

WESTRIDGE HOMES MASTER PLAN

DENVER
HOUSING
AUTHORITY



CONTENTS

A. <u>EXECUTIVE SUMMARY</u>	5
B. <u>WHY REDEVELOP WESTRIDGE?</u>	8
Existing Conditions	
Healthy Living Initiative Baseline Study	
Neighborhood and Planning Context	
C. <u>PLANNING APPROACH & COMMUNITY OUTREACH</u>	24
D. <u>MASTER PLAN - FINAL PLAN</u>	32
Vision, Goals, and Key Concepts	
Illustrative	
Design Recommendations:	
Streets, parking, and lighting	
Open space and community amenities	
Open space equity	
E. <u>REDEVELOPMENT THEMES</u>	62
Healthy Living Initiative Priorities & Action Plan	
Resilience	
Minimizing Displacement	
Sustainable Design	
Accessibility	
Safety	
F. <u>IMPLEMENTATION</u>	80
Phasing, Units, and Programs	
Financing and Partnerships	
Rezoning	
Ongoing Community Outreach	

ACKNOWLEDGMENTS

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The Westridge LRC
The West Colfax RNO
The City and County of Denver

A. Executive Summary

The Westridge Master Plan project provided the opportunity to create a blueprint for the redevelopment of Westridge Homes with broad community guidance, data on resident needs, and design solutions guided by a diverse team of professionals. Westridge Homes and the Mulroy Senior Center currently include 250 units on 15 acres located on the southeast corner of the West Colfax neighborhood. The site is on a hill that rises from the Lakewood Gulch at an unusually steep slope, creating excellent views, good sun exposure, and direct access to the gulch open space and Knox Street light rail station. The site is located in the vibrant West Colfax neighborhood that is experiencing rapid change; West Colfax in 2017 had more active city permits for construction than any other Denver neighborhood.

The redevelopment of Westridge Homes was spurred by a unique partnership between the Denver Housing Authority (DHA) and the City and County of Denver in an effort to combat the affordable housing crisis by accelerating the production of permanently affordable rental housing. Westridge Homes was identified as an older public housing project in need of modernization and where higher density and a new transit-oriented development (TOD) community could be adjacent to light rail and several employment centers.

DHA is a high performing public housing agency with a mission of developing, owning and operating safe, decent and affordable housing that promotes thriving communities.

WESTRIDGE HOMES REDEVELOPMENT: OVERVIEW

	CURRENT	PLANNED
UNITS:	250	600+
BEDROOMS:	1-4	1-4
RESIDENTS:	625+	1,500
PARKING:	0	450
ZONING:	G-MU-5	G-MU-5 C-MX-8

5 phases with funding for phase 1
Projected to begin construction in 2022

DHA leads development of new affordable housing for very-low to moderate income residents (0% to 80% of Area Median Income) and is nationally recognized for creating a model for mixed-income, transit-oriented developments and inclusive residential communities. At Westridge, DHA will advance the mixed-income housing model, designing for healthy living and addressing the needs that have emerged during the COVID-19 pandemic. The community and team identified planning and design concepts aimed at meeting the physical and social needs during COVID-19 restrictions when residents were limited to their home and highly dependent upon their immediate outdoor space and neighborhood while community amenities

such as libraries, restaurants, and schools and were closed. The team drew upon prior DHA redevelopment experience and expanded outreach to include residents, neighbors, surrounding neighborhood leaders, service providers and the West Neighborhood Planning Initiative team. The result is a unique plan that integrates many perspectives and is responsive to the diverse community desires, needs, opportunities, context, and future of Westridge.

The Westridge Master Plan will serve as a guide for redevelopment that details the goals, design concepts, and redevelopment themes necessary for implementing the community's vision for Westridge. The plan sets a framework and approach that will guide phasing, programming, funding, design, and community collaboration through the redevelopment and for other adjacent planning efforts in the West Colfax neighborhood.

The Westridge Master Plan supports the development of a diverse, equitable and inclusive community. In an equitable

community, everyone has access to the resources and opportunities necessary to improve their quality of life, and differences in life outcomes cannot be predicted on the basis of race, class or other dimensions of identity. The plan's vision, goals, and design concepts were developed through an equity lens, as were the key themes of health, resilience, accessibility, safety, and minimizing displacement, summarized in [Section E](#). Throughout the plan, the resident experience is highlighted to demonstrate how key recommendations of the plan will impact Westridge residents.

The Westridge Master Plan is organized in seven sections. Following the Executive Summary, [Sections B](#) and [C](#) describe why and how the plan was created, including the physical and policy context and community outreach process. [Section D](#) describes the Master Plan goals and key design recommendations, [Section E](#) includes critical themes shaping the resident experience around resilience, health, and accessibility, and [Section F](#) describes the implementation approach.



RESIDENT EXPERIENCE

Residents and resident leaders from Westridge Homes have boldly looked to the future balancing hopeful visioning with the uncertainty that inevitably comes with change. Residents have identified what could be and what should be changed or improved. They have infused the plan with design specifics and high aspirations that ensure Westridge residents have a role guiding and are at the center of a community designed for their inclusion, belonging and resilience. Once redevelopment master planning begins, the seeds of uncertainty are planted and can only be uprooted with progress updates. As redevelopment occurs, consistent and accessible communication will be critical to ensuring residents understand periods of inactivity and when phased construction will occur.

Westridge Illustrative Plan



Master Plan Goals

1. Design a **healthy and active community** for all addressing the physical, social, cultural, and economic needs of Westridge residents.
2. **Replace all current public housing units** and add more affordable units, while minimizing displacement of existing residents.
3. **Improve connectivity and access** within the Westridge development to better connect Westridge to key amenities and services of the West Colfax neighborhood including the Knox Street transit station and Paco Sanchez Park.
4. Create space for resident and community services and pedestrian amenities along an **activated 13th Avenue**.
5. Build a range of **diverse, innovative and accessible housing options and amenities** that meet the needs of families and residents of different ages and cultures; incorporate opportunities for homeownership.
6. Integrate **accessible and visible green areas** and flexible outdoor community space.
7. **Increase density along 13th Avenue and south of 13th** to add more affordable housing options near the Knox Street transit station.
8. Promote building forms and design that **complement existing buildings** in the neighborhood.
9. Continue to **collaborate with residents and leaders** throughout the redevelopment project to achieve the project goals.
10. **Review future phases for impact** on equity, inclusion, accessibility and positive health impacts.

B. Why redevelop Westridge?

Built nearly 70 years ago, Westridge Homes and the Mulroy Senior and Disabled Mid-Rise have aging and distressed building infrastructure and stand out from the surrounding neighborhood. Redevelopment will allow DHA to make improvements in the functionality of each dwelling unit, expand home types, and create better connections to the larger West Colfax and Denver community. Building a new mixed-income community expands the amount of affordable housing and helps combat displacement within West Denver. The following key observations and issues were identified to further reinforce the need for redevelopment.

- Connectivity throughout the neighborhood needs to be enhanced, including connections to the light-rail station.
- The site could better accommodate a mix of family sizes, types and incomes.
- At 17 dwelling units per acre, the site is underutilized, especially given its proximity to a light rail station and allowed zoning.
- Aging buildings and infrastructure, both above and below ground, require significant rehabilitation to maintain safe, decent and accessible rental housing.



RESIDENT EXPERIENCE

Strengths of the current Westridge Homes site identified by residents and community members include:

- Views
- Green areas and gathering space
- Quiet residential feel
- Front doors and back doors with private outdoor space
- Areas for kids
- Resident and community targeted services and programming
- Neighborhood access to many amenities and schools

Westridge Vicinity Map



Westridge Homes Site





Site conditions at Westridge Homes

SITE

Westridge Homes is a Denver Housing Authority (DHA) property that consists of 250 existing public housing units on a 15 acre site. Westridge is located in the West Colfax neighborhood, just north of the Knox Street light rail station, and is generally bound by West 14th Avenue to the north, West 13th Avenue and the Lakewood Gulch to the south, Knox Court to the east, and Newton Street to the west. The site includes 200 family units distributed north of 13th Avenue and the Mulroy Apartments, a six-story building with 50 studio and one-bedroom units for senior and disabled residents south of 13th Avenue. The Mulroy Opportunity Center, another DHA-owned building that includes a gymnasium, community space for classes and events, and DHA's Resident and Community Services Hub, is also located on the south side of 13th Avenue,

Westridge Homes occupies the majority of four city blocks on 13th Avenue between Knox and Newton. The blocks orient north-to-south with attached sidewalks. The site slopes three to five percent from north to south, resulting in a grade change of approximately thirty feet from 13th up to 14th Avenue. There are existing alleys on the north ends of the blocks that "L" out to the side streets. Resident parking is provided on street with the exception of accessible parking adjacent to the DHA management building.

EXISTING CONDITIONS

Westridge Homes consists of thirty-four

two-story brick rowhomes. Built in 1952, the dwelling units and infrastructure are aging and the foundations, entry stoops, and aluminum windows and doors show signs of wear. Dwelling units range from one to four bedrooms and include a bathroom, living room, kitchen, laundry hook up, and a utility room with furnace and water heater. Most units have stairs and a second story hall. Each unit has a front and back door that connects to the outdoors, with entry stoops that lead to a shared grass lawn. Clotheslines are provided behind each building. Site landscaping is mostly grass and mature trees, with some resident-planted flowers and shrubs in the front of units.

The Mulroy Apartments were built in 1960 and rehabbed in 2007. The adjacent Mulroy Opportunity Center underwent a renovation in 2010 provided by American Recovery and Reinvestment Act (ARRA) Grant. Interior and exterior improvements were made to increase functionality and access to services, including a community garden and enhancements to improve pedestrian access to the light rail station.

On-site amenities at Westridge Homes include a basketball court and several mulched play areas with playground equipment and areas for seating. There is an existing community garden to the south of Mulroy Apartments. Benches at the mid-point of north-south streets feature wooden pergolas that provide places to rest and some shade and cover. Management and maintenance offices are on-site and residents have access to the Mulroy Opportunity Center and its amenities and any of DHA's Resident and Community Services programs, including a Service Coordinator, the Family Self-

Sufficiency program, and homeownership services. It is also home to the Catholic Charities Senior Activity Center.

Only one percent of the Westridge Home units are ADA accessible, and most units do not have an ADA accessible route to their front door. The steep grade of the site can make it difficult to navigate from north-to-south. Because of the length of the blocks, it can also be difficult to move east-to-

west through the site without climbing or descending. There is limited outdoor exterior lighting provided by pedestrian poles and wall-mounted lights, making the site very dark at night. Trash collection is in dumpsters placed on pads on the sidewalk along the perimeter of the blocks, blocking some sidewalk paths and reducing opportunities for visitor street parking.



RESIDENT EXPERIENCE

Residents identified many things they like about living in Westridge Homes. Residents enjoy their private outdoor space, the opportunity to garden in front of their homes, and being able to access the outdoors directly through their front and back doors. The green areas, gathering spaces, and play areas for kids are important amenities, as are the great views of the mountains to the west. Residents highlighted the quiet, residential feel of the neighborhood as one of its strengths and praised its proximity to resident and community targeted services as well as its access to many neighborhood amenities and schools.

Residents also shared ideas about how Westridge could be improved through redevelopment. Better outdoor lighting, off-street parking, improved sidewalks, and an easier walk to transit would make the site feel safer and more accessible. Residents expressed the importance of including green open space with visible play areas, opportunities for gardening, and community spaces where they could meet neighbors as integral features of the redevelopment. Enhanced household amenities, such as a washer and dryer in unit, privacy and sound buffering, and better architecture were identified as ways to improve residents' experience at home.



HEALTHY LIVING INITIATIVE BASELINE & STUDY

The Healthy Living Initiative (HLI) combines the lived experience with health indicator data to inform the design, uses, and operations for the redeveloped community. Determinants, the conditions that affect the health status of a community, are critical in understanding long-term health outcomes and how quality of life is related to the physical, social, and economic environment. The HLI survey was conducted by DHA and distributed to the residents of Westridge over three days to establish baseline needs and inform the master plan. The survey consisted of 70 questions, including general demographics, health, socioeconomic status, perceived safety, and social activity. Data collected from the resident survey was compared to the American Community Survey data in the West Colfax neighborhood and City and County of Denver to better understand the health status of the Westridge community.

A summary of the HLI baseline study follows. The findings and data from the HLI study were used to create five key health priorities and action guidelines. These priorities will guide redevelopment and include strategies and campaigns necessary to improve long term health outcomes. The health priorities and guidelines are included in [Section E](#) (pgs. 62-65).

HLI BASELINE SUMMARY

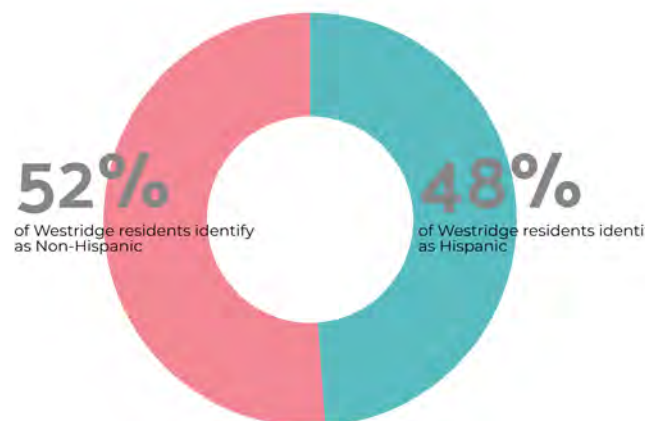
Demographics

Westridge is home to a diverse,

intergenerational population that includes both families and senior and disabled residents. Forty eight percent (48%) of Westridge residents identify as Hispanic, and 39% of residents are Black/African American. Fewer than 5% of residents identify with each of the following: Hawaiian/Pacific Islander, Asian, and American Indian. Eighty percent of residents speak English at home. **Approximately 30% of residents are disabled, and 70% live below the federal poverty limit.**

Education And Opportunity

According to the 2019 resident survey, 27% Westridge adults reported that they are currently unemployed and 40% of adults



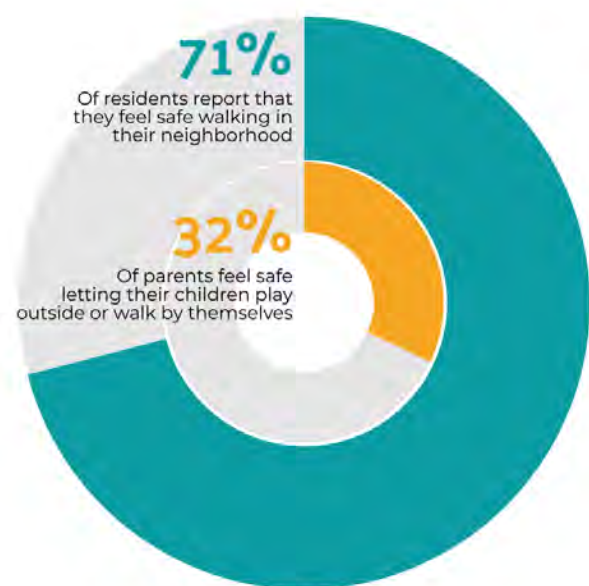
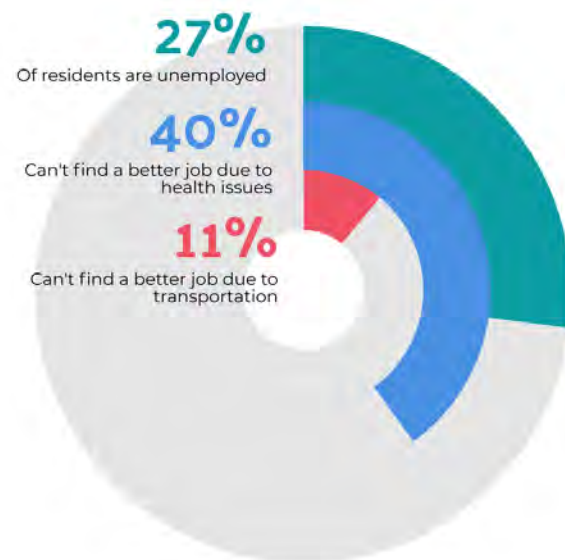
reported not having a high school diploma or equivalent. The biggest barriers to employment were health conditions (40%), transportation (11%), lack of training (9%) and lack of work experience (9%). Twenty six percent (26%) of respondents reported that they are actively searching for a job or a better job. Twenty five percent (25%) of the respondents expressed an interest in learning more about job training, starting their own business, or workforce development classes.

Fifty one percent (51%) of Westridge residents do not have a computer or internet access in their home; 35% of West Colfax residents do not have access to internet compared to 14% of Denver residents.

In addition, there is a demonstrated lack of educational opportunities for youth. Of the 22 respondents with children between the ages of 0 to 4 years, 91% reported that their children did not attend an early learning program within the last 12 months. Of the 60 youth reported in the resident survey, only 22% participated in after school activities. After school youth activities included Boys and Girls Club, sports teams, and school clubs.

Healthcare

The large majority of Westridge respondents have health insurance. Twenty eight percent (28%) of youth and 21% of adults had not visited a doctor within the past year. Of the respondents that had visited a doctor in the past year, 72% of adults and 95% of youth reported having a preventative care visit. However, **50% of the families with children ages 0-4 years indicated that they did not have a place where their child regularly received healthcare.** When





1 in 5 Youth participated in an afterschool program or activity



3 out of 5 Residents feel that there are no buildings or public spaces in their neighborhood that reflect their culture

compared to the Westridge census tract, West Colfax neighborhood, and City and County of Denver, Westridge residents are demonstrating positive health behaviors around routine medical care; however, there is considerable concern around the lack of consistent options for youth ages 0 - 4 years.

Some of the more prominent health concerns indicated by Westridge adults include high blood pressure (19%), stress (18%), arthritis (16%), and emotional/mental health problems (14%). For the Westridge

youth, asthma (16%) was the most common health concern. While residents reported minimal health issues, 47% of adults rated their overall health as fair or poor. Forty five percent (45%) of adults 62 years and older did not feel that they had access to the necessary services to remain comfortably in their home.

Safety

Twenty nine percent (29%) of respondents reported feeling unsafe walking in the



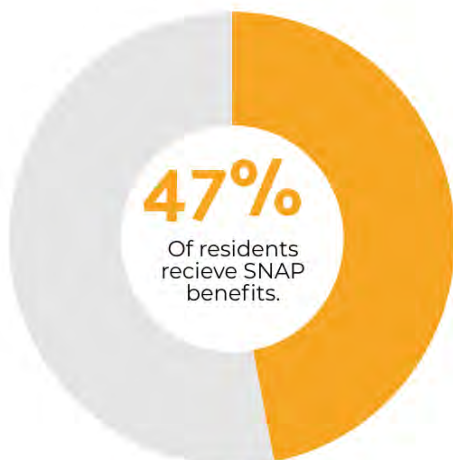
68%

Of resident know neighbors to call in case of emergency



4 in 5

Have access to affordable fresh food.



The closest two food stores are

7-elevens

neighborhood. Multiple residents cited hearing gunshots, speeding cars, drug activity, and feeling unsafe after dark. **Sixty eight percent (68%) of respondents with children do not feel safe letting them play outside or walk around the neighborhood without parental supervision** due to concerns around violence and drug activity in the neighborhood, traffic speeds, and bullying from other youth. Improved street infrastructure, sidewalks, traffic calming measures, and lighting in the neighborhood could increase safety and alleviate crime. **Twenty eight percent (28%) of Westridge residents responded that they do not feel safe being alone in their home at night.** Multiple residents indicated that they had been robbed or that people had attempted to break into their homes. Others cited gang activity, lack of lighting, loud noises and gunshots as the primary reason they do not feel safe at home.

