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INTRODUCTION AND PURPOSE

The Mayor’s Focus Neighborhoods Program was established to coordinate resources and services within the Empowerment Zone/Enterprise Community neighborhoods, including Sunnyside. Program administrators identified four basic categories of goals or needs for each neighborhood: housing, economic development, physical infrastructure and human services.

This neighborhood assessment provides general background information about Sunnyside to the policy makers of the Focus Neighborhoods Program. It provides an overview of the most important needs that have been identified within a short period of time from readily available data and with minimal community input. This baseline assessment can be refined and expanded as needed.

The boundaries for the Sunnyside statistical neighborhood are Inca Street on the east, 38th Avenue on the south, Federal Boulevard on the west and I-70 Expressway on the north. It comprises Census Tracts 11.01 (south of 44th Avenue between Inca and Tejon), 4.01 (south of 44th Avenue between Tejon and Federal) and 2.02 (north of 44th Avenue between Inca and Federal).

Sunnyside has evolved over the past 140 years, beginning as an area of small farms that supplied Denver with meat and produce, becoming a streetcar suburb in the late 19th century and completing its development as a neighborhood with post-World War II housing development. The street pattern is the traditional Denver grid. At the heart of the neighborhood is Chaffee Park. Tree lined residential blocks make up the dominant land use. Industrial employment land uses are located in the northeast quadrant of the neighborhood along rail lines. Mixed residential and neighborhood serving commercial land uses are found along the former streetcar lines – Lipan and Tejon Streets and West 38th and West 44th Avenues.
EXISTING PLANS AND STUDIES

Sunnyside Plan. The Denver City Council adopted the Sunnyside Neighborhood Plan in May, 1993, and re-adopted the plan as a supplement to Denver Comprehensive Plan 2000. The plan envisions Sunnyside as a neighborhood that includes neat and tidy homes, tree lined streets, clean and safe parks that children can walk to safely, and no gang problem because kids have sufficient recreational activities and their energies are directed in a positive way. Primary goals articulated in the plan address solving residential-industrial abutment issues, strict enforcement of City codes pertaining to land use and property maintenance, encouraging small neighborhood serving businesses, home ownership and housing rehabilitation, streetscape initiatives, restoration of Federal Boulevard to its previous beauty and dignity, new gateway treatments and expanded recreation opportunities. A significant number of implementation strategies have been completed – for example opening of the Boys and Girls Club, new La Casa Quigg Newton Health Center, renovation of housing, improved property maintenance and Federal Boulevard median landscaping. Other strategies are only partially implemented – such as improving “Unnamed Park,” solving truck access issues and revitalizing West 44th Avenue.

Federal Boulevard Corridor Plan. The Denver City Council adopted the Federal Boulevard Corridor Plan in February 1995 and readopted the plan as a supplement to Denver Comprehensive Plan 2000. This twenty-year plan studied the street from Jewell on the south to 52nd Avenue on the north. It was initiated to achieve three primary goals: enhance the image of Federal Boulevard for both residents and visitors, improve the safety and operating efficiency of the corridor for pedestrians and vehicles and limit land acquisition to the minimum needed to improve the image and safety of the corridor.

Blueprint Denver. The Denver City Council in March 2002 adopted this Citywide integrated land use and transportation plan as a supplement to Denver Comprehensive Plan 2000. Within Sunnyside, three areas of change are noted in the plan: Transit Oriented Development (TOD) along Inca Street in proximity to a new light rail station stop, West 38th Avenue urban residential and pedestrian shopping corridor, West 44th Avenue mixed use corridor with residential and small scale neighborhood serving businesses.

Quigg Newton Master Plan. This plan was not a Comprehensive Plan amendment, but has been a successful neighborhood subarea plan for resident empowerment and modernizing Quigg Newton homes. The master plan has been a catalyst for a new neighborhood health clinic, Boys and Girls Club, education programs and
demolition/rebuilding of homes. The establishment of a neighborhood market place (mercado) is one plan element that has not been implemented.

Sunnyside Pecos Street Gateway Development Charette Report. This report is dated January, 1998. The report was not a Comprehensive Plan amendment, but has many positive concepts, such as improved linkage between Quigg Newton apartments and surrounding neighborhood, mixed use redevelopment of the Tejon Market site at 46th Avenue/Tejon Street, Pecos Street traffic calming, constructing new sidewalks and planting trees along Pecos Street, new development at the southeast corner of 46th Avenue/Pecos Street.
DEMOGRAPHICS

Population Characteristics – 2000 Census
Initial 2000 U.S. Census data became available during the first six months of 2001.

Between 1990 and 2000 the population of Sunnyside grew from 10,324 to 11,555. This increase of 12% occurred even as the number of housing units remained nearly constant. It is explained in part by the “reoccupying” of vacant houses and apartments that were in the neighborhood in 1990 and by new families moving to Sunnyside with larger households.

The ethnic composition of Sunnyside is 72% (8,357) Hispanic, 23% (2,668) Anglo, 2% (249) African American and 2% (117) Native American, Asian or other ancestry. Since 1990 there was an increase from 7,066 to 8,357 in the number of Hispanic residents while other ethnic groups remained about the same.

The number of adults over age 18 is 8,173 (71% of the population). The number of children and youth under age 18 is 3,382 (29% of the population). This indicates that Sunnyside has a younger population than the City as a whole with 29% of its residents under age 18 compared to 22% for Denver.

Among all households, 68% were families (married couples, couples with children, single parents with children) and 32% were non-family households (single, divorced, widowed, unmarried, no children, roommates). This compares to 50% family households and 50% non-family households in the City as a whole.

