PROPOSED HIGHLAND NEIGHBORHOOD PLAN
AS APPROVED BY THE DENVER PLANNING BOARD
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I. INTRODUCTION

NEIGHBORHOOD PLANNING

Neighborhood Planning is a collaborative process between the City, citizens, and property owners of a particular area which actively solicits participation in the formulation of a plan for a neighborhood. The process helps to enunciate goals, places issues on the table, generates and tests alternative ways to achieve the desired ends, proposes a plan for the area, and spells out policy changes and investments which should be implemented to help realize that future. It is a forum in which people initiate rather than react to change, and in which the various interest groups within a neighborhood, who may have different goals, work out their differences to arrive at a mutually satisfactory plan. The private-public partnership is essential to the ultimate success of the venture.

USE OF THE PLAN

The neighborhood plan which results is an advisory document for directing and managing change. It serves as an official guide for decision makers, including the Denver Planning Office, the Mayor, various city departments, and upon adoption by the City Council, also guides that body's deliberations. It plays the same role for the private sector, advising residents, businessmen and investors as to expectations and direction for the neighborhood. The plan is not an official zone map and, as a guide, does not imply or deny any implicit rights to a particular zone. Zone changes, which may be proposed in the plan, must be initiated under a separate procedure established under the City and County of Denver Municipal Code.

This plan is intended to promote patterns of land use, urban design, circulation and services which encourage and contribute to the economic, social, and physical health, safety and welfare of the people who live and work in the neighborhood. The neighborhood plan addresses issues and opportunities at a scale which is more refined and more responsive to needs that can be attained under the broad outlines of the city's Comprehensive Plan. The neighborhood plan serves as a component of that document.
NEIGHBORHOOD PLANNING PROCESS

In May of 1984, the Denver Planning Office became partners in a community based planning process to update the Highland Neighborhood Plan of 1976 and to suggest alternatives for development. Highland is located one half mile north within walking distance of Denver's Central Business District. The neighborhood is bounded by Federal Boulevard on the west, the Valley Highway and Inca Street on the east, West 38th Avenue on the north, and Speer Boulevard on the south. The neighborhood's major access and gateways from the south are provided by the 19th Street bridge, 15th, 16th, and 20th Street viaducts, and Speer Boulevard at Zuni Street. Major west access into Highland is provided by W. 32nd and 33rd Avenues, major north access points are located along 38th Avenue at Clay, Zuni, Tejon, and Pecos Streets.

This plan was created in cooperation with residents of Highland and the Denver Planning Office. A technical team of staff persons from the Highland Neighborhood Housing Services, North Denver Workshop and Planning Office along with a steering committee made up of neighborhood associations, merchants, developers, landowners, and churches helped to structure and guide the entire process. Representatives from Council District 9 and various planning groups also participated. Names of the Highland Neighborhood Technical Team and Steering Committee members may be found in the Appendix.

The Highland Neighborhood Housing Services, Inc. directed and sponsored the neighborhood planning efforts for the Scottish Village/Bluffs area plan. Concurrently, Pecos Plaza Neighbors and Glenn Court representatives prepared small area plans for the eastern and Bluffs part of the neighborhood. These plans were integrated into the overall neighborhood plan for Highland. The overall plan included updating the area north of 32nd Avenue in terms of land use, zoning, housing, commercial, traffic issues, public facilities, general services, open space, and capital improvements. Alternatives for development were prepared by dividing the neighborhood into 14 sub-areas. Specific sub-area policies and recommendations are presented later in the plan. Since the fall and spring the Steering Committee developed a "Neighborhood Vision" for the entire area.

Just as neighborhood revitalization itself is a partnership effort, so this plan was created through team effort.
II. AN OVERVIEW

HISTORY

Highland, on the bluffs overlooking Denver, was bounded on the south by Lake Avenue (later called West Lake Place and now Speer Boulevard) which had been a 25 foot-deep gully; on the west by Homer Boulevard, now Lowell Boulevard; on the north by Prospect Avenue (now West 38th Avenue), and on the south by Ashland Avenue (now West 29th) and east Gallop Avenue (now Zuni). In 1887 the Highland Park Company relinquished its claim to the western part of the area, losing some of its streets, but other streets such as Argyle, Dunkeld, Caithness, Firth, Fife and Douglas remain.

In 1875, the village of Highland was incorporated and was intended to be an elite residential community. The residents of Highland were proud of their pure artesian water, beautiful homes and gardens, their churches, their schools, their trees, their pure morals, and clean air that was untarnished by smelter or factory smoke. Highlanders especially proud of their pure morals did not permit gambling or prostitution at the time when Denver was wide open and its red light district was known from coast to coast.

During the mid 1800's several wealthy men built homes in Highland. Home building in Highland was spotty with some estates occupying a whole block, other blocks fully built up and nearby ones vacant. During the 1800's and 1890's, some developers had built rows of five to six Victorian one and two story houses in a block and left the rest vacant. These first were built on narrow twenty-five foot lots allowed at that time. For this reason any block in Highland today may contain houses representing the architecture of the 1890's, 1920's, 1940's, and 1950's.

The curving Scottish Village streets of Highland encompassed a town within a town, where Anglo and German residents lived. Some who resided there were doctors, lawyers, plumbers, pharmacists, and grocers. However, the largest influx of residents occurred when the Irish, German, English, and Italians immigrated to the area in the 1890's. As a result many churches were built to satisfy the diversity of its parishioners, e.g., Saint Patricks-Irish Church and Mount Carmel-Italian Church.

Federal Boulevard was known officially as "the Boulevard", to elite street of Highlands. When the streets were alphabetized around 1904 it became Boulevard F and in 1912 Federal Boulevard. Many of the fine homes of Highland either faced upon the Boulevard or were clustered nearby.
In July 1890, Highland City Hall was dedicated; it was the geographic center of the town. The dedication of City Hall angered the Mayor of Denver, Wolfe Londoner, who many times attempted to annex Highland but was voted down by the residents. It was not until 1896 that the town of Highlands was finally annexed to Denver. The annexation was a result of the Mayor of Denver's threat to deny Highland access by viaducts to Denver if the final vote were defeated. Highland's annexation along with the merging of Denver City and Auraria in 1861 formed Denver.

Through the course of time the well-to-do who had built in north Denver moved away. Many of the Irish felt pushed out by the Italians. The Italians, after being a close community began to lose its cohesiveness as young families moved further west to the suburbs. They felt they were driven out of north Denver, as the Irish did by a new wave of immigrants.

The new people migrating to north Denver since 1930 called themselves Mexican American or Spanish American later to be identified as Chicano or Hispanic. A good percentage of this bronze race came from southern Colorado and Mexico speaking Spanish as a first language. Although not geographically concentrated, the Spanish-surnamed residents formed a cultural community, building their own catholic church, Our Lady of Guadalupe in the late 1940's.

It was during the late 1950's early sixties when Highland began to experience a tremendous transition in its population. A great number of Chicano/Hispanic families moved into the low cost housing as a result of the flight to the suburbs by many young Italians. The change during this era was rapidly creating a vacuum affect and a time of social unrest. This explosion in history left a number of older Italians in economic and political power with a great majority of voters being of Hispanic backgrounds.

As the 1970's approached the political structures began to reflect the constituents of the neighborhood. The Partido La Raza Unida developed an outlet for political direction where by a number of Spanish-surnamed individuals took leadership. The mid seventies realized a change of hands relative to the economy, culture, and politics.

It wasn't until the early eighties that stabilization began to occur and the rebuilding of the areas physical fabric began to go on the upswing. Today Highland can be classified as one of the more stable, yet redeveloping, older neighborhoods in the city with the well-to-do and the three waves of new settlers responsible for building the legacy of Highland.

NEIGHBORHOOD VISION

The vision for Highland embodied in this plan is an attempt to capitalize and build upon the tremendous energy already evident in the neighborhood. Specifically the plan recognizes that conditions in the neighborhood are changing for the better, thanks to the work of the Jefferson-Highland-Sunnyside Neighborhood Association, Highland Neighborhood Housing Services, Del Norte Housing Development Corporation, pecos Plaza Neighbors, the North Denver Workshop, W. 32nd and W. 38th Merchants Association's, developers, and other community participants of all neighborhoods in Denver.

Public and private dollars have recently been invested in Highland and the results have been impressive. These efforts have helped to turn around decline in the neighborhood, making it into an area that is increasingly more stable. But more must be done in terms of effort and money to help reinforce that trend to the point where the neighborhood can be viewed as stable.

The overall vision for Highland is to create a stable low density residential neighborhood which offers a variety of housing opportunities for low, moderate and middle income residents. Housing would be available in a balanced mix of types and costs which would enhance the existing socio-economic mix of people living in the neighborhood.

Creating a strong residential base is dependent upon zoning consistent with one's aims. Therefore, the current zoning must be changed to match and encourage compatible land uses.

Just as a change in zoning is tied into the above vision, so are change in traffic patterns. One-way streets should be studied for conversion to two-ways, linkages in and out of the neighborhood must be established and better traffic controls need to be realized.

To support the needs of Highland residents, it is envisioned that there be strong commercial areas that provide neighborhood shopping and services and create employment for local residents. New retailers will be encouraged to locate in the neighborhood and existing commercial establishments fixed up to strengthen Highland's economic base.

In many sub-areas of the neighborhood, housing co-exists with commercial uses. A positive relationship between the two is contingent on providing appropriate buffering where residential and commercial uses abut, landscaping of parking
lots, strong code enforcement and overall sensitivity toward existing neighbors.

Consistent alley and sidewalk maintenance and improvements, upkeep of public right-of-ways, removal of junk cars, weeds, and debris from the neighborhood needs to occur in order to enhance neighborhood pride and image. Therefore, a clean environment is desired for Highland.

The "Vision" would be incomplete if the neighborhood were not supported by adequate school and day care facilities, sufficient community and recreation centers, new parks, and bike and pedestrian paths throughout the neighborhood with strong connections to the Downtown and Central Platte Valley.

PRIORITY ACTION SUMMARY

The following priority action summary defines nine major issues and identifies their priority and geographic area. These issues as summarized are meant to be used as a tool to help the residents of Highland select projects in accord with what is desired by a majority of people in the neighborhood.

Implementation of this plan will be a joint effort between neighborhood associations, developers, non-profit groups-agencies, and various city, state, and federal departments.
- Fund off-site improvements related to rehab. or new housing.
- Provide new affordable housing on vacant lots.
- Provide more housing rehab. funds.
- Improve condition and supply of low cost housing.
- Encourage development of coop and senior citizens housing.
- Preserve historic structures and ensure that new development is of a compatible scale and character.
- Continue "5 most wanted" strategy to improve the condition of vacant and abandoned buildings.
- Create a balance of owner/renter housing opportunities.
- Minimize displacement by providing counselling and assistance for home purchases.
- Encourage mixed use projects.

Second Priorities:
- Create historic districts.

3. Economic Development and Employment

First Priorities:
- Support the W. 38th Avenue N.B.R. district plans.
- Upgrade deteriorated retail areas.
- Eliminate certain uses in commercial areas i.e. billboards, problem bars, etc.
- Promote infill development in vacant land or abandoned structures.
- Strengthen neighborhood businesses by targeting state and local rehab. dollars.
- Encourage development of low-midrise offices (4-6 stories)

Second Priorities:
- Encourage new neighborhood serving businesses.
- Increase neighborhood employment opportunities

Neighborhood-wide
Scattered sites
Neighborhoodwide
Neighborhoodwide
Where possible
Sub-area 9, 12, and the Highland Block
Neighborhoodwide
Neighborhoodwide
Neighborhoodwide especially in subarea 13
Sub-areas 8, 10, and 11
Sub-area 6, Potter Highlands (sub-area 12) expand Stoneman's Row (sub-area 9)

W. 38th Avenue - Federal Boulevard to Inca Street
W. 38th Avenue, Tejon Street (W. 32nd to W. 33rd), W. 32nd Avenue and Zuni, Highland Block, and Zuni Street (south of W. 32nd)
Speer Boulevard, W. 32nd Avenue, 20th Street viaduct, sub-area 5 and 13.
Sub-areas 8, 10, 11 and scattered sites

W. 38th Avenue, Tejon Street, Zuni Plaza, (sub-area 5)
Sub-area 4, 8, 10, 11 and south of W. 29th along Zuni.

W. 38th Avenue, Zuni Plaza (sub-area 5) and W. 32nd Avenue (sub-area 1)
Neighborhood-wide
HIGHLAND NEIGHBORHOOD PLAN
PRIORITY ACTION SUMMARY

PROJECTS

1. Zoning and Land Use

First Priorities:

- Change the B-4 zoning to eliminate new industrial, adult and automobile uses.
- Encourage automobile oriented uses along Speer and W. 38th Avenue between Osage and Kalamath.
- Reseze areas where predominant land use is low, moderate density residential but current zoning allows more permissive density and/or uses.
- Deal with non-compatible land uses: In B-4 where industrial uses are non-compatible take the following actions:
  - eliminate these uses as they become obsolete
  - landscape and buffer existing industrial from residential uses.
  - discourage zoning changes which allow new industrial to locate in the B-4
  - enforce existing codes.
- Encourage development of the Colorado Farm Bureau lands through a P.U.D.
- Strengthen code enforcement
- Enforce law requiring absentee landlords to continue upkeep of properties.

