West Area Plan

Neighborhood Planning Initiative
Project Overview
Summer 2022
Overview

• Background
• Public Engagement
• Draft Plan Content
• Review Process and Timeline
• How to Participate
West Area Plan Neighborhoods

West Colfax
Sun Valley

Villa Park
Valverde

Barnum
Barnum West
West Area Plan Council Members

Councilwoman Amanda Sandoval
Council District 1

Councilwoman Jamie Torres
Council District 3

Councilman Jolon Clark
Council District 7
West Area Plan Project Team

City and County of Denver Staff

Eugene Howard
Senior City Planner

Valerie Herrera
Senior City Planner

Sung won Han
Senior City Planner

Becca Dierschow
Senior City Planner

Chelsea Bennouna
Associate City Planner

West Area Plan Consultant Team Support

Beth Vogelsang, PM
OV Consulting

Fernando Abbud
OV Consulting

Andrew Knudtsen
EPS

Ryan Sotirakis
Dig Studio

Anne Kuenchenmeister
Michael Baker Intl.

Bryan T. Robinson
WSP
City Agencies and Community Partners

DENVER TRANSPORTATION & INFRASTRUCTURE

ELEVATE DENVER

DENVER PARKS & RECREATION

DENVER HOUSING STABILITY

DENVER ECONOMIC DEVELOPMENT & OPPORTUNITY

WDRC

DENVER ECONOMIC DEVELOPMENT & OPPORTUNITY

Mile High Connects

DENVER PUBLIC HEALTH & ENVIRONMENT

NEIGHBORHOOD EQUITY & STABILIZATION

DENVER SUSTAINABLE FOOD POLICY COUNCIL

RTD

COLORADO DEPARTMENT OF TRANSPORTATION

COLFAX BUSINESS IMPROVEMENT DISTRICT
Community PhotoVoice Project
Community Collaboration: Colorado Jobs with Justice

(Pictured are community members that are holding up signs that express what needs are important to them.)
West Area Plan: Project Timeline

- Project Kick-off
- PhotoVoice Project
- WDRC Partnership
- Kickoff Survey
- Monthly Steering Committee Meetings

- Public Meeting
- Monthly Steering Committee Meetings
- Resource Fair
- COVID-19

- Online Workshops
- Focus Groups
- Monthly Steering Committee Meetings
- Youth Engagement
- Displacement Panel

- Online Workshops
- Community Meetings
- Monthly Steering Committee Meetings
- Consult with Partners

- Community Focus Groups
- Community Meetings
- Monthly Steering Committee Meetings
- Develop Draft Plan

---

**Fall 2019**
- Existing Conditions Research and Community Listening

**Winter 2019 - Spring 2020**
- Community Input Analysis and Draft Vision Statements & Community Priorities

**Summer - Fall 2020**
- Confirm Community Vision & Priorities and Develop Draft Recommendations

**Winter - Summer 2021**
- Share and Gather Community Input on Draft Recommendations to Achieve Vision & Priorities

**Fall - Winter 2021-2022**
- Updates to Draft Recommendations Based on Community Input

**Spring - Summer 2022**
- Community Review of Draft Plan and Adoption Process

---

**COMMUNITY FEEDBACK**
West Area Plan Starting Point...

Comprehensive Plan 2040 & Blueprint Denver

**Equitable, Affordable and Inclusive**

*In 2040... Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.*

**Strong and Authentic Neighborhoods**

*In 2040... Denver's neighborhoods are complete, unique and reflective of our city's diverse history.*

**Connected, Safe and Accessible Places**

*In 2040... Denver is connected by safe, high-quality, multimodal transportation options.*

**Economically Diverse and Vibrant**

*In 2040... Denver is a global city with a robust economy that reflects the diversity of our community.*

**Environmentally Resilient**

*In 2040... Denver is a thriving, sustainable city connected to nature and resilient to climate change.*

**Healthy and Active**

*In 2040... Denver is a city of safe, accessible and healthy communities.*
West Area Plan Starting Point...
Access for an Equitable City

- Improving Access to Opportunity
  creating more equitable access to quality-of-life amenities, health and quality education.

