West Area Plan

Steering Committee Meeting
Avondale Apartments, West Colfax
Thursday, December 19, 2019
Today’s Agenda

• Welcome and Introductions
• Industrial Area Follow Up
• Survey Results
• Trends and Observations: Residential
• Multi-Unit Zoning and Land Use
• Commercial Zoning and Land Use
• Homework
• Preview Public Meeting Exercise
Industrial Area Follow Up

Steph Leonard
Community Conversations

Survey Results
Survey Results: Overview

762 community members took the survey, answering more than 11,000 questions and providing 3,000 comments.

Q: “What is your connection to the West Area?”
(Select all that apply; % of respondents)

- Live in the area: 71%
- Work in the area: 19%
- Visit the area: 20%
- Friends and family in the area: 31%
- Own property in the area: 51%
- Other: 2%

Q: “Where do you live?”
(% of respondents)

- Villa Park, 21%
- West Colfax, 33%
- Barnum West, 10%
- Barnum, 14%
- Another Denver Neighborhood, 9%
- Valverde, 6%
- Sun Valley, 2%
- Other, 5%

Total = 762; Source: West Area Plan Kick-Off Survey
Survey Results: Age

**Q: “How old are you?”**

(\% of respondents)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 19 years</td>
<td>0</td>
</tr>
<tr>
<td>20 - 29 years</td>
<td>15</td>
</tr>
<tr>
<td>30 - 39 years</td>
<td>50</td>
</tr>
<tr>
<td>40 - 49 years</td>
<td>19</td>
</tr>
<tr>
<td>50 - 59 years</td>
<td>8</td>
</tr>
<tr>
<td>60 - 69 years</td>
<td>6</td>
</tr>
<tr>
<td>70 - 79 years</td>
<td>1</td>
</tr>
<tr>
<td>80 + years</td>
<td>0</td>
</tr>
</tbody>
</table>

For Comparison: Age Distribution in West Area Neighborhoods

(\% of total population)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 19 years</td>
<td>30</td>
</tr>
<tr>
<td>20 - 29 years</td>
<td>16</td>
</tr>
<tr>
<td>30 - 39 years</td>
<td>17</td>
</tr>
<tr>
<td>40 - 49 years</td>
<td>12</td>
</tr>
<tr>
<td>50 - 59 years</td>
<td>11</td>
</tr>
<tr>
<td>60 - 69 years</td>
<td>7</td>
</tr>
<tr>
<td>70 - 79 years</td>
<td>4</td>
</tr>
<tr>
<td>80 + years</td>
<td>3</td>
</tr>
</tbody>
</table>

Total = 762; Source: West Area Plan Kick-Off Survey

Total Pop: 37,259; Source: ACS Census Data 2013 – 2017
Survey Results: Race and Ethnicity

Q: “What is your race and/or ethnicity?”
(Survey Respondents; % of respondents)

- White: 80%
- Hispanic, Latino or Spanish Origin: 19%
- American Indian or Alaska Native: 1%
- Asian: 4%
- Black or African American: 2%
- Middle Eastern or North African: 1%
- Native Hawaiian or other Pacific Islander: 1%
- Other Races or Two or More Races: 1%

Total = 762; Source: West Area Plan Kick-Off Survey

For comparison: West Area Demographics (% of total pop.)

- White: 25%
- Hispanic, Latino or Spanish Origin: 66%
- American Indian or Alaska Native: 1%
- Asian: 2%
- Black or African American: 0%
- Other Races or Two or More Races: 6%

Total Pop: 37,259; Source: ACS Census Data 2013 – 2017
Survey Results: Walking and Biking

Q: "How easy or difficult is it to walk in your neighborhood?“
   (% of respondents)

- Very easy: 10%
- Somewhat easy: 30%
- Neutral: 13%
- Somewhat difficult: 16%
- Very difficult: 16%

Total = 762 ; Source: West Area Plan Kick-Off Survey

Q: "How easy or difficult is it to bike in your neighborhood?“
   (% of respondents)

- Very easy: 7%
- Somewhat easy: 23%
- Neutral: 15%
- Somewhat difficult: 37%
- Very difficult: 18%

Total = 762 ; Source: West Area Plan Kick-Off Survey
Survey Results: Transit and Safety

Q: "How easy or difficult is it to take transit in your neighborhood?“ (% of respondents)