Second Priorities:

- Develop vacant land
- Reuse vacant buildings.

Third Priority:

- Deal with non conforming land uses by:
  - encourage periodic review of non-conforming structures
  - encourage use of PUD's for plans that exceed permitted densities and which are compatible to neighborhood goals.

2. Housing Maintenance and Development

First Priorities:

- Increase home ownership and publicize housing programs.
- Continue to improve deteriorated housing.

GEOGRAPHIC AREA

Sub-areas 10, 11, 13, 34 and along W. 38th Avenue.

Sub-areas 4 and 13

Sub-areas 2, 6, and parts of 1.

Sub-areas 1, 10, 11 and 13.

Dog House Tavern
Sub-areas 10, 11, 13 and 14.

Sub-areas 4, 5, 7, 10, 11, 13, 14 and along W. 38th Avenue.

Neighborhood-wide

Sub-area 8

Neighborhoodwide

Sub-areas 8, 19, 11 and scattered sites. There are 42 parcels vacant according to a 1985 CDA inventory.

There are 34 abandoned buildings according to a 1985 CDA inventory.

Neighborhoodwide

Colorado Farm Bureau W. 29th and Umatilla Highland Block.
W. 29th Ave. & Wyandot (Sub area 8 and 11)

Neighborhoodwide

Neighborhoodwide
4. Traffic and Transportation

First Priorities:
- Conduct Traffic Study
- Study the conversion of one-way streets, Pecos/Osage and 33rd/35th.
- Install better school crossing signage on W. 29th Avenue.
- Improve 16th Street bridge and 19th/20th Street bridges.
- Improve parking availability and better access.

Second Priorities:
- Install RTD bus shelters
- Install traffic diveters and enforce traffic
- Hire school crossing guards.

Third Priorities:
- Lessen traffic impacts due to future development.
- Check re-timing of lights on Clay
- Develop pedestrian and bike paths.

5. Public Facilities and Social Service Needs

First Priorities:
- Resolve the overcrowded school problem.
- Upgrade the Northside Community Center (build a new center or rehab. old)
- Upgrade the Call to Action building and grounds.
  - Interior office renovation
  - Exterior facade improvements
  - Basketball court and parking access

Second Priorities:
- Investigate the possibility of building a new swimming pool extension of Ashland Recreation Center.
4. Parks and Open Space
First Priorities:
- Create more park space.
- Fund La Raza/Columbus Park improvements.
- Create more and encourage local ownership of community gardens.
- Improve maintenance and lighting in Hirshorn Park.

7. Urban Design and Image
First Priorities:
- Improve the appearance of neighborhood gateways by landscaping public properties.
- Condemn and re-hab abandoned buildings.
- Establish design guidelines for commercial, industrial and residential uses or areas.
- Create historic trail system and pedestrian/bike paths.
- Encourage lighting of significant Church steeples.
- Strengthen connections to downtown.

Second Priorities:
- Maintain and improve public land between I-25 and neighborhood.
- Landscape existing and new parking lots in commercial and residential areas.
- Strengthen residential and commercial right-of-ways.
- Preserve view from Asbury Church to downtown.

8. City/State Services
First Priorities:
- Encourage better police protection and crime prevention programs.

Neighborhoodwide

Rockmont Park - Central Platte Valley, linear park along Inca Street, W. 37th Avenue and Decatur, carriage lots at W. 34th and Quivas, W. 37th and Wyandot and others.
W. 36th Avenue and Osage Street
Neighborhoodwide, especially at W. 33rd and Shoshone

Sub-area 10

West 38th Avenue and Inca, Zuni and Speer Boulevard, 15th and Central and the 20th Street viaduct.

Neighborhoodwide

Sub-areas 10 and 11

Sub-areas 8 and 9

All historic churches

15th, 16th, 20th Street bridges

Along the eastern and southern edge of the neighborhood.

Neighborhoodwide

W. 38th Avenue, Zuni Street (south of W. 32nd Avenue), W. 32nd Avenue, W. 30th Avenue at Wyandot, Central Street (20th Street viaduct to Kalamath)
Sub-area 6 south to the downtown.
- Encourage more code enforcement
- Develop contract with Public Works to maintain City/State owned property.
- Encourage better street cleaning and alley maintenance.

9. Other Capital Improvements

First Priorities:
- Rebuild storm sewers, and improve 38th Avenue underpass.

Second Priorities:
- Continue sidewalk repair
- Fund alley paving
- Continue to maintain street and alley lighting programs.
SUMMARY OF ISSUES

Highland's central location and proximity to the Platte River Greenway, excellent I-25 highway access, solid affordable housing, and good views of downtown and mountains are a few reasons why people enjoy living in the neighborhood. The neighborhood is resourceful in that its residents are strong in spirit, will, and determination. Highland offers an environment for living that celebrates its diverse ethnicity, social interaction, and economic mix. The area has created a sense of "neighborhood" by nurturing its locations and providing for cooperative relations with people for a stronger community.

The neighborhood has welded a strong political base which has helped protect it from further deterioration. Commercial and residential redevelopment has occurred in various parts of the neighborhood. To continue this positive trend the following issues must be resolved and goals attained.

1. Zoning and Land Use Conflicts

Highland is an older neighborhood with low density housing; its northern section is more stable than its southern half. Residential impacts are caused by the permissive zoning south of W. 32nd Avenue and along the eastern edge which allows for intense commercial development while existing land uses are developed at a significantly lower density.

Non-compatible land uses that are industrial or automobile related have had negative impacts on adjacent residential areas. These impacts have been aggravated due to the lack of code enforcement and problems with absentee landlords. These problems can be found primarily south of W. 32nd Avenue and along the eastern edges of the neighborhood.

2. Housing Maintenance and Development

Nearly 60% of the housing in Highland is renter occupied with a balanced mix of single and multi-family structures reflecting several generations of housing. The majority of the housing stock was built prior to 1939. There has been some housing deterioration but housing rehabilitation and infill development have been taking place in the last seven years. Nonetheless, housing sale prices are lower than the city's average selling price.

Preservation of historic structures is a critical factor for the neighborhood in that it helps maintain the area's image and pride. Because Highland is one of
Denver's oldest areas the housing stock needs continued improvements and maintenance.

3. City/State Services

When doing a comparison a noticeable difference in terms of the level of care and maintenance is found in the more stable neighborhoods than in Highland. Code enforcement and more city services are sorely needed in Highland to correct the adverse image created by the lack of street/alley and sidewalk cleaning, the need for dumpsters, proliferation of junk cars and debris, and lack of upkeep of city/state owned property, especially public right-of-ways. The neighborhood also feels the need for improved crime prevention programs and police protection.

4. Urban Design, Image, and Capital Improvements

There is a lack of attention paid to gateways, landscaping of parking lots, abandoned buildings and the lack of sidewalk and alley improvement and alley paving. Efforts are currently underway to better the image of the neighborhood through identification of alleys and sidewalks that need repair, by programming funds to upgrade the storm sewer at the W. 38th Avenue underpass, and coordinating with the Department of Public Works regarding right-of-way maintenance. As a tool for assisting developers with future projects the neighborhood and Steering Committee have prepared development guidelines for the "Highland Bock" at 15th and Boulder/Central, design guidelines for W. 38th Avenue Neighborhood Business Revitalization District, and have suggested specific goals for each sub-area of the neighborhood.

5. Open Space and Public Facilities

Parks and recreational facilities are extremely limited in the Highland area occupying only 10 acres of the neighborhood's 417 net acres (which exclude streets). Although neighborhood residents have access to the Platte River Greenway and Confluence Park, Columbus/La Raza Park, Viking Park, and Highland Park none of these open space areas are located within the neighborhood's boundaries. The problem of lack of open space and facilities such as a swimming pool and ball fields becomes critical when a comparison is made between Highland's 34 percent youth population figure and the significantly lower 26% figure of Denver. Particularly there is a lack of play areas for organized activities and needed public refuge space for residents who lack front and backyard play space. Recommendations for
improving this problem are found in the Priority Action Summary.

In addition to the number of youth, the 1980 U.S. Census shows an increase of senior citizens in Highland from 11% in 1970 to 13%. These two segments of the population need access to all kinds of community facilities including community and recreation centers, day care centers, and schools.

Additional issues equally important as the above are 1) the overcrowding of public schools (currently Bryant-Webster elementary school is renting space from the Northside Community Center due to overcrowding derived from improper student enrollment projections), 2) the lack of day care and extended day care facilities to meet the needs of a growing female labor force with children under 6 years of age, 3) the deterioration of the Northside Community Center, and 4) the lack of adequate swimming pool facilities.

6. Economic Development and Employment

The Steering Committee conducted a survey of Highlands commercial districts and found that there were several common characteristics. These common elements were:

A. commercial areas contained a mix of residential, retail and office uses;

B. the areas are generally old and deteriorating with vacant retail and office space e.g. Tejon Street, W. 32nd Avenue, Zuni Street (south of W. 32nd Avenue) and W. 38th Avenue (especially east of Tejon);

C. the businesses lack landscaped parking and had limited or no buffers to the residential uses;

D. The intensity of development permitted by zoning often exceeds actual land use;

E. there are districts where commercial is unsuccessful that have potential as residential areas;

F. a great number of commercial areas are predominantly neighborhood serving, and

G. there are certain neighborhood retail uses desired by the residents which are not being met within the area.
It has been suggested that commercial areas identified and prioritized in this plan be upgraded through the use of public/private funds and neighborhood businesses should be encouraged to employ local people. The Neighborhood Revitalization District along W. 38th Avenue is an example of a strategy to achieve the commercial goals of this plan.

7. Traffic/Transportation

It has been identified both in the 1976 Highland Plan and through the current 1985 discussion that one-way streets have tended to divide Highland and break up the residential character of the neighborhood. Other traffic concerns identified have related to pedestrian safety, access to the Central Platte Valley, and the need for new bike, bus and pedestrian routes. These concerns and others will be addressed in a future study to be coordinated by the Denver Planning Office.

SUMMARY OF GOALS

General goals as well as objectives were developed for the neighborhood which are identified below. These goals resulted from many months of discussion, debate, and collaboration among people in the community. Specific recommendations and/or actions are also detailed in the sub-area section of this plan.

Goal One: Neighborhood Pride

Heighen the sense of neighborhood pride by fostering and enhancing the historical, cultural, and aesthetic richness of Highland.

* design guidelines have been prepared for two vital areas of Highland, West 38th Avenue and the Highland Block at 15th and Central.

* enforce city codes regarding housing conditions, and the sanitary conditions of yards, streets, and alleys.

Goal Two: Residential Character

Maintain and stabilize the residential character of the neighborhood by preserving and improving the conditions of the existing housing, creating more housing opportunities, and increasing home ownership.

* The City should continue to work in cooperation with non-profit housing corporations, including Highland Neighborhood Housing Services and Del Norte Housing Development Corporation on programs such as
rehabilitation assistance, land acquisition funds, loans and matching grants, and assistance with off-site improvements that would improve the overall urban design of a project.

* utilize the Highland Neighborhood Housing Services Exterior Rehabilitation Program for the Scottish Village/Bluffs area.

* promote compatible residential development on vacant land through the area.

* improve the conditions of absentee-owned housing through code enforcement.

* ensure that equal access to decent rental housing opportunities is accomplished by enforcing the City's absentee landlord registered agent requirement.

* encourage more home-ownership, cooperatives, rental and senior citizen housing as part of new developments on a project-by-project basis to stabilize the area.

* fund more housing rehabilitation assistance.

* continue publicizing problem properties through the "5 most wanted" list strategy and support other similar endeavors.

Goal Three: Housing Choice

Minimize displacement of long-time residents of Highland and provide a balanced mix of housing types and costs for new and existing residents.

* encourage home-ownership, cooperatives, rental and senior citizen housing that is affordable for lower income people.

* encourage a mixture of residential types and costs as a part of new development.

Goal Four: Business

Promote the improvement of existing desirable businesses and encourage new businesses to locate in Highland.

* work with the Economic Development Agency to get money allocated for development projects in Highland.

* require landscaping of new developments and encourage existing businesses to improve landscaping.
* encourage businesses to conduct joint advertising that promotes both their business and the surrounding Highlands area.

* promote the hiring of neighborhood residents by local merchants.

* promote development efforts in Highland.

Goal Five: Neighborhood Participation

Pursue neighborhood participation and involvement in development efforts to ensure new projects compatibility and benefit to the character of Highland.

* promote ongoing dialogue between neighborhood residents, landowners, and developers regarding potential and current development projects through Jefferson-Highland-Sunnyside Neighborhood Association, W. 38th Avenue Merchants Association and Highland N.H.S. committees.

* promote public and/or non-profit participation in projects which further the goals of the neighborhood.

* make developers aware that the neighborhood is available for consultation on potential projects and provide them with guidelines for appropriate development.

Goal Six: Zoning

Lessen future neighborhood development impacts and promote zoning changes which are consistent with neighborhood goals.