The average household size in Sunnyside is 2.99 (compared to 2.27 for the City as a whole). Among families, the average family size is 3.44 persons per household in Census Tract 2.02 (north of 44th Ave.); 3.44 persons per household in Census Tract 4.01 (west of Tejon Street and south of 44th Ave.) and 3.88 persons per household in Census Tract 11.01 (east of Tejon Street and south of 44th Ave.). The Citywide average family size is 3.14.

Among families with children, 57% were married couples and 43% were headed by a single parent (male or female).

Population Characteristics -- 2002 Neighborhood Profiles
Other demographic data for Denver neighborhoods were gathered in 2002 from a variety of sources.

Births – 2000
In 2000 there were 264 births. The birth rate for teens age 15-19 was 13.6%, compared to 9.2% for Denver as a whole. Unwed mothers accounted for 45.5% of neighborhood births, compared to 33.1% in Denver.
Educational Level and Schools – 2000
Denver Public Schools in 2000 enrolled 1,146 students from Sunnyside. There are three public elementary schools in Sunnyside: Smedley School at 42nd Avenue and Shoshone Street, Remington School at 46th Avenue and Pecos Street and Columbian School at 40th Avenue and Federal Boulevard. Horace Mann Middle School is located at 41st Avenue and Mariposa. North High School serves neighborhood families and is located outside the neighborhood on Speer Boulevard near Federal Boulevard. The following columns compare neighborhood students to Citywide enrollment:

<table>
<thead>
<tr>
<th></th>
<th>Enrollment Rate</th>
<th>% in Public Schools</th>
<th>’00 Dropouts</th>
<th>’00 GradRate</th>
<th>’00 Test &lt;25 Percentile</th>
<th>’00 Test &gt;75 Percentile</th>
<th>Not English Proficient</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>79.50%</td>
<td>90.29%</td>
<td>10.90%</td>
<td>12.40%</td>
<td>49.40%</td>
<td>5.107%</td>
<td>34.10%</td>
</tr>
<tr>
<td></td>
<td>74.31% Citywide</td>
<td>85.94%</td>
<td>8.40%</td>
<td>15.80%</td>
<td>37.50%</td>
<td>15.80%</td>
<td>20.60%</td>
</tr>
</tbody>
</table>

St. Catherine School at 43rd Avenue and Federal Boulevard is a private parochial school and is not reflected in the above DPS data.

Economic and Employment Characteristics – 2002
Neighborhood median household income and poverty rates are not yet available from the 2000 Census.

In 2001 there were 3,276 jobs located within Sunnyside. Included are full and part-time employment in the east and northeast industrial area, internal neighborhood business districts, schools, businesses along West 38th Avenue and Federal Boulevard and a small number of home occupations.

Public assistance is an indicator of poverty. The following columns compare numbers of neighborhood residents receiving public assistance to Citywide numbers:

<table>
<thead>
<tr>
<th></th>
<th>’00 Children TANF</th>
<th>’00 Children on Medicaid</th>
<th>’00 DPS Free Lunches</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>444</td>
<td>973</td>
<td>69.30%</td>
</tr>
<tr>
<td></td>
<td>5,881</td>
<td>21,012</td>
<td>47.70%</td>
</tr>
</tbody>
</table>

LAND USE AND ZONING

Land Use
The predominant land use is single family residential. Medium density multi-family residential, parks, neighborhood scale shopping and employment/industrial land uses comprise important other land uses within Sunnyside. Major transportation corridors form the north and east edges of the neighborhood -- the I-70 expressway is the north edge and Union Pacific and Burlington Northern Santa Fe rail lines are at the east edge. The I-25 expressway is also a short distance outside of Sunnyside to the east.

Sunnyside Zone Districts
Zoning information is for general purposes only. For official maps and district descriptions, contact the Zoning Administration section of the Community Planning and Development Agency.

- The R-1 Zone District allows for single family homes at a density of up to 7.3 units to the acre. Lots must be at least 6,000 square feet. Non residential uses include schools, churches, parks, open space and small home occupation businesses with no employees.

- The R-2 Zone District allows single family homes and low density attached homes at a density of up to 14.5 units to the acre. Lots must be at least 6,000 square feet. The non-residential uses are identical to those in the R-1 Zone district, plus child day care centers.

- The R-3 Zone District is located primarily north of 42nd Avenue between Lipan and Navajo Street. R-3 zoning allows for single family homes, as well as higher density apartments and attached homes. Building size is controlled by bulk standards, off-street parking and open space requirements. Building floor area cannot exceed three times the site area. The non-residential uses include those allowed in R-1 and R-2.

- There are number of nodes of B-2 zoning, often following historic street car lines on 38th Avenue, 44th Avenue, 46th Avenue and Tejon Street. The B-2 Zone District is a mixed use district intended to provide for the retailing of “convenience goods,” neighborhood services and residential uses. Floor area cannot exceed the site area. District regulations establish standards comparable to those of a low density residential district, resulting in similar scale.

- B-4 zoning is found along a segment of the 38th Avenue between Jason Street and Osage Street. The B-4 Zone District is intended to encourage appropriate commercial uses adjacent to arterial streets. Allowed uses include a wide variety of consumer retail and business to business services, in addition to residential and light industrial types of uses. Billboards are allowed. Auto repair services, food and retail businesses are the dominant land uses in this segment of 38th Avenue. Building floor area cannot exceed twice the site area. Building height is not controlled by bulk standards unless there is abutment with a residential zone district.

