

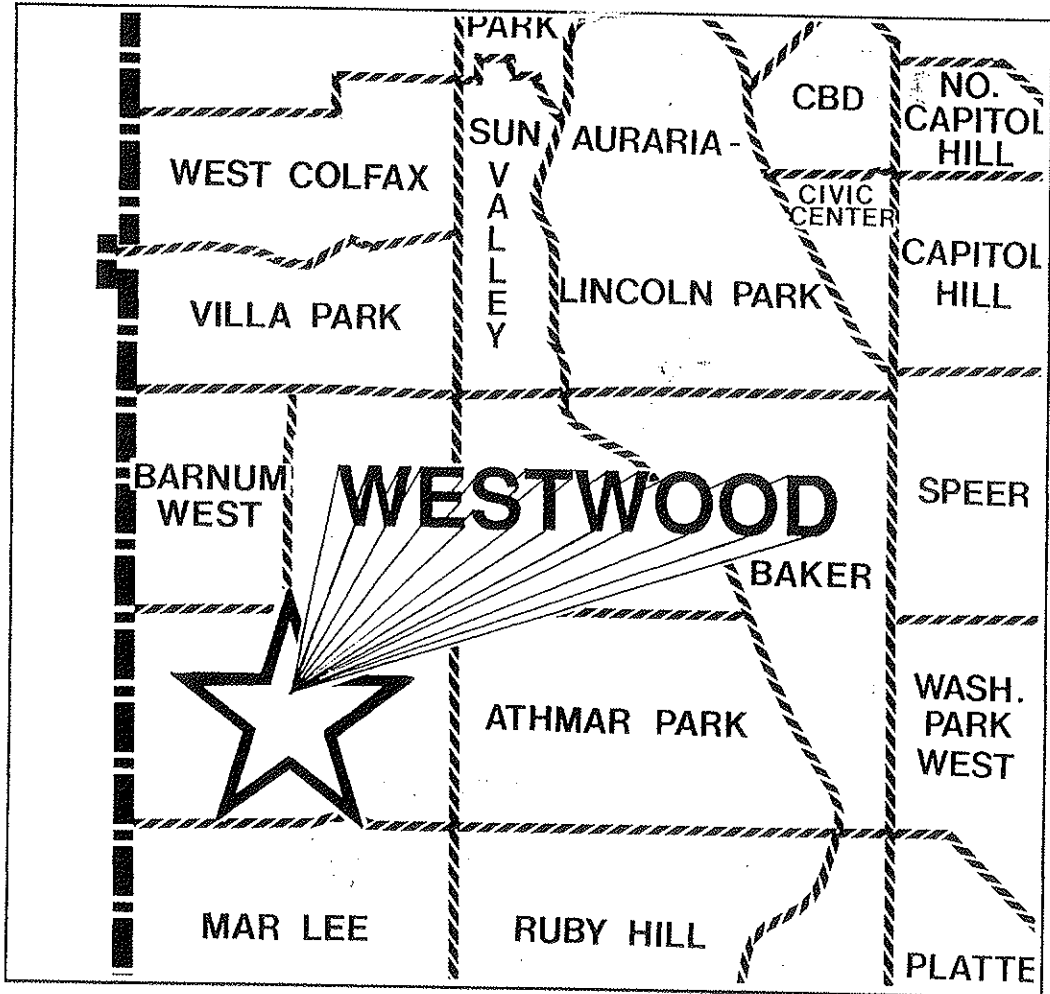
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# WESTWOOD

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## NEIGHBORHOOD PLAN

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DENVER PLANNING AND COMMUNITY DEVELOPMENT  
DECEMBER

1986

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WESTWOOD NEIGHBORHOOD PLAN  
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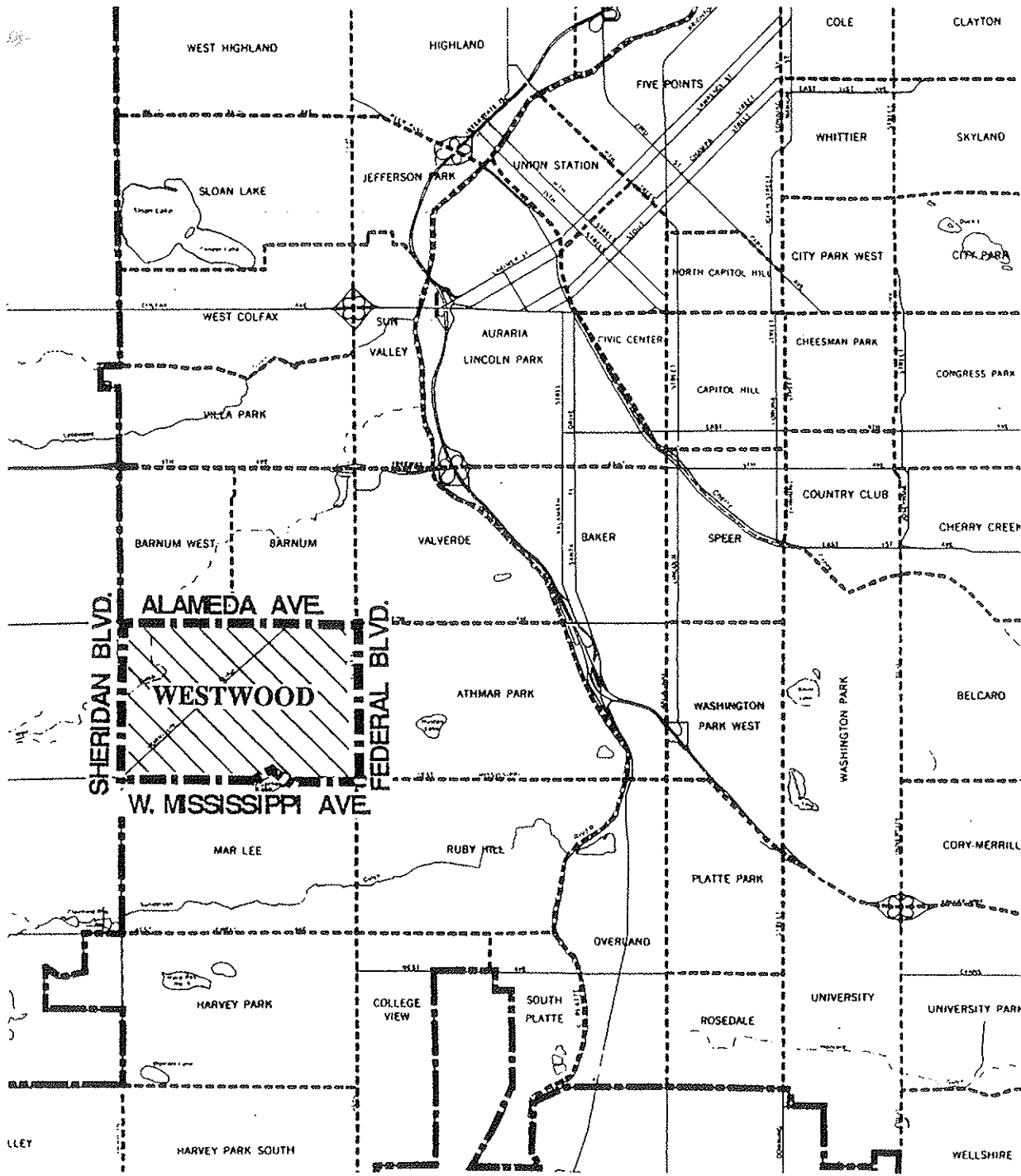
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**WESTWOOD NEIGHBORHOOD**  
**LOCATION MAP**