* support the revamping and changing of the present zoning ordinance, especially as it relates to the B-4 zone district and as it relates to the specific recommendations in the plan.

* encourage neighborhood associations to continue commenting on zone map amendments received by the Zoning Administration.
III. General Recommendations for Highland

A. Zoning

The plan recommends that a number of areas be rezoned to bring zoning in conformance with existing land uses. This would create some nonconforming uses; several recommendations were developed and are described below to deal with non-conforming uses. All such zoning changes need to be fully debated in City Council and would have to have that body's approval before any map changes could be made.

New zone districts which would apply to individual sub-areas were prepared and are intended to address problems identified in each sub-area. These zone districts suggest that certain uses be eliminated as a use by right in the B-4. In all, three variations of the B-4 are recommended; each proposes to waive specific uses and add conditions as they relate to specific areas.

Additionally a moderate density residential zone is proposed to replace the existing R-3 zoning south of W. 32nd Avenue, again to bring zoning in conformance with land use and help to stabilize the residential areas. The proposed zone districts may be found in the Appendix.

A recommendation is made to install landscaped buffers to separate commercial uses from residential uses where such properties adjoin each other. Finally, height limits are suggested for various sub-areas of the neighborhood.

Recommendations:

Non-Conforming Uses:

Upon change of ownership or use it is recommended to institute a procedure which would allow review of any commercial use that is now or becomes nonconforming, by the Board of Adjustment Zoning. This review should occur every 3 years to ensure compatibility with surrounding residential uses. If property remains vacant for more than 6 months it is recommended that it should lose its legal nonconforming status. Neighborhood input to the Board of Adjustment-Zoning is encouraged to ensure the use is allowed by zoning regulations when a nonconforming use changes to another nonconforming use.

- Infill developments that may require a slightly higher density than what is allowed in the R-2 should be required to use the P.U.D. process. This process is encouraged for commercial home occupations that are outside the home but are on the same parcel of land. The following guidelines are proposed:
PROPOSED HEIGHT/DENSITY LIMITS
ZONING AND PROPOSED OVERLAY ZONES
1. proposed uses should be compatible in character and materials and provide appropriate buffering to the surrounding properties.

2. proposed uses should be low traffic generators.

3. proposed uses should not create parking, noise, or pollution problems.

4. Examples of acceptable uses are senior citizen housing, mom and pop shops, and low density multi-family housing.

It is proposed that development guidelines be established for key parcels of land similar to those already developed for the Highland Block and the Colorado Farm Bureau land. These guidelines would encourage developer(s) to plan structures that are in harmony with the surrounding area.

B. Housing

Highland is a neighborhood that is redeveloping at a minor to moderate rate according to the Neighborhood Classification Preliminary Report, Denver Planning Office, July 1984. The criteria used to classify the neighborhoods included information on housing trends, compatibility between land use and zoning, and a survey of general conditions.

According to the Denver Planning Office 1984 Housing Detail Report, Highland had 3,803 housing units of which 1,639 were single-family units, 1,966 multi-family units, 165 mixed residential units and 33 condominium and public scattered sites. Of the total housing units, 43% are single family and 57% are multi-family dwellings.

Highland's housing reflects many generations of existence. Approximately 60% of the homes were built prior to 1939. During the early 40's through the late 50's 922 units were built. Approximately 84% of the housing in Highland was built by 1960.

When comparing Highland's age of housing to Denver's, 1980 census statistics reveal that housing in Denver is by far younger than the housing stock of Highland's. Nearly 71% of Denver's housing was built after 1940 while 65% of the housing units in Highland were built prior to 1939.

The neighborhood lost 302 dwelling units from 1970 to 1980. This loss is directly related to the age and poor condition of housing. According to the 1980 census, 8% of Highland's rental units lack complete plumbing compared to 2% in Denver.
Housing deterioration is evident in northeast Highland and is the most severe on the eastern edge near I-25. However, rehabilitation is evident in the Scottish Village area. This change in housing conditions is directly attributed to the efforts of Highland Neighborhood Housing Services. Over the last 10 years, grants and loans totalling $1,033,790 have been provided by Denver's Community Development Agency and D.U.R.A. for rehabilitation of 160 units of housing in Highland.

The Denver Planning Office Land Use file indicates that the average selling price for a single family home in Highland has been lower than the City's average selling price. 1983 figures show an average selling price for a single family home in Highland was $54,866, compared to a Denver average of $79,798. The figure is considerably lower in census tract 11.02 (east of Tejon) where average price for single family homes was $41,400. Average selling prices for homes in census tract 4.02 (west of Tejon) were $61,960. In 1983, 93 homes were sold in the neighborhood.

In 1984, the Housing Detail Report indicated that Highland's owner occupancy was approximately 35%. This figure equals the general Denver percentage. There were 13 vacant and abandoned buildings in Highland as reported by the Building Department on January, 1984.

Recommendations:

- Improve and stabilize the condition of housing in Highland.
  
  . upgrade absentee owned housing;
  
  . inform landlords about rehabilitation programs i.e. Highland N.H.S. Exterior Rehab. Program and Multi-family Rehab. Program;
  
  . provide more housing rehabilitation funds;
  
  . encourage private rehabilitation;
  
  . increase code enforcement;
  
  . enforce law requiring landlords to have an agent in the City to assure equal rights to decent rental housing;
  
  . continue the "5 most wanted" strategy through Highland N.H.S., and encourage other similar endeavors.
- Create a better balance between owner occupied and rental homes and minimize displacement.
  . increase home ownership opportunities;
  . provide low interest loans to renters for home purchase;
  . encourage purchase of rented single family houses;
  . provide counseling for home purchase;
  . promote a mixture of low and moderate income housing on vacant land;
  . encourage communication between developers of infill housing and surround neighbors.
  . encourage a variety of residential mixed use projects;
  . create more housing opportunities;
  . develop more senior citizen housing;
  . promote coop-housing.

- Target local and state rehabilitation funding for Highland. Examples of resources are:
  . Colorado Housing Finance Authority funds
  . Community Development Block Grant funds
  . Skyline Housing funds

- Designate the following as historic districts:
  . Potter Highlands
  . Stoneman's Row extension to the northside of W. 28th Avenue
  . Sub-area 6 (Bluffs residential area)

- Preserve historic structures

- Improve the condition of residential parking lots
  . require parking lots to be landscaped
  . encourage better maintenance
C. Economic Development

Business development and redevelopment are needed in the neighborhood to upgrade deteriorated retail areas, attract new businesses, increase employment opportunities, provide income for residents and improve the quality of community life. Retail businesses have declined due to the relatively low level of expendable income. The residents of Highland wish to for more neighborhood shopping and destination shopping for areawide.

A Highland's commercial districts was conceiving Committee. The following five commercial districts were identified as priority revitalization areas: 1) West 38th Avenue from Federal Boulevard to Inca Street, 2) West 32nd to West 33rd Avenue and Tejon Street, 3) West 32nd Avenue and Zuni Street, 4) Fifteenth Street-Boulder to Central, and 5) Zuni Street south from Caithness Place to Speer Boulevard. Additionally, eight secondary revitalization areas were identified. Both primary and secondary areas are described separately but not necessarily in ranked order.

Primary Revitalization Areas

1. West 38th Avenue - Federal Boulevard to Inca Street

During the course of developing this plan, the West 38th Avenue Merchants Association was incorporated to focus on revitalizing the West 38th Avenue corridor. The idea to develop the Association came from the J.R.S. Neighborhood Association's Board of Directors and general membership. The Merchant's Association recruited a technical team to conduct a series of activities to determine the potentials and opportunities for the Avenue.

The research gathered was used to apply for a Neighborhood Revitalization District which was granted in May, 1985. The N.B.R. district is a joint venture between the City's Economic Development Agency, and local merchants. Technical Team members names can be found in the Appendix.

The corridor is described in four sections a) Federal Boulevard to Alcott Street, b) Alcott Street to Tejon Street, c) Tejon Street to Lipan, and d) Lipan Street to Inca Street. General characteristics and recommendations for the entire corridor are defined as are specific recommendations for each section.

General Characteristics of the Corridor: West 38th Avenue is an urban street that connects two neighborhoods, Sunnyside and Highland. The nature of the street is unique
in that it contains both commercial and residential properties. Residents feel that this unique characteristic should be maintained. To satisfy the goals of the N.B.R. district and preserve the mixed use character the following recommendations are suggested.

Recommendations:

- Housing should be maintained and improved where appropriate. Deferred maintenance may not be used as a justification for a rezoning.

- Housing units lost as a result of commercial development should be replaced somewhere in the Sunnyside and Highland neighborhoods. There should be a covenant made between the developer(s) and neighborhood organization to do so.

- Commercial revitalization should adhere to the N.B.R. design guidelines.

- Consideration should be given to rezoning selected B-4 parcels along the avenue to a modified B-4 zone district described in the appendix.

a. Federal P-3 to Alcott Street:

Character: Predominantly residential and retail area, mixed B-2 and R-2.

Recommendations:

- Improve quality and enhance and expand T.J's Food store.

- Emphasize the Alcott Street intersection.

- Improve streetscape residential and commercial right-of-ways.

- Improve parking ingress and egress at the W. 38th Avenue and Elliot Street shopette.

- Continue providing retail services to the neighborhood and broader community.

- Encourage the management at the 7-11 store to better maintenance of their grounds.

b. Alcott Street to Tejon Street:

Character: Primarily single family and low density residential with retail and parking at the north and southwest corners of Tejon. Current zoning is B-2 and R-2.
Recommendations:

- Preserve and improve all residential units.
- Encourage streetscaping on both sides of the street.
- Discourage commercial encroachment.

c. Tejon Street to Lipan Street:

Character: Mixed use residential and commercial with parking, open space, and industrial uses. Current zoning is primarily R-2 with B-2 and P-1 on Tejon Street and B-4 between Osage and Lipan Street. Generally the buildings are in fair condition. As you move further east from pecos Street the buildings begin to show signs of deterioration.

Recommendations:

- Landscape and improve commercial facades along both sides of the street between Quivas and Lipan Street.
- Encourage the parking lot at Osage Street to be landscaped.
- Encourage landscaped medians, where possible.
- Study the parking and traffic patterns.

d. Lipan Street to Inca Street:

Character: Predominately retail and light industrial uses. The area is severely deteriorated with several vacant structures. Current zoning is B-4, I-0, and I-1.

Recommendations:

- Support ethnic restaurants and food store.
- Provide appropriate buffering between residential and commercial uses.
- Upgrade the underpass and monitor the progress of the storm sewer design and construction being conducted by the Public Works Department.

2. Tejon Street - West 32nd to W.33rd Avenue:

Character: Mixed use neighborhood retail and office. Current zoning is B-4.
Recommendations:

- Replace deteriorated commercial uses with mixed use residential and office projects.

- Encourage new businesses to locate into vacant buildings.

- Encourage streetscape and facade improvements.

- Consideration and support should be given to rezoning the B-4 to the modified B-4 zone district described in the Appendix.

3. West 32nd Avenue and Zuni Street:

Character: Mixed use neighborhood retail, office, and residential. Current zoning is B-4.

In February, 1985 Highland N.H.S. received $150,000 from the Community Development Agency for land acquisition. Seven moderate income housing units will be developed on the northeast corner.

There is a strong concern in the neighborhood regarding crime problems in this area related to the Mohagony Bar. Solutions to the problem should continue to be explored and actions carried out by the community residents, Liquor Board, and police department.

Recommendations:

- Provide rehabilitation funds for the Wier Building.

- Encourage unified signage and streetscape.

- Discuss anti-crime solutions with bar owners.

*Note: Refer to Scottish Village/Bluffs Subarea 5 for additional information.

4. Fifteenth Street - Boulder to Central Street:

Character: Fifteenth Street and Central, better known as the "Highland Block" is one of the most significant blocks in the neighborhood. This parcel of land is located on the fringe of the lower Bluffs with easy highway access and good views which makes it extremely attractive to developers. The area is a gateway which links downtown with Highland and when developed can set a precedent for trends in the neighborhood.
The site has two historic buildings virtually unoccupied with approximately 90% of the block vacant. Current zoning is R-3, B-3, and B-4 with 40' height waivers on the western half of the block. Development guidelines were prepared for this parcel by the Highland Coalition (a united front of neighborhood associations) and can be found in the appendix.

Recommendations:

- Encourage unified development through the P.U.D. process.
- Encourage a mixed use office, retail, and residential development.
- Encourage a higher percentage of residential as part of the development.

*Note: Refer to Scottish Village/Bluffs Subarea 11 for further details.

5. Zuni Street - Caithness south to Speer Boulevard:

Character: Neighborhood retail with mixed use residential, services, and vacant land. Current zoning is B-4.

Zuni Street is a main thoroughfare and gateway into Highland. Area revitalization should be promoted by coordinating redevelopment of the Tallmadge, Romeo and the old North Denver Bank buildings including the Zuni Plaza. The area should remain mixed use.

Recommendations:

*Note Refer to Scottish Village/Bluffs Subarea 5 for details.
Secondary Revitalization Areas

1. West 32nd Avenue and Clay Street:

Character: Neighborhood retail with ethnic restaurants of combined Latin cultures.