- Very easy: 15%
- Somewhat easy: 4%
- Neutral: 33%
- Somewhat difficult: 32%
- Very difficult: 16%

Total = 762; Source: West Area Plan Kick-Off Survey

Q: "How safe or unsafe do you feel in your neighborhood?“ (% of respondents)

- Very safe: 39%
- Somewhat safe: 28%
- Neutral: 18%
- Somewhat unsafe: 6%
- Very unsafe: 9%

Total = 762; Source: West Area Plan Kick-Off Survey
**Survey Results: Shopping and Housing**

**Q: “How easy or difficult is it to meet your daily needs with businesses in your neighborhood?” (% of resp.)**

- Very easy: 23%
- Somewhat easy: 36%
- Neutral: 12%
- Somewhat difficult: 21%
- Very difficult: 9%

Total = 762 ; Source: West Area Plan Kick-Off Survey

**Q: “Does your neighborhood offer good housing options for the following groups?” (% of respondents)**

- Young professionals: 66%
- Families: 61%
- Residents with lower incomes: 42%
- Seniors: 32%
- Residents with disabilities: 18%
- None of the above: 13%

Total = 762 ; Source: West Area Plan Kick-Off Survey
### Survey Results: Important Challenges

**Q: “What are the 5 most important challenges that should be addressed in your neighborhood?” (Choose up to 5; % of respondents who selected)**

<table>
<thead>
<tr>
<th>Challenge</th>
<th>% of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to fresh and healthy food</td>
<td>55%</td>
</tr>
<tr>
<td>Speeding cars</td>
<td>48%</td>
</tr>
<tr>
<td>Residents feeling safe (crime, street lighting, etc.)</td>
<td>46%</td>
</tr>
<tr>
<td>More/better sidewalks</td>
<td>43%</td>
</tr>
<tr>
<td>Neighborhood beautification and/or clean-up</td>
<td>42%</td>
</tr>
<tr>
<td>Places to shop (familiar and affordable)</td>
<td>35%</td>
</tr>
<tr>
<td>Affordable housing (preventing displacement)</td>
<td>34%</td>
</tr>
<tr>
<td>Safely getting around by walking</td>
<td>33%</td>
</tr>
<tr>
<td>Changes to the community and character (gentrification)</td>
<td>29%</td>
</tr>
<tr>
<td>New buildings and development</td>
<td>23%</td>
</tr>
<tr>
<td>Safely getting around by biking</td>
<td>21%</td>
</tr>
<tr>
<td>More parks and/or better park maintenance</td>
<td>20%</td>
</tr>
<tr>
<td>Better access to public transit (RTD)</td>
<td>12%</td>
</tr>
<tr>
<td>Jobs available in the area</td>
<td>11%</td>
</tr>
<tr>
<td>Other</td>
<td>9%</td>
</tr>
<tr>
<td>Access to healthcare</td>
<td>7%</td>
</tr>
</tbody>
</table>

Total = 762; Source: West Area Plan Kick-Off Survey
Q: “What kinds of places and activities are most important to you in your neighborhood?” (Choose up to 5; % of respondents who selected)

Survey Results: Places and Activities

- Grocery stores: 73%
- Restaurants: 61%
- Culturally meaningful places/events (festivals, markets, etc.): 58%
- Parks and recreational spaces (trails, rec centers, sports fields): 52%
- Shopping and entertainment (shops, bars, cinemas, etc.): 51%
- Outdoor seating and plazas: 36%
- Comm. Centers/gathering spaces (library, clubs, senior centers): 34%
- Childcare (daycares, preschools, after-school programs): 21%
- Educational Opportunities (schools, job training): 18%
- Medical Services (hospitals, clinics, dental offices, etc.): 17%
- Office spaces: 7%
- Other: 5%

Total = 762 ; Source: West Area Plan Kick-Off Survey
Survey Results: “Something I like” Map

Total = 792
“Likes”

Source: West Area
Plan Kick-Off Survey
Survey Results: “Something to improve”

Total = 1100 “Improvements”

Source: West Area
Plan Kick-Off Survey
Survey Results: “Important Places”

Total = 611
“Important Places to My Community”

Source: West Area Plan Kick-Off Survey
Trends and Observations

Residential
The West Area has added 6,800 residents (19%) since 2010.