# WESTWOOD NEIGHBORHOOD PLAN

## EXECUTIVE SUMMARY

The neighborhood plan for the Westwood Neighborhood has been organized into four general categories.

- A. Land Use and Zoning
- B. Community Facilities
- C. Transportation/Circulation
- D. Infrastructure/Services

As in all neighborhoods, a number of unique areas exist which form the fabric of the community. The Westwood Neighborhood consists of seven such areas as follows:

- 1. Alameda Study Area
- 2. Morrison Road Study Area
- 3. Neighborhood Business Revitalization Area
- 4. Public Service Company Parkway Area
- 5. Weir Gulch Study Area
- 6. Sheridan Boulevard Study Area
- 7. North-East Quadrant Housing Study Area

The issues contained in the four (4) general planning categories and the seven (7) study areas were addressed directly by the residents through a series of neighborhood work sessions. The concerns, goals and recommendations within each of these planning elements then become the body of this neighborhood plan.

The major assets of the Westwood Neighborhood include:

- o Low density residential character.
- o Good transportation access.
- o Close proximity to regional centers.
- o Good community facilities.

The major liabilities of the neighborhood include:

- o Inappropriate zoning patterns.
- o Poor housing stock.
- o Poor turnover/instability.
- o Low expendable incomes.
- o Declining business areas.
- o Rezoning of residential property.
- o Inadequate traffic control.
- o Lack of community linkages.

The major neighborhood concerns relative to the four (4) general planning categories are as follows:

### **LAND USE AND ZONING - CONCERNS**

- o Inappropriate businesses located in the neighborhood.
- o Non-conforming uses within the neighborhood.
- o Absentee landowners.
- o Inappropriate zoning along arterials.
- o Lack of neighborhood open space.
- o Deteriorating housing stock.
- o Lack of enforcement of building codes.
- o Deteriorating business areas.
- o High housing turnover/neighborhood instability.
- o Lack of neighborhood identity.

### **COMMUNITY FACILITIES - CONCERNS**

- o Lack of public improvements along West Alameda.
- o Lack of parkway linkages.
- o Lack of child-oriented play areas.
- o Poor upkeep of Weir Gulch.
- o Poor neighborhood lighting and security.
- o Poor management of existing community facilities.

### **TRANSPORTATION/CIRCULATION - CONCERNS**

- o Unwanted cross traffic through the neighborhood.
- o Incomplete pedestrian/bike linkages.
- o Inadequate traffic signalization in the neighborhood.
- o Inadequate bus facilities.
- o Lack of school crossings.
- o Lack of sidewalks, curbs and gutters.
- o Unpaved alleys.
- o High speed traffic.

### **INFRASTRUCTURE/SERVICES - CONCERNS**

- o Poor condition of housing and properties.
- o Fear of crime.
- o Lack of adequate City services.
- o Pavement of alleys.
- o Inadequate storm drainage.
- o Lack of youth activities.

The residents established a series of goals directed at each of the concerns presented. As in most problem-solving situations, a series of alternative

recommendations were discussed for each goal that was formulated. The selected recommendations contained in the plan has become the heart of this neighborhood plan. The following recommendations within each category are presented in brief format and establish the framework for expected change and preservation of neighborhood elements:

### **LAND USE AND ZONING - RECOMMENDATIONS**

- o Designate a portion of Morrison Road as a Neighborhood Business Revitalization Area.
- o Rezone a portion of Alameda as a neighborhood business zone.
- o Down zone Morrison Road into neighborhood business zones.
- o Residential zoning located along West Alameda should remain.
- o Residential property located in Westwood should not be rezoned to business use.
- o Business locations should occur in areas already zoned for business.
- o Designated multi-unit residential areas should be down-zoned to single family residential zones.
- o Discourage conversion of single family units into multi-units.
- o Develop owner-occupied infill housing.

### **COMMUNITY FACILITIES - RECOMMENDATIONS**

- o Develop West Alameda into a parkway completely incorporating curb and gutter, sidewalks and landscaping.
- o Develop joint use play areas at school locations.
- o Develop a system of pedestrian/bike linkages throughout the neighborhood.
- o Complete the development of Weir Gulch and link it to Westwood Park.
- o Install new lighting in parks, at community facilities and at schools.