Social Cohesion

Social cohesion reduces mortality rates, increases positive health outcomes, and improves community resilience. Social cohesion is defined as engagement, inclusion, and shared values in a community. **Seventy two percent (72%) of Westridge residents feel connected to their community and to their neighbors, although 47% of respondents indicated that they had not been active in the community in the past year.** Sixty eight percent (68%) of respondents know a neighbor that could help in an emergency and only 10% of respondents indicated that they did not have someone to talk to in times of trouble.

The built environment can play a significant role in fostering social connectivity.

Sidewalks, public space, local businesses, and community spaces that bring people in contact with neighbors have been shown to significantly increase resilience. These factors have a particularly strong impact on the health outcomes of older individuals. In Westridge, 63% of the respondents indicated that they do not feel the buildings or public space in the neighborhood reflect their culture, and 51% do not believe that they have the ability to create change in the neighborhood.

Active Lifestyles and Fresh Food

Based on the CDC 500 Cities data, 23% of residents in the West Colfax neighborhood reported no physical activity in the past month compared to 15% of Denver residents. Twenty percent (20%) of Westridge residents stated that they do not exercise during the week, while 30% of respondents reported exercising daily. Of those who did report exercising regularly, 73% stated that they walk or run as their primary form of exercise.

Twenty one percent (21%) of respondents stated that they have limited access to affordable and desirable fresh food and that better access to fruits, vegetables, and non-perishables would be beneficial. Eleven percent (11%) of West Colfax residents have less than 1 vegetable per day compared to 10% of Denver's population. Westridge is located in a Limited Supermarket Access area census tract with the closest full access grocery store 1.7 miles away. The grocery store is accessible by light rail and bus. Forty seven percent (47%) of families in the Westridge census tract receive SNAP benefits compared to 36% in West Colfax and 13% in Denver. The closest two food stores that accept SNAP benefits are both 7-Elevens.

HEALTH IMPACT: COVID-19 PANDEMIC

In March of 2020, the City of Denver, like much of the country, began COVID-19 restrictions that would continue through the year and into 2021. A range of phases, such as 'Stay at Home' and 'Safer at Home', included corresponding health guidance and restrictions on gathering and social distancing. DHA implemented a no visitor policy, resident activities were shut down, and the DPS schools switched to remote learning. Many programs were undertaken to increase digital access, create phone buddies, and deliver activity packages, but it is very likely many health baseline factors did change.

NEIGHBORHOOD CONTEXT

The West Colfax neighborhood is a distinctive and vibrant mixed use community that has experienced significant change in the last few decades. Located just west of the Central Business District and Auraria Campus, the neighborhood is bound by the West Colfax commercial corridor to the north, Federal Boulevard to the east, Sheridan Boulevard to the west, and Lakewood Gulch to the south. In the last 10 years, spurred by the West Corridor Light Rail line and rezoning, West Colfax has seen a significant amount of new multi-family development in a primarily single family residential neighborhood with commercial activity occurring along Colfax Avenue and in the Sloan's Lake District. New multi-family construction has emerged along Colfax Avenue on vacant parcels and north of the gulch and just south of 13th Avenue where single family homes have been replaced by higher density housing.

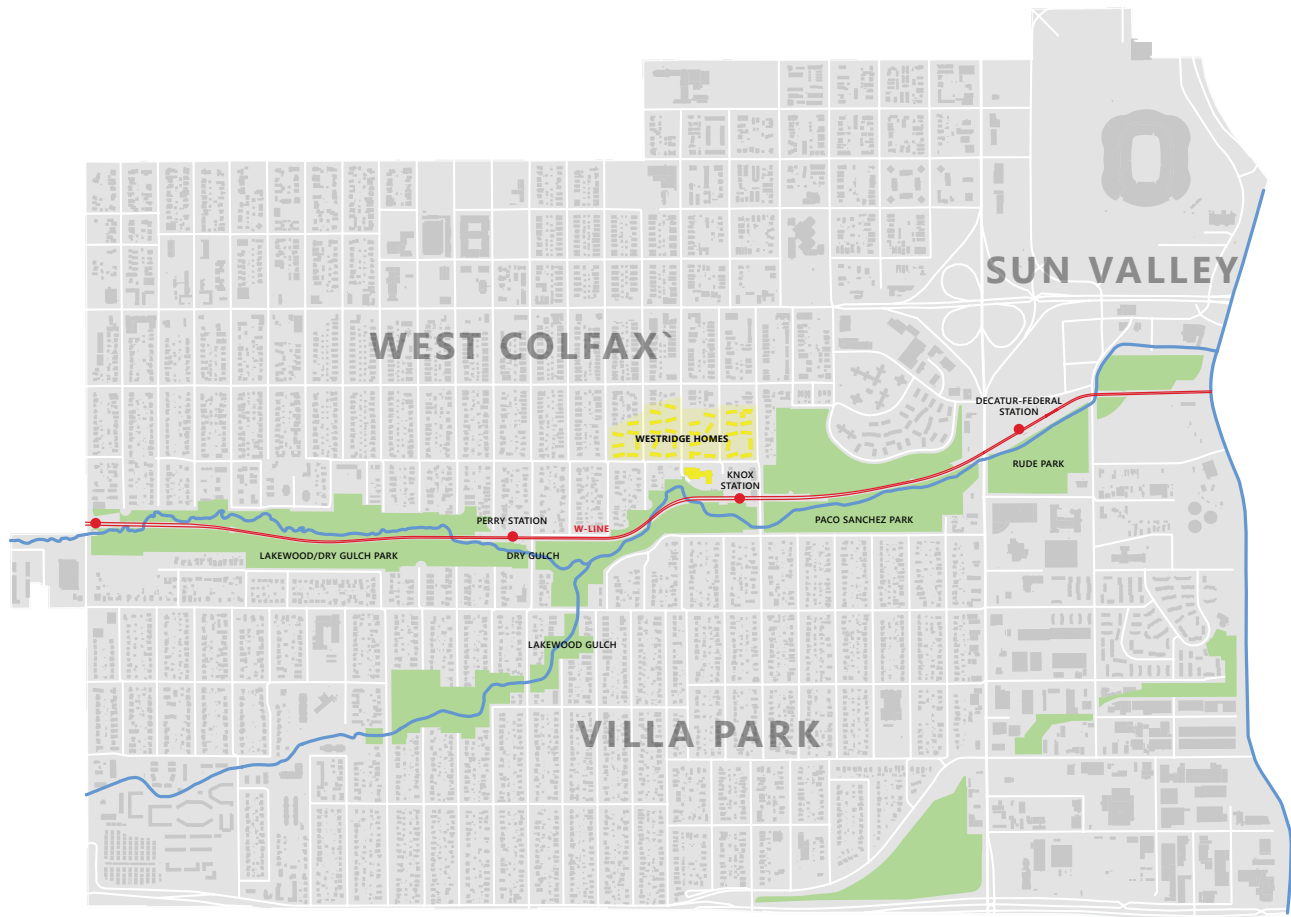
Access

Westridge Homes has convenient access to both local and regional community services through the Knox Street light rail station. Part of RTD's W Line, this station provides quick access to the Decatur Federal station, the Auraria Campus and downtown to the east, Lakewood and Golden to the west, and connections to the Denver Airport and other light rail lines. The Westridge site is also served by an east/west bus route, with stops at the Knox Station and at 14th Avenue and Julian Street. Several bus lines, including the 16 and 16L, run along Colfax Avenue two blocks to the north.

Pedestrians and cyclists can access a local bike path that connects to the city's trail network through the Lakewood Gulch Trail. This path runs east/west and connects to the Platte River Trail to the east and Sheridan Station to the west. 14th Avenue running east/west and Knox Court running north/south intersect just one block from Westridge and are designated neighborhood bikeways that are targeted for bike infrastructure improvements.

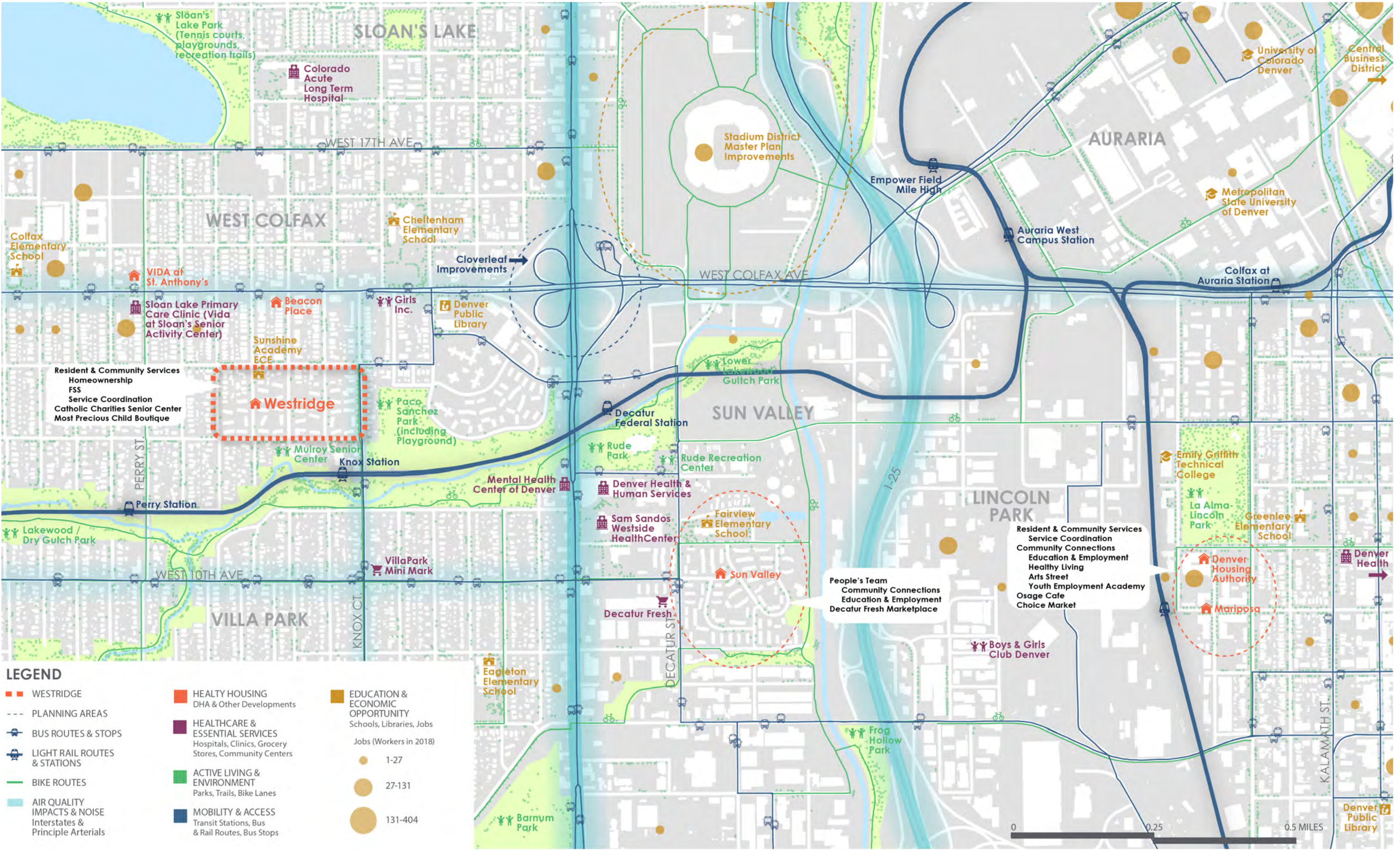
Neighborhood Services & Amenities

One of the strengths of the Westridge site highlighted by DHA residents is its proximity to community services and amenities within the West Colfax neighborhood, including Paco Sanchez Park, a thirty acre regional park with walking trails, multigenerational activity spaces, and a music-themed adventure playground. Residents are also within walking distance of Denver Health's Sloan's Lake Primary Clinic, the Corky Gonzales Library, Servicios de la Raza, the Boys and Girls Club of Metro Denver, and Girls, Inc. after-school programming. Rude Recreation Center, Denver Health and Human Services, Denver Health's Westside Clinic, and the new Decatur Fresh Community Market are one stop away on the light rail. Nearby schools include Cheltenham Elementary, Colfax Elementary, and Sunshine Academy ECE. **The following Neighborhood Context Diagram shows other important community services and how they may be accessed by Westridge residents.**



The Westridge redevelopment will target support services but will not duplicate existing services, instead partnering with neighborhood providers where improved resident access is needed.

Neighborhood Context Diagram



HOUSING NEED

A 2020 report by the National Community Reinvestment Coalition on gentrification and disinvestment identified Denver as the second-most “intensely gentrifying” city in the country. Thirty three percent of Denver households are vulnerable to gentrification, including 83% of households in west Denver, and demand for existing housing has driven dramatic increases in the prices of rent and for-sale units. Between 2009 and 2018 average rent in west Denver increased from \$780 to \$2,600 per month, property taxes increased from \$730 to \$1,830, and the median listing price for a single family home from \$105,000 to \$360,000. Demographic indicators and community members describe community identity and cultural assets as being threatened by rising instability, change, and involuntary displacement.

The West Colfax neighborhood, where Westridge is located, has experienced one of the most significant increases in construction of any neighborhood in the city; in 2017, it had more active city permits for construction than any other of Denver’s 76 neighborhoods. West Colfax has the highest median single family rent of any west Denver neighborhood, yet 43% of renter households fall between 0-30% of the area median income (AMI). It takes 91% of area median income to pay the average rent in West Colfax. This affordability gap is leading to the displacement of families and community members; **nearly 800 Denver Public School students left the West Colfax neighborhood between 2015 and 2018.**

Redeveloping Westridge creates an opportunity for DHA to build more affordable housing options near transportation and to better accommodate a mix of family sizes, types, and incomes. Phase I or II of the Westridge redevelopment will be funded through the city’s new affordable housing bond (D3 – DHA Delivers for Denver) and will include 160 to 200 new units for low and moderate income families.

*West Denver is 9 vulnerable neighborhoods of the WDRC (a DHA initiative) and includes West Colfax

91%

PERCENT OF
MEDIAN INCOME
TO PAY AVERAGE
RENT IN WEST
COLFAX

5800

NUMBER OF
DPS STUDENTS
DISPLACED IN
WEST DENVER*
FROM 2015-2018

7935

NUMBER OF
AFFORDABLE
HOUSING UNITS
NEEDED IN WEST
DENVER

43%

PERCENT
OF RENTER
HOUSEHOLDS IN
WEST COLFAX
BETWEEN 0-30%
AMI

PLANNING CONTEXT

This plan incorporates and refines recommendations for land use, mobility, quality-of-life infrastructure, and equity as envisioned in Denver's Comprehensive Plan 2020 and other applicable plans, including Blueprint Denver and the West Colfax Neighborhood Plan. In addition, this plan was created in partnership with the City and County of Denver's **West Neighborhood Planning Initiative (NPI West)**, which is updating planning recommendations for six west Denver neighborhoods, including West Colfax. The Westridge Homes Master Plan is meant to supplement those plans while providing more targeted guidance for the plan area and DHA's strategy for development.

Denver's **Comprehensive Plan 2040** includes a vision for an equitable, inclusive community, with goals that include ensuring all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities, building a continuum of housing that can serve residents across a range of ages and needs and that is affordable to residents of all income levels, preserving existing affordable housing, and reducing the involuntary displacement of existing residents. This plan also calls for promoting transit-oriented development and encouraging higher density development, including affordable housing, near transit.

Blueprint Denver also calls for diversifying housing options by exploring opportunities to integrate missing middle housing into residential areas, prioritizing pedestrian and multi-modal mobility, and supporting

development near transit stations. The Westridge Master Plan supports Blueprint Denver's vision for a complete neighborhood, integrating land use and built form with recommendations for mobility and quality of life infrastructure.

The **West Colfax Neighborhood Plan** supports the redevelopment of station areas, including the Knox Station. This includes enhancing neighborhood street connections and multi-modal access to the station areas, encouraging walk-up transit commuters from the surrounding neighborhoods, and improved bike and pedestrian connections in Westridge to support mobility between Knox Station and West Colfax.

In addition, the Westridge Redevelopment Master Plan is meant to work within the changing planning context of west Denver and to acknowledge and complement other nearby planning efforts, such as the **Stadium District Master Plan**, the **West Colfax Cloverleaf project**, and **Denver Housing Authority's Sun Valley Redevelopment**. The Westridge Master Planning team and the NPI West team shared data on housing and displacement, collaborated on outreach efforts to engage the community in the planning process and shared relevant information gathered during the community outreach process to help with the alignment of recommendations. Many of the same community members participated in both the NPI West and Westridge steering committees.

C. Planning Approach & Community Outreach

DHA is committed to ensuring a thorough and open community outreach process in all redevelopment efforts. This ongoing community engagement includes participation and sharing of the Master Plan, relocation efforts, phased design, and building construction. DHA will continue to work with Westridge and Mulroy residents, community stakeholder groups, and partners to achieve the goals of the Plan, provide regular updates, and ensure a community driven design process. In addition to the ongoing community engagement process, DHA takes a phased approach to redevelopment to limit relocation of existing residents. More details about phasing are described in [Section F](#).





RESIDENT EXPERIENCE: RELOCATION AND REDEVELOPMENT

One of the challenges of redevelopment is having to relocate current residents during demolition and construction of new buildings. DHA takes a phased approach in order to limit the total number of residents who have to move during the redevelopment process. Residents who do need to move will be notified at least three months in advance, and each household will work directly with a Redevelopment Specialist to identify the type of unit that will work best for their family – some people want to stay in the neighborhood, while others may have connections to family, work, or schools in another area of Denver. Residents will be notified when a unit becomes available that matches their household's needs, and will have the opportunity to see the unit before accepting. Residents have the option to see up to three units before

moving, and can choose to receive a stipend to cover their moving expenses, or DHA can arrange movers to help with the process.

Westridge residents have “first right of refusal” to return to new units in buildings built at Westridge Homes. This means that any families who move away will be contacted and asked if they would like to return to Westridge to live in a new unit. Some families may be comfortable where they relocated and prefer to stay where they are; others may be excited about returning to the neighborhood and living in a brand new residence. Residents who live in later phases may have the option of moving directly into a new unit without needing to leave the neighborhood during construction.

COMMUNITY OUTREACH PROCESS

Community input informed every part of the master planning process. The Master Plan project team incorporated proven outreach strategies, convening a Westridge Community Advisory Committee (WCAC) composed of residents, community members, and key stakeholders that met quarterly to provide

feedback on the planning process, hosting community meetings to engage the broader West Colfax and west Denver communities, and providing targeted outreach to Westridge residents through flyers, resident-only meetings, and engaging with the Westridge Local Resident Council (LRC).

MASTER PLAN TIMELINE



Phase I: What could be?
*September 2019 -
December 2019*



Phase II: Master Plan Concepts
*December 2019 -
February 2020*



Phase III: Preferred Master Plan
*March 2020 -
September 2020*

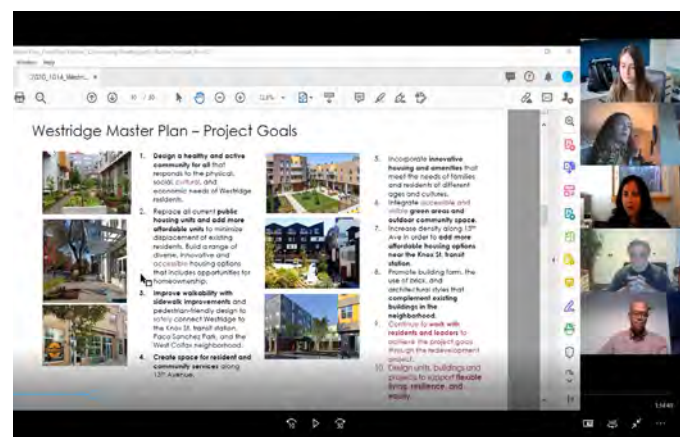


Phase IV: Final Master Plan
*October 2020 -
November 2020*

HEALTH IMPACT: COVID-19

In mid-March 2020, just as the preferred plan was released for review, the COVID-19 pandemic hit. City and nationwide closures resulted in the transition from in-person meetings to remote outreach. DHA utilized meeting software, online videos, the project website, and phone calls to walk residents through the preferred and final master plan options.