- Several very small areas of B-1, B-A-1 and B-3 zoning are within Sunnyside. The B-1 Zone District provides for limited office uses. The B-A-1 District allows for additional floor area on sites adjacent to an arterial street (2:1 FAR), together with additional requirements for open space and landscaped areas. The B-3 Zone District is intended to provide shopping center scale retailing, but its location in Sunnyside is primarily within the I-70 right-of-way and a spill-over of the shopping center zoning on the north side of the I-70 expressway at Pecos Street.

- A small area of H-2 zoning is located on the west side of Navajo Street in the area of La Casa Quigg Newton Health Center. The H-2 District is intended to provide for health care facilities where there is close proximity to residential and other non-healthcare uses.
• I-0 zoning is located in areas of northeast and east Sunnyside. The I-0 Zone District is intended to be an employment area containing offices and light industrial uses which are generally compatible with residential uses. These areas are designed to serve as a buffer between residential areas and more intensive industrial areas. Bulk plane, setback and landscaping standards apply. Office floor area may equal the site area – for other uses the building floor area cannot exceed 50% of the site. Some uses are conditional.

• I-1 zoning located in areas of northeast and east Sunnyside adjacent in proximity to the I-70 expressway or Inca Street rail corridor. This district is intended to be an employment area containing industrial uses which are generally more intensive than those permitted in the I-0 Zone District. Bulk plane, setback and landscape standards apply in this district. Building floor area cannot exceed twice the site area. Some uses are conditional.

• PUD is a Zone District characterized by a unified site design for clustering buildings and providing site specific allowed uses and design standards. The several PUDs in Sunnyside are tailored to assure compatibility of a funeral home, auto repair and light industrial uses adjacent to homes.

### Acres of Existing Land Use by Zone District

<table>
<thead>
<tr>
<th>ZONING CLASS</th>
<th>VACANT</th>
<th>RESIDENTIAL</th>
<th>COMMERCIAL/SERVICES</th>
<th>INDST. TRANS COMM UTIL.</th>
<th>PARKS PUB/Q-PUBLC</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>1.12</td>
<td>105.12</td>
<td>.04</td>
<td>.08</td>
<td>5.64</td>
<td>112</td>
</tr>
<tr>
<td>R-2</td>
<td>5.03</td>
<td>292.85</td>
<td>1.75</td>
<td>1.43</td>
<td>37.46</td>
<td>339</td>
</tr>
<tr>
<td>R-3</td>
<td>.29</td>
<td>21.88</td>
<td>.75</td>
<td>.56</td>
<td>2.62</td>
<td>23</td>
</tr>
<tr>
<td>B-1</td>
<td>.69</td>
<td>.75</td>
<td></td>
<td>.56</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>B-A-1</td>
<td>1.40</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>B-2</td>
<td>8.51</td>
<td>15.79</td>
<td>2.43</td>
<td>1.61</td>
<td>29</td>
<td></td>
</tr>
<tr>
<td>B-3</td>
<td>.52</td>
<td>.45</td>
<td></td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>B-4</td>
<td>.02</td>
<td>.22</td>
<td>2.26</td>
<td>2.58</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>H-2</td>
<td></td>
<td></td>
<td></td>
<td>3.35</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>I-0</td>
<td>1.38</td>
<td>1.90</td>
<td>5.90</td>
<td>9.48</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>I-1</td>
<td>2.51</td>
<td>1.84</td>
<td>2.89</td>
<td>56.75</td>
<td>1.51</td>
<td>65</td>
</tr>
<tr>
<td>PUD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Non-conforming uses are relatively rare in Sunnyside. There are 15 non-conforming houses located in an industrial zone district, 12 multiple unit dwellings in the R-1 zone district and 11 uses classified as industrial, communications or utilities in a residential zone district.

### Land Use Assets

• Parks: Chaffee Park, Columbus/La Raza Park, Ciancio Park, Remington School “Unnamed Park.” Rocky Mountain Lake Park and McDonough Park are located across Federal Boulevard to the west and also serve Sunnyside residents.

• Neighborhood serving businesses: 38th Avenue, 44th Avenue, 46th Avenue and Tejon Street. Shopping center adjacent to Sunnyside on the north side of I-70 at Pecos Street.

• Employment base: businesses-to-business and industrial businesses in the northeast area of Sunnyside, schools and small neighborhood business areas.

• Existing mixed use streets with good bus line service, such as 38th Avenue, 44th Avenue and Tejon Street, have human scale, historic character and redevelopment potential.

• Proposed light rail transit: 38th Avenue underpass (rail corridor parallel to Inca Street).

**Land Use and Zoning Issues**

• Blueprint Denver (2002), the recently adopted Citywide Land Use and Transportation Plan, shows most of Sunnyside as an area of stability. Change areas include a mixed use transit oriented residential and business development area around a new light rail station on Inca Street between 38th and 44th Avenues. This change area encompasses the industrial zoned small parcels that are presently a checkerboard of non-conforming houses, small office and warehouse businesses, construction yards and auto services. The proposed light rail station stop offers an opportunity for new urban residential development that could include a mix of businesses, town homes and mid-rise multi-family buildings.