### **TRANSPORTATION/CIRCULATION - RECOMMENDATIONS**

- o Alameda should be designed to contain landscaped median strips and should allow for only preselected lefthand turns into the Westwood Neighborhood.
- o Develop bus shelters and bus turn-in lanes.
- o Develop crosswalks at schools.
- o Develop streetscaping along Morrison Road.
- o City needs to relieve traffic congestion at intersection of Alameda/Federal and Alameda/Sheridan.
- o Reduce speed limit along Morrison Road.
- o Develop major pedestrian crossing along Morrison Road and West Ada Street.
- o Develop cul-de-sacs at dead-end streets.

## **INFRASTRUCTURE/SERVICES - RECOMMENDATIONS**

- o Develop a neighborhood housing service.
- o Provide streetscaping along Morrison Road.
- o Develop a neighborhood watch program in order to prevent crime.
- o Provide more security lighting at public facilities, along Weir Gulch, and at mid-block and alley locations.
- o Develop a more efficient system of standard City services.
- o Need to pave all unpaved alleys.

## **INTRODUCTION**

In March of 1975, the Denver Planning Office completed a neighborhood plan for the Westwood area. The impetus for this plan was a federally funded two-year project entitled the Community Renewal Program. The Community Renewal Program identified the Westwood's condition as endangered and established a strategy for the neighborhood's conservation. The 1975 Neighborhood Plan documented the neighborhood's existing conditions including its assets and liabilities. The ten years which followed have brought a number of changes to the neighborhood.

The purpose of the present neighborhood plan has as its goal to establish an updated planning strategy addressing changes which have occurred and conserving amenities which remain. The plan will present neighborhood aspirations and goals, discuss issues important to the residents, generate alternative solutions to neighborhood problems, prioritize recommendations, develop concepts to address problems, establish policies and discuss the effectuation of the recommendations and policies.

## **NEIGHBORHOOD PLANNING**

Neighborhood planning is a collaborative process between the City, citizens and property owners of a particular area which actively solicits participation in the formulation of a plan for a neighborhood. The process helps to enunciate goals, places issues on the table, generates and tests alternative ways to achieve the desired ends, proposes a plan for the area, and spells out policy changes and investments which should be implemented to help realize that future. It is a forum in which people initiate rather than react to change, and in which the various interest groups within a neighborhood, who may have different goals, work out their differences to arrive at a mutually satisfactory plan. The private-public partnership is essential to the ultimate success of the venture.

## **PLANNING PROCESS**

The Westwood Neighborhood Plan began in November of 1984. For a period of ten months, the residents of the Barnum/Barnum West Neighborhood have worked diligently to identify neighborhood liabilities, assets and opportunities.



The participation of the residents has been the single most important factor in establishing a comprehensive planning framework designed to optimize the neighborhood's ability to guide the preservation of its assets and to initiate and direct neighborhood change for the betterment of its residents. The planning process used to accomplish the plan can be divided into five major planning phases.

#### **A. IDENTIFICATION OF PARTICIPANTS.**

A meaningful planning process must begin with the identification of the participants which will contribute to the content of the overall plan. Newspaper announcements, door-to-door distributions of announcements and telephone contacts were initially used to begin developing interest in the plan. With the assistance of Councilman Sam Sandos, neighborhood associations such as the Westwood Improvement Association, the St. Anthony Metropolitan Organization of People, the American Association of Retired Persons and the Denver Indian Center were encouraged to participate in the process. A directory of individuals attending meetings was kept and became the primary source of contacts within the neighborhood.

#### **B. REVIEW OF EXISTING CONDITIONS AND PLANNING DATA.**

The planning analysis data collected in 1979 was distributed for discussion at public meetings. At these initial series of meetings, the following three major tasks were accomplished:

1. A discussion of anticipated planning tasks.
2. A presentation of the previous planning analysis.
3. A discussion of existing neighborhood concerns.

#### **C. COLLECT FACTS/DEVELOP GOALS.**

Rather than pursuing a reactive planning process which establishes a planning response to incremental problems, the Westwood Neighborhood planning process utilized a goal setting process. Through a series of neighborhood planning meetings, problems were identified and prioritized under four major categories:

1. Land Use and Zoning.
2. Community Facilities.
3. Transportation/Circulation.
4. Other Neighborhood Concerns.

Within this larger context, it was then more appropriate to ask the question: What does the neighborhood want to achieve? Within this planning framework, the neighborhood participants identified planning sub-areas which exist within the Westwood Neighborhood and identified their vision of what these areas should be like.

#### **D. DEVELOP CONCEPTS.**

With the identification of neighborhood concerns, problems, planning sub-areas and the goals to be achieved, the neighborhood plan then concentrated on the development of planning concepts within neighborhood sub-areas. The basic question being asked at this stage of the plan was: How does the neighborhood want to achieve the planning goals? The neighborhood plan then is based on a series of planning sub-areas which face an array of identified problems. The future of each of these sub-areas is then presented through a series of development concepts.