Reviewing the Westridge Master Plan at a Community Meeting hosted online through Zoom (October 14th, 2020)



THEMES

Several themes emerged during the master plan community outreach process that were consistent across all phases. Residents and community members supported:

- Building new affordable and mixed-income housing near transit that could incorporate a variety of housing types and sizes
- Prioritizing mobility, connectivity, health, access, and safety as important ideas that should be addressed by the master plan
- Improving walkability and accessibility throughout the site, especially at key pedestrian intersections
- Providing off-street parking for residents
- Creating separate routes for cars, bikes, and pedestrians
- Creating spaces that promote health and improve pedestrian safety through better lighting and opportunities for residents to gather and meet neighbors
- Prioritizing access to the outdoors
- Incorporating architectural features that complement the existing neighborhood character, such as front door access, porches, and building materials

KEY STRATEGIES

WESTRIDGE LOCAL RESIDENT COUNCIL (LRC) MEETINGS

WESTRIDGE COMMUNITY ADVISORY COMMITTEE (WCAC)

COMMUNITY MEETINGS

WEST NEIGHBORHOOD PLANNING INITIATIVE (NPI WEST) COORDINATION & OUTREACH

SURVEYS (IN-PERSON AND ONLINE)

WESTRIDGE REDEVELOPMENT WEBSITE:

OUTPUTS

7 LRC MEETINGS

4 WCAC MEETINGS

3 COMMUNITY MEETINGS

500 INFORMATION PACKETS DIRECTLY MAILED OR FLYERED

11 VISITS TO LOCAL BUSINESSES AND SERVICES

429 STAKEHOLDER VISITS TO THE PROJECT WEBSITE

124 SURVEYS (IN-PERSON AND ONLINE)

347 TOTAL COMMENTS THROUGHOUT THE PLANNING PROCESS

PHASE I: WHAT COULD BE?

Meetings: 7 | Attendees: 100 | Comments: 65 | Surveys: 26

The Westridge Homes Master Plan project team began introducing key concepts to residents at the Westridge Local Resident Council (LRC) in May 2019, with Phase I of community engagement officially launching in September 2019. Phase I included presentations at 3 Local Resident Council Meetings, 2 Westridge Community Advisory Committee (WCAC) meetings, and Survey 1.0.

Objectives for Phase I included identifying and introducing key stakeholders to the DHA development process, D3 initiative, and Westridge site, describing the schedule and community engagement process, and engaging participants on neighborhood strengths and redevelopment opportunities. Through a series of visioning sessions, the project team asked residents, community members, and other key stakeholders to answer “What is working at Westridge Homes?” and to envision “What could be?”

Comments and questions from Westridge residents primarily focused on the timeline, relocation process, the size and appearance of new units and buildings, housing diversity, amenity spaces, and learning about redevelopment. **Residents particularly emphasized their desire for a safe residential neighborhood with off-street parking and better household amenities.**

**“KEEP IT A
NEIGHBORHOOD WHERE
PEOPLE FEEL SAFE AND
WELCOME...
A PLACE TO CALL
HOME WITH THE FEEL
OF A HOME AND
NEIGHBORHOOD.”**

- WESTRIDGE RESIDENT

KEY TAKEAWAYS: PHASE I What could be?

1. A safe residential neighborhood
2. Safer sidewalks and connections
3. Easier walk to transit
4. Off-street parking and trash storage areas
5. Better outdoor lighting
6. Gardening and green space
7. Chance to meet neighbors and more community space
8. Visibility to play spaces
9. Better architecture
10. Better household amenities
11. Privacy/sound buffering

PHASE II: MASTER PLAN CONCEPTS

Meetings: 4 | Attendees: 64 | Comments: 140 | Surveys: 13

For Phase II, the project team distilled resident and community feedback into three Master Plan Concepts for redevelopment: a Pedestrian Connector/Mews concept, a 13th Avenue Promenade concept, and a TOD/Station Emphasis concept. These concepts were presented to the WCAC, residents, and broader community at 2 LRC meetings, 1 WCAC meeting, a Community Meeting coordinated with the City's West Neighborhood Planning Initiative, and a survey for Westridge residents.

Comments from Westridge residents focused on what phasing would look like, the timeline for the project, what kind of housing was planned, and the relocation process. **Westridge residents expressed strong support for having more private buildings and open spaces within blocks, streetscape improvements with trees, lighting, and pedestrian amenities, and creating a neighborhood plaza or public space.** They asked questions about the size of units and how they could maintain their privacy and sound barriers in a neighborhood with more density.

Other community feedback supported increasing density along 13th Avenue with the promenade concept, although there was some concern about how increased density might impact traffic and neighbors to the north. WCAC members also favored the TOD and 13th Avenue Promenade concepts as a way to create a "public realm" that could engage the community at-large and bring in non-residential uses and ground floor activity that did not duplicate existing and thriving community services such as

KEY TAKEAWAYS: PHASE II

The redevelopment should:

1. Incorporate diverse housing options, healthy living, transit-oriented development, parking, safer streets and mobility as top priorities
2. Enhance connections to existing community services and amenities and incorporate nonresidential uses where appropriate
3. Create opportunities for front door street access and private spaces for residents and create diverse spaces for community to gather
4. Incorporate streetscape and lighting improvements, especially along 13th Avenue, which could become a neighborhood amenity street with non-residential uses
5. Locate higher density along 13th Avenue and near transit station, transitioning to lower building heights to the north
6. Incorporate building materials and style consistent with character in the neighborhood.

the Corky Gonzales Library and Girls Inc. **Community members expressed broad support for preserving and increasing affordable housing in the neighborhood and avoiding displacement of existing residents.**

PHASE III: PREFERRED MASTER PLAN

Meetings: 7 | Attendees: 100 | Comments: 65 | Surveys: 67

The project team integrated ideas and feedback into a hybrid concept for the Preferred Master Plan and the study area boundaries were extended to include the existing Mulroy Apartments and Mulroy Opportunity Center to the south. The objective for Phase III was to identify strategies and design concepts in the Preferred Master Plan that needed refinement.

The sudden onset of the COVID-19 pandemic in March 2020 necessitated a shift in community engagement strategies. Community Meeting B, scheduled for mid-March, was canceled and rescheduled as a series of virtual meetings, one-on-one walkthroughs, and a recorded presentation of the Preferred Master Plan. The project team also mailed paper copies of the Preferred Master Plan presentation and Survey 3.0 to all 250 Westridge households and followed up with targeted phone calls to residents to solicit feedback.

There was consensus that more affordable housing is needed in the neighborhood as well as significant support for added density near the transit station.

KEY TAKEAWAYS: PHASE III

What needs attention:

1. Diverse housing options, green space that supports healthy living outcomes, and an enhanced pedestrian experience continue to be priorities
2. There is concern about road and pedestrian safety, particularly along Knox St, and support for multimodal transit options, but more clarity is needed on which routes should support car, bike, and pedestrian traffic and how to balance each
3. More clarity is desired around parking – with regards to quantity of off-street versus on-street as well as how parking garage access locations might impact the flow of traffic
4. Some neighborhood residents expressed concern about how taller buildings along 13th Avenue would obstruct their view to the west and how it might be better to consolidate open space to buffer the redevelopment from the surrounding neighborhood
5. Residents and community members like the character of the current buildings and want to preserve “homey” architecture and “neighborhood feel” as well ensuring that it supports “family living”
6. More discussion is needed about public, private, and semi-private open spaces and to what degree each should be incorporated into the design

PHASE IV: FINAL MASTER PLAN

Meetings: 4 | Attendees: 49 | Comments: 77 | Surveys: 18

The project team spent the summer of 2020 making refinements to the Master Plan. These refinements included relocating the highest proposed density south of 13th Avenue to the Mulroy site, and clarifying open space, access and connectivity, and parking details. The Final Master Plan was presented to the public in October 2020 through 2 LRC meetings, a WCAC meeting, a community meeting, and Survey 4.0 posted on the project website. The plan and survey were distributed to all Westridge and Mulroy residents and collected at the management office. The objective for Phase IV outreach was to get community feedback that would guide refinements to the Final Master Plan.

Feedback on the Final Master Plan included a detailed discussion of mobility and access, the need for traffic calming along Knox Court, and identifying opportunities to partner and coordinate with the City and the West Neighborhood Planning Initiative to improve access to Paco Sanchez Park at the 13th Avenue and Knox Court intersection. Community members reiterated the importance of food access and how this can be incorporated into the plan. Residents stressed the need for accessibility through the site, especially in bad weather, due to the steep slope from north to south.

Health, resiliency, and equity were also discussed, and there was a request to better define what “resiliency” means in the context of the plan. **The mews and 13th Avenue Promenade concepts were strongly supported by the community, and feedback was supportive of the ratio of open space to buildings.** Community members reiterated that preserving and building new affordable housing should be the top priority of the plan.

KEY TAKEAWAYS: PHASE IV

1. Strong support and need for affordable housing, especially by transit station
2. Tie redevelopment solutions to broader neighborhood concerns: food access, mobility (bike, better connections to transit), safer intersections, involuntary displacement
3. Emphasize access to key health resources and connections to neighborhood amenities.
4. Provide off-street parking, but not too much
5. Access to buildings and through site is important
6. The final plan has achieved the right level of density
7. Throughout the redevelopment, create opportunities to highlight resident culture and for cultural expression
8. As phases are designed and built, address ways to support health, access, and resiliency including a variety of ways to support and highlight cultural expression

VISION

A redeveloped Westridge Homes supports a safe, healthy, vibrant and connected community with a range of affordable, diverse, innovative, and accessible housing that is integrated into the surrounding neighborhood context and responsive to resident and community needs.

D. Westridge Master Plan: Final Plan

The Westridge Master Plan guides the development of a healthy and resilient mixed-income community with a holistic and transit-oriented development (TOD) approach that is responsive to community priorities: flexible open space and connection to the outdoors, buildings and units that are universally accessible with high quality household amenities, pedestrian and mobility enhancements that improve connectivity and access to key neighborhood services, and a balance of public, semi-private, and private outdoor spaces. **This plan also responds to the urgent need – identified by residents, community members, and the City – to address Denver’s housing crisis by preserving and providing new affordable housing with a range of housing options and unit sizes, including opportunities for affordable homeownership.**

The Westridge goals and illustrative plan show how the vision can be implemented and include design concepts and themes critical to achieving each plan goal. The vision and goals are informed by a health and equity lens and address both the physical and

social needs of residents, while continuing to prioritize the resident experience. The Westridge Master Plan envisions how residents interact with their home, neighborhood, and community and seeks to elevate a resident’s experience, sense of belonging, and health supported through intentional design, programming and inclusion.

The vision for Westridge was shaped by the COVID-19 pandemic, as residents and community members have had to adapt their use of public and private spaces. Flexibility, adaptability, and resilience are key concepts that have emerged in response and are reflected in the Master Plan through building and open space design concepts.



Planning for resilience means centering the residents and providing a built environment that helps residents adapt and thrive when faced with challenges.

Master Plan Goals



01.

Design a **healthy and active community** for all addressing the physical, social, cultural, and economic needs of Westridge residents.

02.

Replace all current public housing units and add more affordable units to minimize displacement of existing residents.



03.

Improve connectivity and access within the Westridge development to better connect Westridge to key amenities and services of the West Colfax neighborhood including the Knox Street transit station and Paco Sanchez Park.

04.

Create space for resident and community services and pedestrian amenities along an **activated 13th Avenue**.



05.

Build a range of **diverse, innovative and accessible housing options** and amenities that meet the needs of families and residents of different ages and cultures; incorporate opportunities for homeownership.

06.

Integrate **accessible and visible green areas** and flexible outdoor community space.



07.

Increase density along 13th Ave and south of 13th to add more affordable housing options near the Knox Street transit station.

08.

Promote building forms and design that **complement existing buildings** in the neighborhood.

09.

Continue to **collaborate with residents and leaders** throughout the redevelopment project to achieve the project goals.

10.

Review future phases for impact on equity, inclusion, accessibility, and positive health impacts.



Design Concepts

- Design and program each phase of the redevelopment to advance healthful living, resiliency, mixed income and accessible amenities for all buildings, blocks and throughout the community
 - Incorporate joyful, inclusive and accessible community spaces that integrate quality lighting, shade and nature
 - Provide for activity, learning, expression, interaction, and mental restoration in each building, block, and throughout the community
 - Utilize best practices for sustainable infrastructure and design
 - Provide spaces for cultural representation through art and design
- Achieve housing diversity through mixed income options and a range of unit types and sizes
 - Respond to affordable housing gaps with varying unit sizes and income ranges, including some for sale units
 - Phase and time construction to retain and minimize the displacement of existing residents
- Improve neighborhood connectivity
 - Create new accessible pedestrian or multi-modal connections on 13th Avenue and the mid-block mews to improve safety and welcoming outdoor space
 - Improve pedestrian safety by minimizing auto access points along streets and using existing alleys
 - Provide clear wayfinding around and through the site with accessible sidewalks, lit paths, refuge areas, and vertical building circulation to help climb the hill
 - Partner with city entities to improve 13th Ave and Knox intersection for safer pedestrian access to the park
- Rebalance 13th Avenue within the existing right-of-way as a promenade with an activated ground floor and community serving spaces
 - Create community gathering space for neighborhood events and daily enjoyment
 - Explore opportunities to bring additional community service providers to the Mulroy Opportunity Center
- Design buildings and site amenities that accentuate the unique topography
 - Design flexible living space with outdoor views or expanded outdoor living space
 - Create units to accommodate large households
 - Update amenities in every unit, including washer/dryers, air conditioning, dishwasher
 - Provide off-site parking
 - Increase the number of accessible units
- Create shared outdoor spaces that are flexible and universally accessible to residents of all ages
 - Activate outdoors spaces with eyes on them, good lighting, community informed uses and programming
 - Provide places to rest along steep paths
 - Promote all-season use of open space and equitable access to sun and shade
 - Provide sustainable landscaping that enhances connection to nature across the seasons
- Locate taller buildings along 13th Avenue transitioning to lower building heights to the north and west
 - Change zoning to allow for transit oriented ground floor use and more residential south of 13th Avenue
 - Balance TOD with resident off-street parking, visitor on-street parking, and locations to access alternate forms of transportation (bikes, car share, drop-off/pick up zone)
- Use brick or other materials and architectural styles that complement existing buildings in the neighborhood
 - Create activated facades combining doors, porches, mailboxes, or semi-private spaces at grade to transition from public sidewalk to home
 - Step down and scale building to the north and west to complement character of adjacent buildings
- Provide ongoing and accessible redevelopment updates
 - Provide opportunities for residents to shape each phase of design, programming and implementation
 - Create opportunities on each block and building for cultural and resident-led expression
- Implement an Opportunity & Equity lens
 - Ensure 'resilience' with unit, building and site design that helps families adapt and thrive

WESTRIDGE MASTER PLAN ILLUSTRATIVE & REDEVELOPMENT CONCEPTS

The Westridge Illustrative Master Plan demonstrates key redevelopment concepts that support the vision of Westridge Homes as a residential community that is transit-oriented, accessible, safe, and connected, with a range of diverse and affordable housing and resident supporting services and amenities. The unique site topography provides the opportunity to emphasize solar access, create comfortable outdoor spaces, and integrate livability, safety, and healthy living into design.

To balance the goals of increased affordable housing and transit-oriented development with the desire of residents and community members to retain the residential character of the neighborhood, the Master Plan supports increased density near the transit station and along 13th Avenue with step-downs in height to the north and west. Mobility and better connectivity is a priority – a 13th Avenue Promenade with enhanced building setbacks provides opportunities for non-residential and community serving spaces and placemaking opportunities along the street, improving access to the Knox Street Light Rail Station. An east/west pedestrian “mews” (a pedestrian-only pathway between buildings) breaks up the long blocks and creates frontage for residential entrance doors and large resident courtyard spaces within blocks. The buildings work with the steep grade of the site to maximize views and to increase natural light access and fresh air in private and semi-private spaces with porches, decks and balconies.

Every block includes open space that can be designed and programmed to flexibly meet a range of resident needs. The Master Plan includes off-street parking for residents and identifies critical pedestrian intersections targeted for improvement through partnership with the City. More details about open space, community amenities, parking, and connectivity, are included later in this section.





RESIDENT EXPERIENCE: A UNIQUE SITE

HOME

New units at Westridge will have enhanced household amenities, including washers and dryers in each unit. Innovative unit design will support family resilience through diverse interior spaces, including community common spaces for interaction with neighbors, family space within the residence, and personal space for quiet, rest, and reflection. The buildings will be designed to maximize views and increase natural light access with porches, decks and balconies. Residents will have access to outdoor space on each block, as well as access to off-street parking. There will be more accessible units and a range of unit sizes that meet the needs of families as well as senior and disabled residents.

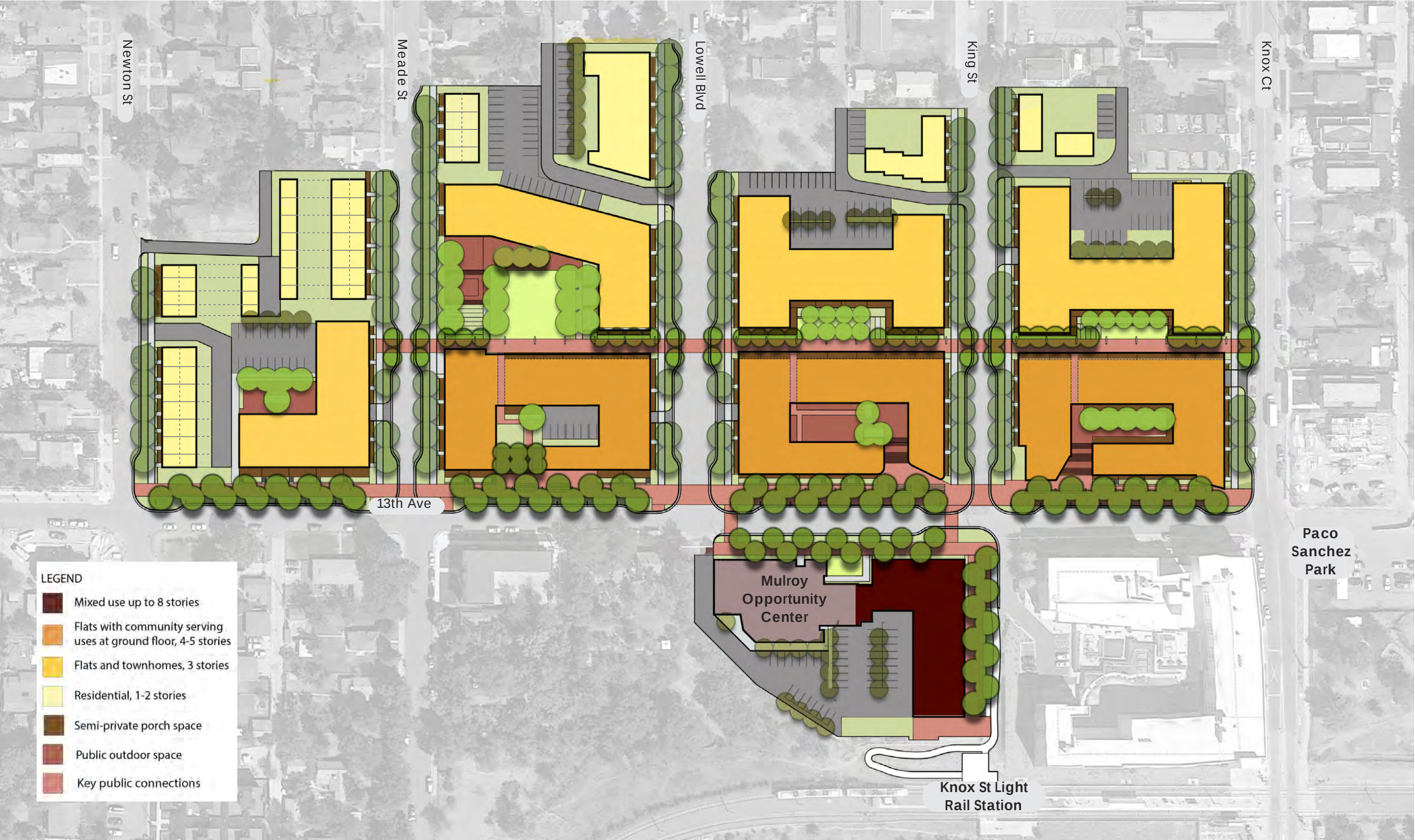
NEIGHBORHOOD

A redeveloped Westridge will feature safer, wider streets with sidewalks separated from the road. Universal design, elevators, and thoughtful access points will increase accessibility throughout the site. Outdoor spaces will be designed for use by different age groups and will incorporate shade and green space, creating opportunities for informal play in courtyards and parklets. Opportunities for resident-led design ensure Westridge will be reflective of resident culture and values. Outdoor spaces will be located next to housing units to create a ownership and “eyes on the street,” and designated off-street trash storage and collection will keep streets clear of messy garbage, recycling or collection areas. Lighting, clear pathways and access points within view of resident units will help residents feel safe as they move about the site and area.