Recommendations:

- Economic development resources and technical assistance should be made available to businesses.
- Encourage continued maintenance of streetscape through the W.32 Avenue Businessmen's Association.
- Encourage new business to fill vacant storefronts.

2. West 30th Avenue and Wyandot Street:

Character: Neighborhood retail and office. The area is people oriented with signs of revitalization.

Recommendations:

- Continue to improve building facades.
- Encourage streetscaping.
- Encourage compatible office uses and recruit new businesses.

3. Tejon Street - West 33rd to West 37th Avenue:

Character: Mixed use residential and retail area. Business structures are generally in good condition. The condition of residential varies from fair to good but are adversely affected by commercial encroachment. Current zoning is primarily B-3.

Recommendations:

- Encourage unified facade, signage, and streetscape improvements on Tejon Street.
- Support any efforts to rezone the B-3 along the east side of Tejon Street between W.33rd and W35th Avenue (north of the Draperies) to R-2 or R-2-A.
- Encourage housing infill on vacant land at West 34th Avenue including Maroon Bells retail site.
4. Tejon Street and W. 38th Avenue:

Character: Mixed use commercial, retail, and residential. Current zonie is B-2.

Recommendation:

- encourage merchants and residents to participate in the streetscapes, lighting, and facade programs of the N.B.R. district.

This business zone is in fairly good condition. There are no vacancies or infill possibilities although landscaping, lighting, and unified facade improvements would help to strengthen the node.

5. West 34th Avenue - Osage to Mariposa Street:

Character: There are a number of bars in this area. With the exception of Little Pepinas, the area is brought down because of unsightly conditions of the bars and lack of landscaping.

Recommendations:

- Encourage strict code enforcement.
- Control the number of liquor licenses allowed in the area.
- Encourage landscaping, upkeep, and police security.

6. 3300 Osage Street and W. 37th Avenue and Navajo Street:

Character: Ethnic retail specialty area. Current zoning is B-4.

Recommendations:

- Support any effort to rezone the B-4 to modified B-4 zone district described in the appendix.
- Improve landscaping and parking near Mancinelli's and redevelop the northeast and west corners.
- Reinforce and strengthen the W. 37th and Navajo retail area.
- Encourage new compatible uses.
7. Central Street between 20th Street viaduct and Kalamath Street:

*Note: Refer to West 32nd Avenue-North Subarea 14 for details.

8. Speer Boulevard:

*Note: Refer to Scottish Village/Bluffs Subarea 4 for details.

D. Traffic and Transportation

Highland is served by a variety of forms of transportation facilities including bikepaths, local streets, and major freeways. The major east-west traffic routes in and around the neighborhood are W. 29th, W. 32nd, W. 33rd, W. 35th, and W. 38th Avenues. The major north-south traffic routes are provided by Speer and Federal Boulevards, Osage, Pecos, Tejon, Zuni, and Clay Streets. Traffic counts for 1981 in general reflect a reduction of automobile movement when compared to 1975 with the exception of W. 38th Avenue, and Federal Boulevard which showed an increase in traffic. Updated traffic counts will be reflected in the future traffic study for Highland.

To create a strong residential neighborhood various traffic strategies need to be implemented. Traffic concerns and recommendations identified below should be used as a premise to help guide discussion and test alternatives for resolving traffic problems.

Street and Highways

1. One Way-Streets

It is the opinion of the Neighborhood that the residential character of the neighborhood is being hindered by the major one-way streets in Highland. Traffic volumes reported by the Department of Public Works indicated that Osage Street traffic volume slightly decreased from 5,350 in 1975 to 5,300 in 1981 as well as Pecos Street decreasing from 3,400 cars in 1975 to 3,100 in 1981. The traffic volumes on W. 33rd and W. 35th Avenues both showed a decrease from 2,650 (W. 33rd) and 2,350 (W. 35th) in 1975 compared to both streets carrying the same amount of traffic (2,100 cars) in 1981.

The relatively low traffic volumes carried by both one-way paired streets (W. 33rd and W. 35th Avenues and Pecos and Osage Streets) coupled with the low density residential nature of adjacent land uses indicate that these streets may not need to function as one-ways in the future. An interesting feature to note is that the Pecos and Osage one-
ways both convert to two-way streets at West 38th Avenue north and south at the 20th Street viaduct. The one-way streets at Umatilla, W. Argyle Place, and W. Caithness Place carry a significantly less amount of traffic because of the width of the streets. These streets should remain functioning as one-ways.

Recommendations:
- study the potentials of converting W. 33rd and W. 35th Avenues to two-way streets.
- study the potentials of converting Pecos and Osage streets to two-way streets, and change street classification from arterial to collector.
- study both conversions as they relate to parking.

2. Dunkeld

Recommendations:
- install traffic diverters
- hire school crossing guards
- enforcement at stop signs to slow traffic down
- enforce speed limit

3. Clay Street

Clay is a local street flanked by single family and multi-family low density residential. The lack of traffic management devises to slow traffic takes away from the residential character.

Recommendations:
- update traffic counts.
- investigate present traffic signal progression to see if changes can be made to reduce speeds.

4. W. 29th Avenue

Traffic on W. 29th Avenue has created concern for the safety of Valdez Elementary School children. If traffic volumes increase on W. 29th, the street could act as a barrier to communication in the southern part of Highland. Land uses are mixed residential and business on both sides of the Avenue. Though traffic has decreased along the Avenue since 1975 the concern is yet to be addressed.
Recommendations:

- install flashing yellow warning signals.
- post additional school crossing signage.
- explore possibility of a cross bridge.
- Through traffic should be focused on Speer Boulevard to reduce east bound traffic on W. 29th Avenue near the school.
- W. 29th Avenue should be integrated with the comprehensive traffic study (developments south of W. 29th Avenue and east of Zuni Street may increase traffic movement).

5. Collector-Distributor Concept/Interstate-25

The I-25 CBD Access study conducted by the State Highway department in 1984 proposed the development of a c/d road system from 19th and 20th Street south to Colfax Avenue. Though residents are not opposed to exploring methods to reduce traffic congestion on I-25, general consensus is that a c/d road would create negative impacts on the neighborhood. The residents don't favor the c/d concept prefer that the road system be located on the Platte River Valley side of the highway.

6. Bridge/Viaduct Connections

Access from the neighborhood to the Central Platte Valley and downtown for automobiles and buses is provided primarily by 15th, 16th, and 20th Street viaducts and 19th Street bridge. These viaducts are in poor to fair condition. Coordination with the Central Platte Valley Plan is essential because of the proximity of Highlands to its southern neighbors (C.P.V. and Downtown). There is neighborhood support for pedestrianizing the 16th Street viaduct and converting it to a neighborhood transit route along with a major walkway and bike route. Overall, the neighborhood residents want better connections into Downtown and the Central Platte Valley to minimize the barrier created by I-25.

Recommendations:

- emphasize gateways into the neighborhood at each entrance.
- strengthen the connections to the Central Platte Valley and downtown with new bridge/viaduct designs
provide good access to the proposed Rockmont Park in the Central Platte Valley.

7. **Bus Routes and Shelters**

Residents are served by bus routes along the 15th, 16th and 20th Street viaducts, north and south along Federal Boulevard and east and west along W. 32nd Avenue and W. 38th Avenue. Bus shelters exist at W. 32nd Avenue and Federal and W. 32nd Avenue and Decatur. Access by bus to key employment centers is a problem for neighborhood residents.

**Recommendations:**

Have RTD Install bus shelters at the following locations:

- encourage RTD to evaluate bus services throughout Highland.

- install bus shelters at the following locations:
  - northeast corner of Tejon Street and W. 38th Avenue,
  - southwest corner of Tejon Street and W. 38th Avenue,
  - southwest corner of W. 32nd Avenue and Tejon Street,
  - south corner of 16th and Boulder Street, and
  - 20th Street viaduct on both sides of the bridge.

8. **Bike and Pedestrian Linkages**

Existing bike routes run along Clay Street between W. 38th and W. 32nd Avenues, W. 33rd and W. 35th Avenues, and along the 16th Street and 20th Street viaducts. The existing bike routes appear to be used frequently yet there seems to be a demand for alternative pedestrian and bike paths.

**Recommendations:**

- develop a new bike route along 15th Street north to W. 29th Avenue and along Speer Boulevard.

- develop a new pedestrian and bike path from Zuni Street along W. 27th Avenue (south of the Colorado Farm Bureau) behind Stoneman's row connecting to the 15th and 16th Street bridges.

- develop an historic trail linking each landmark with historic markers at each point of interest.
E. Community Facilities

1. Parks and Open Space

Due to the lack of open space and neighborhood oriented parks the following suggestions were made to help create additional open space areas for the neighborhood.

Recommendations:

- support the creation of additional park space at Rockmont - Central Platte Valley.

- support the creation of the Central Platte Valley new park along the eastern edge of Highland (east of Inca Street) with pedestrian connections to Highland.

- Fund design improvements to La Raza/Columbus Park.

- Create community gardens and encourage local ownership and/or leasing, especially on W. 33rd Avenue and Shoshone.

- improve carriage lots as mini parks, one or two carriage lots can be selected as demonstrative projects.

- Provide access to North High swimming pool for neighborhood use.

2. Northside Community Center - 3555 Pecos Street

The critical problem facing the City and community center staff is the deteriorated condition of the main facility. The concerns over safety and ability to continue with the current programs is directly related to the negative conditions of various parts of the center. The staff and various city agencies are exploring various possibilities for redesigning and redevelopment of the site.

Recommendations:

- support the building of a new center or rehabilitate the existing structure.

- retain the amount of contiguous open space and upgrade the quality of open space. Recommendations in the plan related to the center and/or open space should be used as a guide for redevelopment of the site. improve the condition of the ballfield including lights, dugouts, etc.
support fundraising efforts for the center's maintenance and activities.

encourage support from the city for operating cost.

3. Ashland Recreation Center - 2950 Fife Court

The recreation center has been a focal point for a number of community meetings and neighborhood fundraising activities. The idea of constructing a new swimming pool facility at Ashland has been a topic of discussion among community residents, councilmanic District 9, and the center's director.

Recommendations:

- investigate the possibility of constructing a new swimming pool.
- continue support from the city for operating cost.
- support the center's fundraising activities.

4. Schools

Incorrect enrollment projections have created severe overcrowding problems for Bryant-Webster and Valdez Elementary schools. This has forced the administration to find additional classroom space outside the facility to accommodate the situation. A long range solution needs to be sought to correct this problem.

Recommendations:

- expand present or build new facilities to accommodate increasing number of students in neighborhood.
- encourage the Denver Public Schools Planning Division to conduct accurate population projections for the area.
- encourage Denver Public Schools to develop a better monitoring system.
- encourage Denver Public Schools to keep in touch with the neighborhood associations as a means of monitoring public opinion, staying aware of changing conditions and establishing better lines of communication. Note: similar recommendation was made between Jefferson-Highland-Sunnyside Neighborhood Association and School Board - 1983.
5. Call to Action

The "Call to Action Building" at W. 34th Avenue and Pecos Street houses a number of non-profit community groups who provide services to the north Denver area. The building was once a school and is presently owned by Saint Patricks Church. The condition of the structure is fair and structurally sound with interior and exterior rehabilitation needed.

Recommendations:

- improve the basketball court.
- provide better auto access into the parking lot.
- paint up/fix up the buildings exterior.
- rehabilitate the interior office spaces.

F. City Services

1. Code Enforcement

Image building, environmental cleanliness, and overall neighborhood pride are all derivatives of adequate maintenance and improvements to the neighborhood fabric. During our discussions of general conditions of the neighborhood several issues came forth about the unbalanced and inconsistency of services that the city provides. Lack of code enforcement related to junk cars, weeds, trash, and sidewalk and public right-of-way maintenance were stated as major problems. The following suggestions were made to help remedy the above adverse conditions. (refer to agency contact list).

Recommendations:

- develop and implement a maintenance agreement for all publicly owned vacant land between Highland N.H.S. and Public Works.
- a schedule of alley, street and carriage lot cleaning should be made available and evaluated periodically for consistency.
- increase resources for code enforcement.
- enforce landlord registered agent requirement.
- continue Supercan program
- encourage the maintenance of residential property
- install additional dumpsters east of Zuni Street.
- continue and build on success of the "5 most wanted" campaign for problem properties.

2. Day Care

There is a lack of day care facilities in the neighborhood. The number of females 16 years and older in the labor force with children under 6 years of age has increased from 208 in 1970 to 668 in 1980. These statistics have impacted the day care facilities and have created a greater need for day care centers and facilities that offer extended day care with before and after working hours to accommodate working parents.

A critical problem that confronts low income working parents whose children are in need of child care is the fact that many parents are slightly over the income guidelines and do not receive assistance from social services. This situation creates a financial burden on single parents who spend a great amount of their income on child care services.

Recommendations:
- encourage additional licensed home care.
- involve parents in home care shared services.
- discuss income guidelines concerns with the Department of Social Services.
- encourage the involvement of senior citizens in day care opportunities.
- encourage the development of a neighborhood child care/home care directory.