Nearly 62% of this growth (4,300 residents) occurred in the West Colfax Neighborhood.
The West Area has added 2,220 Housing Units since 2010.

81% of that growth was in West Colfax (1,800 units), and another 8% in Villa Park (175 units).

Apart from the west side of West Colfax, every neighborhood has added more households than housing units between 2010-2019. This might indicate an occupancy of previously vacant housing units, and/or a “doubling up” of households.
The West Area added 2,200 units since 2010. 81% of this growth occurred in West Colfax, with the majority (1,150 units) in the western portion of the neighborhood. The growth in West Colfax represents a 45% increase over time. All the other neighborhoods grew by 6% or less.
Across the West Area 55% of housing units are single family detached homes.

In West Colfax, single family detached homes have decreased from 30% of the housing inventory in 2010 to 25% in 2017.
Western Side

- Single family homes decreased from 43\% (800 units) to 27\% (600 units).*
- Duplexes increased from 3\% to 10\%
- Multifamily buildings increased from 29\% to 43\%

Eastern Side

- Single family homes increased from 19\% of housing to 23\%.
- Multifamily buildings decreased from 35\% of inventory in 2010 to 29\%

*between 2010 and 2017
West Colfax
- 0-1 bedroom units increased from 1,165 units to 1,509 units
- 2-3 bedroom units decreased from 2,536 units to 2,333 units

Villa Park
- 0-1 bedroom units decreased from 693 units to 565 units
- 2-3 bedroom units increased from 2,004 units to 2,213 units
Housing units by bedroom also vary by neighborhood.

- **2-3 bedroom units** are the majority in all of the neighborhoods.

- **Studios and 1-bedroom units** are greater in West Colfax (34%) and in the western area of Villa Park (25%).

- **Housing units with 4+ bedrooms** is higher in Valverde (26%), Barnum West (24%) and Barnum (19%).
Zoning and Land Use

Multi-Unit & Commercial Areas
Existing Zoning (E-RH-2.5)
Neighborhood Context
E – Urban Edge
U – Urban
G – General Urban

Dominant Building Form & Character
RH – Row House

Maximum Building Height
2.5, 3

Minimum Zone Lot
A – 3,000 ft²
ZONE DISTRICT: E-RH-2.5

NOTES:
6,000 sf Min. Lot Size
50’ Min. Width
ZONE DISTRICT: E-RH-2.5

7.5’ SIDE INTERIOR SETBACK

10’ REAR SETBACK

5’ SIDE STREET SETBACK

20’ PRIMARY STREET SETBACK

SIDE STREET

PRIMARY STREET
ZONE DISTRICT: E-RH-2.5

19’ / 1 STORY

30’ / 2.5 STORIES

SIDE STREET

PRIMARY STREET

REAR 35%

FRONT 65%
ZONE DISTRICT: E-RH-2.5
ZONE DISTRICT: E-RH-2.5

NOTES:
All units oriented toward primary street
ZONE DISTRICT: E-RH-2.5
Existing Zoning (G-MU-3 and -5)
Neighborhood Context
E – Urban Edge
G – General Urban
S – Suburban

Dominant Building Form & Character
MU – Multi Unit

Maximum Building Height
2.5, 3, or 5 stories

Minimum Zone Lot
A – 3,000 ft²
NOTE:
6,000 sf Min. Lot Size
50’ Min. Width

ZONE DISTRICT: G-MU-3

19,500 SF MIN. LOT SIZE
150’
130’
ZONE DISTRICT: G-MU-3

- 10’ REAR SETBACK
- 7.5’ SIDE INTERIOR SETBACK
- 5’ SIDE STREET SETBACK
- 10’ PRIMARY STREET SETBACK
ZONE DISTRICT: G-MU-3
ZONE DISTRICT: G-MU-3

40’ / 3 STORIES

SIDE STREET

PRIMARY STREET

ALLEY
ZONE DISTRICT: G-MU-3

NOTE:
Side Interior Setback Adjacent to Protected District is 10'
ZONE DISTRICT: G-MU-3

NOTE:
Side Interior Setback Adjacent to Protected District is 10'
ZONE DISTRICT: G-MU-3

NOTE:
Side Interior Setback Adjacent to Protected District is 10'
ZONE DISTRICT: G-MU-3