COMMUNITY

The community focal point of the Westridge redevelopment will be the 13th Avenue Promenade, which will feature wide sidewalks and an activated street front. Community serving uses at the ground floor along 13th Avenue will support neighborhood needs without duplicating nearby services. A variety of housing options will create opportunities for families and senior residents to interact, and high quality lighting and visibility enhances safety throughout the site. Improved sidewalk infrastructure with multi-modal transportation options will help residents and West Colfax community members connect more safely and directly to Paco Sanchez Park, public transportation, Colfax Avenue, the Corky Gonzales Library, Decatur Fresh Market, and other key neighborhood amenities.

WESTRIDGE MASTER PLAN ILLUSTRATIVE



BUILDING, SITING & MASSING



Master Plan Key Concepts

1. Create housing diversity with a mixed-income approach and a range of unit sizes and types, including opportunities for homeownership.
2. Utilize a transit-oriented development (TOD) approach, with highest density buildings along and south of 13th Avenue near light rail station.
3. Lower building height and massing to the north and west to complement density and character of surrounding buildings.
4. Enhance neighborhood connectivity with pedestrian and sidewalk improvements and a 13th Avenue promenade with widened setbacks, amenities, and community serving interfaces and ground floor uses.
5. Provide thoughtful and flexible unit design with desired features in each unit and building, quality enhancing amenities on each block, and access to a range of accessible private, semiprivate, and public spaces.
6. Create a range of quality safe and flexible outdoor spaces and coordinate open space programming across the redevelopment parcels.
7. Locate and design buildings with existing topography to increase the number of units with views, solar access, and opportunities for front doors and units at grade.
8. Strategically incorporate off-site parking for residents. Limit parking entrances, distribute parking if possible, and locate service access where it is least likely to conflict with

DESIGN RECOMMENDATIONS: STREETS AND PARKING

Street Framework

Throughout the community outreach process, access and connectivity were highlighted as challenges within the site, caused in part by poor sidewalk conditions, the steep slope, limited visibility, and speeding traffic. **Recommendations were made to improve pedestrian connections throughout the site, including creating priority streets for pedestrians, bicycles, and cars and identifying important intersections to prioritize pedestrian safety.**

Key recommendations include:

- Maintain **Knox Court** as the primary auto access to the site as it is one of the few streets that crosses the Lakewood Gulch and allows cars to move south from Colfax Avenue.
- Retain **Lowell Boulevard** as primary auto access. Lowell is a bit wider than the other north/south streets so is also recommended for a new bike lane that extends from the 14th Avenue neighborhood bikeway.
- **King Street** becomes the primary pedestrian corridor from north to south, connecting pedestrians to the Knox Street Station and Colfax Avenue.
- **A mid-block mews**, or pedestrian only zone, helps residents move east and west through the site and opens onto semi-private building courtyards and private porches to create an activated and dynamic space.
- **13th Avenue** will become a promenade with improved pedestrian amenities and ground floor activation.
- All **north/south streets** should have unit doors, windows, stoops and/or porches to emphasize the residential character of the street and to create active space.

Streets & Pedestrian Connectivity Diagram



Legend

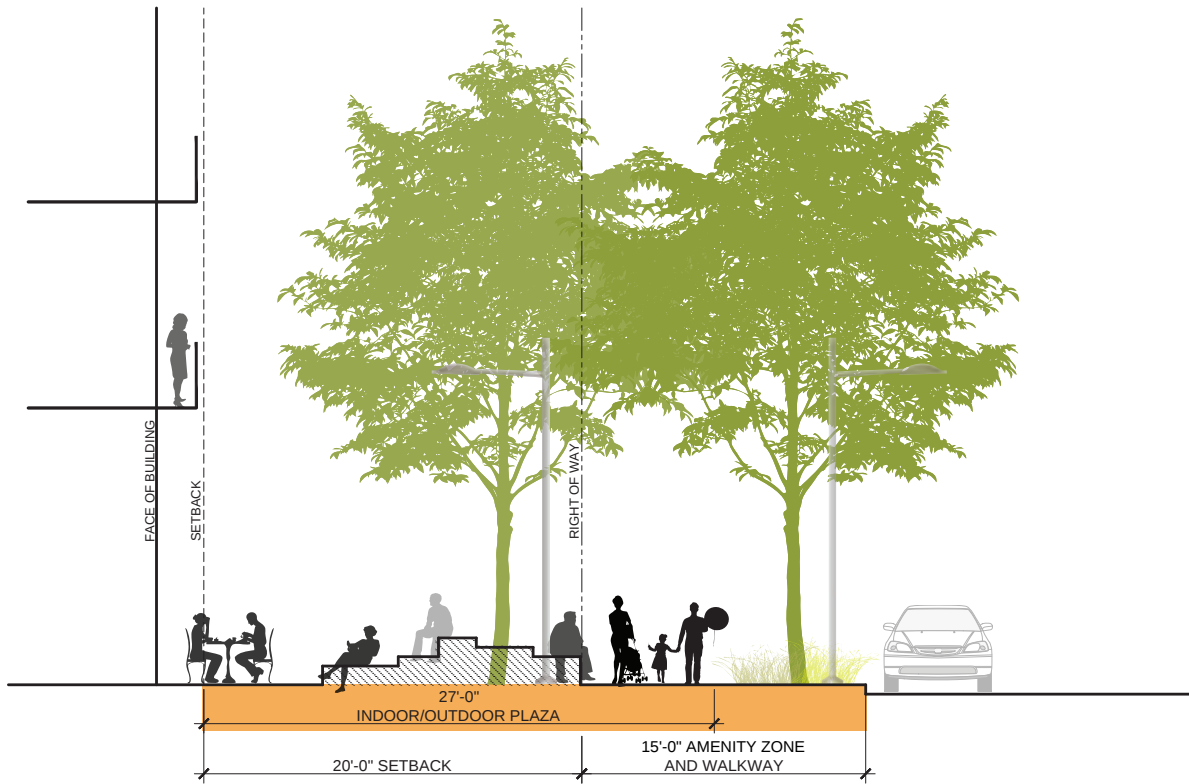
Primary auto access		Community serving and pedestrian focused promenade:	
Pedestrian improvements			
Critical pedestrian intersection		Residential Zone	
Pedestrian only zone		TOD Zone	
Existing neighborhood bikeway		Potential bike route	

13th Avenue Promenade

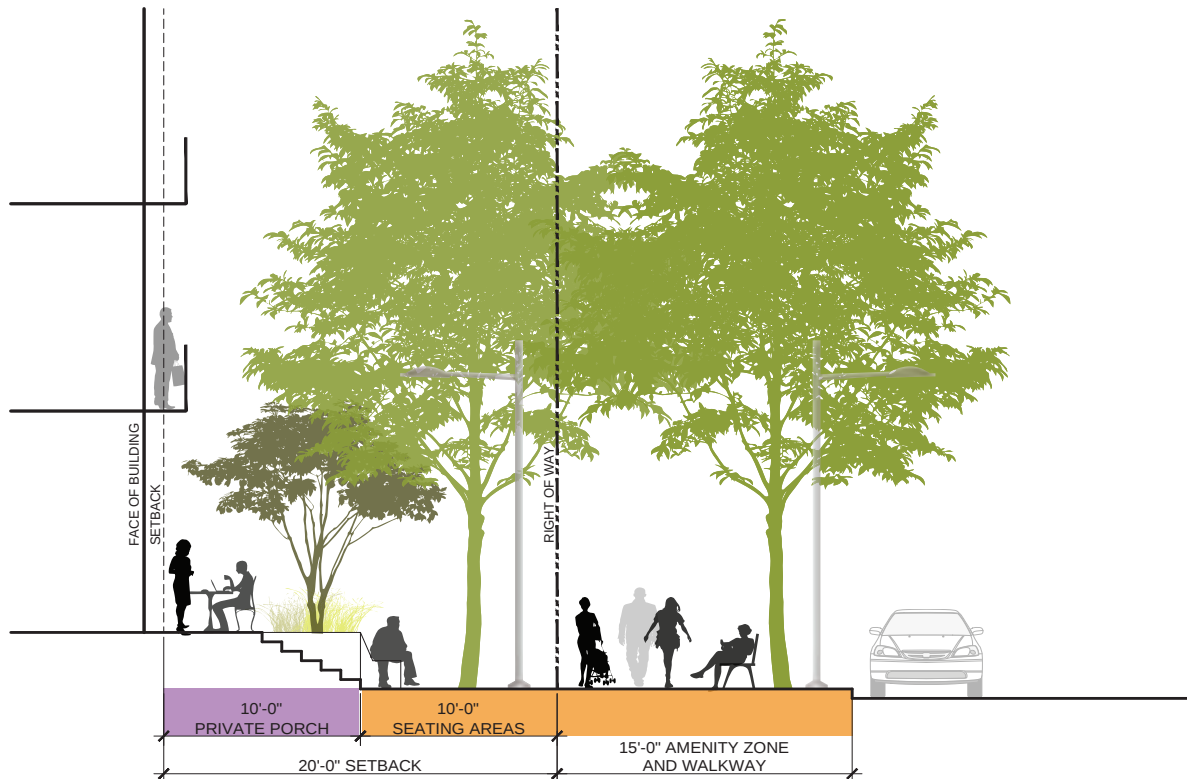
The 13th Avenue Promenade will extend from Knox Court to Newton Street in the existing 13th Avenue right-of-way, and along King Street from 13th Avenue south towards the entrance of the Knox Street light rail station. It will feature pedestrian-oriented streets with a wide (15') amenity zone and walkway, double row of trees, and seating opportunities. The promenade will also include flexible event space, such as an

indoor/outdoor plaza; in other areas, private front porches will open onto seating areas, creating street level activation and outdoor rooms for social interaction. The promenade will connect residents and community members with Paco Sanchez Park and the transit station, while creating opportunities for placemaking and a TOD activity zone for community serving uses along the ground floor.





Section: North side of 13th Avenue at TOD Zone (Knox to Lowell)



Section: 13th Avenue at Residential Zone (Lowell to Newton)

Mid-Block Mews

The mid-block mews is a pedestrian-only public space and corridor that extends east-west through the site, from Knox Court to Meade Street. The mews provides a way for residents to move through the site, and also creates the opportunity for daily social interactions that contribute to neighborhood vibrancy and social cohesion. The mews will include shared outdoor space, with gardens, gathering areas, trees, and high quality lighting for safety. Private outdoor patios or porches will create transitions from public space to residential units.



Section: Mid-Block Mews



Side Street Improvements



Section: Side Street

Knox Court, King Street, Lowell Boulevard, Meade Street, and Newton Street will feature improved pedestrian amenities including a tree lawn with detached sidewalks that connect to private porches or stoops, and safe pedestrian crossings at the mid-block mews.



Westridge Parking Diagram



Parking

The Westridge parking plan includes off-street parking for residents through underground parking garages and surface level parking. Off-site parking is planned at a ratio averaging .75 or below per unit for the multi-family buildings due to the proximity to transit, bus service, bike amenities, and abundant on-street parking.

Strategically placed curb cuts and access points help maintain the flow of traffic and limit traffic on pedestrian-oriented streets. The plan also calls for utilizing existing alley right of ways for access to surface parking lots. Relocating trash collection from dumpsters to designated off-street locations also frees up space for on-street parking for visitors to the neighborhood. As the development is located at a transit station, DHA will explore opportunities around parking reductions and the potential for car sharing.

HEALTH IMPACT: ACCESS & SAFETY

Accessibility and safety are critical concerns for residents and community members. Prioritizing pedestrian safety improvements, creating activated and well-lit spaces, and designing for safety in less-activated spaces like parking lots will help Westridge feel like a safe, welcoming community for all. Accessibility and safety are discussed in more detail in [Section E](#).



LIGHTING

Residents should have access to high-quality lighting. Thoughtful lighting can create a welcoming and safe atmosphere that supports healthy activities and highlights accessible walking routes.

Quality of Light is More Important than Quantity

Over-lighting a space can create a false sense of safety. Shadows and glare caused by poor lighting can decrease safety

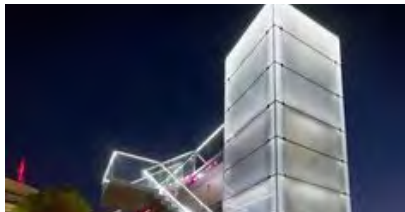


Create a Welcoming Place for All

Use welcoming and unique lighting at neighborhood gateways and artful lighting to express cultural events and seasonal features



Support Wayfinding & Emphasize Accessible Routes



Integrate Lighting Into Building & Landscape Features

Study and compliment code required building and street lighting. Avoid overuse of lighting fixtures like bollards and pole lighting in pedestrian spaces.



"I JUST DON'T FEEL SAFE AT NIGHT."

"IT'S DARK AT NIGHT."

- RESIDENT SURVEY RESPONSES



LEGEND

- | | |
|---|--|
| <p> 13TH AVE PROMENADE LIGHTING:
OVERHEAD STREET LIGHTING
INTERIOR BUILDING LIGHTING
EXTERIOR BUILDING LIGHTING
SEASONAL / ART BASED PROMENADE LIGHTS</p> <p> MEWS LIGHTING
VERTICAL SITE LIGHTING ELEMENTS
INTERIOR BUILDING LIGHTING
EXTERIOR BUILDING LIGHTING
SUBTLE GROUND PLANE</p> <p> SITE-INTEGRATED LIGHTING @ STAIRS, RAMPS, COURTYARD AND BREEZEWAY SOFFITS</p> <p> WELCOMING LIGHTING AT NEIGHBORHOOD GATEWAYS</p> | <p> LIGHTING AT ELEVATORS</p> <p> SPECIAL LIGHTING AT INDOOR/OUTDOOR PUBLIC ELEVATOR</p> <p> EVENLY DISTRIBUTED AND SHIELDED LIGHTING IN PARKING AREAS</p> <p> LIGHT MID BLOCK CROSSINGS AT MEWS
PEDESTRIAN ACTIVATED CROSSING LIGHTS
IN GRADE FLASHING LIGHTS
OVERHEAD LIGHTING OFFSET FROM CROSSWALK</p> <p> BUILDING INTERIOR LIGHTING IN COURTYARDS</p> <p> STREET LIGHTS PER CITY OF DENVER STANDARDS</p> |
|---|--|

DESIGN RECOMMENDATIONS: OPEN SPACE & COMMUNITY AMENITIES

Westridge residents identified access to the outdoors as a top priority for the redevelopment. To meet the goal of integrating accessible and visible green areas and outdoor community space, the Westridge Master Plan envisions a range of open space types that are distributed across the site and are designed to support a diversity of uses that can be flexibly adapted for residents.

The Master Plan differentiates between public, semi-private, and private spaces. Public spaces include the 13th Avenue Promenade and parklets. These are spaces that are open to Westridge residents and the greater community and strengthen connections between the Westridge site and the surrounding neighborhood. Semi-private spaces include the mid-block mews, building courtyards, play areas, and gardens, which are designed specifically for Westridge residents, though they are not closed to the public. Private spaces include

porch zones for ground floor units, which connect with front or back doors to provide residents with direct access to the outdoors. Residents who live on upper levels will have outdoor space through internally accessed private balconies or shared patios.

These spaces work together to create a network of green space that supports a more interconnected, healthy community. Spatial and shade equity, solar access, and high quality lighting are key design concepts that will be incorporated into every phase. Specific open space programming will be determined with resident input during the design for each phase of development, but could incorporate features such as community gardens that address concerns around food access, public art, and elements that support community resiliency. Open space will also incorporate a sustainable stormwater approach; more information about the Master Plan's approach to sustainability is outlined in [Section E](#).