3. Fire/Police Protection/Crime

In July, 1983 the Denver Anti-Crime Council reported that over the past 10 years in Highland the total number of criminal offenses reported each year fluctuated from a low of 1,490 to a high of 1,873 incidents in 1980. Highland ranked 18th our of 68 neighborhoods in 1982 with 176 offenses. Violent crimes such as homicide, rape, robbery, and aggravated assault, account for 10% of total offenses. Burglary (31%), and theft (30%), are the two most significant crime types in the area, while vandalism (14%), auto theft (8%), and all other offenses (7%) account for the remaining offenses. The map is an excerpt from the 1983 Anti-crime Council report showing locations where most crimes are committed.
It is interesting to note that most crimes were committed near commercial areas with the least crimes occurring in the northwest quadrant of the neighborhood.

Recommendations:

- encourage better police protection and crime prevention, and

- encourage better police/community relations

- encourage new Neighborhood Crime Watch Programs

- increase night time patrol especially where the highest incidents are reported.

- investigate the possibility of separating the downtown police patrol from the neighborhood police patrol as a means of improving police protection.
IV. SUB-AREA POLICIES AND RECOMMENDATIONS

The specific sub-areas of the Scottish Village/Bluffs, south of 32nd Avenue, have a markedly different character than the area north of W. 32nd Avenue. The area south of W. 32nd Avenue is in transition unlike north of W. 32nd Avenue which is primarily an established stable residential area. The residential stability to the north of W. 32nd Avenue between Shoshone and Pecos Street is severely impacted due to the pressures caused by incompatible land uses permitted in the current B-4 zone district, currently this area is predominately residential. These areas are described in depth as are goals and objectives to be accomplished, building heights, densities desired, and suggested land use to be attained for Highland.

A. Scottish Village/Bluffs Sub-Areas 1 - 11
(South of West 32nd Avenue)

In this area there is a particularly high concentration of absentee owned properties. Housing conditions throughout can be improved and can take advantage of Highland N.H.S. exterior rehab. program.

Sub-Area 1

Location: Includes both sides of W. 32nd Avenue from Federal Boulevard east to the Valley Highway.

Character: Homes are interspersed with small retail districts and scattered offices. The residential units are in good condition but some commercial uses are deteriorating creating a negative image for the area. There are some large tracts of vacant land east of Tejon. The current zoning is mixed B-2, B-3, B-4, R-2, and R-3.

Goal: Improve and preserve the existing residential, build new housing on vacant land, improve the small business districts and eliminate the undesirable uses on W. 32nd Avenue.

Recommendations/Actions:

- Eliminate incompatible uses in the commercial areas including billboards, and problem bars. The car lot on W. 32nd Avenue and Zuni Street has been eliminated as part of this planning process.

- buy out incompatible uses with assistance from the city.
- Encourage the preservation of the two residential structures south of W. 32nd Avenue along Federal to emphasize the historic significance of the area.
  - support residential conversion to office use.
  - discourage automobile related uses.

Suggested Density: various densities should be allowed according to suggested land use types below.

Suggested Land Use:

1. R-3 between Clay and Wyandot should be rezoned to a density similar to the current R-2.

2) the R-3 between Federal Boulevard and Clay Street should remain.

Sub-Area 2

Location: Scottish Village Historic District includes the residential area along W. Argyle, W. Caithness, and W. Dunkeld Place.

Character: Primarily low-moderate residential with a number of rehabilitated units. The current zoning is R-3 which allows for high density apartment development. The R-3 zoning is incompatible with existing land uses.

Goal: Improve and preserve the housing and provide access to facilities that can meet neighborhood needs e.g. North high School swimming pool and campus.

Recommendations:

- Improve housing conditions, particularly of absentee-owned units.
  - continue residential rehabilitation programs, including Higland N.H.S. Exterior Rehab. Program.
  - redevelop 2 - 3 lot apartment buildings as senior citizen housing.
  - provide home ownership and cooperative housing opportunities.
. enforce the maintenance of vacant land and public rights-of-way by owners.

. enforce the city's housing codes. Protect residential uses and the historic character of Scottish Village.

. support any effort to rezone the area to reflect the existing density north of Caithness. (Single family and low density multi-family).

- Improve vacant land across from Ashland Recreation Center as an expansion of the center.

. The preferred use is 75 meter pool attached to Ashland Recreation Center. (tot pool can be included).

. An optional use is a paved and landscaped parking lot.

Suggested Heights: 25-30 feet

Suggested Density: 14.5 - 21 dwelling units per acre-residential

Suggested Land Use: moderate density residential

Sub-Area 3

Location: Includes North High School, Valdez Elementary and Metropolitan Youth Center.

Character: Institutional uses, and recreational - open space. The current zoning is R-3.

Goal: Improve appearance and increase neighborhood access.

Recommendations:

- Negotiate for improved landscaping and maintenance of the facilities to create a park-like atmosphere.

- Coordinate resources to improve the campus.

- Support any effort to rezone institutions to R-5.

Suggested Height: remain as is, 20 - 30 feet

Suggested Density: remain as is
Suggested Land Use: institutional

Sub-Area 4

Location: The area bounded by W. 29th Avenue and Speer Boulevard, from Zuni Street to Clay Street.

Character: Predominantly office and retail area with some light industrial uses. All commercial buildings lack appropriate setbacks according to Denver's parkway ordinance. In some cases this is due to previous widenings of Speer Boulevard. The physical condition of some of the building is deteriorating. On both sides of the boulevard the current zoning is B-4 which allows for strip commercial, business services, and retail establishments.

Though the area is designated as a parkway in the Comprehensive Plan of Denver, it has never been developed as such.

Goal: As much as is practical without further widenings of Speer Boulevard, develop Speer as a parkway with mixed use office, retail and commercial uses allowed. Establish as a major gateway into the Highland neighborhood.

Recommendations:
- encourage office and retail uses
- discourage any new industrial uses, and encourage the rehabilitation or razing of deteriorated industrial use structures.
- there should be no further widenings of Speer Boulevard.
- site plan review(s) only as currently required by code.
- a minimum five (5) foot landscaped setback required from any arterial street (Speer Boulevard, Zuni Street and W. 29th Avenue only) for any new developments.
- waive the following as a use-by-right in B-4 zone along Speer Boulevard, Zuni Street and W. 29th Avenue:
  * blood plasma collection centers not connected or attached to medical facilities or offices.
  * "head-shops" (tobacco shops that allow the sale of paraphernalia)
commercial parking as a use-by-right, when such parking facility is not auxillary to a permitted use in the zone.

- the storage of junk cars or trucks, except those to be considered antique or collector-type vehicles - this prohibition is to include junk cars stored for future sale or rebuilding for resale, when stored in the open for extended periods of time.

Suggested Heights: as currently allowed in the B-4 zoning regulations.

Suggested Density: remain as is F.A.R. 2:1

Suggested Land Use: office and retail area

Sub-Area 5

Location: Includes both sides of Zuni Street from Speer Boulevard north to W. 32nd Avenue.

Character: Mixed use residential, office and retail area. There is some vacant land near Speer Boulevard and some vacant, deteriorating historic buildings on both sides of Zuni. The current zoning is B-4.

Goals: Maintain as a mixed use area including office, residential and retail, and improve as a major gateway into the Highland area. Emphasize the rehabilitation of historic structures to preserve the character of the area. Encourage new office development.

Recommendations:

North of W. 29th Avenue:

- encourage historic preservation of Tallmadge Building and Old North Denver Bank Building.

- encourage the redevelopment of the Zuni Plaza site into a mixed use retail/residential/commercial project (encourage landscaping and treeescaping of parking area).

- encourage retail attractions such as hardware store, toy shop, beauty/barber shop, donut shop and restaurants.
South of W. 29th Avenue:
- develop for office and retail uses.
- encourage retail infill of Zuni and W. 28th Street corner lot.
- redevelop the landscaping/treescaping at the intersection of Speer Boulevard and Zuni Street to create a more attractive gateway to Highland— including the area both direction son both arterials.
- site plan review(s) only as currently required by code.
- a minimum five (5) foot landscaped setback required on frontage along Zuni Street, on any new development.

Suggested Height: from Speer Boulevard north on Zuni to W. 29th Avenue as is currently allowed in B-4 and R-3 Zoning regulations.

north of W. 29th Avenue including the Zuni Plaza = 35-45 feet.

Suggested Density: F.A.R. remain as is 2:1

Suggested Land Use: mixed use residential, retail, and office area.

Sub-Area 6

Location: Bluffs area bounded by W. 32nd Avenue, W. 29th Avenue, Zuni Street to Umatilla Street.

Character: The area is predominately residential with some vacant and public and quasi-public sites. Some of the housing is deteriorating with poor environmental conditions. There are some parking problems near W. 32nd Avenue. The retail node at W. 30th Avenue is primarily neighborhood serving. The area along Umatilla Street from West 29th Avenue to West 32nd Avenue is somewhat a transition zone suitable for higher density residential development. The current zoning is R-3 though the area is developed primarily as low-moderate density.
Goal: Protect the residential character, improve housing conditions and halt future commercial development from encroaching.

Recommendations:
- Preserve area as an historic residential area.
  - encourage residential rehabilitation of both single and multi family dwellings.
  - oppose commercial enroachment.
  - encourage more home ownership and cooperatives.
  - promote infill housing which is compatible with existing low-moderate density and scale.
- Preserve W. 30th Avenue and Wyandot Street as a low-profile neighborhood retail area. (3 stories maximum).
- Protect views from Asbury Methodist Church to Downtown.
  - encourage better upkeep and maintenance of the church as an historic structure.
- Develop the northwest corner of W. 29th Avenue and Wyandot as a residential/office or retail mixed-use project.
- Redevelop the northwest corner of Umatilla and W. 29th Avenue.
- Support any rezoning to a zone district which would be consistent with present land use and desireable development.
- Address parking problem, particularly in regards to any new development.
  - conduct a parking survey to identify specific problem areas.
  - encourage new developments to share parking with community residents.

Suggested Height: as allowed in the existing R-2-A zone district

Suggested Density: 21 - 29 dwelling units per acre - residential (medium density townhomes), except for Umatilla corridor which should be 35-40 dwelling units per acre.
Suggested Land Use: - Moderate density residential
- P.U.D. northwest corner of Umatilla Street and W. 29th Avenue.
- Transition area along Umatilla, and Tejon Streets - residential
- P.U.D. northwest corner of W. 29th Avenue and Wyandot Street.

Sub-Area 7

Location: Area along W. 29th Avenue between Umatilla and Zuni Streets.

Character: Mixture of office, semi industrial, retail, and residential uses. Building structures are in good condition. The current zoning is B-4.

Goal: Develop area primarily for office, retail, and services.

Recommendations:

- Create design linkages with nearby historic areas on 15th Street, Stonemen's Row, and along Zuni Street by emphasizing the historic character and creating pedestrian connections. Some important features are:

  . streetscaping
  . sidewalk lighting
  . seating
  . storefront windows designs
  . bike/pedestrian path from Zuni Street along W. 27th Avenue (south of Colorado Farm Bureau) behind Stonemen's Row to 15th and 16th Street.

Suggested Height: as allowed in the current B-2 zoned district

Suggested Density: F.A.R. 2:1

Suggested Land Use: Office, retail, and residential area
Sub-Area 8

Location: The lower Bluffs area between W. 29th Avenue and W. 27th Avenue from Vallejo Street to the alley between Zuni and Wyandot Streets.

Character: Mostly vacant containing the Colorado Farm Bureau offices, a few apartment buildings, parking and, several older residential buildings. The current zoning is R-3 with less than an acre of R-4 which the Colorado Farm Bureau is currently occupying.

Goal: Develop as a mixed use area including office, retail, and residential uses.

Recommendations:

- Land uses and location preferred:
  - focus office and retail uses along the western 2/3 of the area.
  - focus residential that supports the character of Stonemen's Row if not the density of Stoneman's Row along the eastern 1/3 of the area.

- New use should not create additional parking problems and existing parking lots should be landscaped.
  - above-ground parking structures should not be allowed unless they have an exterior face of retail.

- Encourage new developments to use appropriate materials (brick and wood) and incorporate designs whose proportions, scale and rhythm of openings are in harmony with existing structures.

- Historic buildings should be preserved or moved into vacant land in the Stonemen's Row area.

Suggested Height: Maximum 60 feet. New developments should take advantage of elevation and topography but should be sensitive to preserving views from the north of W. 29th Avenue.

Suggested Densities: Negotiated through the P.U.D. process.
Suggested Land Use: P.U.D. process is suggested mixed use residential, office, and retail area.

Sub-Area 9

Character: This area includes the historic residential area of Stonemen's Row. Vacant land in this area should be developed for housing at a density and scale which enhances the historic character.

Recommendation:

- All new development should be residential, and at the same scale as existing housing which are two story townhomes. The design, setbacks, and materials should be compatible with existing historic character.

  - all parking lots should be landscaped.
  - parking should not be allowed as an exclusive use-by-right.

The total area should be considered a preservation area and protected through the expansion of the Stonemen's Row Historic District.

Suggested Height: as allowed in the existing R-2 zone district

Suggested Density: Overall density should not exceed 14.5 units per acre.