- Reducing Vulnerability to Displacement
  stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

- Expanding Housing and Jobs Diversity
  providing a better and more inclusive range of housing and employment options in all neighborhoods.
The Elements of a Complete Neighborhood

Enhance the character and quality of neighborhoods.

Connect people to the neighborhood places where they live, work and play.

Provide neighborhoods with parks and open spaces, natural features, recreation opportunities and social spaces.
Acknowledging Past Inequities
West Area Community Guiding Principles

We heard and learned that...

- **Principle #1 – To nurture, we should...** Support existing residents, neighborhoods, businesses and community character.

- **Principle #2 – To preserve, we should...** Preserve existing homes, small businesses, and encourage new development to fit in the neighborhood.

- **Principle #3 – To adapt, we should...** Enhance and improve the natural environment. Plant more trees, promote parks and open spaces, and address pollution.

- **Principle #4 – To expand, we should...** Encourage affordable housing at all income levels, including housing for lower-income families. Expand housing options beyond apartments and single-family homes to include affordable duplex, triplex, tandem homes, and accessory dwelling units.

- **Principle #5 – To grow, we should...** Direct future growth to areas that can “handle it” near transit, along major roads, and around gulches and trails.
Community Engagement

Key touch points:
• October 2019 – Project kick-off event and survey
• October 2020 – Displacement webinar
• January 2020 – Community meeting & housing resource fair
• May – August 2020 – Youth survey
• June 2020 – Self-guided online open house and topic-based surveys on guiding principles
• August 2020 – Virtual “Ask a Planner” Office Hours
• June – November 2021 – Recommendations survey
• June 2021 – Virtual “Ask a Planner” Office Hours
• October 2021 – Virtual ADU Informational Sessions

Community Groups:
• Valverde Elementary Parent Teacher Leadership Team
• WeCAN RNO
• West Colfax BID
• Barnum RNO
• Sun Valley RNO
• Sloan’s Lake Citizens Group
• Westridge Community
• Valverde Movement Project
• Valverde RNO
• Villa Park RNO
• Co-op at 1st
• Athmar Park RNO
• Zera Abraham Congregation
• West Denver Renaissance Collaborative
How We Learned: Intentional Engagement

- Targeted Interviews
- Attending Community Events
- Input from Community Partners
- Listening to Neighbors and Stakeholders
- Meeting with Residents
- Conducting Surveys

Community Steering Committee
What We Learned from the Community....

<table>
<thead>
<tr>
<th>Quality of Life</th>
<th>Mobility</th>
<th>Economy &amp; Housing</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Respect the Natural Environment</td>
<td>• Increase Pedestrian Safety</td>
<td>• Support Local Businesses</td>
<td>• Increase Affordable Housing</td>
</tr>
<tr>
<td>• Increase Park Safety</td>
<td>• Close Sidewalk Gaps</td>
<td>• More Community Serving Retail</td>
<td>• Promote Housing Diversity</td>
</tr>
<tr>
<td>• Concern for the Unhoused</td>
<td>• Sidewalk Maintenance</td>
<td>• Small Business Development Opportunities</td>
<td>• Encourage Housing for Families</td>
</tr>
<tr>
<td>• Affordable Daycare and Access to Care Services</td>
<td>• Enhance Transit Connections</td>
<td>• Reuse of Existing Buildings</td>
<td>• New Development Should Fit the Neighborhoods</td>
</tr>
<tr>
<td>• Programs for Seniors and Youth</td>
<td>• More Mobility Options</td>
<td>• Increase Local Job Opportunities</td>
<td>• Direct New Development to areas that can handle it</td>
</tr>
<tr>
<td>• Translation assistance for everyday living</td>
<td>• Increase Affordable Transit and Transit Access</td>
<td>• Mobility Networks Need ADA Compliance</td>
<td>• Consult with Communities</td>
</tr>
<tr>
<td>• Address Parking Issues</td>
<td>• Increase Affordable</td>
<td>• Support Preservation</td>
<td></td>
</tr>
<tr>
<td>• Rec Center Programming for Resident Interests</td>
<td>Transit and Transit Access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Community Space to grow Food and Food Security</td>
<td>• Mobility Networks Need ADA Compliance</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## How We Used What We Learned...