• Blueprint Denver (2002) designates the 38th Avenue Corridor from Inca Street west to Federal Boulevard as an area with redevelopment potential as a pedestrian shopping corridor interspersed with residential. Patches of main street style development define portions of the existing corridor. Redevelopment would fortify corridor as an important urban residential and pedestrian shopping street with an active bus transit route. West 44th Avenue between Tejon Street and Federal Boulevard is also shown in Blueprint Denver as an area of change, with a reinvigorated mix of residential and neighborhood serving business development along the 44th Avenue bus transit line. Along both corridors – any future new land use standards will need to protect adjacent single family homes through bulk plane regulations that “stair-step down” corridor development to meet the existing single family neighborhood. Both corridors will continue to have single family homes as well as mixed density residential along the street – in addition to business land uses.
• The Sunnyside Neighborhood Plan (1993 and readopted in 2000) identifies issues with the residential-industrial along the eastern edge of the neighborhood. Zoning provisions for review of industrial uses, together with the parking lot landscape ordinance have been in effect for more than ten years and have gradually brought better compatibility along the edge between these land uses. The ordinances should continue to be carefully applied as properties expand or redevelop. Future construction of a new light rail line from Downtown Denver to Arvada with a Sunnyside station stop on Inca Street and transit-oriented redevelopment, will be an important future catalyst for lessening the industrial-residential use conflicts.

• The Sunnyside Neighborhood Plan discourages further development of bars in areas that are primarily residential, to lessen nuisance impacts in the neighborhood. The neighborhood has been successful in significantly reducing the number of nuisance bars.

• The area around Pecos Street and 46th Avenue has evolved over the past ten years to become an important neighborhood gathering place. An elementary school, post office, park and convenience store are located at the intersection. An undeveloped parcel of land zoned B-2 on the southeast corner offers and opportunity for new development. Close by are the new District Police Station, Boys and Girls Club, La Casa Quigg Newton Health Center, Aztlan Recreation Center, Quigg Newton Senior Center and I-70/Pecos Street Safeway store and shopping area.

• The old grocery store site at West 46th Avenue and Tejon Street offers a significant mixed use redevelopment opportunity. Time and changing consumer demands have made obsolete super markets of the 1950’s and 1960’s that were located on local or minor collector streets. The eventual redevelopment of this site will most likely consist of medium density residential and perhaps a few neighborhood businesses, such a laundry and coffee shop.

• The Federal Theater located in the 3800 block of Federal Boulevard is a challenging land use constraint and opportunity. The theater was operating as a neighborhood movie house as recently as 15 years ago. Video movies at home and multi-screen theaters have largely replaced neighborhood theaters. There have been proposals for re-opening the theater as a concert or dinner theater venue. The relatively large seating capacity and absence off-street parking makes challenging the search for a way to re-open the theater.

Related Social Issues

• On some blocks a high percentage of rental properties and correspondingly low rate of owner-occupancy leads to inconsistent maintenance of properties and a lack of “house pride.” This was a larger and more ominous issue in the late 1980’s and early 1990’s when there were vacant apartments and vacant/foreclosed single family homes.

• Residents are caught between the conflicting goals of maintaining affordable housing, whether for rent or sale, and wanting improved maintenance and livability. Neighborhood improvements could lead to gentrification, which would make the
neighborhood unaffordable for current residents. Many residents want the neighborhood to be stable, without extreme density, land use or price changes – yet all residential property well maintained.

- There are economic divisions among residents. In the east end of Sunnyside residents tend to have lower family incomes and there is a concentration of public assisted and rental housing. Moving west up the hill, family incomes increase and home ownership is the norm.

**Opportunities for Redevelopment**

- 46th Avenue and Pecos Street – school, post office, retail. Vacant land on the southeast corner is an opportunity for retail or mixed housing-retail redevelopment.

- 46th Avenue and Tejon Street – vacant retail property on the southeast corner is an opportunity for mixed use redevelopment with town homes, condominiums, apartments and limited neighborhood services such as a coffee shop or laundry.

- West 38th Avenue/Inca Street mixed use transit-oriented development in the vicinity of a light rail station. Some years into the future, a planning process will look at the area between Inca and Kalamath, from 38th Avenue to 44th Avenue. The plan will guide change from the existing low intensity industrial and residential land uses to moderate density mixed residential, retail and commercial development.

- West 38th Avenue from Inca Street to Federal has intersections and segments where mixed use residential and pedestrian shopping are envisioned in the Blueprint Denver plan. Existing residences along the street are in an area of stability and are protected. Redevelopment is envisioned to occur at intersections of bus lines, existing underdeveloped sites such as abandoned gas stations and in the B-4 zoned area between Inca and Pecos Street.

- West 44th Avenue from Tejon Street to Federal has intersections and segments where mixed residential and pedestrian shopping are envisioned. Existing residences along the street are in an area of stability and are protected. Redevelopment is envisioned to include two or three story residential buildings with occasional neighborhood shopping and services at street level. New buildings along 44th Avenue will be of a scale that will not overwhelm adjacent homes.

- Federal Theater in the 3800 block of Federal Boulevard.
HISTORIC PRESERVATION AND URBAN FORM

HISTORIC PRESERVATION

Two structures have been designated as local Denver historic structures for preservation: Horace Mann School at 4130 Navajo Street and Smedley School at 4250 Shoshone Street.

A 1981 historic buildings inventory listed 55 Sunnyside structures as having possible potential for designation. Most of the structures are residences, were shown as “qualifications undetermined” and listed architectural style as Victorian, Victorian Gothic, Denver Square, Dutch Influence, Eclectic or Stone House. A church at 4400 Jason Street was listed as “probable qualifications,” frame church, Victorian/Gothic. Smedley School, Horace Mann School, Columbian School, St. Catherine’s School and the Federal Theater were also listed.

URBAN FORM

Corridors

The major corridors are West 38th Avenue and Federal Boulevard. Tejon Street, West 44th Avenue and Pecos Street are less prominent corridors.