Open Space Diagram



Legend

13th Avenue Promenade



Mid-block mews



Private porch zone



Mews courtyards



Semi-private building courtyards



Parklet



Community garden



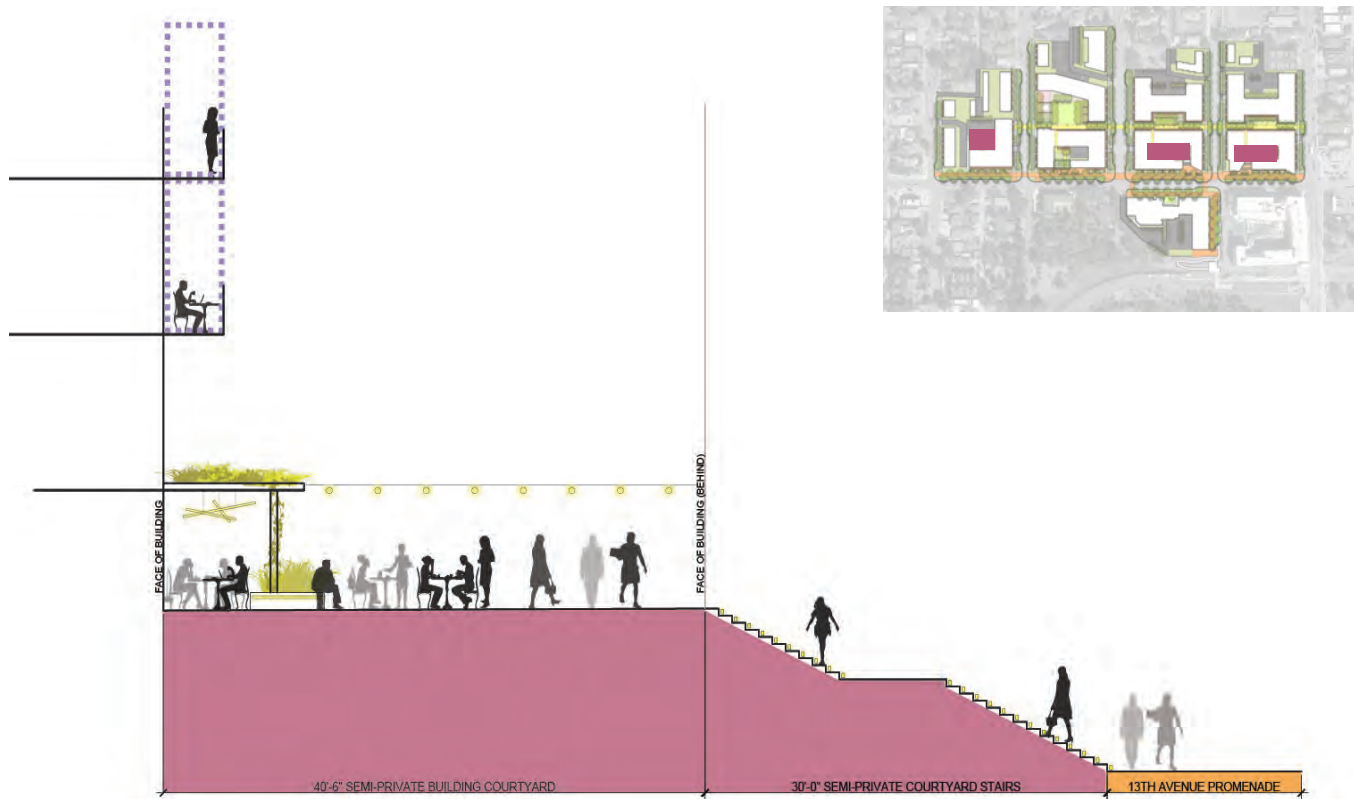
Side streets with pedestrian improvements



Critical pedestrian intersection



Building Courtyards



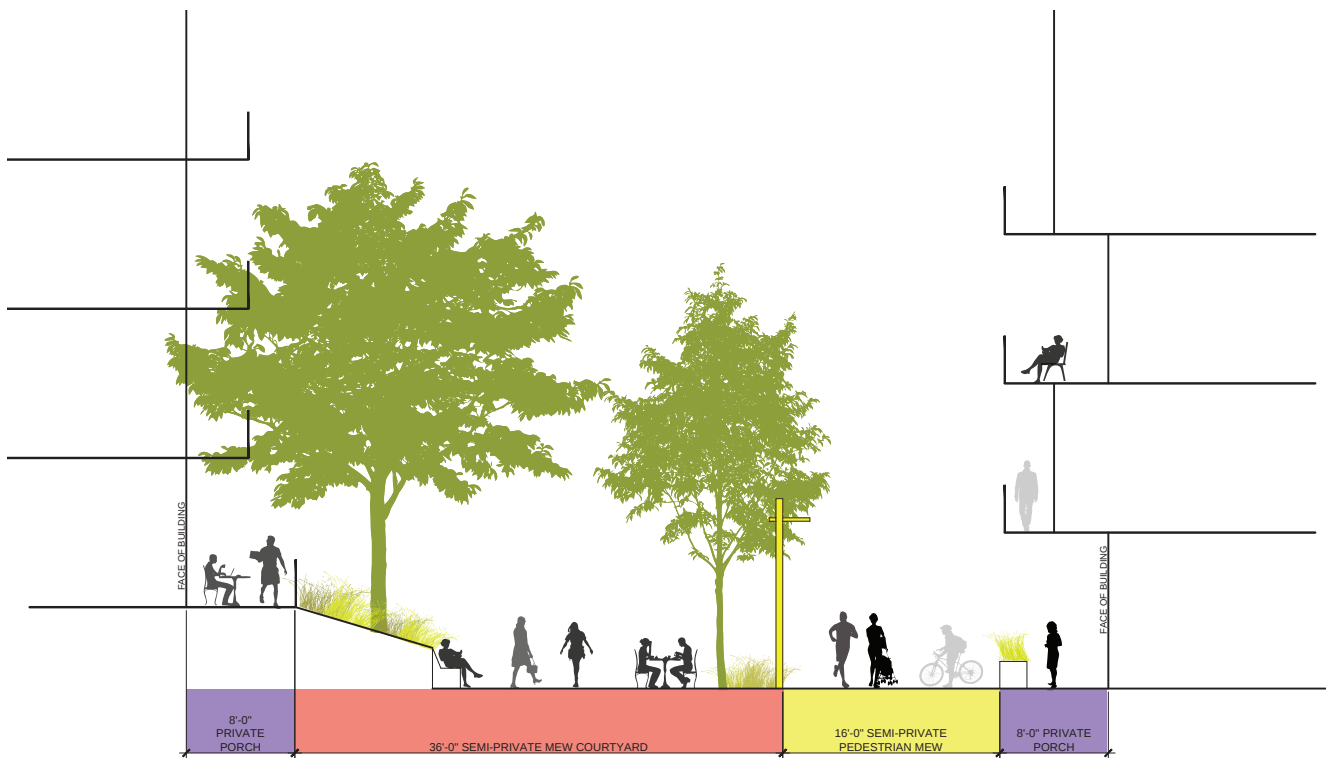
Section: Courtyard at 13th Ave Building

Semi-private building courtyards create additional opportunities for spontaneous social interactions and social cohesion. Opening onto the pedestrian mews or 13th Avenue Promenade, these semi-private spaces bridge resident zones with the public

realm. The courtyards will be well-lit for safety, and can be programmed flexibly to meet resident needs. These shared resident outdoor spaces provide opportunities to highlight resident culture and for cultural expression.



Mews Courtyards

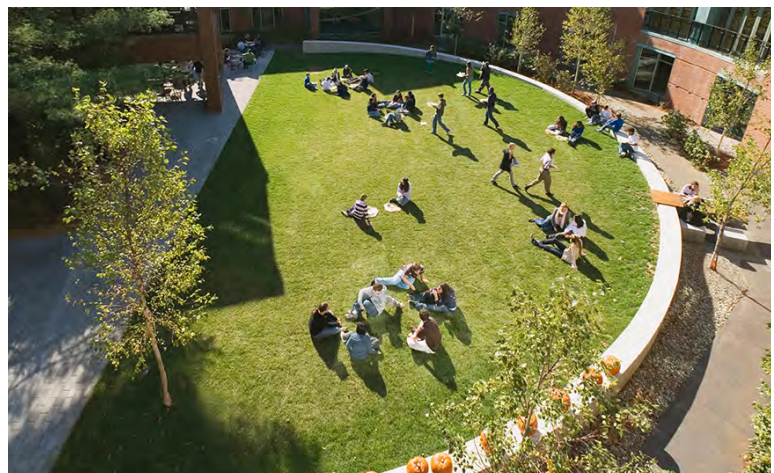


Section: Courtyard at Mid-Block Mews



Lowell Block Parklet

For residents who are located further from Paco Sanchez Park, this community lawn will offer places to rest, gather, and play. Like the building courtyards, the parklet can be programmed flexibly, incorporate cultural and resident-led design, and encourage spontaneous social interactions. The parklet is intended to be a neighborhood amenity that serves as a connection between Westridge and West Colfax residents.



Private Porch Zone

Private porch zones will open onto the pedestrian mews, side streets, and 13th Avenue Promenade, creating private spaces for residents to enjoy the outdoors while providing ground-level activation and “eyes on the street.” Residents who live on upper stories will have balconies, windows, or decks that open to the outdoors.



Gardens

Opportunities for private or community gardens can be explored during each phase, as residents provide input on the types of open spaces that they want to include on their block.





OPEN SPACE EQUITY

Equitable distribution of open space and outdoor amenities across the neighborhood should balance private and public needs and do address common obstacles such as solar exposure, shade, lights, and difficult access created by the steep site grades. Private outdoor spaces adjacent to residential units promote ownership and stewardship of the adjacent public space while providing private space to relax immediately outside the home.

Expand Outdoor Living Space

Provide flexible and functional private outdoor spaces adjacent to homes. Use grade separation (walls) and planting to delineate private and public space while maintaining some visibility between the spaces.



Shared Outdoor Spaces that are Universally Accessible

Shared outdoor spaces and amenities should be located adjacent to universally accessible paths or distributed evenly across the blocks. Features such as ADA garden beds and playgrounds for children should be easily accessible for those with limited mobility.



Inclusive and Joyful Spaces

Create outdoor spaces that are welcoming to all residents, are flexible and support multiple uses. Personal outdoor space should be balanced with places that welcome group gatherings of varying sizes, providing opportunities for community building and socialization.

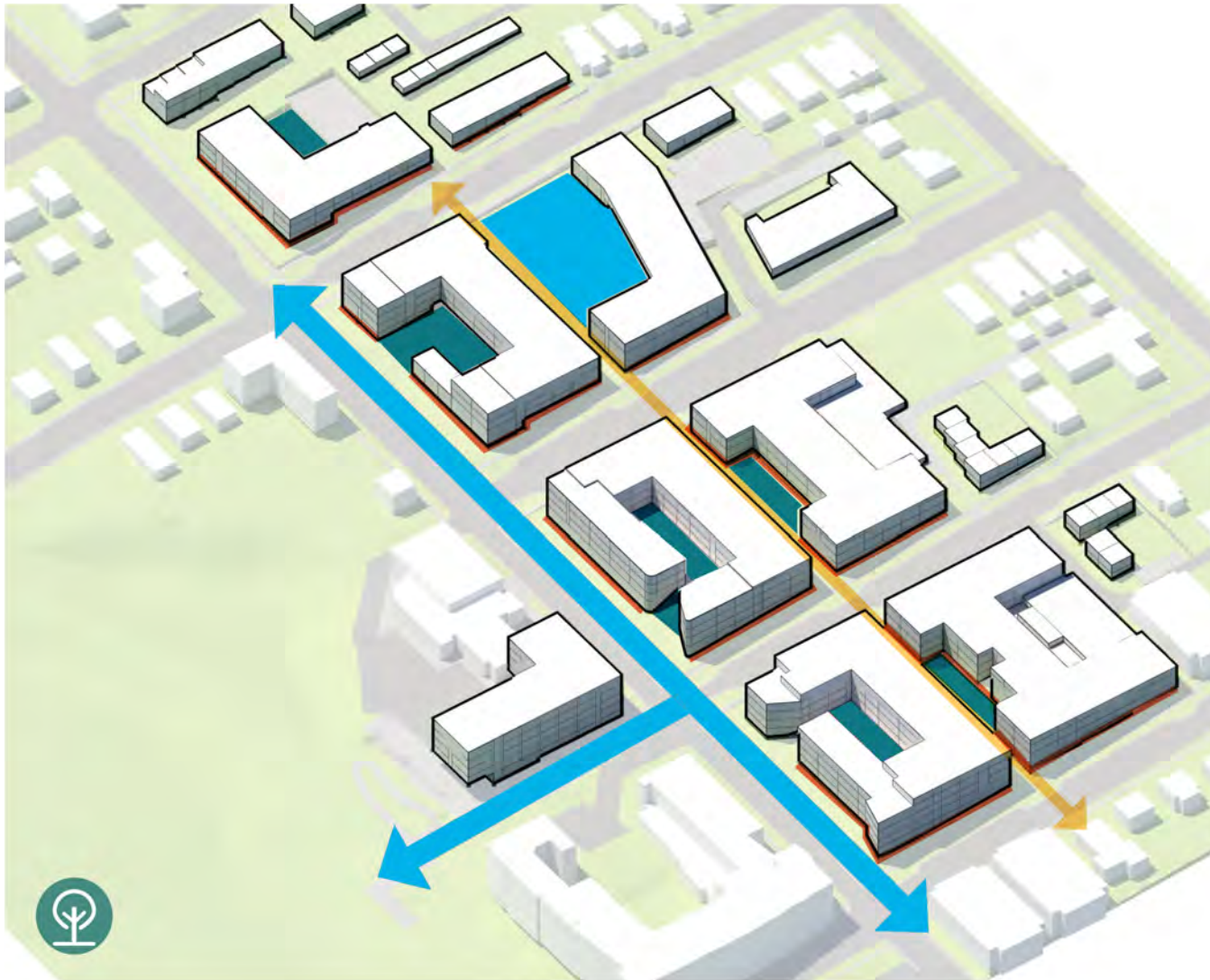


Shade & Nature

Provide equitable access to spaces that incorporate shade and natural features like water and plants. Nature in cities can provide relief from heat and opportunities for calm and decompression.



Distribution of Private, Semi-Private, and Public Open Space in Master Plan



LEGEND

-  PRIVATE OUTDOOR SPACE
-  SEMI-PRIVATE COURTYARDS
-  PUBLIC COURTYARD (PARKLET)
-  SEMI-PRIVATE MEWS
-  PUBLIC STREETScape

60% OF RESIDENTS FEEL THAT BUILDINGS AND PUBLIC SPACES DO NOT REFLECT THEIR CULTURE

72% OF RESIDENTS SPEND AT LEAST 3 DAYS A WEEK OUTDOORS ENJOYING FREE TIME

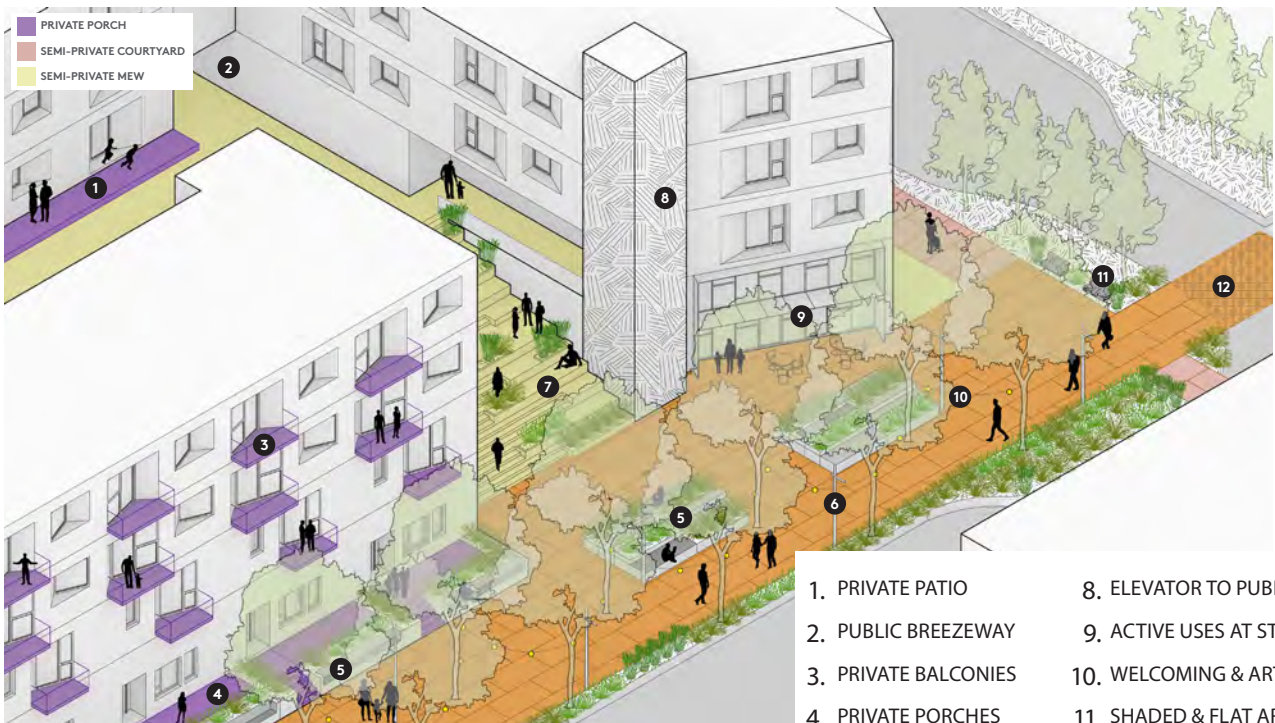


OPEN SPACE EQUITY DIAGRAMS



RESIDENTIAL SITE LOCATED ON MEWS

1. PRIVATE BALCONIES
2. PRIVATE PATIO ABOVE MEWS
3. SHADED SEATING AREA
4. ACCESSIBLE GARDEN PLANTERS
5. FLEXIBLE PLAY AREA
6. SEMI-PRIVATE MEWS
7. PRIVATE SPACE ON MEWS
8. WELCOME LIGHTING
9. ELEVATOR OFF MEWS
10. CROSS SECTION OF BUILDING ON SOUTH EDGE OF MEWS



RESIDENTIAL SITE LOCATED ON 13TH AVENUE PROMENADE

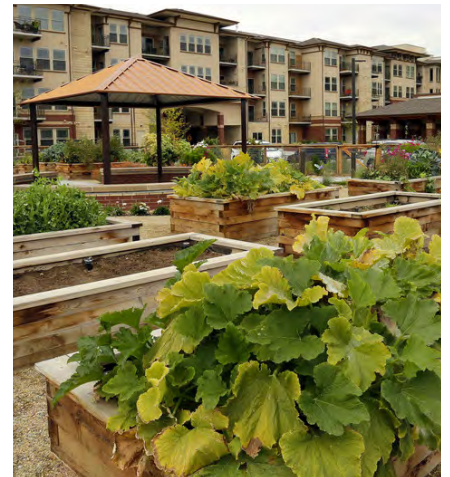
1. PRIVATE PATIO
2. PUBLIC BREEZEWAY
3. PRIVATE BALCONIES
4. PRIVATE PORCHES
5. SHADED SEATING
6. STREET LIGHTS
7. PUBLIC GRAND STAIR
8. ELEVATOR TO PUBLIC COURTYARD
9. ACTIVE USES AT STREET CORNER
10. WELCOMING & ARTFUL LIGHTING
11. SHADED & FLAT AREA FOR SEATING
12. CROSSWALK WITH PROMENADE PAVERS & LIGHTING



RESIDENT EXPERIENCE: OPEN SPACE

Access to quality outdoor space is a key component of a healthy, resilient community. In a redeveloped Westridge Homes, residents will have direct access to a porch or balcony space from their units. Windows let in natural light and feature views of the sky and mountains. Residents can walk outside to a semi-private building courtyard, where they can connect with neighbors or other family members. Kids can play in a community parklet while adults enjoy space to rest, garden, or gather. Residents can move through the site via the mid-block mews, a pedestrian only pathway that connects well-lit, activated community spaces on each block. Residents and neighbors can walk along the 13th Avenue Promenade to visit Paco Sanchez Park, the transit station, or to access the Lakewood Gulch trail.

Each block will have different outdoor amenities that can be programmed according to the desires of residents – examples could include toddler play space, gathering spaces, or outdoor gardens. Residents will have the opportunity to share ideas and shape the design in each phase of development. Outdoor spaces will also incorporate culturally-relevant design and art that is representative of the Westridge community. High quality lighting designed for specific areas will help outdoor spaces feel safe and welcoming.



E. Redevelopment Themes

This section includes the key themes that will be incorporated across all phases of the Westridge Redevelopment as well as an overview of the Healthy Living Initiative priorities and action plan. Theme topics in this section include sustainable design, resilience, minimizing displacement, accessibility, and safety.



HLI PROCESS OVERVIEW

DHA recognizes that the built environment is a determinant of health outcomes, which ultimately influence the quality and length of life for residents. The Healthy Living Initiative, first used in DHA's Mariposa Redevelopment in 2009, seeks to create information and tools that are accessible to a wide range of users and to focus decision-making and action around health determinants that are known to improve opportunity for better health.

The Healthy Living Tool is a guide to assess the health conditions of residents and identify opportunities for improvement through the built environment in urban redevelopment projects. The Tool was created for practitioners, developers, and urban designers to improve health outcomes. The Tool considers comprehensive health needs in urban development with the ultimate goals of achieving higher quality social and physical environments that advance resident health, and draws on health evidence and standards. It focuses on health determinants related to projects and programs that can be shaped by designers and developers.

