

# West Area Plan Steering Committee Meeting #4



Date and Time: December 19, 2019 6:00pm – 8:00 pm  
Location: Avondale Apartments

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## Attendees

### STEERING COMMITTEE MEMBERS (PRESENT)

Jeanne Granville  
Sean Brady  
Dannie Dilonno  
Dan Shah  
Chala Mohr  
Crystal Reed

Jennifer Piper  
Veronica Barela  
Brien Darby (Replacing Yara Vaneau)  
Tamil Maldonado  
Jaime Aguilar

### ELECTED OFFICIALS/COUNCIL DISTRICT AIDES

Melissa Mejia, #3

### COMMUNITY PLANNING PROJECT TEAM

Eugene Howard  
Valerie Herrera  
Fernando Abbud, OV  
Anne Kuechenmeister, MBI

Becca Dierschow  
Sung Han  
Steph Leonard, OV  
Zackary Wallace-Mendez, Public Works

### GUESTS

Andrea Loudd

Michael Miera

## Meeting Summary

### 1. WELCOME AND INTRODUCTIONS

Eugene opened the meeting at 6:15 pm.

### 2. AGENDA FOR THE EVENING

- a. Industrial Land Use - follow up from November meeting
- b. Final Survey Results
- c. Preliminary Trends and Observations (Market Analysis)
- d. Multi-unit zoning and Land Use
- e. Commercial zoning and Land Use
- f. Steering Committee Residential Infill Development Homework

A. Industrial follow up - Steph Leonard, OV -

The steering committee had several questions from the November meeting about industrial land uses and zoning:

**Q: What are the Industrial zoning definitions? What uses are in the planning area?**

A: 450 acres in the planning area are zoned "industrial" - (I-MX, I-A, I-B):

I-MX Industrial Mixed-Use District

I-A Light Industrial District

I-B General Industrial District

Warehouses (I-A) make up majority of planning area – the completed Market Analysis will further research what kind of businesses are operating in those warehouses

**Q: How often are there connectivity barriers because of the S. Platte River and I-25 Highway?**

A: There are several bus routes that go across the river, but it is a barrier

**Q: What kinds of jobs are available in the planning area? Do they pay livable wages?**

A: In the industrial zoned areas, construction and manufacturing are the top employment opportunities

- Sun Valley and Valverde offer most opportunities
- The average wage in Valverde 70k (construction)
- The average wage in Sun Valley 50k (manufacturing)

**Q: Where do industrial area employees live or travel from?**

A: 4.4% of employees are coming from 80219 – which includes Barnum, Barnum West, Valverde, and neighborhoods to the south of the planning area.

Eugene wrapped up the recap by noting that when the steering committee dives into employment in the area, we'll need to talk about how people outside of the area get to those jobs - bus routes, parking, etc. Are there ways to improve connectivity? Is there a way to promote higher wage jobs? Can we attract more talent (employee and employers) to the area through future land use and economic development opportunities?

B. Final Survey Results, Eugene Howard CPD

The existing conditions survey is now officially closed.

- 762 people took the survey, resulting in 11,000 answers and 3,000 comments
- Raw Data survey results are available in an Excel file upon request
- Steering Committee requests:
  - proportional population vs respondent analysis
  - comparison/overlay of the "places we like" vs "needs improvement", "important places" maps

C. Residential Trends and Observations, Fernando Abbud, OV

Fernando from OV presented residential trends and observations for the West Planning area

- Since 2010, the west area added 2,240 **households**
- 74% of that growth occurred in West Colfax
- Since 2010, the west area added 2,220 **housing units**

- 81% of that growth occurred in West Colfax. All other neighborhoods grew by 6% or less
- 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

#### Housing Unit Types

- Across the NPI West area, 55% of housing units are single family detached homes
- Growth in West Colfax has not been even – there is a divide between “west” West Colfax (at Perry Street) and “east” West Colfax, associated with the St Anthony’s redevelopment.

#### “West” West Colfax

- 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%

#### “East” West Colfax

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

#### Change in Housing Units

- West Colfax studio and one bed increased; 2 and 3 beds decreased
- Villa Park, studio and one decreased, 2 and 3 beds increased

#### Tenure

- 55% of households in the West Area rent their home, while 45% of households own their home.
- In the western side of Villa Park 70% of households are renters.
- The majority of residents in Sun Valley (96%) are renters.

**Q: Steering Committee members asked, “can we more information on the affordable units? Where they are located? Are they income restricted? etc.**

A: Project team will look into that data

Eugene explained that understanding housing trends would help the West Area Plan inform zoning and growth for the next 20 years. Understanding trends can help ensure that some neighborhoods stay family-friendly or encourage growth in certain key neighborhood areas.

#### D. Multi-Use Zoning, CPD

Eugene gave a brief presentation on the West Area’s Multi-Unit (MU) zoning and land uses.

Multi-Unit zoning makes up 13% of the plan area and is located primarily in West Colfax.

The project team walked the steering committee through building illustrations allowed under multi-unit zone districts.

#### E. Mixed-Use and Main Street Zoning, CPD

Sung (CPD) gave a brief presentation on the area’s Mixed-Use and Main Street (MX, MS) zoning and land uses. Mixed-Use and Main Street zone districts up 9% of the area and is mostly concentrated along the area’s corridors – Colfax Avenue, Federal and Sheridan Boulevards. The project team walked the steering committee through building illustrations allowed under mixed-unit zoning.

#### F. Steering Committee Residential Infill Development Homework

The steering committee was asked to provide 2-3 pictures of building forms that committee members felt would be appropriate for their neighborhood. These pictures could be from the neighborhood, from the city or even other cities. Together the committee reviewed about 20 pictures and discussed the aspects that resonated with them:

Common themes included:

- Detached Garages
- Back yards and open green spaces
- Buffers between houses and streets
- Open space for families and children to play
- Front Porches
- Modern touches to traditional building forms
- Diverse housing options – Design diversity already exists and could be continued through future development.
- Character added to buildings through design details – materials, forms, color, articulation in building design, front stoops
- Not always single-family housing – duplexes or row homes that can accommodate many different types of families (intergenerational, two families in one unit, duplex conversions that maintain the original home but add units, accessory dwelling units, etc.)
- Multiple units in one structure was a repeating theme
- “Gentle Density” options that allow for flexibility while maintaining the existing character of neighborhood
- Height that doesn’t overwhelm the neighborhood is acceptable.
- Mix of old and new styles and development, thoughtful additions on individual buildings that add space to homes but that appear original and within the scale of the neighborhood.
- Building details that engage the public realm – well-kept yards, porches and stoops; also, commercial uses in mixed use buildings that introduce local services in key locations.
- Mixed use structures that provides community needs and public spaces, not just private space

#### ANNOUNCEMENTS AND OTHER BUSINESS

##### 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