#### **E. IMPLEMENTATION.**

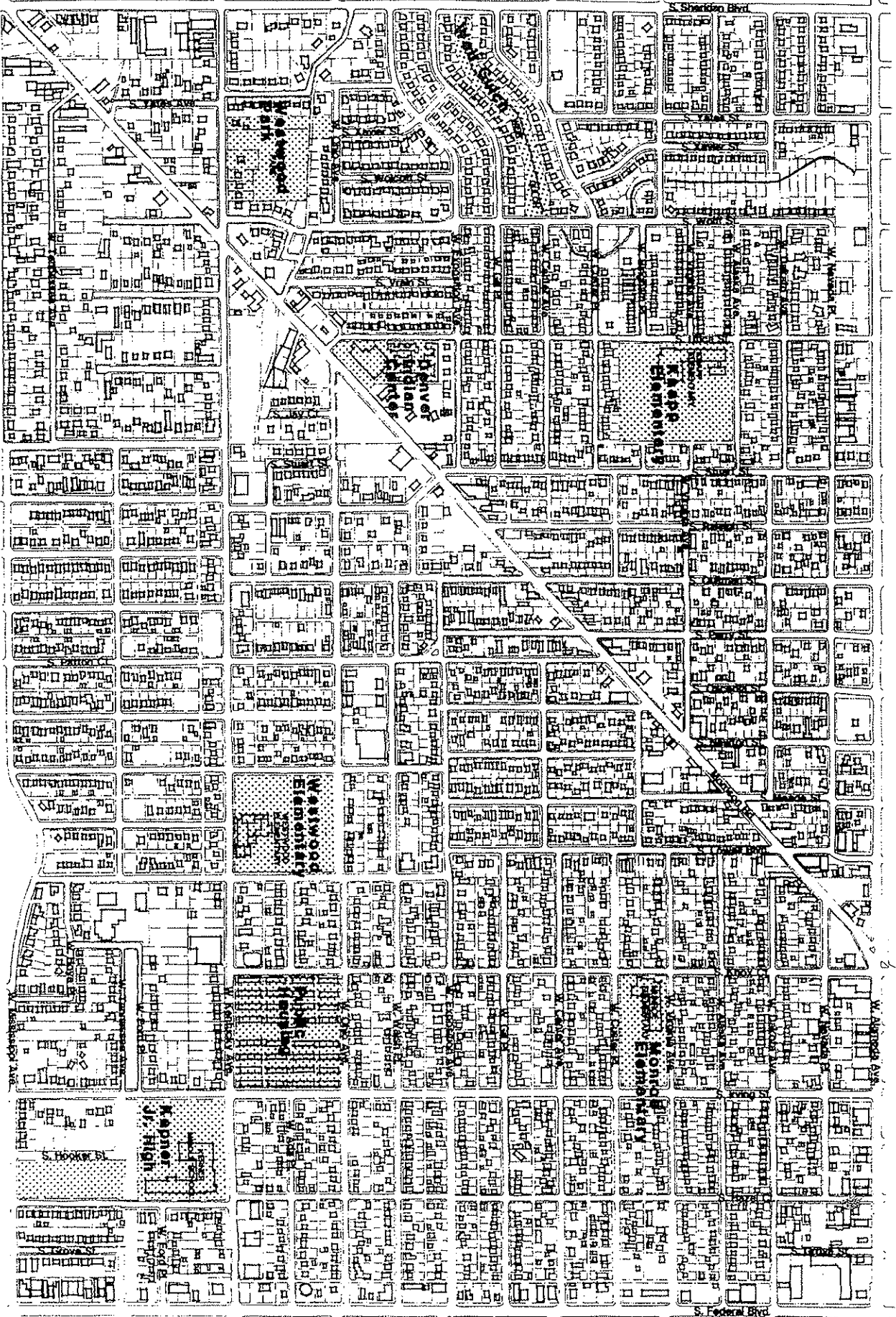
The final element of the neighborhood plan is the presentation of development and policy recommendations both within the Westwood Neighborhood sub-areas and within the context of the neighborhood as a whole. In addition to identifying planning recommendations, the neighborhood plan seeks to identify resources to accomplish the neighborhood plan.

#### **USE OF THE PLAN**

The neighborhood plan is an advisory document for directing and managing change and investment. It serves as an official document for decision makers, including the Denver Planning Office, the Mayor, various city departments, and upon adoption by the City Council, also assists that body's deliberations. It plays the same role for the private sector, advising residents, businessmen and investors as to expectations and direction for the neighborhood. The plan is not an official zone map and does not imply any implicit rights to a particular zone or to the land uses permitted within.

The plan is intended to promote patterns of land use, urban design, circulation and services which encourage and contribute to the economic, social and physical health, safety, welfare of the people who live and work within a particular neighborhood. The neighborhood plan addresses issues and opportunities at a scale which is more refined and more responsive to needs than can be attained under the broad outlines of the City's Comprehensive Plan. The neighborhood plan serves as a component of that document.

# WESTWOOD NEIGHBORHOOD



## **WESTWOOD NEIGHBORHOOD - OVERVIEW**

The Westwood Neighborhood is bounded by Sheridan Boulevard on the west, Federal Boulevard on the east, West Alameda Avenue on the north and West Mississippi Avenue on the south. The neighborhood encompasses approximately 958 acres bisected diagonally by Morrison Road. The majority of the residents could be classified as moderate income families residing in predominantly single family homes. The Westwood Neighborhood is one of a few naturally integrated neighborhood communities which lie at the western perimeter of the City and County of Denver.

Major assets of the neighborhood include:

- o Low density residential character
- o Good transportation access
- o Close proximity to regional centers
- o Good community facilities

Major liabilities of the neighborhood include:

- o Inappropriate zoning patterns
- o Poor housing stock
- o Poor turnover/instability
- o Low expendable incomes
- o Declining business areas
- o Rezoning of residential property
- o Inadequate traffic control
- o Lack of community linkages

## **EXISTING CONDITIONS**

The Westwood Neighborhood has followed the trend established by some inner city neighborhoods, a loss in population. The ethnic profile of the Westwood Neighborhood also reflects the increase in the Hispanic population to almost 50% as indicated by the 1975 Neighborhood Plan done by the City and County of Denver Planning Office. It can be noted that of the 958 acres in Westwood, over 70% is used for low density residential uses.

The condition of the housing stock within the Westwood area varies from area to area, with the most dilapidated housing occurring inside an area bordered by South Hazel Court, West Exposition Avenue, South Perry Street and West Alameda Avenue. The average income of families located in the Westwood Neighborhood are lower than the City average. The fact that a lower availability of expendable income exists, contributes to difference of housing maintenance and the general upkeep of physical property.

The Westwood Neighborhood has less than fifteen acres of park land, of which eight acres serves the dual role of flood control and park. The only dedicated park is the five-acre Westwood Park bounded by West Kentucky Avenue, South Wolf Street, West Ohio Avenue and South Yates Street.

Although not officially a part of the Westwood Neighborhood, Garfield Park, located just to the south of Westwood, provides for additional conveniently located park land.