The Tool organizes determinants into dimensions, or sectors, of a healthy community. The Healthy Living Report Card (pgs. 66-67) includes key indicators that can be used to track progress in each of the following dimensions:

- Education and economic opportunity
- Safety and social cohesion
- Healthcare and essential services
- Active living and environment
- Healthy housing
- Mobility and access

Based on the Westridge priority health issues and feedback from the community, the following guidance topics have been prioritized for the Westridge redevelopment:

- Resilience
- Accessibility
- Safety
- Open Space Equity

Relationship Between Health Determinants & Health Outcomes

DETERMINANTS INSTITUTIONS & LIVING CONDITIONS

HEALTHY
HOUSING

ACTIVE LIVING &
ENVIRONMENT

MOBILITY &
ACCESS

SAFETY &
SOCIAL
COHESION

HEALTHCARE &
ESSENTIAL
SERVICES

EDUCATION &
ECONOMIC
OPPORTUNITY

FACTORS ROOT CAUSES

PHYSICAL
ENVIRONMENT

SOCIAL, POLITICAL
& ECONOMIC
ENVIRONMENT

INDIVIDUAL
BEHAVIOR

MEDICAL CARE

INDIVIDUAL
BIOLOGY &
GENETICS

OUTCOMES PHYSICAL, MENTAL, SOCIAL WELL-BEING

LENGTH
OF LIFE

LIFE EXPECTANCY &
MORTALITY RATES

QUALITY
OF LIFE

DISEASE & INJURY



HEALTHY LIVING INITIATIVE PROCESS

MASTER PLAN GOALS

- Healthy & Active Community
- Affordable Units
- Walkability & Sidewalk Improvements
- Space for Resident & Community Services
- Innovative Housing & Amenities
- Green, Outdoor Community Spaces
- Housing near Knox Street Transit
- Complement Existing Buildings
- Strengthen Community

HEALTH PRIORITIES & ACTION PLAN GUIDANCE

EDUCATION & ECONOMIC OPPORTUNITY



SAFETY & SOCIAL COHESION



HEALTHCARE & ESSENTIAL SERVICES



ACTIVE LIVING & ENVIRONMENT



HEALTHY HOUSING



MOBILITY & ACCESS



ACTION PLAN GUIDANCE TOPICS



RESILIENCE



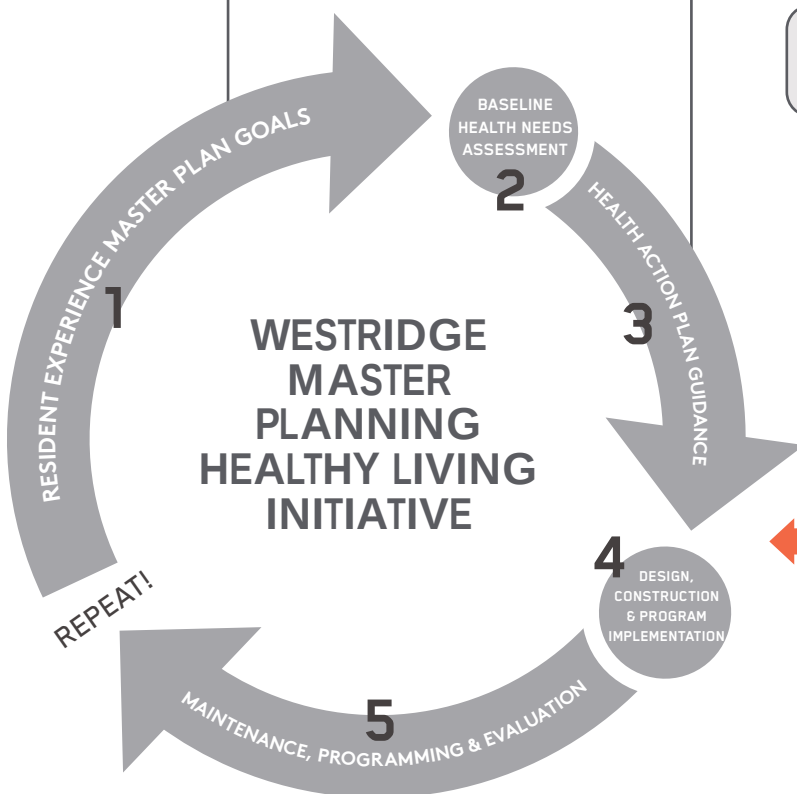
ACCESSIBILITY



SAFETY



OPEN SPACE EQUITY





HEALTHY LIVING ACTION PLAN GUIDANCE TOPICS

At Westridge, 83% of residents report either high blood pressure, stress, or emotional difficulties as a common health problem. The Westridge Master Plan's Healthy Living Initiative focuses on improving quality of life by employing strategies that reduce the common stressors that cause these health problems. These strategies also provide multiple benefits by addressing the most common concerns raised by residents about the neighborhood.



Resilience

Implement a wide array of strategies to help residents through daily life challenges, stay in place restrictions, and unexpected disruptions caused by natural disasters, severe weather events, extensive wildfires or other emergencies.



Accessibility

Provide a universally accessible pathway through the neighborhood to accommodate the 60% of current residents that have limited mobility. Prioritize accessible connections to the light rail, park, and shared neighborhood open spaces.



Safety

Promote pedestrian safety by calming traffic and promoting activities at crime hot spots. Provide high quality intentional lighting throughout the neighborhood and avoid over-lighting and creating shadows.



Open Space Equity

Provide equitable access to spaces that incorporate shade, natural features like water and plants to provide relief from heat and stress. Open space equity concepts are discussed in [Section D](#) (pgs. 58-61).





HEALTHY LIVING REPORT CARD: KEY INDICATORS

	Lighting	Safety & Security	Spatial equity	Accessibility	Resilience	Design for Inclusion	Healthy Food	Programs & Resident Services	Indicators
Education & Economic Opportunity								X	% wage earning individuals who report earning a living wage ($\geq \$12.95/\text{hr}$)
								X	% adults 25+ with less than HS education
						X		X	% of youth who participated in afterschool program or activity
			X	X	X			X	% households that have access to the Internet (not HLI indicator, but may want to add)
Healthcare & Essential Services				X				X	% residents unable to work due to health problems
				X				X	Ratio of outpatient to emergency room visits (Children/Adults)
			X						% of residents reporting asthma in the last year (Children/Adults)
						X		X	% residents who have experienced stress in the last year
				X				X	% of residents who rated their overall health as fair or poor
				X				X	% of residents (adults/children) who didn't visit doctor in past year
				X	X	X		X	% of adults ages 62 years and older who do not have access to necessary services in order to age in place
Safety & Social Cohesion	X	X	X			X			% adults who report feeling unsafe being alone in their home at night
		X							Total Crime Rate per 1000 residents
		X	X	X					# of Pedestrian and Bike collisions in neighborhood
					X	X			% who know neighbors who can help in case of emergency
						X		X	% who believe they have the ability to create change in the neighborhood
						X			% of residents who feel connected to their community and neighbors
						X			% who feel there are buildings or public spaces in the neighborhood that reflect their culture
Active Living & Environment				X					% of residents who exercise daily
							X		% adults consuming fewer than 1 serving of Fruit/Vegetable per day
			X	X			X		% of residents who have access to affordable, fresh food
Healthy Housing			X		X				Indoor Air Quality
			X		X				Percentile for Outdoor Air Quality: Air Toxics Cancer Risk
Mobility & Access			X	X					% of workers who commute using public transportation
			X	X					% of workers who travel more than 1 hour to work

Data	Source	Timeframe	Data Source
	WR res pop	Long Term; 1-yr trend	DHA Resident Survey, primary collection
40%	WR res pop	Long Term; 2-yr trend	DHA Resident Survey, primary collection
20%	WR res pop	Long Term; 1-yr trend	DHA Resident Survey, primary collection
	WR res pop	Medium Term; 1-yr	DHA Resident Survey, primary collection
	WR res pop	Long Term; 2-yr trend	DHA Resident Survey, primary collection
	Census Tract	Long Term; 2-yr trend	Denver Health
	WR res pop	Long Term; 2-yr trend	DHA Resident Survey, primary collection
	WR res pop	Long Term; 2-yr trend	DHA Resident Survey, primary collection
47%	WR res pop	Long Term; 2-yr trend	DHA Resident Survey, primary collection
21%/28%	WR res pop	Medium Term; 1-yr	DHA Resident Survey, primary collection
45%	WR res pop	Long Term; 2-yr trend	DHA Resident Survey, primary collection
28%	WR res pop	Medium Term; 1-yr	DHA Resident Survey, primary collection
68	Census Tract	Long Term; 1-yr trend	Denver Police Department
	Census Tract	Medium Term; 1-yr	City of Denver Dashboard
68%	WR res pop	Medium Term; 1-yr	DHA Resident Survey, primary collection
50%	WR res pop	Medium Term; 1-yr	DHA Resident Survey, primary collection
72%	WR res pop	Medium Term; 1-yr	DHA Resident Survey, primary collection
40%	WR res pop	Medium Term; 1-yr	DHA Resident Survey, primary collection
30%	WR res pop	Long Term; 2-yr trend	DHA Resident Survey, primary collection
	Census Tract	Long Term; 2-yr trend	BRFSS, Community Level Est.
80%	WR res pop	Medium Term; 1-yr	DHA Resident Survey, primary collection
	monitoring	Short Term: 1-yr trend	EPA partnership
	Census Tract	Long Term; 2-yr trend	EPA EJ Screen Mapper https://ejscreen.epa.gov/mapper/
	Census Tract	Long Term; 2-yr trend	Opportunity 360
	Census Tract	Long Term; 2-yr trend	Opportunity 360



RESILIENCE

Resilience through design encompasses a wide range of topics, from air quality to mental health and health emergencies like the COVID-19 pandemic. Implementing a wide array of strategies will help residents through daily life challenges, stay in place restrictions, and unexpected disruptions caused by natural disasters, severe weather events, extensive wildfires or other emergencies.

Air Quality

Address proper unit ventilation and fresh air circulation, including impacts from wildfire smoke, air pollution, and heat waves/islands. Features such as tree canopies, shaded areas, cooling centers, and green or high albedo roofs should be incorporated. The redeveloped Westridge will employ diverse strategies to combat unhealthy air quality that include reducing or eliminating sources, active and passive building design, operation strategies, and human behavior interventions.

Mental Health

Create both indoor and outdoor spaces for mental restoration. Biophilic design, intimate outdoor spaces that are separated from main living areas, and support services all provide opportunities for mental restoration.

The Sense of Belonging Guidelines further outline the importance of creating a variety of spaces that reflect the diversity of the community. This includes areas for mental restoration as well as places for community activation and social mixing. Maintaining strong social cohesion is imperative to creating a healthy, vibrant, and thriving community.



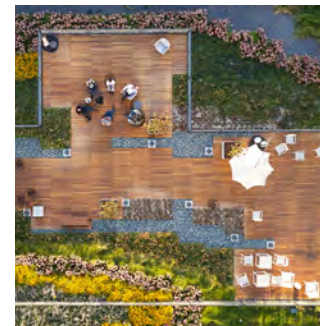
Shaded Areas



Tree Canopies



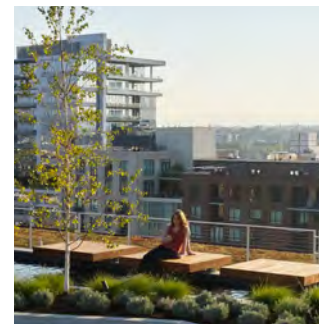
Cooling Centers



Green or High Albedo Roofs



Biophilic Design



Intimate Outdoor Spaces



Access to Support Services for Mental Health Restoration

Social Cohesion

Flexible and accessible community spaces can positively impact the social and public lives of community members. Design strategies that improve access to shared, public and democratic social spaces that encourage a range of uses and welcome diverse users can help facilitate the social cohesion and trust needed to build supportive and reliable social connections. More information about shared spaces can be found in the open space design recommendations.

Epidemics

Through epidemics, residents should have access to essential needs, especially if they do not have access to a computer or internet. Spaces to conduct work and school from home should also be incorporated. Internet hot spots and digital device borrowing programs can help a resident keep a job, keep up in school, or access digital healthcare.

Disruptions

Design should aim to support residents through disruptions, such as severe weather or emergencies. Sites should include spaces with back-up power, message boards, and spaces for community assistance. In addition to design, operational and resident services should aim to create an emergency management plan for natural, human-caused, technological and health-related emergencies and educate occupants on the plan to support emergency preparedness and response.



Access to Computers



School/Work Spaces



Access to Healthcare Services



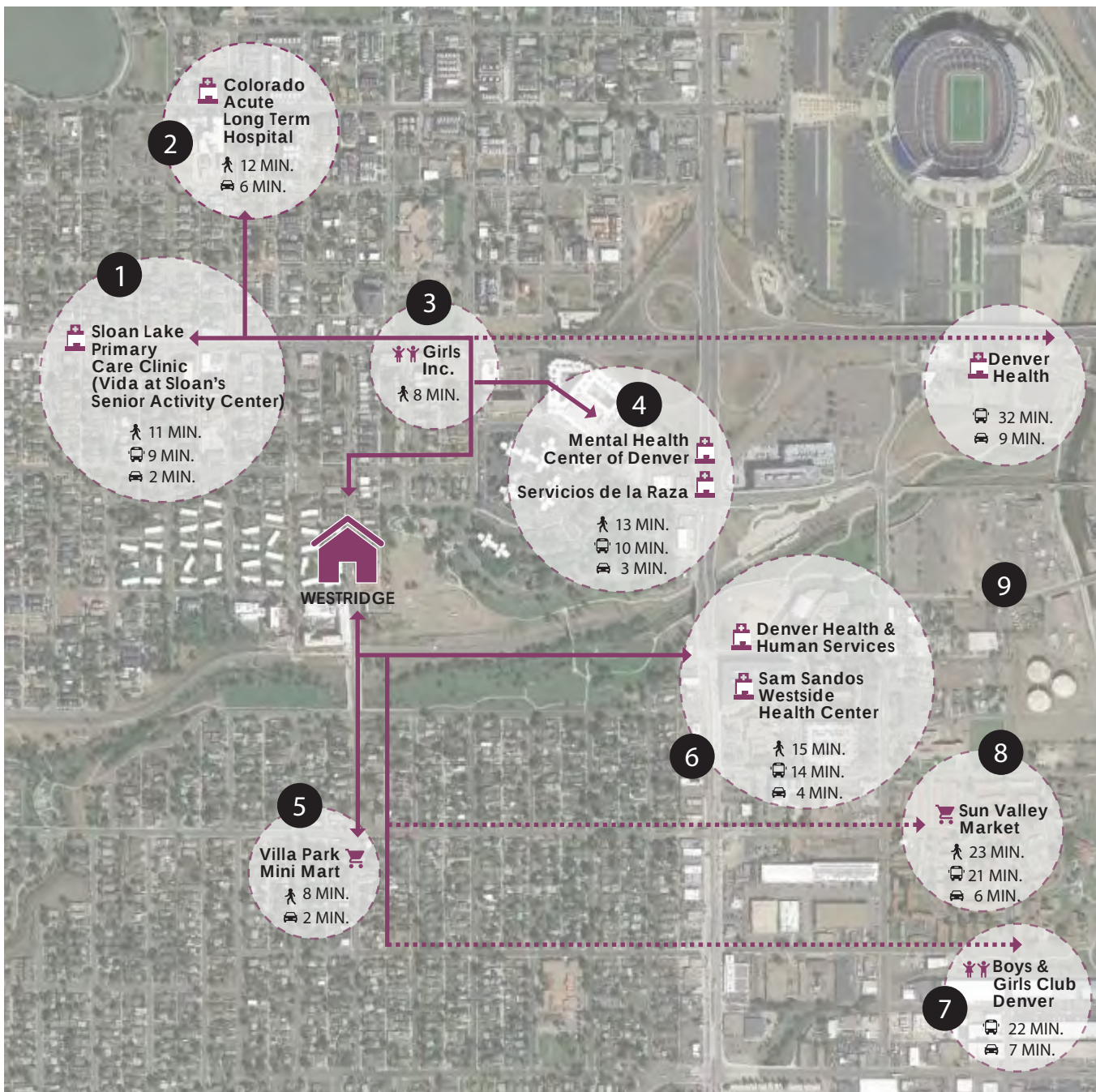
Backup Power

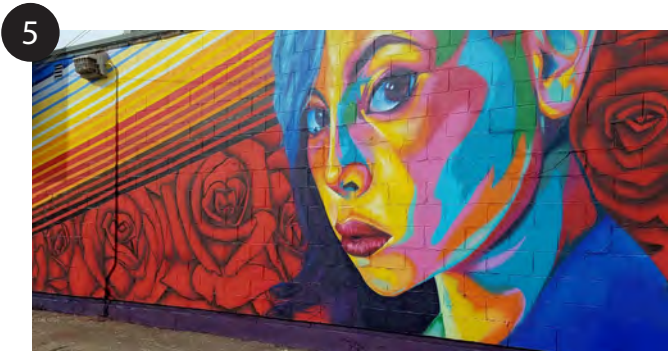
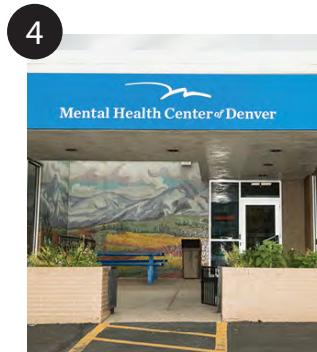
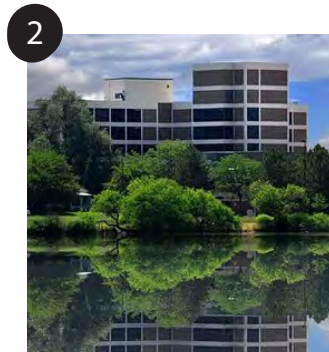


Space for Community Assistance

Access to Services

Located along the light rail and blocks from West Colfax and Federal Boulevard, Westridge Homes is well connected to surrounding service providers. Youth and educational programming, including the Boys and Girls Club, Girls Inc, and the public library are located in West Colfax. Additional services, including Denver Health's primary care clinics, Servicios de la Raza, Denver Human Services, and the Mental Health Center of Denver are all within walking distance or one stop away on the light rail. Improving overall access to food, health, childcare, education and employment are critical to creating a healthy, vibrant, and thriving community.







RESIDENT EXPERIENCE: SENSE OF BELONGING GUIDELINES

Feeling connected to your home and community is an important part of health. The following “Sense of Belonging” guidelines were developed to ensure that the design of the new Westridge Homes helps residents connect with their families, their neighbors, and their homes.

Create flexible spaces that allow for personalization and/or manipulation to meet individual and community needs. Enable the configuration of common spaces to adapt and change in accordance with the needs of new or long-term residents.

- Include naming, signage, flexible art exhibit space, and programming.
- Identify partner organizations and programs to design supportive spaces.
- Incorporate strategies that allow for ongoing variability in the space, such as moveable partitions or moveable furniture, allowing individual choice over how much space they have from others.

Utilize art and culture in project design and programming and promote social connectedness.

- Incorporate art that is generated by and reflective of the community throughout the project. Use this art as a way for residents to tell their story and see it reflected in their space.
- Use design strategies in common spaces and dwelling units that are reflective of nature and the local environment through art, materials, color, pattern, and other design elements.

Connect residents and staff to a living landscape and the natural environment.

- Connect interior common spaces to nature through configurations that allow for views of the outdoors.
- Provide exterior common spaces that promote connection to nature through features such as a mix of planted areas and hardscape. Spaces shall be designed for comfort in all seasons/weather, easily accessible from the interior of the building.
- Connect the residential units to nature through views or a direct physical connection to usable outdoor space such as a patio or balcony.
- Promote resident exposure to daylight or to indoor lighting that emulates daylight (e.g., timed lighting adjusting to natural light cycles or circadian rhythms) in units, common spaces, and hallways.

Promote social mixing.

- Create intergenerational social mixing spaces through program combinations in common areas and promote social mixing through resident events, classes and events.
- Provide spaces that accommodate youth of all ages.
- Clear on site communication strategies to share available resources, groups and programming with residents.