Suggested Land Use: low density residential

Sub-Area 10

Location: The Bluffs bounded by Boulder Street, W. 32nd Avenue and Tejon Street.

Character: Contains a mixture of single family and multi-family residential, office, some industrial, and vacant land. There are some signs of commercial rehabilitation along Boulder Street. Because of the land use mixture, often times industrial uses are in conflict with residential. The office uses are more compatible to the residential. The current zoning is B-4.
Goal: Preserve residential uses and encourage mixed use residential, office, and retail development with emphasis on residential. Mixed use retail and office should be focused toward Boulder Street and be sensitive to their residential neighbors in terms of providing landscaping and buffering between the two uses.

Recommendations:

- Support any efforts to rezoning the triangular block bounded by W. 32nd Avenue, Boulder and 18th Street from existing B-4 to reflect existing residential density.

- Reduce existing industrial uses such as manufacturing, storage, construction warehouses, and auto repair, and disallow these uses in the future.

  . encourage businesses to relocate into other industrial areas of the City.

  . uses which are incompatible with residential and existing business should be eliminated – particularly industrial uses and "adult uses."

- Significantly improve the maintenance and lighting in Hirshorn Park.

- Encourage residential infill south of W. 32nd Avenue by requiring any new development that replaces residential to contain residential uses in at least 50% of the project's floor area.

Suggested Height: Buildings should not block the view corridors from Hirshorn Park to the Central Business District.

Suggested Density: mixed residential uses (townhomes etc.) moderate density F.A.R. - 2:1

Suggested Land Use: primarily residential and office use area

Sub-Area 11

Location: The area between Boulder and Central Streets from 15th Street to Pecos Street.
Character: Predominately office, industrial and vacant land with some scattered single family and low density residential. There are some new residential and commercial developments on 16th Street, Kensington Court and 17th Avenue. The current zoning is mixed B-2, B-3, B-4, and R-3.

Goal: Develop as mixed use commercial, retail and residential area. The "Highland Block" on 15th and 16th Street between Boulder and Central Street should be developed in a way which preserves its historical significance and creates a major gateway to the neighborhood.

Recommendations:

- Encourage unified development of the Highland Block.
  - the block should continue to act as an activity area and focal point for the neighborhood.
  - develop as a mixed use residential, retail and office project.

*Note: Refer to development guidelines established by the "Highland Coalition" in the appendix.

- Encourage residential as a part of mixed-use projects. Any new development that replaces residential should be required to contain residential use in at least 50% of the projects floor area.

- Discourage industrial and auto uses.

- Uses which are incompatible with residential and existing business should be eliminated.

- Emphasize the southern edge of the neighborhood by establishing treescapes, grass, etc. along Central Street.

Incentives: Building height up to 8 stories or 80 feet should be considered when 2/3's of total square footage on the project is planned for residential uses.

Suggested Height: 40 feet building heights as measured from Boulder Street. View corridors from Hirshhorn Park to the Central Business District must be maintained.
Suggested Density: F.A.R. 2:1

Suggested Land Use: Residential office, and retail use area
The westside of the block between 16th and 17th, Central to Boulder Street should remain as is (B-2 and R-3)
P.U.D. Process is suggested for the Highland Block - 15th to 16th Street between Central to Boulder Street. (development guidelines can be found in appendix)

B. West 32nd Avenue - North

Sub-Area 12

Location: Between Tejon Street and Federal Boulevard north of West 32nd Avenue to West 38th Avenue. (census tract 4.02)

Character: Predominately single family and low-moderate density residential with some public and quasi-public buildings in good condition. Housing is generally in fair to good condition with very little vacant land to be developed. There is a mix of low-moderate density residential and retail on the periphery of the sub-area boundaries. Although Federal Boulevard is a major arterial its character is predominately residential. The owner occupancy housing figure in 1980 was slightly higher at 56% when compared to 44% renter occupancy. Current zoning is R-2 which is compatible with existing land use.

Goal: Improve and preserve the residential character of the area and encourage new housing development on vacant land.

Recommendations:
- Target local and state rehabilitation resources for the whole area.
- Increase home ownership opportunities for renters.
- Create a better balance of owner occupied and rental homes.
- Offer residential rehabilitation programs.
- Encourage housing infill on vacant land.
- Maintain existing residential zoning along Federal Boulevard.
- Encourage home owners to purchase vacant land adjoining their property.

Suggested Height: remain as is - two to three stories
Suggested Density: remain as is - single family, low density.
Suggested Land Use: remain low density residential

*Note Commercial areas along W. 32nd Avenue, W. 38th Avenue, and Tejon Street are described in the Economics section of the plan.

Sub-Area 13

Location: Between Tejon Street east to the Valley Highway north of W. 32nd Avenue to W. 38th Avenue. (census tract 11.02).

Character: The area is predominately single family and low-moderate density residential. There are some public and quasi public buildings scattered throughout the area with industrial uses along Inca Street, Central Street, West 32nd and W. 38th Avenue.

The housing between Tejon and Osage streets is in fair to good condition but begins to deteriorate as you move further east of Osage Street to the Valley Highway. The existing B-3 zoning along Tejon between W. 33rd and W. 35th and the B-4 along W. 32nd Avenue are conflicting with the current residential land use. In both instances the zoning exceeds land use. There are signs of rehabilitation along Inca Street. The owner occupancy housing figure in 1980 was significantly lower at 38% when compared to 62% renter occupancy for this area. A factor adversely affecting housing in the area is the industrial encroachment into the residential area. The current zoning is mostly R-2 with B-4 along Kalamath with some I-0 and I-1 near the eastern boundary of the neighborhood.

Goal: Improve and stabilize the residential areas by preserving the existing housing stock and encourage home ownership, and eliminate the industrial uses.
Recommendations:

- Support any efforts to downzone B-4 to the north of W. 32nd Avenue from the alley west of Shoshone east to Pecos Street to R-2 or R-2-A. Residential land use in this area should be joined with the surrounding R-2.

- Improve the housing condition of both single family and multi-family units.

  - target both city, state and federal rehabilitation resources for the whole area, especially from Osage Street to Inca Street.

- Create a better balance between owner occupied and rental homes and minimize displacement.

- Support any efforts to downzone B-3 between W. 33rd and 15th Avenue along Tejon to R-2 or R-2-A. NOTE: also referred to on page 19 recommendation number three - Tejon Street.

- Encourage reuse of vacant or abandoned commercial structures.

- Work with owners of industrial businesses north of W. 36th Avenue and east of Lipan Street to encourage them to relocate to a more appropriately zoned area in the city.

- Encourage those property owners who own industrial businesses and wish to remain to be more sensitive toward their residential neighbors.

  - screen and buffer the area adjoining their property.

  - arrange lighting away from residential windows.

  - control truck delivery and pick up hours.

- Rezone vacated industrial parcels back to residential for redevelopment when relocation occurs.

- Discourage further industrial and commercial encroachment.

- Encourage senior citizen housing.

- Encourage and assist the following public facilities with rehabilitation and/or new construction funds.

  - Northside Community Center
Call to Action Building

Suggested Heights: Maintain building heights allowed in the R-2 zone district.

Suggested Density: Single family and low-moderate density residential (14.5 dwelling units per acre). New developments that are in harmony with neighborhood plan goals needing higher densities should go through the P.U.D. process.

Suggested Land Use: low density residential

Sub-Area 14

Location: The area along Central Street between the 20th Street viaduct and Kalamath Street.

Character: Primarily industrial, secondarily commercial with some scattered housing units. Current zoning includes B-4, I-0 and R-2. New construction has been primarily industrial (Restaurant, Equipment Supply Company) with housing units in fair to good condition, but are experiencing development pressures due to the lack of appropriate buffering.

Goal: Continue to develop as a mixed use area encouraging a better balance of land uses and encourage buffering between residential and commercial uses, especially to the north and west of commercial and industrial developments.

Recommendations:

- Attract a combination of new businesses which would be compatible with the area, preferably those that might employ and train neighborhood residents.

- Utilize a full range of urban design technics for the commercial and industrial areas.

  . streetscape along Central Street

  . encourage rehabilitation of existing structures.

  . encourage appropriate screening and buffering of adjacent residential structures.
encourage new construction to orient toward Central Street.

- redesign landscape noise barrier to the north along I-25.

- discourage new industrial uses.

Suggested Height: maximum 35' with a variety of building heights.

Suggested Density: F.A.R. - 2:1

Suggested Land Use: mixed use residential, office and indoor
V. APPENDICES

Population

The Highland neighborhood is divided into two census tracts, 4.02 (west of Tejon) and 11.02 (east of Tejon). According to the 1980 census, there were 9,803 people residing in the Highlands.

The 1980 population figure has decreased by 1,779 (18%) when compared to the 1970 U.S. census count. Though there has been a decrease in population, the percent of Hispanics in the total population rose from 20% in 1960, to 47% in 1970 to 62% in 1980.

The median age in 1980 for Highland was 27.3 years compared to 30.3 years citywide. The 1980 population distribution (table below) of Highland reveals a concentration of preschool children and youth (ages 5 – 19 years) at one end of the spectrum and older citizens at the opposite end. The two groups make up 47% of Highland's total population. The 19 and under age group of Highland is 34% of the neighborhood's total population, which is significantly higher than Denver's 26% figure for individuals 19 and under. Age composition of individuals 65 and over are similar when comparing Highlands to Denver. The senior citizen population has increased from 11% in 1970 to 13% in 1980.

Age Distribution, Highland and Denver, 1980

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Highland</th>
<th>Denver</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 5 years</td>
<td>10%</td>
<td>7%</td>
</tr>
<tr>
<td>5 - 9 years</td>
<td>8%</td>
<td>6%</td>
</tr>
<tr>
<td>10 - 14 years</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>15 - 19 years</td>
<td>9%</td>
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<td>18%</td>
<td>22%</td>
</tr>
<tr>
<td>35 - 44 years</td>
<td>8%</td>
<td>10%</td>
</tr>
<tr>
<td>45 - 54 years</td>
<td>8%</td>
<td>4%</td>
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<tr>
<td>55 - 64 years</td>
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<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td>75 years and over</td>
<td>6%</td>
<td>5%</td>
</tr>
</tbody>
</table>

*Source: U.S. census of population, 1980

The 1980 median household income for Highland was $10,344, which is significantly lower than the city's $15,506 median income figure. The median education levels reveals that the number of school years completed by residents of Highland in 1980 was 10.8, lower than the city's average of 12.8 years. Denver Public Schools report that in 1984-85 drop out rate for North High School was 12.8% compared to 10.3% in Denver and 6.1% in Colorado. Hispanic student drop out rate of 14.8 at North High School was much higher than both Denver and the State. Roughly 70% of the labor force of Highland
are employed in laborer, administrative support, and service occupations. Unemployment for Highland in 1980 was the same as Denver's 5% rate.

Land Use and Zoning

General

The Denver Planning Office Land Use Information system shows that the primary land use in Highland is residential. This is augmented by a fair amount of public and quasi public land (52 ac.) and 31 acres of industrial land. All land uses and acreages are categorized by zone districts in the 1984 Net Land Use chart below. The land use in the neighborhood is distributed as follows: 60% residential, 6% commercial, 7% industrial, 12% public-semi public, 2% transportation, communications, and utilities, 4% services, 2% open 3-ace, and 6% vacant. Highland's net acreage totals 417. Zone district classifications for Highland reveal that 73% of the neighborhood is zoned for residential use. Additionally, 22% is zoned for business use (B-2, B-3, B-4), 4% is zoned for industrial use, and the remaining 1% zoned for parking and P.U.D.'s

Residential Land Uses:

Generally, residential zoning is consistent with land use for the area north of 32nd Avenue. The industrial zones near the northeastern edge from Kalamath Street to Inca Street and the B-4 commercial zone from Pecos t Quivas between W. 32nd and W. 33rd have created negative impacts on the surrounding residential. The non-compatible uses these zone districts allow and because of the lack of appropriate residential are direct causes of these impacts. The area south of W. 32nd Avenue known as Scottish Village/Bluffs presents a more critical problem facing the neighborhood.

The Scottish Village/Bluffs area is the southern edge of the Highland neighborhood. It can be described as the area south of west 32nd Avenue within the boundary formed by Federal Boulevard, Speer Boulevard and the Valley Highway. The area actually contains two districts, Scottish Village and the Bluffs. Scottish Village, the area west of Zuni Street, was originally platted in the late 1800's as a residential area of small lots on curvilinear streets. Large parts of the Village have been replaced by public uses such as North High School and its athletic fields, Valdez Elementary School, Metropolitan Youth Center and commercial/retail uses along Speer and Zuni streets.

The Bluffs area, east of Zuni Street was platted on the grid pattern and was developed at a lower density than the Village with the exception of 15th and Boulder Streets which
were always major commercial thoroughfares. The Bluffs has evolved to a mixed-use area containing single family residences, apartment buildings, retail stores and business services.

Zoning in Scottish Village (the area west of Zuni Street) is largely R-3 (high density residential) with B-4 along Zuni Street (commercial services), including Zuni Plaza; the B-4 continues to fan out along the cross streets. The area from West 29th Avenue south to Speer Boulevard is also B-4. Approximately 50% of Scottish Village remains residential with the balance in commercial, services (32%), vacant (7%), Public and Quasi Public (2%), and industrial land uses (9%).