- West 38th Avenue is a mixed use street, predominantly residential in character, but with commercial nodes where streetcar lines once intersected and a segment of commercial/industrial land uses between Inca Street and Pecos Street. The City and County of Denver Streetscape Design Manual, Rules and Regulations for Landscaping of Parking Areas and PUD/PBG Rules and Regulations guide new development along West 38th Avenue.

- Federal Boulevard is a designated boulevard protected by the Parks and Recreation Department. Along the edge of Sunnyside, Federal has historically been a predominantly residential tree-lined boulevard. All new adjacent development is reviewed for consistency with the Denver Parkways and Boulevard requirements (including 20’ landscaped building setback and 5’ sign setback), the Federal Boulevard Corridor Plan, City and County of Denver Streetscape Design Manual, Rules and Regulations for Landscaping of Parking Areas and Review Criteria for Development Along Commercial Corridors (PUD/PBG Rules and Regulations).

- West 44th Avenue, Tejon Street and Pecos Street had streetcar lines that have left a lasting mixed use land use pattern. The City and County of Denver Streetscape Design Manual, Rules and Regulations for Landscaping of Parking Areas and PUD/PBG Rules and Regulations guide new development along these streets.

Residential Sub-areas

The Sunnyside neighborhood includes a mix of housing types and architectural styles.
• Traditional Areas. Masonry single family homes were built in the neighborhood prior to 1920. Alleys and detached sidewalk are typically a part of these blocks.

• Late Bungalow Areas. The predominant development pattern north of 46th Avenue and blocks northeast of Chaffee Park consists of single family homes with wood siding or brick and auto orientation. The street grid is largely retained on these blocks. Detached sidewalks sometimes were constructed consistent with adjacent traditional areas, but more often were either never constructed or narrowed to three feet and attached to the curb. Alleys were built in some subdivisions but not in others.

• Contemporary Multifamily Areas. The predominant development pattern east of Pecos Street and north of 42nd Avenue is a mix of traditional single family homes and post World War II garden apartments.

URBAN DESIGN AND HISTORIC PRESERVATION ASSETS
Sunnyside should protect, enhance and build upon its urban design framework to ensure that new development relates to the existing fabric of the neighborhood. Some residential framework elements are:
- Legacy of tree-lined Federal Boulevard and tree canopy over neighborhood residential streets.
- Fine grained mix of residential buildings and businesses along Tejon Street and 44th Avenue -- streets with the historic streetcar lines.
- The City has completed attractive streetscape improvements along West 38th Avenue from Inca to Federal, and along segments of Tejon Street and West 44th Avenue.
- Diverse architectural styles of homes.
- Views of Downtown.

URBAN DESIGN ISSUES
- Some blocks have no sidewalks, either attached or detached.
- Segments of Pecos Street and West 44th Avenue are in need of utility undergrounding, street trees and pedestrian lights to establish “special places” at neighborhood gateways and important intersections.
- The neighborhood plan calls for constructing a special architectural element in Chaffee Park where 44th Avenue terminates at Tejon Street. A park flower garden currently creates an attractive focal point.
- Residential segments of Federal Boulevard need street trees along the edges of the boulevard.
- Develop gateway treatments where collector streets enter Sunnyside. Pecos/I-70 and 44th/Federal have sometimes been identified as priority gateways.
- The Sunnyside Neighborhood Plan recommends business property owners along 44th Avenue and along Tejon Street consider developing design guidelines for streetscaping, building orientation, facades and signage.
• Corridor Plans for 38th Avenue and 44th Avenue, consistent with Blueprint Denver, will define and “fine tune” land uses, design guidelines, streetscape elements, sidewalk improvements and selective street cross-section modifications.

TRANSPORTATION

STREETS AND HIGHWAYS
City streets fall under one of four classifications established by the Department of Public Works: local, collector, arterial or freeway. Sunnyside has streets in all of these categories.

Local Streets: provide direct access to adjacent properties and carry low volumes of traffic within the neighborhood. Daily volumes are less than 2000 vehicles.

Collector Streets: collect and distribute traffic between arterial and local streets within the community and link major land use elements such as residential areas and shopping facilities. Daily volumes are 5,000-12,000 vehicles. Lipan, Tejon, Zuni, 44th Avenue, 46th Avenue and the I-70 frontage road are collector streets.

Arterial Streets: permit rapid and relatively unimpeded traffic movement throughout the city and serve as primary links between communities and major land use elements. Daily volumes are 17,500 to 35,000 vehicles. Federal Boulevard, 38th Avenue and Pecos Street are arterial streets.

Freeways: permit traffic to flow rapidly and unimpeded through and around the metropolitan area. I-70 is Sunnyside’s freeway.

BUS SERVICE
Buses serving the Sunnyside neighborhood include routes 38 (38th Avenue from Applewood to Downtown to Stapleton), 44 (Tejon Street and 44th Avenue from Golden to Downtown to Green Valley Ranch) and 31 (Federal Boulevard from Westminster to Downtown), 6 (Pecos Street and Lipan Streets from Northglenn to Downtown to Aurora) and 52 (Arvada to Downtown).
LIGHT RAIL SERVICE
A light rail line is currently proposed by RTD along the east edge of Sunnyside. The line would run from Old Town Arvada to Downtown Denver with a Sunnyside station at approximately Inca Street and West 38th Avenue. In addition, there are currently discussions about a heavy rail commuter line from Boulder to Downtown Denver in the same east Sunnyside corridor. Rail service is a number of years into the future with many funding and planning studies necessary before it can become a reality. In addition to future Sunnyside service, new rail lines are planned that will connect Sunnyside to Downtown and from there to the Denver Tech Center, Aurora, Douglas County and DIA.