MINIMIZING DISPLACEMENT

As described in [Section B](#), considerable gentrification and involuntary displacement has occurred in the West Colfax neighborhood and in west Denver. Up to 3,900 families with children were displaced in west Denver between 2015 and 2018, including nearly 800 children in West Colfax.

DHA has and will continue to respond to the affordable housing needs of the surrounding neighborhood and community. A target of 7,170 affordable rental and 765 owner units was identified in January of 2020 to minimize the loss of households at high risk for displacement. The study determined one and three bedroom apartments were most in need in west Denver. The number of two bedrooms projected for the Westridge redevelopment was adjusted down to increase the number of one and three bedroom units.

In line with the community's desire, District 3 council office, WDRC, and many other local housing service providers, **DHA will work to track and build affordable units replacing the DHA units, but will also integrate into the redevelopment:**

Housing Objectives

- Include a variety of public housing unit sizes and types (flats, vertical apartments, townhomes).
 - Integrate work force housing to provide rental opportunities for households 60-80% AMI.
 - Track and expand the need for senior affordable housing.
 - Integrate affordable homeownership opportunities.
 - Create a mixed income community.
 - Partner to connect renters to support services and housing focused programs aimed to stabilize and offer options to at-risk homeowners.
- ### *Efforts & Services to Minimize Displacement*
- Provide DHA relocation services to all qualifying Westridge residents to ease transitions during construction and offers to live in redeveloped units.
 - Continue resident services and DHA partnerships providing resident support
 - Track health indicators and promote active health guidelines throughout the Westridge redevelopment.
 - Continue to work with eligible DHA residents through the DHA homeownership program.
 - Ensure all developed units, rental and for sale, are marketed through Westridge and West Colfax networks including with WDRC, DHA, and west Denver housing service providers.
 - Provide ongoing opportunities for residents to provide input and to infuse local culture and character into building and site design, public art, and redevelopment programming.
 - Continue to coordinate with WDRC, the City and County of Denver and other agencies to track housing needs, displacement trends, and partner to minimize displacement and support the West Colfax and surrounding neighborhoods.



SUSTAINABLE DESIGN

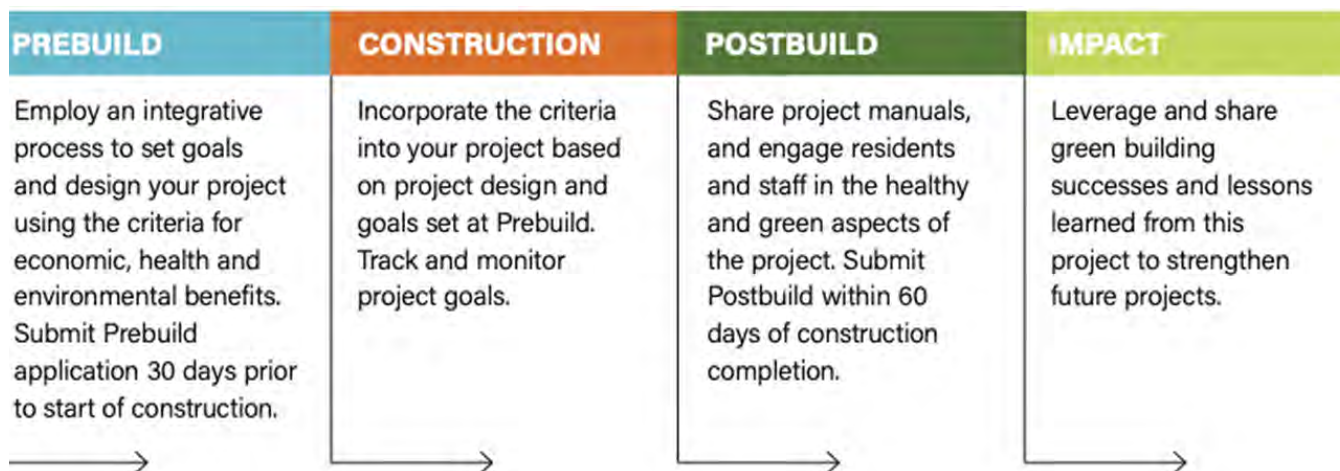
DHA develops affordable housing in accordance with the Enterprise Green Communities (EGC) standards and guidelines to create healthy, efficient and environmentally sustainable affordable homes. This approach includes a four step process: 1) integrating goals for economic, health and environmental benefits; 2) designing with project goals; 3) sharing a postbuild document to help users and residents understand the healthy and green features of the building; and 4) evaluating and sharing success and lessons learned to benefit future projects.

The Enterprise Green Communities 2020 Criteria will create consistency in how buildings are designed in each phase of the Westridge redevelopment to address health, access,

connections, site planning, construction, wealth creation, and the integration of resident cultural identities and community history. Stormwater management, water efficiency and conservation ensure buildings are environmentally sound, technologically up to date and on a path to net zero energy use utilizing a range of energy reducing solutions.

All DHA Projects target energy performance (or efficiency over base building consumption) of 25% or better than the 2015 International Energy Conservation Code (IECC) minimums. This is well in excess of EGC minimum targets and aligns with Denver's 2019 Code Amendments and 80 x 50 Denver Climate Action Plan.

Enterprise Green Approach to Design a Sustainable Building



ENTERPRISE GREEN COMMUNITIES & INTEGRATED BUILDING DESIGN

Integrative design is a holistic approach to pre-development that prioritizes information gathering, the resident experience, and setting objectives for building performance and resident health and comfort. Enterprise Green Communities includes criteria in the following categories:



- **Location + Neighborhood Fabric** – Integrate new intill development into the existing neighborhood fabric with “compact development” (2x to 3x existing density) adjacent to services while increasing connectivity to the surrounding community.
- **Site Improvements** - Align Master Plan objectives such as accessibility and open space equity with site improvement criteria and include additional prescriptive measures for on-site stormwater best management practices and natural water quality.
- **Water Conservation** - Incorporate simple and effective measures to use less water, including slow-flow fixtures, smart irrigation and monitoring technology, rain-water reuse and native landscaping. DHA also participates in Denver Water’s Beyond Water efficiency program that furthers domestic water reduction.
- **Energy Efficiency** - Include high-efficiency LED lighting, occupancy and natural light

sensors, high efficiency HVAC systems and windows, added exterior insulation, Energy Star Appliances, individual unit metering and resident controls, natural ventilation and fresh-air controlled circulation, and electric-vehicle charging (standard in all new DHA projects). Design to be solar PV-ready (PV systems are ultimately sized by available roof-top or site area and demand load for the building).

- **Materials** - Incorporate material waste that is recycled during DHA construction to the superstructure of a building’s foundation/envelope and the finished products installed throughout, such as low-VOC flooring, countertops, paint, etc.
- **Healthy Living Environment** - Align with DHA’s Healthy Living Initiative and allow for further detailed design intent and specification, including open space equity, safety, accessibility, lighting, food access, and the integration of supportive services.



ACCESSIBILITY

Provide a universally accessible pathway through the neighborhood to accommodate the 60% of current residents that have limited mobility. Emphasize accessible connections to the light rail and park.

Primary Circulation is Universally Accessible

The Mews plays a central role in providing accessible outdoor connections through the neighborhood. A centrally located public access elevator, courtyard and breezeway provide direct connections to the Mews from the light rail and park.

Locate Important Neighborhood Amenities Level With & Adjacent to Accessible Paths

Outdoor amenities like raised garden beds, young children's play areas that are intended for all community members should be located at the same elevation as the Mews.

Provide Clear Wayfinding Along Accessible Paths

Clear wayfinding through intentional lighting, signage, graphics and site lines to important circulation points like elevators and ramps.

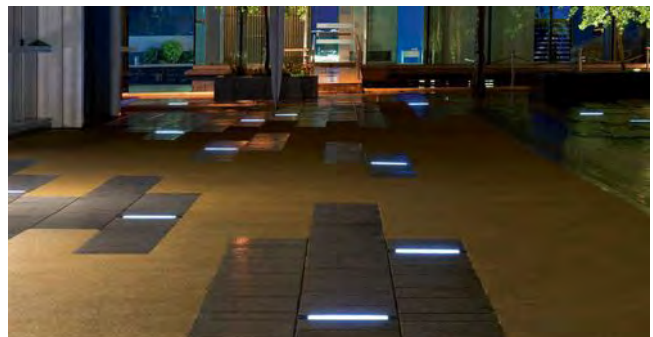
Use Vertical Building Circulation to Help Climb the Hill

Elevators and active stairs are a necessary part of circulation through the hilly neighborhood. Co-locate these features where possible to encourage active use while providing equitable access for those with disabilities, wheelchairs and strollers.

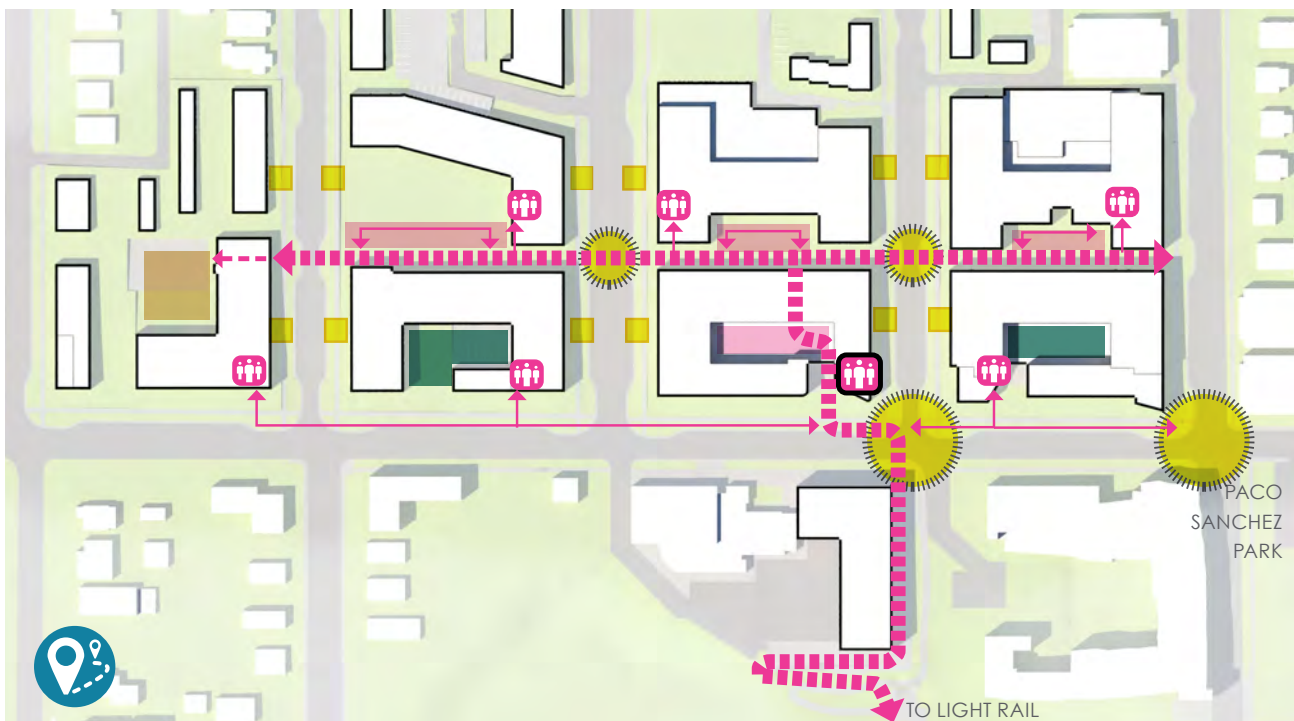
Provide Places to Rest Along Steep Paths

Walking uphill on North/South sidewalks is unavoidable. Provide level resting spots with seating, shade and planting for comfort.

40% OF WESTRIDGE RESIDENTS ARE UNABLE TO WORK DUE TO DISABILITY. AN ADDITIONAL 20% OF HOUSEHOLDS HAVE SMALL CHILDREN OR MEMBERS OVER 60 YEARS OLD.

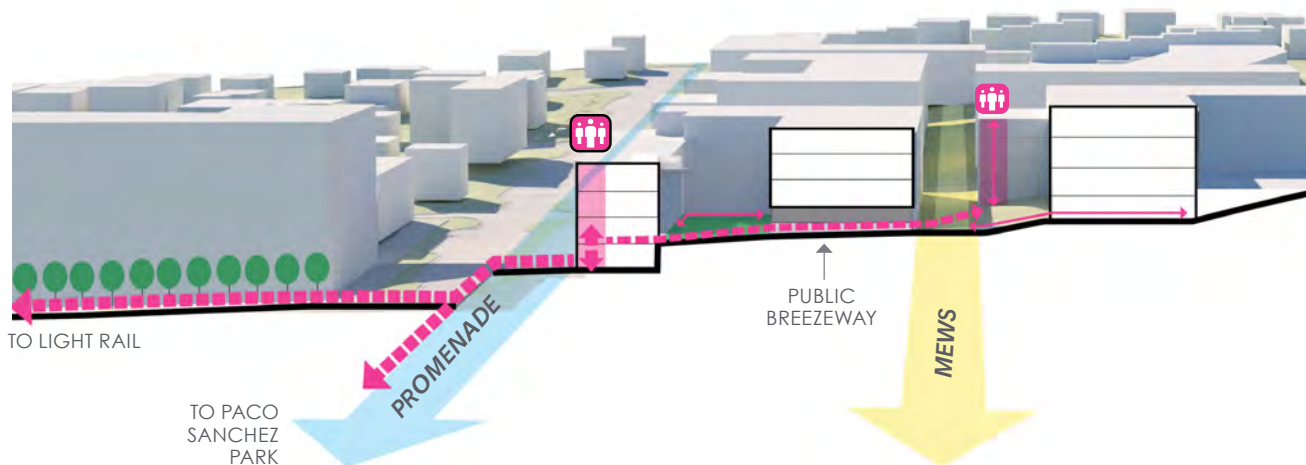


Accessibility Features of the Master Plan



- PRIMARY ACCESSIBLE PATH**
- SECONDARY ACCESSIBLE PATH**
- ACCESSIBLE CROSSING @ PROMENADE:** FULL CORNER CURB CUTS OR RAISED TABLE FOR SAFE TRANSITIONS.
- PLACES TO REST ON NORTH/SOUTH SIDEWALKS:** PROVIDE SEATING AND SHADE
- PUBLIC VERTICAL CIRCULATION:** ELEVATOR VISIBLE FROM INSIDE AND OUTSIDE
- PRIVATE ELEVATOR:** LOCATE CLOSE TO ACTIVE STAIRS AND PRIMARY ACCESSIBLE CIRCULATION
- PUBLIC SPACES AT THE SAME ELEVATION AS THE MEWS:** PRIORITIZE USES FOR THOSE WITH LIMITED MOBILITY
- PRIORITIZE EXTERIOR PROGRAM THAT WILL BE USED BY RESIDENTS OF THE BLOCK/BUILDING**
- FLAT AND ACCESSIBLE SPACES IN CLOSE PROXIMITY TO CORE BUILDING AREAS**

Master Plan Features that Improve Accessibility





SAFETY

Promote pedestrian safety by calming vehicle speeds and addressing crime hot spots through resident eyes on the street and public space activation rather than surveillance measures.

Prioritize pedestrian safety improvements

Focus on improvements at key intersections like Knox & 13th, King & 13th, and the mid block crossings at the Mews.



Create activated, well lit and welcoming spaces

Focus on identified areas of historic crime intensity at Knox and 13th. Coordinate with open space programming.

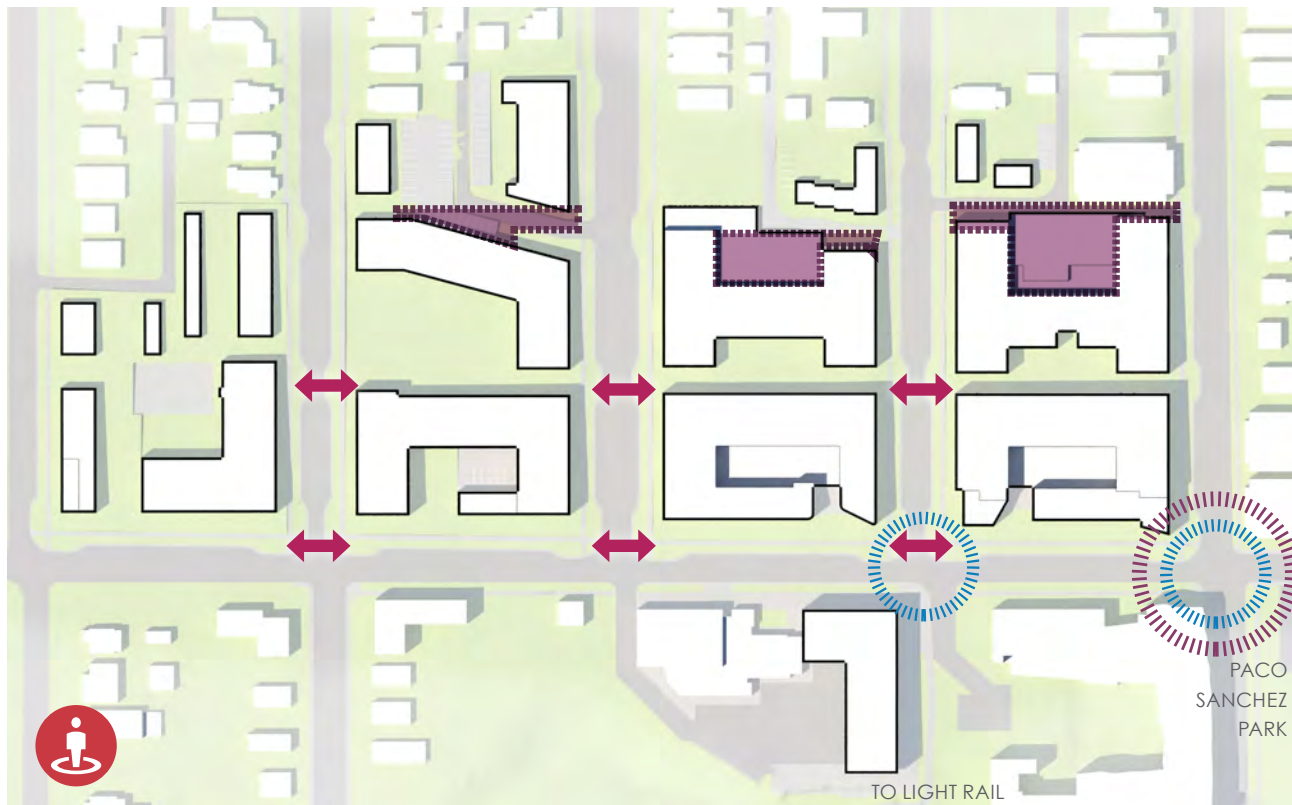


Create safe spaces in parking lots and service areas

Create new safe spaces with active building edges, evenly distributed lighting and landscape. Avoid blank walls, hidden corners, unintentional shadows and glare.



Pedestrian Pathways and Surface Parking



LEGEND



KNOX ST @ 13TH

PRIORITIZE PEDESTRIAN SAFETY IMPROVEMENTS AT CROSSING TO SLOW VEHICLE TRAFFIC AND PROVIDE SAFE AND WELCOMING ACCESS TO THE NEIGHBORHOOD

- Art to celebrate gateway to neighborhood
- High quality lighting to create a welcoming and warm environment
- Programming & building transparency to activate the corner and promenade
- Curb extensions, crosswalk markings & refuge islands
- Pedestrian controlled crossing lights



KING ST @ 13TH

PRIMARY CROSSING CONNECTING NEIGHBORHOOD TO LIGHT RAIL

- Raised Speed Table w/ Promenade paving
- Curb extensions, crosswalk markings
- Resting spaces for those with limited mobility



— Pedestrian controlled crossing lights

MID BLOCK CROSSINGS

- Curb extensions with plantings
- Pedestrian controlled crosswalk lights
- Specialty paving to match Mews and Promenade
- Vertical lighting elements to match the Mews lighting
- Raised Crosswalk



PARKING LOTS

- Maximize activation and building transparency to promote eyes on the parking lot
- Design parking for diverse uses using landscaped planting areas and trees to improve visual quality of space.
- Use high quality lighting that casts uniform lighting while reducing glare and shadows.