The upper Bluffs area from Zuni to Umatilla Street is primarily R-3 with B-4 along the major streets (Zuni, Umatilla, and West 29th Avenue). East of Umatilla, the area is dominated by business use (largely B-4 with B-3 along 15th Street) with small pockets of R-3 and B-2 zoning. Roughly 39% of the Bluffs is zoned for high density residential use (R-3) and 53% is zoned B-4. Though the Bluffs residential area is zoned R-3, approximately 36% is used for single family and 40% low to moderate density multi-family dwellings.

The Scottish Village/Bluffs area is one of the oldest residential neighborhood areas in Denver. In recent years, the residential character of the area has suffered from business encroachment and land speculation. Future downtown and Central Platte Valley development along with the relatively low land values in Scottish Village/Bluffs have created development pressures on the area. A 1984 market analysis prepared by Hammer, Siler, George Economic and Development consultants revealed that retail space serving residential needs in the Scottish Village/Bluffs area have declined with over 40 percent of the retail space vacant. Non-retail space, including offices, business services and industrial uses, are now major land uses in the area. A number of land uses permitted in the B-4 zone district are automobile related and the amount of this zoning negatively impacts the residential units that abut the commercial areas. Some of these impacts have been identified as zone code violations by the Zoning Administration and can be mitigated but automobile and other uses not compatible to the residential area will continue to plague the neighborhood.

Highland neighborhood, unlike other neighborhoods, has small unique pockets of land tucked away in the interior of its residential city blocks, known as carriage lots (all located north of 32nd Avenue). A survey conducted by Jefferson Highland Sunnyside Neighborhood Association (JHSNA) in 1984, helped to identify a number of carriage lots that need attention.
Additionally, Denver Planning Office expanded the carriage lot study and prepared a slide show with handouts indicating ownership, size, zone, and description of each lot. This inventory, along with the survey results were shared with the Department of Health and Hospital's environmental section and the Zoning Department. The adverse condition of the carriage lots prompted both departments to begin a joint effort clean up campaign. Of the 72 carriage lots inventoried, 35 were identified as having the potential to be developed for parking, open space, or residential use if conditions were improved and financial support secured. Inventory results and carriage lot map are available at the Denver Planning Office.

Commercial Land Uses:

Commercial land uses are located primarily along W. 38th Avenue from Inca Street to Federal Boulevard, W. 32nd Avenue, Tejon, Zuni, and 15th Streets, and along Speer Boulevard. Business nodes are located at W. 37th and Navajo Street, W. 30th and Wyandot Street, and W. 33rd Avenue and Osage.

A number of these businesses are neighborhood serving and provide a mixture of services including office, restaurant, and specialty retailing. A common characteristic of Highland's business districts is that they contain residential dwellings as part of the business area. Though a number of businesses do serve residents of Highland, the Hammer, Siler, George market study indicated that within the trade area of North Denver (Colfax Avenue on the south to I-70 on the north and from the Valley Highway on the east to Sheridan Boulevard on the west) there is an unmet need regarding business such as a discount store, small hardware store, specialty shops, a drug store, and supermarket.

There has been a moderate amount of commercial development and redevelopment in Highland's business areas. Examples of this activity are:

* The Inverness Building located at 2536-56 15th Street: rehabilitated into specialty shops and professional office space.

* Cousins Auto Parts located on West 38th Avenue and Federal Boulevard: major rehabilitation and new construction.

* West 32nd Avenue and Clay Street: neighborhood business district was revitalized with streetscape and new signage,
* Century Bank North located on Speer Boulevard: presently constructing a new banking facility.

* Residence Inn at 2777 Zuni Street: completed construction in 1982 of 161 motel suites.

* Wheeler Block Building at 2150 W. 29th Avenue: rehabilitated from a school building into office space.

* Belong-Rogers building at 2323 W. 30th Avenue: rehabilitated for commercial office use.

* Tony's Restaurant and Equipment Company located at Kalamath and Central Street: new construction with assistance from Community Development Agency.

* Al Cohen construction company located at 18th and Central Street: new commercial office.

* Colorado Farm Bureau addition, 1985 - 2211 W. 27th Avenue.

* 3748 Osage Street, renovation of building facade and office, 1985.

Currently there are three major projects being planned in the neighborhood. First, the Colorado Farm Bureau proposes to construct a mixed use commercial/residential development on the 2700-2800 block between Wyandot and Vallejo. Second, the "Highland Block" located on 15th Street between Boulder and Central Street, is being proposed for a mixed use - retail-office-residential development. Third, West 38th Avenue between Inca and Federal has been designated for redevelopment as a result of application approval for a Neighborhood Business Revitalization (NBR) district.

Environment

Highlands is located on a Bluff that overlooks the Central Business District and Platte River Valley. It has a healthy variety of trees and plants that help to create a pleasant environment.

The majority of sidewalks have been repaired in the Scottish Village historic district, but several blocks of sidewalk repairs are needed north of 32nd Avenue. The overall Highland area shows nominal needs for street lights and alley paving, though several areas were identified in Scottish Village for alley paving by residents who approached the City in 1984 for CDBG funds to help correct the problem.
Storm sewers are in reasonably good condition with the exception of the West 38th Avenue viaduct. Approximately 1.4 million dollars of 1982 Storm Drainage Bond Funds have been allocated to correct the existing problem by the year 1986. According to Wastewater Management, the Highland area water mains, particularly south of West 32nd Avenue, can support new development. Wastewater Management doesn't anticipate any need to reconstruct the system that is presently in place.

Several environmental considerations can be grouped together under the title of "Needed City Services." These elements alone are detrimental to the image and environmental quality of the neighborhood. The problems of deteriorated sidewalks, weeds, trash, and junk cars along with the lack of maintenance of both public and private lands (alleys, streets, and R.O.W.'s), snow removal and the visually obtrusive billboards are code enforcement issues that can't go unmentioned and need additional resources to be enforced.

Air pollution is a major metropolitan problem and particularly affects Highlands due to its location. Additional use of public transportation, shared rides, and participation in the volunteer "Better Air" program can help improve the overall situation.

A number of Highland residents are responsible for the success of the neighborhood's community gardens. Saint Patrick's church and 33rd and Shoshone are locations where a couple of community gardens exist. Several private gardens can be found in the neighborhood.

The neighborhood, while served only by Hirshorn and Franco Parks, has access to the Platte River Greenway south of Highland in the Central Platte Valley. The Greenway is a systul of parcs, picnic areas, 'qua rdcreational facilities and pedestrian/bike paths. Confluence Park provides an outdoor amphitheater, a water front plaza and direct connection to the newly developed Children's Museum.

In general, Highland neighborhood is pleasant, with a unique topography that enhances the views which creates the character of a truly ideal space for living.

Historic Preservation

The Denver Landmark Preservation Ordinance, Section 30-1 of the Revised Municipal Code, was enacted by the Denver City Council in 1967. The ordinance created the Denver Landmark Preservation Commission to identify structures and districts of historic, architectural or geographic significance.
The Denver Landmark Commission's report of August, 1984 listed the following designated landmark districts in Highland: Potter Highlands district located between West 33rd and West 38th - between Federal Blvd. and Zuni Street (currently being considered as an historic preservation area), Stonemen's Row district located on West 28th Avenue between Umatilla Street and Vallejo, and the Old Highland Business District on 15th Street between Central and Boulder Streets.

In addition to the designated districts the following structures are listed on the National Register:

*All Saints Episcopal Church at 2222 W. 32nd Avenue, 1978 listing.

Saint Elizabeth's Retreat Chapel at 2825 West 32nd Avenue, 1976 listing.

*Saint Patrick's Mission Church at 3325 Pecos Street, 1979 listing.

Tallmadge & Boyer Block 2926-42 Zuni Street, 1982 listing.

Hugh Mackay House at 3359 Alcott Street.

*Mount Carmel Church at 3549 Navajo Street

Cerrone's Grocery at 3611-15 and 3617 Osage Street Wheeler Block Building at 2150 W. 29th Avenue

*Asbury M.E. Church at 2205 W. 30th Avenue

Henri Foster House at 2533 West 32nd Avenue, and Henry Lee House at 2653 West 32nd Avenue

The newest addition to the National Register in 1985 was Highland Park - Scottish Village Historic District bounded by Zuni Street on the east, Clay Street on the west, West 32nd Avenue on the north, and Dunkeld Place on the south.

Historic Denver and the Jefferson/Highland/Sunnyside Neighborhood Association are working on a joint steeple lighting project and have identified the churches above with asterisks along with Our Lady of Guadalupe Church to be part of the program.

Streets and Highways

The Comprehensive Plan of Denver uses four categories to describe and plan streets and highways. The street classifications are based on function, access, width, volume of traffic, adjacent land use, etc.:
These street categories exist in Highlands and are described as the following:

- **Local Streets** - have the function of providing direct access to adjacent properties and of carrying low volumes of traffic (less than 2,000 vehicles per day) with an origin or destination within the neighborhood (e.g. W. 34th Avenue, Bryant and Mariposa Streets.)

- **Collector Streets** - have the function of collecting and distributing traffic having an origin or destination between arterial and local streets within the community and linking neighborhood residential areas, local and community shopping facilities, and other major community land use elements. Collectors have an average capacity of 5,000 to 12,000 vehicles per day (e.g. Zuni Street and West 29th Avenue).

- **Arterial Streets** - have the function of permitting rapid and relatively unimpeded traffic movement throughout the City and serving as the primary link between communities.

- **Freeways** - have the function of permitting traffic flow rapidly and unimpeded through and around the metropolitan area (e.g. Interstate 25).

Community Facilities Inventory

**Parks and Open Space**

Parks and open space areas are extremely limited in the neighborhood. Hirshorn Park located at Tejon and Erie Streets, and Franco Park located at 37th and Lipan Streets occupy 3.3 acres of land in the Highlands. Pecos Park Plaza, a new "mini" park was created by the Pecos Plaza Neighbors and is located at the corner of W. 33rd Avenue and Pecos Street.

Hirshorn Park is designated as a neighborhood park and was acquired in 1946 for multi-purpose use. The park is equipped with a playground and a junior football field. Franco Park was acquired and designated as a mini park in 1969. A playground and picnic tables are the park's only features. None of the parks have swimming pool facilities.

Highland residents have access to Confluence Park and open space along the Platte River Greenway to the south, Columbus/La Raza Park to the north, and Highland Park to the west. Viking Park at Speer and Federal Boulevard was developed by the city in 1980, and contains 5.4 acres of land. Project costs including land acquisition were 1.4
million dollars. These parks, although they aren't within the neighborhood boundaries, serve the community.

A community gardens are an important aspect of open space for the neighborhood. The Mayor's Garden Program was established over ten years ago and was initiated to encourage urban gardening as a self-help channel for people to raise food and to turn vacant lot eyesores into attractive green open space. This program has grown in popularity as the years pass. The City's urban community gardens program and Denver urban gardens are working jointly to establish more gardens throughout the City.

Gardens can be found at the following locations:

- W. 33rd Avenue and Shoshone Street
- W. 33rd Avenue and Pecos
- 1604 W. 36th Avenue
- W. 37th Avenue and Eliot, and
- W. 36th Avenue and Vallejo Street

**Northside Community Center - 3555 Pecos Street**

The Northside Community Center is a non-profit organization serving the North Denver area from I-25 on the east, Federal Boulevard on the west, Speer Boulevard on the south, and 52nd Avenue on the north. The center serves all citizens inside its boundaries with a major emphasis on the low to moderate income individuals. Community services have been provided by the center since 1957 on a sliding fee scale and/or free of charge. The Center offers to the community summer day camp, organized recreation, social clubs, senior citizen recreation, child care, sewing and aerobic classes, and distributes butter and cheese to social service recipients. Both private and public money was utilized for the construction of the child care and senior citizens center located on the site. Both centers were built in 1975 and are in excellent condition.

**Ashland Recreation Center - 2950 Fife Court**

Ashland Recreation Center, like Northside Community Center, provides the community with well organized recreation and neighborhood access. The facility is owned by the City and operated by the Parks and Recreation Department. The Center occupies .62 acres and houses a gym, game room, kitchen, library and offices.
Schools

There are two elementary schools, one high school, one alternative school, and one private school located in the neighborhood.

Bryant - Webster Elementary School at 3635 Quivas Street was built in 1930 and occupies 2.93 acres of land with a capacity of 475 students. Student enrollment has increased from 431 in 1976 to 592 in 1984 according to the Public Facilities Inventory, Denver Planning Office and Denver Public Schools. The Northside Community Center is currently housing the early childhood education (5th grade classes) as a result of school overcrowding.

Valdez Elementary School at 2475 W. 29th Avenue, built in 1975, covers roughly five acres of land with a student capacity of 755. In 1984, student enrollment had increased to 740 compared to 568 in 1976. The school is currently holding classes in mobile units (portable classrooms) as a result of school overcrowding.