The Westwood Neighborhood is served by four public school facilities: Kepner Jr. High, Westwood Elementary, Monroe Elementary and Knapp Elementary. The neighborhood is also serviced by two Parochial Schools: Redeemer Lutheran Elementary and St. Anthony of Padua Catholic School.

The Southwest Community Center bordered by South King Street, West Hoyer Place, West Kentucky Avenue and South Lowell Boulevard, serves host for most large community functions occurring in the neighborhood.

Commercial business strips occur along the northern and eastern edges of the Westwood Neighborhood. Additionally, the Westwood Neighborhood is bisected by Morrison Road, a high intensity business strip development.

## HISTORY

In 1882, P. T. Barnum, the owner of the "Barnum & Bailey Circus" bought and plotted a subdivision on 760 acres of land west of Denver. This became a foundation for further development as areas further south located along Morrison Road became the targets for new subdivisions.

A 1946 newspaper article described the ensuing growth as follows:

"Before the depression of 1929, the area was little more than rolling prairie land. Westwood developed during the depression when times became hard, cheap land was the only land people could afford. It became a shack town, trailer town and tent town. Building lots were sold for \$1.00 down and 50 cents a week. Then came World War II, and shack town became boom town. The Denver Ordinance Plant (present day Federal Center) was built west of Denver. Westwood was near the plant and land still was comparatively cheap, with building restrictions almost non-existent. Arms plant workers flocked to the town of Westwood. Houses, some below Denver's standards, were rapidly built. In 1946, lots were selling on West Alameda for \$10,000 a pair. Businesses increased from corner groceries to swank road houses, several with gross sales of \$100,000 a year. The growth was too fast for any real community planning."

The suburb of Westwood located in Arapahoe County decided to incorporate on April 27, 1944. With a population of 8,000 people, Westwood petitioned and voted for annexation to the City of Denver in 1945. Due to legal entanglements, it wasn't until April 28, 1947, when Westwood officially became a part of the City and County of Denver.

## WESTWOOD NEIGHBORHOOD PLAN

Until the 1950's, neighborhood areas located within the City and County of Denver relied heavily on the Denver Central Business District for much of its services. This relationship existed primarily because the Central Business District was the only area where certain types of activities would logically choose to locate. With an accelerated reliance on automobile transportation and telephone communication and the widespread suburbanization of the population, people are now able to live, shop, work, or do business in scattered and diverse locations. These demographic changes have mandated business establishments to seek locations outside of the Central Business District. The revolution in communication and transportation has allowed a greater degree of flexibility in the choice of neighborhoods to live in.

While residential neighborhoods no longer enjoy an exclusive locational status, they can and do compete for status based on an array of criteria including proximity to regional activities, recreational provisions, accessibility and neighborhood identity. For these reasons, it has become necessary for individual neighborhoods to take stock in themselves. Planned growth and the maintenance of its assets will allow neighborhoods to integrate its plans and its aspirations into the entire scheme of the Denver metropolitan area.

The Westwood Neighborhood Plan has been accomplished through the efforts of countless residents and City officials. It has attempted to synthesize their ideas into a written document designed to spotlight the salient problems, goals and concepts deemed most important by its residents to affect their neighborhood.

This document will discuss neighborhood concerns within the confines of four major areas basic to the integrity of the Westwood Neighborhood.

The plan is organized to present the problems/issues, objectives/goals and policies/recommendations associated with:

1. Land Use and Zoning
2. Community Facilities
3. Transportation/Circulation
4. Infrastructure/Services

These four categories will be addressed within the larger perspective of the total neighborhood as well as within the context of sub-areas located within the Westwood Neighborhood.

The sub-areas contained within this plan consist of the following study areas:

- o Alameda Study Area
- o Morrison Road Study Area
- o Neighborhood Revitalization Area
- o Public Service Company Parkway

- o Weir Gulch
- o Sheridan Boulevard Study Area
- o Dilapidated Housing at North-East Quadrant



## **OVERALL NEIGHBORHOOD APPROACH - LAND USE AND ZONING**

The planning process, in part, rests upon the understanding of how the current neighborhood land is utilized relative to the intended use of the property under current zoning regulations.

The majority of the neighborhood is zoned residential with low density, single unit, detached dwellings (R-1) zones along the western edge bounded by West Alameda to the north, South Wolff to the east, West Kentucky to the south and Sheridan Boulevard to the west. The second major R-1 zone occurs in the southeast corner of the Westwood Neighborhood and is bounded by Kentucky Avenue on the north, Federal Boulevard on the east, West Mississippi to the south and South Osceola Street to the west. The low density, multi-unit dwellings (R-2) zones occur directly north and south of Morrison Road. The R-2 triangular area to the north is bounded by West Alameda Avenue to the north, Morrison Road to the south and South Wolff to the west. The triangular area to the south is bounded by Morrison Road/West Alameda Avenue to the north, Federal Boulevard to the east and West Mississippi to the south.

Major business zoning in the Westwood Neighborhood occur along South Federal Boulevard, Morrison Road and West Alameda Avenue between South Knox Court and South Federal Boulevard. Other minor business areas occur at the intersection of West Kentucky Avenue and South Sheridan Boulevard and at the intersection of West Alameda Avenue and South Sheridan Boulevard. There are three planned unit developments located in the Westwood Neighborhood. The first P.U.D. exists at the intersection of West Ohio Avenue and Morrison Road. The second P.U.D. exists at the intersection of West Ohio Avenue and South Osceola Street. The third P.U.D. exists at the corner of West Kentucky Avenue and South Federal Boulevard.

A major high density public housing project built by the Denver Housing Authority exists in the Westwood Neighborhood and is bounded by West Ohio Avenue to the north, South Irving to the east, West Kentucky to the south and South Knox Court to the west.

The Westwood Neighborhood has only two examples of open space, a small park bounded by West Ohio Avenue, South Wolff Street, West Kentucky Avenue and South Yates Street. The second area of open space exists along Weir Gulch which runs parallel with West Center Drive and South Xavier Street.