<table>
<thead>
<tr>
<th>Quality of Life</th>
<th>Mobility</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Recommend strategies that <strong>protect and improve the natural environment, promote trees, and open spaces</strong> to serve the needs of West Denver residents.</td>
<td>• Recommendations to <strong>improve pedestrian and bicyclist safety</strong> and comfort.</td>
</tr>
<tr>
<td>• Suggest policies that advance <strong>energy efficiency and Denver’s Climate Action Goals</strong> that will help our city adapt to a changing climate.</td>
<td>• Establish new <strong>balanced corridors and connections</strong> that <strong>improve connectivity</strong>, increase user comfort and overall safety.</td>
</tr>
<tr>
<td>• Recommendations to support <strong>recreational and cultural activity</strong> programming to promote active lifestyles that are consistent with the desires of area residents of all ages and interests.</td>
<td>• Recommendations to <strong>install new sidewalks and repair sidewalks</strong> along corridors identified by the community as priority areas.</td>
</tr>
<tr>
<td>• Recommendations that promote <strong>increased fresh food access, availability, and affordability</strong> throughout all West Denver communities.</td>
<td>• Projects and programs that recommend <strong>safety improvements</strong> to improve, repair or complete existing crossings.</td>
</tr>
<tr>
<td>• Suggest initiatives that <strong>address food insecurity</strong>, maintenance, and improvements to existing local businesses.</td>
<td>• Conduct studies and seek funding to <strong>improving transit service</strong> in and through West.</td>
</tr>
<tr>
<td>• Propose projects and programs to <strong>reverse the past decisions</strong> which impact the Quality of Life in West Denver today.</td>
<td>• Retrofit infrastructure to <strong>slow traffic</strong> along neighborhood streets directly surrounding senior living facilities, schools, parks, hospitals, libraries, commercial areas, and recreational centers.</td>
</tr>
</tbody>
</table>
## How We Used What We Learned...

<table>
<thead>
<tr>
<th>Economy and Housing</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Consider programs that <strong>produce an increase in the supply of affordable housing</strong> in West Denver.</td>
<td>• Create a future vision that <strong>directs future growth</strong> to high-capacity corridors and centers.</td>
</tr>
<tr>
<td>• Expand the <strong>diversity of housing types</strong> for all ages and income levels.</td>
<td>• Future development should <strong>ensure compatible redevelopment</strong> and/or repurposing of sites within neighborhoods.</td>
</tr>
<tr>
<td>• Promote <strong>housing for families</strong> with amenities and services that meet their needs.</td>
<td>• <strong>L5: Expand mixing middle housing</strong> within Low Residential places</td>
</tr>
<tr>
<td>• Explore ways to <strong>strengthen the economic vitality of corridors</strong> to create opportunities for small-business development and reduce involuntary business displacement.</td>
<td>• Preservation policies seek to <strong>promote retaining, instead of demolishing, existing older homes</strong> to respect community culture and context.</td>
</tr>
<tr>
<td>• Encourage programs that <strong>preserve and expand the local employment base</strong> of the existing West Area value manufacturing base.</td>
<td>• <strong>Encourage the preservation of historic and culturally significant areas and homes</strong> in West Denver.</td>
</tr>
<tr>
<td>• Develop programs that <strong>stabilize residents and small businesses</strong> at risk of involuntary displacement.</td>
<td>• Support development that <strong>expands the diversity of housing types</strong> and <strong>engages the community</strong> in their desires to create complete neighborhoods.</td>
</tr>
</tbody>
</table>
Remaining Steps in the Process

1. Public Draft Review
2. Draft Revisions
3. 2nd Draft & Planning Board
4. Begin City Council Review

PUBLIC ENGAGEMENT AND COMMUNITY OUTREACH THROUGHOUT
How You Can Provide Feedback...

Visit DenverGov.org/WestPlan to:

• Read the plan and share your feedback directly on the document

• Complete our short comment form

• Find which community groups will be holding meetings to discuss the draft

• Request a presentation for your organization

• Sign up to talk to a member of the planning team at community office hours
QUESTIONS? Contact:

Eugene Howard, Sr. Planner, Project Manager
Community Planning and Development
Eugene.Howard@denvergov.org
www.denvergov.org/westplan

Valerie Herrera (Habla Español ), Sr. Planner
Community Planning and Development
Valerie.Herrera@denvergov.org
www.denvergov.org/westplan