North High School located at 2960 North Speer Boulevard occupies 27.93 acres of land and has a capacity of 2,100 students. Enrollment figures for 1984 decreased to 1,897 compared to 2,199 in 1976. Structural improvements were made in 1955 and 1983-84. Improvements included the construction of a new auditorium with the capacity of 840, a football field, and baseball diamond, tennis courts, and additional parking. The North High School site was unified with Valdez Elementary School to provide open space, park land, and a campus area.

Metropolitan Youth Education Center is located at 2417 W. 29th Avenue. The center is one of three Denver Public School facilities for pupils under 21 years of age, who are not high school graduates, and are not attending Denver Public High School. Enrollment figures since 1981 have remained fairly stable with approximately 220-300 students attending per academic year. Statistics reveal a dramatic decrease from 751 to 261 when 1980 figures are compared to 1985 due to the elimination of nite school.

The "Jesus Center" at 3600 Zuni Street is the only private school in the neighborhood. It is non denominational serving kindergarten through grade 12. The school occupies approximately one acre of land. School enrollment slightly increased from 328 in 1975 to 347 in 1980 with the 1984-85 figure comparable to both years at 335 students.

Both Bryant - Webster and Valdez elementary schools further reveal the growing number of young people in the neighborhood showing a steady enrollment increase.
Library

The Woodbury branch library located at 3265 Federal Boulevard in the West Highland neighborhood was constructed in 1913 with additions in 1966. The building has 10,098 square feet of space and contains 55,070 volumes. The library serves an area within a one mile radius, covering most of Jefferson Park, West Highland, Sunnyside, Sloan Lake, and Highland neighborhoods. Highland residents feel that the facility adequately serves their needs.

La Casa De Salute

La Casa de Salute Health Station at 3605 Pecos Street funded by the Department of Health and Hospitals, occupies approximately one half acre of land. The health station is a family practitioner clinic and did not report any major problems.

Senior Citizen Residences and/or Centers

There are several retirement and nursing homes in Highlands and the surrounding area. Though these homes exist there is still a need for additional senior citizen housing to serve the rapid growing population of elderly in North Denver. The following facilities serve the area:

- Casa Loma at 38th and Alcott Street, owned by Denver Housing Authority.
- St. Elizabeth Center - 2825 W. 32nd Avenue.
- Ivy Manor Nursing Home - 2205 W. 29th Avenue.
- Regency Health Care - 2741 Federal Boulevard.
- Lennox elderly homes - W. 33rd and Elliot.
- W. 32nd and Federal Boulevard.

West 38th Avenue Merchants Association

West 38th Avenue Merchants Association at 3740 Shoshone is a newly developed office for economic development open to all merchants and developers. Members of the merchants group are dedicated to enhancing the commercial relationship with the local community and providing convenience shopping on the Avenue. Low interest loans facilitated by the Neighborhood Business Revitalization endeavors can be used for storefront and interior renovations, landscaping and street lighting, new construction, land acquisition, and merchandising.
Highland Neighborhood Housing Services

Highland Neighborhood Housing Service, Inc., a non-profit, non-governmental corporation, is a working partnership of neighbors, business leaders, and city representatives committed to maintaining and enhancing the cultural, ethnic, and socio-economic mix of the Highland Community by promoting safe, sound, and desirable housing and surroundings for all. The Housing Services is located at 1800 W. 33rd Avenue.

North Denver Workshop

North Denver Workshop is a community based organization that provides technical assistance to the community by integrating students, residents and planning/architectural expertise in the area of community development and planning. The Workshop is located at 3401 Pecos Street and is part of the University of Colorado at Denver-Design Center.

Del Norte Housing Development Corporation

Del Norte Housing Development Corporation is a non-profit housing groups who's goal is to help create affordable housing for low-moderate income people and to assist with the economic growth and development concerns of small businesses. It is a partnership between governmental and private organizations. Del Norte office is located at 3401 Pecos Street.

Day Care

1. Chapel Day Care Center, operated by All Saints Church. 3130 Wyandot Street

2. Mile High Child Care Association Northside Child Development Center - 3551 Pecos

3. Head Start Centers:
   - 3410 Tejon Street
   - 4373 Tejon Street
   - 2450 Clay Street
   - 3555 Pecos Street

4. Bryant-Webster pre-school program for four year old children.

5. Highland Early Learning Center - 2949 Federal Boulevard.

6. Northside Community Center - 3555 Pecos Street

7. Asbury Methodist Church - 2205 W. 30th Avenue
Fire and Police Protection/Crime

Fire station number 7 at 2195 West 38th Avenue was built in 1975 and serves the neighborhood. Fire protection is adequate for the area.

Police District Substation #1, located at 2195 Decatur Street built in 1967 provides service to Highland and surrounding area.

The boundaries for police services are approximately 52nd on the north, 6th Avenue on the south, approximately the Platte River on the east, and Sheridan Boulevard on the west.
Description and location Highland Neighborhood Proposed Zone Districts

1. Suggested B-4 Zone Overlay

Location

The area along West 38th Avenue between Osage and Kalamath Streets.

New Requirement:

All development projects that are 15,000 (approximately 6-8 lots or more) square feet of lot size or more would require site plan review by the Denver Planning Office.

Waive the following uses from the B-4 zone district in the current Zoning Ordinance:

* Blood Plasma Service
* Head Shops (tabacco shops that allow the sale of paraphernalia)
* Parking as use by right
* Veterinarian without closed kennel
* Adult Bookstore and eating place with adult amusement other uses that are automatically excluded from the existing B-4 zone district because of the 500 feet separation requirement. e.g., adult uses and tattoo studios.

Conditions:

Structures should adhere to Section 4(b), 5, and Section 59-410 permitted used related to front and side setback requirements in the existing I-0 zone district and should include landscaping in the side setback requirements.

2. Suggested B-4 Commercial Zone Overlay

Locations:

A. The area along Central Street between 20th Street viaduct and Kalamath Street. (Sub-area 14)

B. West 37th Avenue and Navajo Street. (exist B-4 zone district)

C. Speer and Federal Boulevard, north to Douglas Place and east to North High School. (corner of Speer and Federal Blvd.)
New Requirement:

All new development projects that are 15,000 (approximately 6-8 lots or more) square feet of lot size or more would require site plan review by the Denver Planning Office.

Waive the following uses from the B-4 zone district in the current Zoning Ordinance.

* Blood Plasma Service
* Head Shops (tobacco shops that allow the sale of paraphernalia)
* Sales of automobiles, trailers, R.V.'s, and light trucks. Sales and warehousing of automobile and truck parts and accessories.
* Sales and warehousing of motorcycles
* Car wash
* Automobile repair garage
* Other uses that are automatically excluded from the existing B-4 zone district because of the 500 feet separation requirement eg., adult uses and tattoo studios.
* parking as a use by right.

Conditions:

- Site A maximum 50' building heights.
- Site B, maximum 30' building heights.
- Site C, height of any new development should be comparable to existing building.
- The same I-0 requirements as B-4 zone overlay.

3. Suggested B-4 Residential/Commercial Zone Overlay

Locations:

A. The area along Zuni Street between West 29th Avenue and W. 32nd Avenue (norther part of sub-area 5)

B. The area bounded by Umatilla and 16th Street to the west, 20th Street viaduct to the east, Central Street to the south, and approximately W. 32nd Avenue to the north. (sub-area 10 & 11)

New Requirement:

All new development projects that are 15,000 (approximately 6-8 lots or more) square feet of lot size or more would require site plan review by the Denver Planning Office.
Waive the following uses from the B-4 zone district in the current Zone Code Ordinance:

* Blood Plasma Service
* Head Shops (tobacco shop that allow the sale of paraphernalia)
* Sales of automobiles, trailers, R.V.'s, and light trucks.
* Sales and warehousing of automobile and truck parts and accessories.
* Sales and warehousing of motorcycles.
* Car Wash
* Automobile repair garage
* All industrial uses
* Other uses that are automatically excluded from the existing B-4 zone code because of the required 500 feet separation requirement e.g., adult uses and tattoo studios.
* Parking as a use by right.

Conditions:

Site A, maximum 35' building height; site B, maximum 40' building height.

The same I-0 requirement as B-4 zone overlay.

4. **Suggested Moderate Density Residential zone**

Locations:

A. The Scottish Village Historic District bounded by Zuni Street, West 32nd Avenue and Dunkeld Place. (sub-area 2)

B. The area bounded by West 32nd Avenue, Zuni Street, West 29th Avenue to Umatilla Street, excluding the southeast and west corner lots. (W. 29th and Wyandot and Umatilla), (sub-area 6)

New zone district in which existing housing densities would be maintained. The new zone would be similar to the existing R-2-A (22 dwelling units per acre or 29 dwelling units per acre with a Planned Building Group) but would take into account the existing setbacks and depth of frontages.

5. **Suggested B-2 and B-3 Zone Districts Overlay:**

Current B-2 and B-3 zone districts would remain the same in terms of densities allowed but would waive the same uses in the proposed B-4 Commercial Zone Overlay unless otherwise stated in the plan.
6. **P.U.D.**

New developments or significant redevelopments should go through the existing Planned Unit Development process and be evaluated according to the goals established in the plan.

**Locations:**

A. The "Highland Block", 15th Street between Boulder and Central Streets.

B. The lower Bluffs area bounded by West 29th Avenue on the north, west 27th Avenue on the south, Vallejo Street on the east, and the alley east of Wyandot on the west.

C. The northwest corner of west 29th Avenue and Umatilla.

D. Northwest corner of W. 29th Avenue and Wyandot.
Development Guidelines: Highland Block

Neighborhood Coalition Development of Highland Block

The Highland Coalition includes leadership from Jefferson/Highland/Sunnyside, Del Norte Neighborhood Development Corporation, and Highland Neighborhood Housing Services. For nearly half a decade since the Highland Block assembly began, these organizations have recognized the impact its redevelopment would have on their neighborhoods. Within the framework of community development and social program in their neighborhoods, they have focused on this block in 1) studying the impact of development on the larger neighborhood, 2) research and planning, 3) reviewing developers' plans, 4) advising city officials and developers as to neighborhood needs and concerns, and 5) disseminating information to neighborhood residents.

A. Redevelopment Goals

The Coalition has defined a number of goals for redevelopment of the Highland Block and propose that:

1. Affordable housing be made available to neighborhood residents with an overall provision of 20% of the units available to residents with low and moderate incomes.

2. Revisions for business opportunities and locations for neighborhood/minority business persons be explored. Specifically, it is recommended that 15% of the retail space will be reserved for such tenants.

3. Neighborhood-serving types of commercial activities should be part of the project, i.e., day care center.

4. Jobs with assurance that 20% will be available both in construction and operation to neighborhood residents.

5. The full utilization of federal, state, city and private charitable resources be investigated to make the above goals possible.

6. Design and density of the project be compatible with planning goals of the neighborhood.

7. An equity participation by the coalition and neighborhood should be explored.
Services

The Coalition expects to provide the following services to the developer:

1. Assistance in meeting the design (height, open space, density, parking, circulation and ingress/egress, materials, amenities, unit and retail mix, landscaping, preservation, etc.) and other neighborhood objectives related to approval of a Planned Unit Development, other rezoning or a Planned Building Group and facilitating the process.

2. Serve as an employment and training resource in ensuring neighborhood resident employment in all aspects of construction, marketing, management, maintenance and operation. The Coalition will receive periodic reports to assist in monitoring the achievement of goals.

3. Serving as a resource in recruiting and relocating neighborhood/minority businesses in the project and arranging for some of the following types of assistance to them: budgeting and meeting capital needs, hiring, negotiating leases and other aspects of business operation. The Coalition can also assist in attracting the types of neighborhood-serving commercial which are designated. Monthly marketing reports will be used in monitoring achievement.

4. Marketing to neighborhood residents including development of eligibility criteria, preparation of marketing materials and programs, resident selection, allocation and utilization of subsidies, etc.

5. Generating public and private resources through excellent relationships with government officials and program staffs and with private charitable organizations. Some of the potential sources of funds might include: U Dag, CD, tax-exempt bonds, housing development grants, CHFA, DURA, etc.

6. Attracting loan and investment capital through long-standing contacts in the banking and development communities.

7. Potential for Coalition to invest in the project at market rates of return, including in higher risk start-up expenses, at levels proportionate to its interest in the project.
Equity Role

The Coalition is prepared to negotiate an equity position in the project based upon investments in the following areas: 1) general neighborhood revitalization and social efforts which complement the project, 2) the above described services provided by the Coalition or an approved assignee with comparable or greater skills, 3) the potential for a cash investment. Return on this investment would be re-invested in neighborhood community development activities.
Highland Neighborhood Public Right-Of-Way Maintenance locations

- Central Street from Umatilla to 20th Street (includes all gate way entrances)

- 20th Street and Osage node.

- Speer interchange

- Fox interchange

- City owned carriage lots
  . Wyandot and Vallejo - W. 37th/38th Avenue
  . Vallejo and Tejon - W. 34th/35th Avenue
  . Quivas and Pecos - W. 34th/35th Avenue
  . Bryant and Alcott - W. 36th/37th Avenue

- Speer Boulevard at W. 29th, W. 28th to the south

- Northside Community Center grounds

- W. 38th Avenue, Federal Boulevard to Inca Street including the underpass.