## **PROBLEMS/ISSUES**

Through a series of neighborhood meetings, a refined list of issues within the category of Land Use and Zoning was compiled. The issues are as follows:

- o Inappropriate businesses located in the neighborhood
- o Non-conforming uses within the neighborhood
- o Absentee land owners
- o Inappropriate zoning along arterials

- o Lack of neighborhood open space
- o Deteriorating housing stock
- o Lack of enforcement of building codes
- o Deteriorating business areas
- o High housing turnover/neighborhood instability
- o Lack of neighborhood identity

## OBJECTIVES/GOALS

The zoning pattern contained in the Westwood area in many cases is inappropriate and has contributed to many of the problems facing the neighborhood today.

As a whole, the following is a list of identified neighborhood goals which are related to Land Use and Zoning.

### Goals: What does the neighborhood want to achieve?

1. It is a goal of the Westwood Neighborhood to increase the number of neighborhood businesses which provide the retailing of commodities classified as convenience goods which satisfy the daily and weekly household or personal needs of Westwood residents. It would be desirous to gradually eliminate businesses which contribute to a negative environment within the neighborhood, such as junk yards, adult theaters, adult bookstores, bars, liquor stores, high intensity automotive repair facilities and equipment storage facilities. This goal is particularly applicable to Morrison Road and to West Alameda Avenue between South Knox Court and South Federal Boulevard.
2. It is a goal of the Westwood Neighborhood to encourage any further business development to occur within areas already zoned for the appropriate business uses. The P.U.D. process should not be used to increase the intensity of the existing land use, but rather should offer innovative planning initiatives within existing zoning.
3. It is a goal of the Westwood Neighborhood to encourage the appropriate land uses within existing zoning areas. It is desirous that legal non-conforming uses which presently exist should eventually revert to the appropriate zoning which surrounds the use in question. All exceptions may be allowed to exist only with the consent of the residents and should be reviewed on a case-by-case basis.
4. It is the goal of the Westwood Neighborhood to stabilize or upgrade the present housing stock. Particular emphasis should be placed on major problem areas contained in Westwood. Absentee landowners shall be held accountable for any infractions of the building code or City regulations applicable to the upkeep of property.
5. It is a goal of the Westwood Neighborhood to increase the number of owner-occupied housing within the neighborhood.

6. It is a goal of the Westwood Neighborhood to upgrade and promote existing and new neighborhood business zones within the Westwood Neighborhood.
7. It is a goal of the Westwood Neighborhood to discourage the rezoning of residential property for the purpose of developing business uses.
8. It is a goal of the Westwood Neighborhood to maintain the present low density residential character of the neighborhood.
9. It is a goal of the Westwood Neighborhood to develop an infill housing program in order to develop new low density housing.
10. It is a goal of the Westwood Neighborhood to provide a stable neighborhood setting through the maintenance and provision of neighborhood amenities.
11. It is a goal of the Westwood Neighborhood to encourage the appropriate responsible City officials to enforce City regulations which promote a high standard of safety and appearance for the neighborhood.

## **POLICIES/RECOMMENDATIONS**

- o It is a recommendation of the Westwood Neighborhood that property presently zoned as a General Business District (B-4) located along Morrison Road between West Kentucky Avenue and South Quitman be rezoned as a Neighborhood Business District (B-2) zone. It is a further recommendation that this area be designated as a Neighborhood Business Revitalization area in order to provide incentives for the gradual upgrading of businesses located along Morrison Road. It is a recommendation by the Westwood Neighborhood that as a long range plan, the entire length of Morrison Road from West Mississippi to Alameda be designated as a Neighborhood Business District (B-2) zone.
- o It is a recommendation of the Westwood Neighborhood that property presently zoned as a General Business District (B-4) located along West Alameda Avenue between South Knox and Grove Street be rezoned as a Neighborhood Business District (B-2) zone. New developments within Neighborhood Business (B-2) zones should be developed with ample front and rear setbacks and landscaping. The use of parking (P-1) zones should not be allowed to intrude into existing residential zones.
- o It is a recommendation by the Westwood Neighborhood that existing R-1 and R-2 residential zoning along West Alameda remain.
- o It is a recommendation by the Westwood Neighborhood that the location of new businesses within the Westwood Neighborhood should be confined to existing business zones and that residential property should not be rezoned for business use.

- o It is a recommendation by the Westwood Neighborhood that residential uses occurring in business zones located along Federal Boulevard be developed into business uses prior to the conversion of residential zones into business uses. The development of new businesses along Federal Boulevard should require adequate front and rear setbacks and landscaping. The use of parking (P-1) zones should not be allowed to be placed into existing residential zones.
- o It is a recommendation by the Westwood Neighborhood that existing single unit (R-1) zones be maintained as presently exists. Existing building codes should be enforced to prevent the illegal conversions of single family units into multi-family units.
- o It is a recommendation by the Westwood Neighborhood to develop owner-occupied infill housing as presented in the District 3 Infill Housing Study.

## **OVERALL NEIGHBORHOOD APPROACH - COMMUNITY FACILITIES**

The Westwood Neighborhood is extremely deficient in providing its residents with ample open space. The present neighborhood contains only one five-acre park and Weir Gulch which is a drainage control facility offering less than 15 acres of undeveloped open space. The neighborhood plan must present alternatives designed to expand the accessibility to larger quantities of open space both within the neighborhood and into adjacent recreational systems.

## **PROBLEMS/ISSUES**

The following is a refined list of issues within the category of community facilities which have been identified by the residents of the neighborhood:

- o The lack of public improvements on West Alameda between South Sheridan Boulevard to Knox Court
- o The lack of parkway linkages within the neighborhood and between public facilities
- o The lack of children-oriented play areas
- o The poor upkeep and maintenance of Weir Gulch
- o Poor neighborhood lighting and neighborhood security
- o Poor management of existing community facilities

## **OBJECTIVES/GOALS**

The following is a list of overall neighborhood goals developed as a response to those issues presented above:

- o It is the goal of the Westwood Neighborhood to encourage the development of Alameda from Sheridan Boulevard to South Knox Court in such a manner as to provide edge landscaping, a landscaped median strip, curb and

gutters, and a pedestrian walkway. The design of Alameda Avenue should also accommodate the park linkage connecting Weir Gulch across Alameda Avenue both at grade and via the pedestrian/bicycle underpass.

