West Area Plan

Steering Committee Meeting
Cowell Elementary, Villa Park
Thursday, November 21, 2019
Today’s Agenda

• Welcome and Introductions
• Zoning and Land Use
• Residential Character
• Residential Zoning Overview
• Survey Update
• Close
Total population - 42,170
19% growth since 2010
1902 – Town of Valverde annexed to City of Denver
1956-1965

1958 – I-25 opens

1960s (early) – construction of US-6 through area

1965 – South Platte River flood in Valverde
Industrial Area
- Wide Variety of building styles
- Building styles interspersed
- Character varies by neighborhood
1900 or Older

Historic Farm Houses – Hint at agricultural past
1901 - 1925

Craftsman Bungalow – Growth from the 1920s
1926-1945

Minimal Traditional and Midcentury Design – Interwar and Postwar boom
Multi-family Housing from several eras

1956 - 1965

1981 - 2000
Mixed architecture throughout the neighborhood – from every era
Existing Zoning (E-SU-D)

Single Lot
Neighborhood Context
E – Urban Edge
U – Urban

Dominant Building Form & Character
SU – Single Unit

Minimum Lot Size
C – 5,500 ft²
D – 6,000 ft²

Special Purpose
1 – ADU allowed
2 – ADU and duplexes allowed on corners
X – Special provisions tailored to that zone district (e.g., U-SU-Dx)
Existing Zoning (E-SU-D)

Half Block
Homework
Up Next…

• December Steering Committee Pot-Luck
  • Thursday, December 19, 2019
  West Colfax BID Offices
  3275 West 14th Avenue, Suite 202, Denver, CO 80204
  6:00-7:30 PM

• PUBLIC MEETING #2
  • Tuesday, January 14, 2020  *(Weather Delay: 1/28/20)*
  Lake Middle School
  1820 Lowell Blvd, Denver, CO 80204
  5:30-7:30 PM