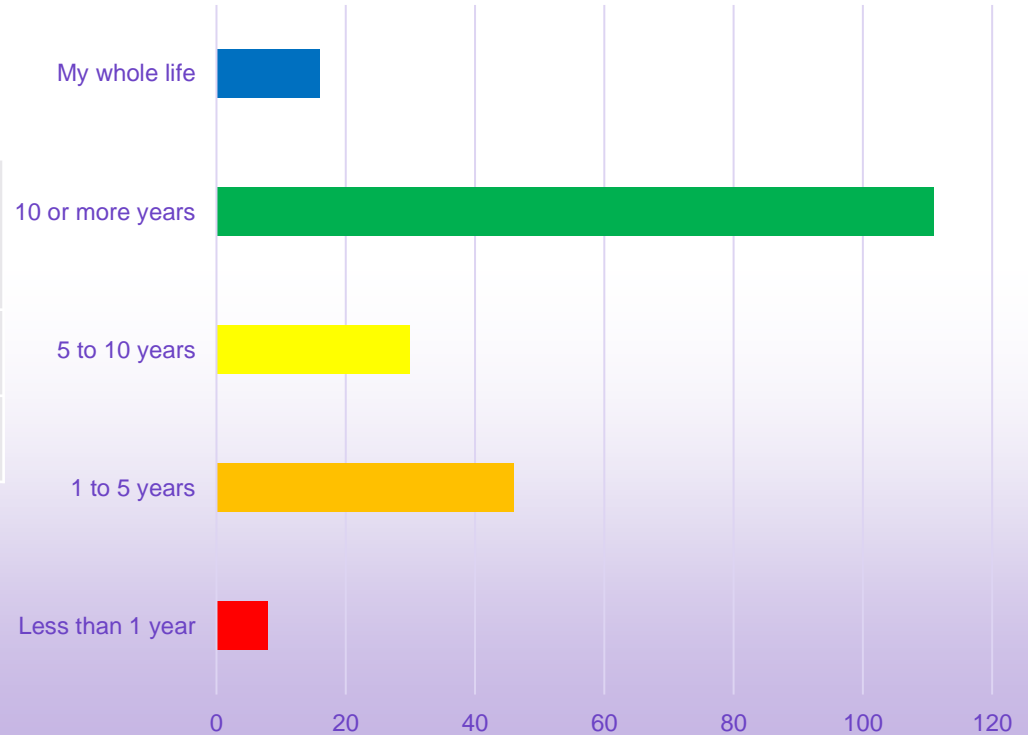
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Time Lived in Montclair

<u>Less than 1 year</u>	<u>1 to 5 years</u>	<u>5 to 10 years</u>	<u>10 or more years</u>	<u>My whole life</u>
8	46	30	111	16
4%	22%	14%	53%	8%



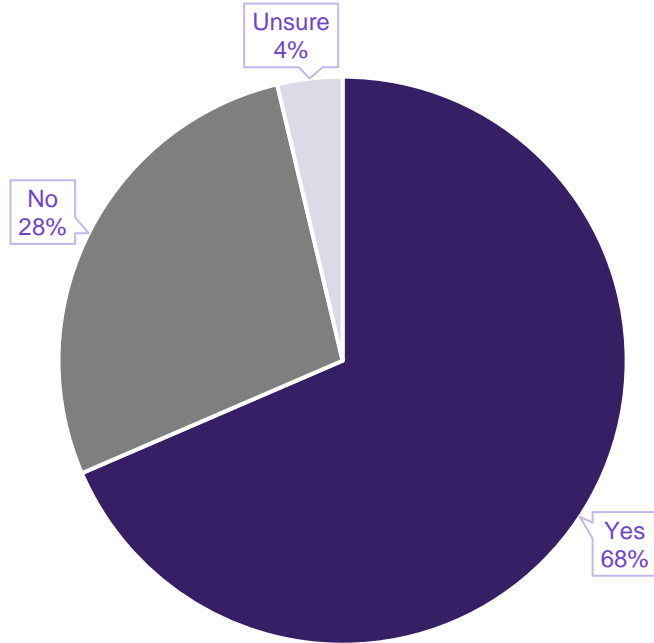
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Time Lived in Montclair Continued

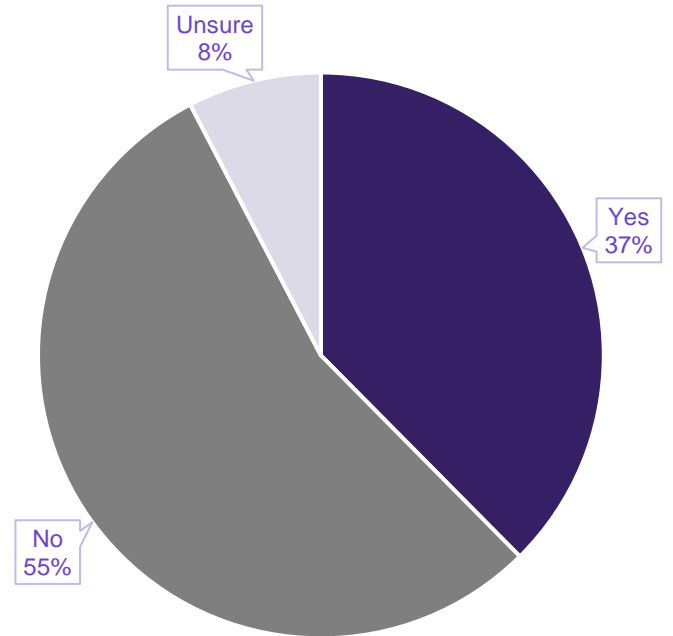
	<u>Time Lived in Montclair</u>				
	< 1	1 to 5	5 to 10	10+	Life
<i>Yes</i>	6	31	12	46	1
<i>No</i>	2	13	14	58	14
<i>Unsure</i>	0	2	4	7	1
<i>Total</i>	8	46	30	111	16
					211

Time Lived in Montclair Continued

Lived in Montclair for 5 Years or Less



Lived in Montclair More Than 5 Years or Less



5 | Comments

The comments were overwhelmingly negative.

Focusing on the destruction of neighborhood character and addition of unwanted density and its effects on the infrastructure, especially parking and traffic.



Conclusions

- This survey accurately reflects the neighborhood based on the statistical analysis and by observing the spread of responses pretty evenly across the neighborhood.
- Even with the margin of error maxed out we could expect only just over 50% support.
- Support for ADUs was significantly stronger with new (≤ 5 years) residents.
- The Council office feels that only support over 60% of residents would justify rezoning the neighborhood. Based on this we will not be moving forward with legislative rezoning of Montclair.
- Please note that residents will still be able to apply individually for rezonings of their properties for ADUs.

Questions & Discussion