- o It is a goal of the Westwood Neighborhood to encourage the linkage of the Southwest Community Center, the new Neighborhood Business Revitalization area and the park system.
- o It is a goal of the Westwood Neighborhood to complete the development of Weir Gulch as a major unique park linkage through the Westwood Neighborhood and into the Barnum/Barnum West Neighborhood. This park network should also provide access to other adjacent neighborhoods and to City-wide amenities.
- o It is a goal of the Westwood Neighborhood to develop more children-oriented play areas within the neighborhood.
- o It is the goal of the Westwood Neighborhood to maintain the upkeep and appearance of the neighborhood park system.
- o It is the goal of the Westwood Neighborhood to maintain security within its community facilities system.
- o It is a goal of the Westwood Neighborhood to encourage the use of community facilities and to manage and promote year-round events within the neighborhood.

## **POLICIES/RECOMMENDATIONS**

- o It is a recommendation that West Alameda Avenue, from South Federal Boulevard to South Sheridan Boulevard, should be developed with the following amenities:
  - . Curb and gutters
  - . Sidewalks/bikeways
  - . Perimeter landscaping
  - . Median landscaping
  - . Signalized and striped crosswalks
  - . New bus stops and pull-out lanes

Additional right-of-way should be considered for purchase to create larger landscaped perimeter buffer areas than what is possible utilizing the existing right-of-way. Negotiations with adjacent landowners to jointly develop landscaping improvements should be explored. Irrigation of the landscaping should be installed in order to insure the best health and appearance of the plantings and grass.

- o It is a recommendation to develop joint use play areas between the Denver Public School System, the Community, and the City and County of Denver at Kepner Junior High School, Westwood Elementary School, Monroe Elementary School and Knapp Elementary School.

- o It is a recommendation of the Westwood Neighborhood to develop a pedestrian parkway linkage between the Southwest Community Center and the proposed Neighborhood Business Revitalization area located along Morrison Road. This linkage would take place on Public Service Company right-of-way located between the intersection of South Perry Street and West Kentucky Avenue, and the intersection of West Tennessee Avenue and South Meade Street.
- o It is a recommendation of the Westwood Neighborhood to complete the development of Weir Gulch and to develop a treescaping and signage system along South Wolff Street from Westwood Park to West Bingham Street. This park linkage would then be connected to the proposed Neighborhood Business Revitalization area on Morrison Road. It is the hope of the community that the residential front yard edges would be treescaped with the cooperation of existing owners. This would mean that the City would plant the trees if the property owners would care for them.
- o It is a recommendation that new street lights be located in Westwood Park, along Weir Gulch, within the proposed Neighborhood Revitalization area, at all neighborhood schools and at the Southwest Community Center.

## **OVERALL NEIGHBORHOOD APPROACH - TRANSPORTATION/CIRCULATION**

A circulation system performs several functions:

- o It provides access to individual properties.
- o It accommodates many through trips.
- o It provides the varying kinds and degrees of movement and accessibility required by different activity groups and thereby influences their distribution.
- o Through the size and configuration of spaces devoted to rights-of-ways, it provides light, air and a setting for structures on abutting properties.
- o It can be employed to identify or emphasize areas of importance and help people orient themselves to their neighborhood.

The Westwood Neighborhood is served by a circulation system comprised of local streets, collector streets, arterial streets, freeways, streetside sidewalks, pedestrian pathways, bikeways and a system of bus routes.

## **PROBLEMS/ISSUES**

The Westwood Neighborhood has developed the following list of issues relative to Transportation/Circulation issues as follows:

- o Unwanted cross traffic through the neighborhood
- o Incomplete pedestrian/bike linkages
- o Inadequate signalization within the neighborhood

- o Inadequate bus facilities
- o Lack of school crossings
- o Lack of sidewalks, curbs and gutters
- o Unpaved alleys
- o Lack of pedestrian crosswalks
- o High speed traffic

## **OBJECTIVES/GOALS**

As a whole, the following recommendations were developed by the Westwood Neighborhood as goals which should be strived for relative to Transportation/Circulation issues.

- o It is a Westwood Neighborhood goal to discourage the routing of commuter traffic onto local streets as a means of avoiding congestion along collector and arterial traffic ways.
- o It is a goal of the Westwood Neighborhood to develop completely, pedestrian linkages within the neighborhood as a means of accessing all the amenities of the neighborhood. These linkages should also extend into adjacent neighborhoods in order to develop neighborhood-wide accessibility to City amenities.
- o It is the goal of the Westwood Neighborhood to provide a well-thought out and comprehensive system of traffic signage in order to establish understandable set of commands which will promote safety for both the pedestrian and vehicle movements within the Westwood Neighborhood.
- o It is a goal of the Westwood Neighborhood to offer its residents the availability of high quality public transportation, including the convenient location of support facilities.
- o It is a goal of the Westwood Neighborhood to route traffic through and around the neighborhood onto appropriately designed streets.
- o It is the goal of the Westwood Neighborhood to develop highly visible and safe crosswalks located at all schools, community facilities and major trafficways.
- o It is the goal of the Westwood Neighborhood to develop a well-maintained neighborhood roadway system, including service alleys.

## **POLICIES/RECOMMENDATIONS**

- o It is a recommendation that landscaped median strips should occur in the new design for Alameda, and that by design, only preselected lefthand turns into the Westwood Neighborhood will occur from westbound traffic along Alameda. The neighborhood residents should be a part of the determination of preselected turns.