68% OF WESTRIDGE RESIDENTS DO NOT FEEL SAFE LETTING THEIR KIDS PLAY OUTSIDE.

F. Implementation

PHASING, UNITS & PROGRAM

Westridge Homes will be redeveloped in phases to minimize resident displacement, maintain access to the Knox Street Light Rail Station, address site-by-site infrastructure needs, reduce the impact of construction on remaining residences, and align with existing and potential funding sources. Unlike Housing and Urban Development (HUD) funded projects in Sun Valley and Mariposa, **Westridge Homes will be incrementally redeveloped in phases as funding is secured.**

Phases 1 - 2

Phases 1 and 2 of the redevelopment will be multi-family buildings with approximately 160-200 mixed-affordable housing units in each phase, flexible community spaces, and a new management and leasing office. Units will range between one and four bedrooms, replacing existing public housing units while bringing additional affordable units to the neighborhood. Phases 1 and 2 will also include parcels for market-rate and affordable homeownership development.

These two phases will begin the activation of the 13th Avenue Promenade with improvements at the intersection of King Street and 13th Avenue. Site and building design will create a gateway to West Colfax, improve transit access, and better identify and connect the Knox Street Light Rail Station to the neighborhood and the Colfax



RESIDENT EXPERIENCE

Westridge residents will have the opportunity to provide input on each phase of redevelopment. Every phase will be designed to respond to resident needs, feedback and other community needs, including the size of units, number of accessible units, site features, common areas, and resident services. As each phase moves through design, residents will work with DHA relocation staff to understand timing of construction, home options, and first right of refusal for new Westridge units.

commercial corridor to the north. Phases 1 and 2 are still in evaluation as to which will be the best block to move forward, based on a number of criteria.

Phases 3 - 5

Phases 3 - 5 will include the remaining blocks north of 13th Avenue and will include the redevelopment of the existing senior and disabled housing as a higher density mixed use eight-story building. The redeveloped senior and disabled building will include more one and two bedroom flats and a broad range of community serving space at the ground level. A mixed use transit-oriented

Westridge Phasing Diagram

Westridge Homes will be incrementally redeveloped in phases as funding is secured.



Phasing Implementation Timeline

	Relocation	Redevelopment	Lease Up
Phase 1:	Q1 2023 - Q3 2023	Q1 2024 - Q4 2025	Q1 2026 - Q3 2026
Phase 2:	Q1 2025 - Q3 2025	Q1 2026 - Q4 2027	Q1 2028 - Q3 2028
Phase 3-5:	Q1 2027 - Q3 2027	Q1 2028 - Q4 2029	Q1 2030 - Q3 2030

Dates are approximate. DHA will be working closely with residents regarding phasing throughout the process.

Phasing Programs

development (TOD) building will require a rezoning to broaden the types of ground floor uses and to include enough residential units to achieve a true TOD community.

The remaining blocks, Lowell and Meade, are planned to include multi-family buildings. Units will range from one to four bedrooms and will continue to integrate replacement public housing units with a range of mixed-income housing. These phases will include parcels for affordable and market-rate homeownership. **DHA will explore new and alternative housing options, such as senior cohousing, with a focus on additional market-rate and for-sale development units allowing the development to respond to the market and ongoing need for housing in the West Colfax neighborhood.**

Additional right-of-way updates will strengthen the north/south connection from Knox Station to Colfax Avenue and finalize the 13th Avenue Promenade to enhance neighborhood connections to Westridge and Paco Sanchez Park.

Each phase or building within the redevelopment will have a specific “program” that drives the overall design and budget. A senior building has different needs than a row home apartment building with large family units. In a multi-phased redevelopment like Westridge, each building will provide a piece of the desired uses and amenities, incrementally achieving the master plan goals. The program for each redevelopment phase might include:

- Residential Unit Mix – overall mix, number, sizes, and types (i.e. family, accessible, etc.)
- Parking – number required vs. need, type, and locations (i.e. structure, tuck-under, surface)
- Common Area & Amenities – interior/ exterior, leasing offices, community areas
- Site Infrastructure (private vs. public) – stormwater detention and treatment, site open space, pedestrian and street lighting, sewer, domestic and fire water lines, gas, electrical, telecom

The following timeline will act as a guide for each phase, outlining the general schedule and critical community touchpoints. Outreach will be conducted with the LRC, the CAC, and the West Colfax RNO in local review meetings (shown in blue). DHA will also host community meetings that will be published to have broader participation (shown in red).

Community Meeting #1:

- Project Goals, Unit Mix, and Potential Amenities
- Building Height and Form
- Access/Connections and Open Space

Community Meeting #2:

- Building Amenities
- Residential Unit Plans
- Building Materials and Look



FINANCING APPROACH

In 2018, the City of Denver adopted a comprehensive Housing Plan (Housing an Inclusive Denver) that calls for innovative initiatives to increase the supply of apartments and other housing types that are affordable to people of low and moderate incomes. To help address the affordable housing shortage, the City dedicated a portion of property tax revenue capacity for affordable housing programs and requested DHA's assistance and partnership in accelerating the development, rehabilitation and preservation of affordable housing, creating an innovative program called DHA Delivers for Denver (D3) Bond Program. Under the D3 Program, an intergovernmental agreement (IGA) between DHA and the City of Denver, DHA is actively working to address the affordable housing shortage across Denver. By December 31, 2024, DHA will have developed or have under construction at least 1,300 units within three catalytic redevelopments, including Sun Valley, various scattered site developments, and Westridge Homes.

Funds from the D3 Program will help support one phase of the Westridge Homes redevelopment. Additional funding sources

LIHTC Funding

LIHTC (Low-Income Housing Tax Credit) is an important tool for the production and preservation of affordable rental housing. Through this program, developers receive a federal income tax credit as an incentive to offset construction costs in affordable rental housing.

for the first two phases will likely include a combination of low-income housing tax credits (LIHTC), construction and permanent loans, and support from the Colorado Division of Housing. DHA will also provide and seek sources of capital to support the cost of resident relocation, abatement and demolition of existing structures, and off-site infrastructure. These additional costs are typically paid for with the use of land sale proceeds, HUD Capital Grant Funds, and other Federal/HUD sources (i.e. Choice Neighborhood Grant), all of which will be pursued to complete the vision for the Westridge Master Plan.

Community Meeting #3:

- Final Design
- Details and Construction Schedule

Lease Up:

- Resident Orientation
- Community Ownership

Construction Drawings
4 - 5 months

Construction
18 - 24 months

Lease Up
6 months



Typical Building Financing

DHA implements a variety of funding sources to finance building construction. Outlined below are the general sources (revenue) and uses (expenses) required in the financing of a typical DHA mixed income building and the new construction cost per unit.

Sources		Uses	Typical Cost <u>Per Unit</u> (% and \$)	
		Land	5.0%	\$19,960
Permanent Debt	33%	Building Construction	73.8%	\$295,130
LIHTC Equity	41%	Professional Fees	4.6%	\$18,350
Deferred Developer Fee	3%	Tap Fees & Permits	0.8%	\$3,130
Gap Funds (DHA/City/State)	23%	Financing Costs	4.9%	\$19,530
		Dev. Fee	9.3%	\$37,120
		Project Reserves	1.7%	\$6,810
Total Sources	100%	Total Uses	100%	\$400,000

Balancing Budget: (Prioritization + Compromise)

In a redevelopment with multiple phases, each building and phase must be financially feasible for DHA to compete for tax credits and other public and private funds that can be used to construct and operate new affordable housing. Each phase will honor the goals, objectives, and program needs outlined in the Master Plan while addressing

additional feedback on specific elements of building and site design. Design alternatives will be presented for community feedback in an effort to balance priorities with the project budget. Below are a few specific examples of what might be presented as trade-offs in a given project.

Balancing project needs and priorities

- More outdoor open space vs. Private balconies for all residential units
- Larger bedroom types/size vs. Less indoor community amenity space
- Personal resident storage vs. One-for-one dedicated off-street parking

IMPLEMENTATION PARTNERS

DHA is an affordable housing provider, and the provision of quality, healthy, safe and sustainable housing remains its primary focus. Inclusion of physical amenities that add resilience, livability and joy requires creativity, prioritization, and an expanded budget. Some extensive off- and on-site improvements are carefully evaluated, and sometimes are impossible without additional targeted funds or through partnership with critical service providers.

Westridge Home managers currently partner with DHA's Resident and Community Services Department, Catholic Charities, Denver Dream Center, A Precious Child Boutique, and multiple other service providers to meet the health, food, transportation, and educational needs of the community.

In the future, meeting a specific programmatic need or providing added amenities may require a new or existing partner. Several recommendations emerged in the Westridge master planning process that would need to be achieved with implementation partners:

- The intersection of Knox and 13th has been identified by many community members as a significant safety issue for Westridge and the West Colfax neighborhood.
- Reflective gardens and/or tree stands with seating were identified as areas that can relieve stress in nature. While the general framework has been created in the plan to incorporate space for this kind of feature, the identified open spaces are placeholders. Future design for specific phases of redevelopment might determine that a special partnership and

grant to build out a reflective garden space is a priority.

- The need for better access to food, and specifically the opportunity for a food market, was identified by several neighborhood residents. The current zoning does not allow for the sale of food and it was determined to not be an accessible or financially feasible use to include in the master plan due to limited site access, lack of space for parking, and a lack of visibility from an arterial street. Food and the potential for a grocery market is a need that while not a match for the Westridge redevelopment, will be important to coordinate with partners developing larger sites within and adjacent to the West Colfax neighborhood. Possible opportunities to improve food access include:

- Partner with Food Bank of the Rockies, Denver Dream Center, and Metro Ministries, all of whom currently provide healthy food at Westridge Homes.
- Expand and build upon the Westridge community garden in future redevelopment blocks, potentially creating more supply for a local food exchange or swap.
- Explore the potential for a partnership with the Decatur Fresh Market at Sun Valley and any planned food related partners involved in the Sun Valley redevelopment.
- Work with partners and city leaders to understand potential opportunities for the NPI West, Cloverleaf or Stadium District development projects to increase access to affordable healthy food.

ZONING & PROPOSED REZONING

The majority of the DHA parcels within Westridge Homes are zoned G-MU-5 UO-3 (General Urban Multi-Unit up to 5 stories). The General Urban district is intended to promote and protect higher density residential neighborhoods through a variety of multi-unit residential building forms. The G-MU zone district aims to achieve a pedestrian-scaled environment with residential buildings that orient to the street, access from the alley, with typically high lot coverage and shallow front yards. G-MU-5 allows urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest building form has a maximum height of five stories or a max of 35' for both flat and pitched roofs. The G-MU-5 design standards address building setbacks, building coverage, siting, building shape, required parking and allowed uses.

The Westridge Master Plan takes a phased redevelopment approach using existing zoning with the exception of one area south of 13th Avenue. **The area south of 13th is proposed to be rezoned from G-MU-5 to C-MX-8 (Urban Center Mixed Use up to 8 stories).**

The Urban Center category consists primarily of mixed-use areas with both multi-family residential and commercial uses, often within the same building and located either on major corridors, at transit station areas, or near and around downtown. The Mixed Use zone districts promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge. C-MX-8 prioritizes shallow building setbacks, parking

General uses allowed in G-MU-5 zone:

- Most residential uses (single unit, multi-unit, and group living)
- Community/public uses such as community center, day care, or public safety facility
- Urban gardens and services and sales accessory to a multi-unit dwelling use
- Detached Accessory Dwelling Unit (ADU), detached garages and other detached accessory structures

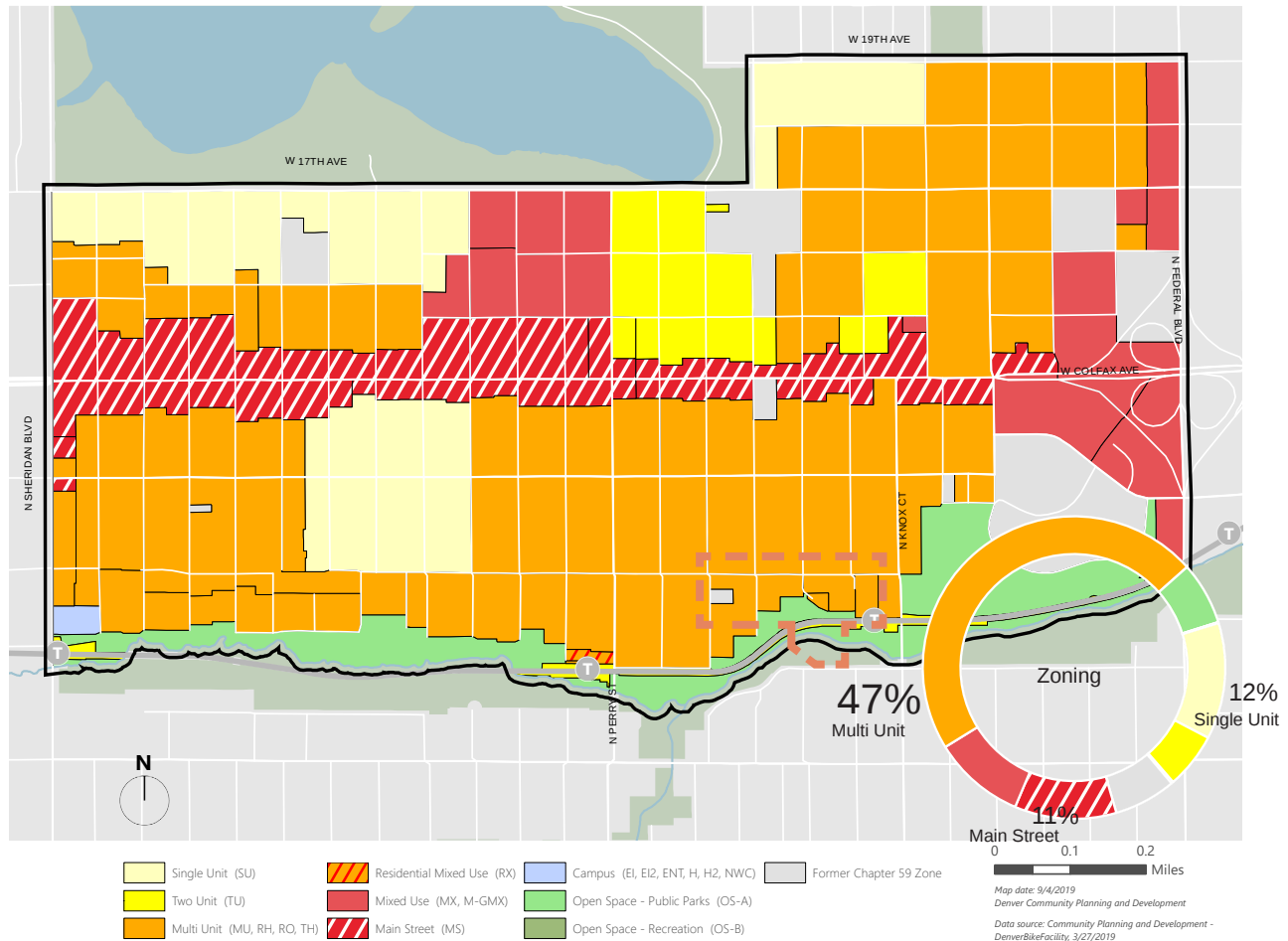
Specifically not permitted in the G-MU-5 zone are arts, recreating and entertainment uses, eating and drinking establishments, offices, and retail (outdoor sales, sales, service or repair).

in the rear or side of buildings, access for multi-modal transportation with a dense urban character. A broader range of uses are allowed to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering.

A future rezoning from G-MU-5 to C-MX-8 meets the following zone and master plan objectives:

- C-MX-8 supports the community's desire for the Westridge redevelopment to add density and housing near the station. The new zoning increases the allowed floors and uses that support transit-oriented development (TOD).

Current Zoning in West Colfax Neighborhood



- Alignment with section 7.3.1 of the Denver Zoning Code, Design Standards General Intent to create building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas, give prominence to the pedestrian realm, provide human scale in buildings, a clear connection to transit with residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.
- Implementing recommendations in Blueprint Denver and the West Colfax Neighborhood Plan.
- C-MX-8 will allow multi-unit residential and additional community service, educational, office and commercial uses that will create a transit oriented hub at the Knox Street transit station in the Westridge redevelopment area.
- The Mulroy Opportunity Center, a DHA resident service office, offers a range of services that can evolve and expand over time with the broader range of allowed uses in the C-MX-8 zone.

ONGOING COMMUNITY OUTREACH

The Westridge master planning process began by addressing common community questions: why was redevelopment happening, were existing residents still going to have a home, and when would the redevelopment occur. DHA provided specific responses to all applicants in meetings, one-on-one conversations and by posting FAQs online.

Change is never easy, especially when change impacts someone's home and has an extended time frame from master planning to implementation. Full build out of the Westridge redevelopment will not occur for many years. **Ongoing community outreach will be critical to ensure residents and neighbors are updated and understand how to influence future design, programming and construction.** A specific master plan goal of continuing to collaborate with residents and leaders throughout the redevelopment to achieve the master plan vision ensures DHA will support community outreach through both active and less visibly active phases of redevelopment.

Activities that will support ongoing community outreach include:

- Maintain the Westridge Master Plan website, <https://www.westridgeredevelopment.com/>
- Continue to email updates to interested residents, neighbors and partners.
- Provide monthly updates to an UPDATE listserv/blog on the Westridge Redevelopment webpage.
- Regularly update the Westridge LRC.
- Provide a minimum of two annual Westridge Community Advisory Committee (WCAC) update meetings that will be open to the public and will include notices to the master plan participants.
- Accept nominations for additional WCAC members at key pivot points in the redevelopment to ensure a balance of DHA resident, neighborhood, technical advisors, and service provider representation. WCAC members review and advise the team on a range of design, program, and a range of other decisions throughout all phases of redevelopment.
- Utilize the Mulroy Opportunity Center and management office to share information about redevelopment.

Residents of Westridge Homes and West Colfax, as well as west Denver service providers and business owners, are encouraged to stay involved with the redevelopment by following the Westridge Redevelopment web page or by submitting their name for consideration in the WCAC.

The Westridge Community Advisory Committee (WCAC) represents residents

of Westridge Homes and the West Colfax neighborhood:

- By gathering and relaying resident needs and feedback to the Westridge redevelopment team (DHA & WDRC);
- By relaying project updates to neighbors, employees or stakeholders;
- And by advising and providing feedback to the DHA team and consultants.



RESIDENT EXPERIENCE

DHA residents have expressed interest in seeing firsthand the units and improvements provided at other DHA redevelopment communities. Visits and tours should be planned for DHA residents, CAC members and active neighbors to visit Mariposa or new units at Sun Valley. Visiting flats, vertical apartments, townhome style units, and the range of outdoor public spaces can help residents experience a community designed to meet a range of resident needs. **Hesitation about mid-scale apartment living often gives way to high satisfaction with secure on-site parking, secure buildings, upgraded units, private and public outdoor spaces as well as on-site gardens, patios and services.**

DHA residents who stay tuned into the redevelopment can stay informed of the redevelopment timeline, be involved with the LRC, get regular updates and have input on future design, outdoor programming, cultural infusion and other details that can reflect and respond to the needs of current residents. As word spreads about pending redevelopment and relocation, false rumors are fueled by fear of the unknown; informed residents play a key role in helping neighbors to understand accurate information about timing, housing options, and the DHA relocation process.

DENVER HOUSING AUTHORITY