BIKE ROUTES
The east-west route though the neighborhood is D-2 (West 46th Avenue). Route D-3 runs north-south on Clay Street and Route D-5 runs north-south on Lipan Street.

SIDEWALKS
From block to block can be found a mix of sidewalk conditions: detached sidewalks with tree lawn (most common in Sunnyside and the current Denver standard), sidewalks attached to the street curb, sidewalks on both sides, sidewalks on one side, and no sidewalks on either side.

ALLEYS
Most alleys in the neighborhood are paved.

TRANSPORTATION ISSUES
Sunnyside is well served by a variety of transportation options. The east-west and north-south arteries provide easy connections to the entire metro area. The neighborhood’s quiet residential streets are well maintained. Federal and 38th Avenue have synchronized
traffic signals that assist traffic movement through the neighborhood. However, there are a number of transportation concerns that need to be addressed:

**Sidewalks**
- An inventory of sidewalks was recently completed by Denver Public Works. The inventory should now be prioritized to determine where to construct new sidewalks. Arterial and collector streets are a priority over local streets. First attention should be given to blocks on local streets with missing sidewalk links to schools, parks, neighborhood gathering places, bus stops and shopping. Several studies have pointed to the need for sidewalks on the east side of Pecos Street between 46th Avenue and I-70, and along the south side of 46th Avenue between Navajo and Pecos.

**Alleys**
- Most alleys are paved on residential blocks. An inventory of alleys was recently completed by Denver Public Works and found 78 unpaved alleys, primarily in the eastern mixed industrial-residential area.

**Truck Traffic on Residential Streets**
- Business land uses at the eastern edge of Sunnyside and south of 44th Avenue generate truck traffic that sometimes ends up on local residential streets, such as Kalamath and Lipan. Short term strategies should be continued with the Police Department and neighborhood business owners that direct traffic to Jason and 47th Avenue. Over the longer term, land uses will change to transit oriented development around the Sunnyside rail station. Truck traffic will continue and auto traffic will increase with new mixed use redevelopment. A traffic study will be a part of TOD planning.

**38th Avenue Underpass**
- The 38th Avenue underpass has height clearance limitations, narrow sidewalks and drainage problems. Over the long term, this underpass will need to be reconditioned or replaced.

**Pedestrian/Bike Bridge to Globeville**
- There is at 43rd Avenue an existing pedestrian bridge between Sunnyside and Globeville across the railroad tracks. Steps at both ends prohibit use by disabled persons and bicyclists. This connection should be replaced at the time of transit oriented mixed use development occurs along the rail line.

**HOUSING**

In 2000 there were 4,043 dwelling units in Sunnyside. Homes built before 1940 comprised 55% of dwelling units. Because there are few remaining undeveloped sites, the number of units has remained nearly constant. For example, in 2001 there was one demolition permit issued and four new construction building permits approved. Owner-occupied units made up 59% of all units in 2000 – substantially higher than the Citywide ownership rates.

In 2000 3.4% of dwelling units were vacant. By contrast, in 1990 10% of dwelling units were vacant – a very large number that has dropped to normal levels today.
The average value of a Sunnyside home in 1998 was $118,108 (compared to a 1998 Citywide average selling price of $172,731). The average value per square foot was $116 in 1998 (compared to a value of $129 Citywide).

In 1999 Sunnyside had 14.64% of its housing units utilized as public assistance housing (compared to 6.61% Citywide).

HOUSING ISSUES
The Sunnyside residential neighborhood is a vibrant community – with a character that is both urban and mixed use. Overall the affordability of homes is below the Citywide average. There is good diversity in size, style and prices of homes.

• Family sizes are growing (from 2.81 average household size in 1990 to 2.99 average size in 2000), creating a need for some households to build on an addition.
• Housing is affordable in Sunnyside, relative to the city as a whole, but still beyond the reach of many families.
• Public assistance housing is concentrated in the Quigg Newton Homes area. Homes were renovated in the early 1990’s.
• Balance of rental vs. owner-occupied homes.
• Encourage home ownership.

ECONOMIC AND BUSINESS ACTIVITY

Business Activity in Sunnyside

2000 Census data employment data is not yet available at the neighborhood level. In 2001 there were 3,276 jobs located in Sunnyside. These jobs included the wholesale, fabrication, manufacturing and processing jobs in the northeast area of the neighborhood, as well as scattered retail businesses and home occupations.
ECONOMIC AND BUSINESS ASSETS

- In addition to employment within Sunnyside, there are close-by jobs in Downtown and Central Denver.
- The small neighborhood business areas on 38th Avenue, Tejon Street, 44th Avenue and Pecos Street – provide for some of the daily needs of Sunnyside residents. A Safeway store at Pecos Street and I-70 and new Save-A-Lot grocery store at Clay Street and 38th Avenue market are immediately adjacent to Sunnyside. In addition to groceries, specialty foods, flower shop and restaurants already in Sunnyside, these corridors and intersections have the potential to develop with other small-scale specialty businesses, such as bakeries, ethnic foods, laundries, hardware, coffee shops, computer and electronics, children’s clothing and offices.
- Home businesses.

ECONOMIC AND BUSINESS ISSUES

- The Sunnyside Neighborhood Plan has policies to strengthen the ties between business owners and the neighborhood groups and to organize a business association.
- The Sunnyside Neighborhood Plan recommends creating a business directory to encourage residents to shop in the neighborhood.
- Maintenance of streetscape projects is uneven. Corridors such as Tejon Street, West 38th Avenue and West 44th Avenue are appropriate for creation of business improvements districts to develop and maintain right-of-way improvements.
- Some blocks zoned industrial are poorly used – under utilization of buildings and sites.