NOTE:
Side Interior Setback Adjacent to Protected District is 10'
ZONE DISTRICT: G-MU-3

NOTE:
Side Interior Setback Adjacent to Protected District is 10’
ZONE DISTRICT: G-MU-5

NOTE:
Side Interior Setback Adjacent to Protected District is 10’
ZONE DISTRICT: G-MU-5

NOTE:
Side Interior Setback Adjacent to Protected District is 10'
ZONE DISTRICT: G-MU-5

NOTE:
Side Interior Setback Adjacent to Protected District is 10'
ZONE DISTRICT: G-MU-5
Existing Zoning (E-MX-2)
1933 Street Car Map
Neighborhood Context
C – Urban Center
E – Urban Edge

Dominant Building Form & Character
MX – Mixed Use

Maximum Building Height
2, 3, 5, 8, or 12 stories

Minimum Zone Lot
A – 3,000 ft²
ZONE DISTRICT: E-MX-2

12,000 SF
LOT SIZE

120’
100’
ZONE DISTRICT: E-MX-2

BUILDABLE AREA

5' BUILD-TO RANGE

10' SIDE INTERIOR SETBACK

25% MIN. BUILD-TO PERCENTAGE

75% MIN. BUILD-TO PERCENTAGE

PRIMARY STREET

SIDE STREET

PROTECTED DISTRICT
ZONE DISTRICT: E-MX-2
ZONE DISTRICT: E-MX-2
ZONE DISTRICT: E-MX-2
Existing Zoning (U-MS-5)
Neighborhood Context
C – Urban Center
U – Urban
E – Urban Edge

Dominant Building Form & Character
MS – Main Street

Maximum Building Height
2, 3, 5, or 8 stories

Special Purpose
X – Special provisions tailored to that zone district (e.g., U-SU-Dx)
ZONE DISTRICT: U-MS-5

18,000 SF
LOT SIZE

120'

150'

PRIMARY STREET

SIDE STREET
ZONE DISTRICT: U-MS-5
ZONE DISTRICT: U-MS-5
ZONE DISTRICT: U-MS-5
ZONE DISTRICT: U-MS-5

UPPER STORY SETBACK

PRIMARY STREET

SIDE STREET

40'

25'

24'

27'
ZONE DISTRICT: U-MS-5
ZONE DISTRICT: U-MS-5
ZONE DISTRICT: U-MS-5
ZONE DISTRICT: U-MS-5
ZONE DISTRICT: U-MS-5

60% TRANSPARENCY MINIMUM

50% LIVE LANDSCAPING MINIMUM

25% TRANSPARENCY MINIMUM
Homework Assignment 001
Residential Building Forms
Dropbox Files
Public Meeting Exercises

Building Form Preferences
Up Next…

• 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

• January Steering Committee
  • Thursday, January 16, 2019
    Sun Valley Kitchen
    1260 Decatur Street, Denver, CO 80204
    6:00-7:30 PM
1/2 sized maps if we want them
Industrial Land Use Follow Up
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)
Neighborhood Context
E – Urban Edge
U – Urban

Dominant Building Form & Character
TU – Two Unit

Minimum Lot Size
B – 4,500 ft²
C – 5,500 ft²
Neighborhood Context
E – Urban Edge
U – Urban
G – General Urban
S – Suburban

Dominant Building Form & Character
MU – Multi Unit
RH – Row House

Maximum Building Height
2.5, 3, or 5 stories

Minimum Zone Lot
A – 3,000 ft²
Neighborhood Context
C – Urban Center
U – Urban
G – General Urban

Dominant Building Form & Character
RX – Residential Mixed Use

Maximum Building Height
5 or 8 stories
Neighborhood Context
C – Urban Center
E – Urban Edge

Dominant Building Form & Character
MX – Mixed Use

Maximum Building Height
2, 3, 5, 8, or 12 stories

Minimum Zone Lot
A – 3,000 ft²
Neighborhood Context
C – Urban Center
U – Urban
E – Urban Edge

Dominant Building Form & Character
MS – Main Street

Maximum Building Height
2, 3, 5, or 8 stories

Special Purpose
X – Special provisions tailored to that zone district (e.g., U-SU-Dx)
Existing SF Residential Sensitive to Change

22% of existing single-family homes are currently zoned to allow a duplex or multi-family housing (2+ units)