ENVIRONMENT

Air pollution problems in Sunnyside are typical of Denver metro region neighborhoods. The “brown cloud” of dust and automobile exhaust impacts the neighborhood periodically, especially during the winter months. Automobile traffic on I-70, I-25, Federal Boulevard and 38th Avenue contribute to the air pollution.
When I-70 was constructed in the 1960’s, noise began to impact homes along the northern edge of Sunnyside. Noise has been mitigated by construction of permanent sound walls.

There are streets in Sunnyside that are missing curb, gutter and storm drainage system – including 46th Avenue between Raritan and Tejon and a number of streets in the eastern mixed use area of the neighborhood.

Like all towns and cities in the United States, there are old gas station sites that may have (or had) leaking gas tanks. Brownfields assistance is available for redeveloping these sites.

The Zoning Ordinance was amended in the early 1990’s to require a review of operational characteristics of new industrial uses. These provisions have been an effective tool for assuring safe operation of new industrial uses in the neighborhood.

NEIGHBORHOOD ENVIRONMENT AND INFRASTRUCTURE

The Department of Public Works maintains information on neighborhood infrastructure, including streets, alleys, sidewalks, sanitary sewers, storm drainage and street lighting.

Public Works Transportation 2002 Projects

- Ramps, curb and gutter at 41st/Shoshone, 42nd/Bryant, 43rd/Clay and 44th/Elliot.
- Sanitary sewer improvements under Navajo Street between 44th Avenue and 46th Avenue.
- Alley paving south of north of 38th Avenue between Mariposa/Navajo, Osage/Pecos, Shoshone/Tejon and Elliot/Federal; north of 40th Avenue between Navajo/Osage; north of 42nd Avenue between Osage/Pecos and Pecos/Quivas; King and Meade Street.
- CDOT Federal Boulevard asphalt surface overlay.

Community Organization

Sunnyside United Neighbors Inc. (SUNI) represents resident and business interests and meets monthly at Smedley School. SUNI is organized into a number of task-oriented committees, such as a group focused on revitalizing Tejon Street and 44th Avenue and a code enforcement committee.

INFRASTRUCTURE

- There are 78 unpaved alleys.
- There are 25,000 linear feet of street edges with no existing curbs. These areas are primarily in the eastern and northeastern industrial areas.
- There are 41,000 linear feet of streets with no existing sidewalks. Some of these streets are in the eastern and northeastern industrial areas where sidewalks are not
currently a critical need. Sidewalks along arterial and collector streets, and in vicinity of parks, schools and bus stops are a priority for improving neighborhood mobility.

- There are 261 corners where curb ramps are needed.
- There are 54 corners where there are no ramps and no curbs.
- There are 4,500 linear feet of curbs in need of repair.
- There are 165,000 linear feet of curbs without concrete gutter.

PUBLIC SAFETY AND HEALTH

Sunnyside Crimes per 1000 people in 2001

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Source: Denver Police Department. Rates of reported crimes per 1,000 population are based on 2000 population.

Police
Sunnyside is located within the boundaries of Denver Police Department’s District 1. The present station is at 2195 Decatur Street, but a new station is under construction within Sunnyside at West 46th Avenue and Lipan Street. From the Denver Police Department statistics released in June 2002 for the year 2001, Sunnyside had 88.1 crimes per 1,000 population. This ranks Sunnyside at 24 out of 72 Denver neighborhoods in reported incidence of crime per 1,000 population (1 having the highest rate of reported crime, 72 having the lowest rate).

Fire
Sunnyside is located in Denver Fire Department District 7. The station house is located at 2195 West 38th Avenue.
PUBLIC SAFETY ISSUES
Neighborhood resident concerns about public safety include serious crimes, misdemeanors and quality of life issues.

Crimes
• A resident survey currently being completed will provide information regarding neighborhood concerns about serious crimes.

Quality of Life
• Parking vehicles on dirt in front or rear yards of homes.
• Inoperable vehicles stored around homes.
• Unenclosed storage.
• City enforcement of standards for property upkeep and maintenance. There is a need for English and Spanish materials to educate residents concerning City code violations.
• Continue evening and weekend inspections and property abatement measures when necessary, Neighborhood Inspection Services practices coming out of a Citywide 2001 industrial task force report.
• Utilize Sheriff’s Department work release programs to assist with cleaning up public streets, highways and parks.
• The need for slowing down traffic on internal streets, such as Pecos, 44th Avenue and 46th Avenue. There is a sense the City has not been sufficiently responsive to requests for traffic calming measures, such as traffic signals and new stop signs.
• Late night nuisance and illegal activities associated with the operation of some bars.

Attitude
• A resident survey currently being completed will provide information regarding police and code enforcement responsiveness.
COMUNITY FACILITIES

Parks and Recreation
Sunnyside has four parks within its boundaries and two parks west of Federal Boulevard that serve Sunnyside residents.

- **Columbus/La Raza Park** at West 38th Avenue and Osage Street. This prominent 3 acre park has restrooms, children’s playground, picnic shelter, basketball court, benches and gardens.
- **Chaffee Park** at West 44th Avenue and Tejon Street. This 4.5 acre park has a children’s playground, restrooms, basketball court, volleyball area and baseball/softball field. The Sunnyside Neighborhood Plan calls for creating a gateway entrance to the park at 44th Avenue and Tejon Street, improving playground equipment and the park becoming the “heart” of Sunnyside. Residents report there is an inadequate irrigation capacity to maintain the park. Spring 2002 a University of Colorado studio group completed several design ideas for park redevelopment.
- **Ciancio Park** at West 41st Avenue and Lipan Street. This five acre park is adjacent to Horace Mann Middle School and near Columbus Park. There are softball and baseball fields and a junior football play area. The Sunnyside Neighborhood Plan calls for providing a family area with picnic tables and play ground.
- **“Unnamed Park”** at West 46th Avenue and Pecos Street. This two acre park is adjacent to Remington School and can be used for softball and baseball field. Fence and landscaping improvements are scheduled for 2002.
- **Rocky Mountain Park** at West 46th Avenue and Hooker Street. This 60 acre park has a children’s playground, lake, hike-bike trail, fishing, tennis courts, picnic areas, group shelter facility, baseball and softball fields and a junior football play area.
- **McDonough Park** at West 41st Avenue and Federal Boulevard. This four acre park has many mature shade trees and provides informal open space.

The twin recreation centers serving different age groups in Sunnyside consist of Aztlan Center located at 4435 Navajo Street and Quigg Newton Senior Center 4430 Navajo Street.
• Aztlan Center provides youth and adult programs and has a gym, game room, lounge, crafts center, weight room and meeting rooms.
• Quigg Newton Senior Center has a lounge, crafts center, senior programs, kitchen and dining room/dance room.

**Schools**

Three public elementary schools are located within the neighborhood.
• Columbian School is located on 3 acres of land at 4030 Federal Boulevard and had a 2001-2002 enrollment of 351 students.
• Remington School is located on 3 acres of land at 4735 Pecos Street and had a 2001-2002 enrollment of 335.
• Smedley School is located on 2 acres of land at 4250 Shoshone Street and had a 2001-2002 enrollment of 552.

These neighborhood schools each have playgrounds that are used by Sunnyside families.

Horace Mann Middle School is located on 6 acres at 4130 Navajo Street adjacent to Ciancio Park. Enrollment at Horace Mann School is 663. North High School at 2960 Speer Boulevard serves Sunnyside.

St. Catherine’s is a Catholic parochial school at 4200 Federal Boulevard and had a 2001-2002 enrollment of 175 students in grades pre-kindergarten through eight.
Churches
A variety of faith communities have been established in the neighborhood.
• Aposento Alto Iglesia Cuadrangula Evangelio Completo at 2305 West Elk Place
• Church of God at 4338 Lipan Street
• Denver Southern Baptist Church at 4760 Shoshone Street
• Faith Lutheran Church, located at 4785 Elm Court
• First Denver Friends Quaker Church at 4595 Eliot Street
• Old Landmark Baptist Church at 3925 Shoshone Street
• Redeeming Love Fellowship at 1201 West 41st Avenue
• St. Catherine’s Church at 4200 Federal Boulevard
• Seventh Day Adventist Church at 4359 Pecos Street
• Victory Outreach Church at 1930 West 46th Avenue
In addition to religious instruction and worship opportunities, the churches provide a variety of physical services to the community, including outreach, human services, educational programs and food banks.

Libraries
The Woodbury Library is several blocks southwest of Sunnyside at 3265 Federal Boulevard. In addition to its volumes of books, disks and videos, the library offers reading programs for children and teens, hobby and educational programs for teens, internet classes, English as a second language classes and a community meeting room.

Other Community Services and Places
• La Casa Quigg Newton Health Center is located at 4545 Navajo Street.
• Boys and Girls Club is located at 4595 Navajo Street.
• Germinal Theater is located at 2456 West 44th Avenue.
• Servicios de la Raza is located at 4055 Tejon Street.
• Izzy’s is located at 2339 West 44th Avenue.
• Peace Center is located at 4140 Tejon Street.

FINDINGS AND CONCLUSIONS
Sunnyside is a healthy and vibrant Denver neighborhood with many assets. Like all Denver neighborhoods, there are areas that could benefit from investment in facilities like sidewalks, right-of-way landscaping, pedestrian amenities, street paving and curbs and gutters. There are opportunities for public and/or private sector investments that would bring visible improvements to the neighborhood. Examples are sidewalks and streetscape on Pecos Street between 46th Avenue and I-70, redevelopment of the southeast corner of 46th Avenue and Tejon Street, mixed use infill development on 44th Avenue and creation of a 44th Avenue business improvement district to do streetscaping and maintenance on the street.

A survey of residents, businesses and other stakeholders would be helpful to identify what issues should have priority, what goals would best address the issues, or what methods would best implement the goals.
Sunnyside is a charming stable neighborhood. Looking at physical development, the interior of the residential neighborhood will experience very little change. Areas should be targeted for preservation and rehabilitation so that, over time, individual homes will be upgraded or expanded, business corners enlivened, sidewalks and alleys paved. An inventory of sites and buildings would be useful to identify where there are new opportunities for neighborhood development.

Priority issues for human services include increasing educational levels and performance, job training and employment for residents, and increasing participation in currently available programs and services. Children and youth are a priority: compared to Denver as a whole, there are more children in Sunnyside as a percentage of the population; the teen birth rate is higher, school test scores are lower, and percentage of children who speak English as a second language is higher.
APPENDIX A
ACKNOWLEDGEMENTS

Tony Burkhardt, Police Department, assisted with identification of environmental issues.

Julie Connors, Graphic Design Section, Community Planning and Development Agency, assisted with formatting and layout.

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Phil Plienis, Planning Services Section, Community Planning and Development Agency, assisted with assembling and interpreting Census data, land use data and community facilities.

Mark Williams, Planning Services Section, Community Planning and Development Agency, assisted with interpreting 2002 Neighborhood Profiles.
## DENVER

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**SUNNYSIDE**

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