- o It is a recommendation to develop bus shelters adjacent to exclusive bus turn-in lanes adjacent to major pedestrian/automobile interfaces, such as the intersection of Weir Gulch and Alameda Avenue.
- o It is a recommendation to develop highly visible crosswalks at Kepner Junior High School, at Westwood Elementary School, at Monroe Elementary School, at Knapp Elementary School and at the Southwest Community Center.
- o It is a recommendation that a greater degree of lighting and landscaping should occur along Morrison Road in order to create and reinforce a positive imagery of the neighborhood.
- o It is a recommendation that the City Traffic Department take measures to relieve traffic congestion at the intersection of Alameda and Federal, and Alameda and Sheridan.
- o It is a recommendation that a major pedestrian crossing and linkage be developed across Morrison Road at the intersection of West Ada Street and Morrison Road.
- o It is a recommendation that the City replace dead-end streets such as South Wolff, South Vrain and South Utica with cul-de-sacs.

## **OVERALL NEIGHBORHOOD APPROACH - INFRASTRUCTURE/SERVICES PROBLEMS/ISSUES**

Through a series of neighborhood meetings, a refined list of issues within the category of Infrastructure/Services was compiled. The issues presented are as follows:

- o Poor condition of housing and properties
- o Fear of crime
- o Lack of City services
  - . Trash pick up
  - . Park maintenance
  - . Street repair and cleaning
- o Pavement of alleys
- o Inadequate storm drainage
- o Lack of youth activities and employment
- o Stray dogs

## **OBJECTIVES/GOALS**

The following are overall neighborhood goals which are related to Infrastructure/Service issues.



- o It is the goal of the neighborhood to upgrade the appearance of residential structures and properties located in the Westwood Neighborhood.
- o It is the goal of the Westwood Neighborhood to provide more lighting at the Southwest Community Center, in Westwood Park, along Weir Gulch and at all school locations.
- o It is a goal of the neighborhood to develop housing assistance programs to help finance residential improvements and to provide financial assistance necessary to promote more owner-occupied housing within the neighborhood.
- o It is the goal of the neighborhood to offer affordable housing located within the Westwood Neighborhood.
- o It is the goal of the Westwood Neighborhood to promote the safe use of neighborhood streets, parks and public facilities without fear of crime or injury.
- o It is the goal of the Westwood Neighborhood to insure that the Westwood Neighborhood receives the full services offered by Public Agencies. These include:
  - . Trash pick-up
  - . Park maintenance
  - . Street repair
  - . Code enforcement
  - . Bus service
  - . Traffic control
  - . Flood control
  - . Animal control
  - . Adequate street and park lighting
- o It is the goal of the Westwood Neighborhood to complete the paving of all streets and alleys in the Westwood Neighborhood.
- o It is the goal of the Westwood Neighborhood to insure that the street systems within the neighborhood have been designed to properly drain storm runoff.
- o It is the goal of the Westwood Neighborhood to provide neighborhood services designed to involve and utilize the resources of young adults located in the Westwood Neighborhood.

## **POLICIES/RECOMMENDATIONS**

- o It is a recommendation that a neighborhood housing service be located in the Westwood Neighborhood in order to focus private and City resources

on the problem of providing and rehabilitating housing. This service could provide the following:

- . Seek sources of housing funds for infill and rehabilitation
  - . Develop incentives with the City to promote housing
  - . Remove city impediments to housing
  - . Develop rehabilitative and emergency home repair programs
  - . Establish rental rehabilitative programs
  - . Establish a code enforcement program
  - . Market the area
  - . Develop bond programs to enable renters to buy
  - . Provide assistance to non-profit corporations
  - . Prepare guidelines for housing
- o It is a recommendation to upgrade the appearance of Morrison Road through the use of lighting and landscaping, specifically the planting of trees in landscaping strips located between the sidewalks and the street curbs.
- o It is a recommendation to establish a neighborhood watch program in the Westwood Neighborhood with bi-monthly meetings with the police department to review crime statistics in the neighborhood, to develop crime prevention techniques and to address problem areas with the neighborhood.
- o It is a recommendation to provide more security lighting at the Southwest Community Center, in Westwood Park, along Weir Gulch and at all school locations.
- o It is a recommendation that the City and County of Denver should implement a total assessment of City services with the following recommendations:
1. Trash Collection. The City should provide more dumpsters per block to conform to the standard of one dumpster per four households. Additionally, the existing dumpsters should be better maintained and cleaned more often.
  2. Park Maintenance. The City Parks and Recreation Department and the Urban Drainage and Flood Control District should develop a regular schedule for the removal of debris and mowing of the grass within Weir Gulch. This schedule should call for the mowing of lawn areas three times per year and trash removal at least every two months.
  3. Street/Sidewalk Repair. The Public Works Department contains a Sidewalk Inspection Section and the Street Repair Section. The entire neighborhood has already been surveyed by the City in order to locate curb and gutter problems, broken sidewalks and streets in disrepair. The City should complete the work outlined under this survey. The City should also observe the present street drainage during a period of high runoff in order to document less than desirable drainage conditions within the neighborhood. The

five-year drainage plan undertaken by the Wastewater Department should be implemented.

4. Traffic Engineering. The Traffic Operations Section of the Public Works Department should do a complete traffic analysis of the Westwood Neighborhood with traffic counts and the location of all traffic signalization, including stop signs and crosswalks. This study should be presented and reviewed with the neighborhood with recommended changes to the neighborhood.

- o It is a recommendation that all unpaved alleys in the Westwood Neighborhood be paved.

## **SPECIAL STUDY AREAS**

### **MORRISON ROAD STUDY AREA**

Morrison Road is a major arterial street which diagonally bisects the Westwood Neighborhood. Most of Morrison Road is zoned as a General Business District (B-4) zone. The intensity of business developments, inappropriate business uses, and the overall poor upkeep of existing structures has contributed to a negative image of Morrison Road. Morrison Road is often used by traffic as a shortcut to South Sheridan Boulevard. The configuration of zone lots have contributed to an inundation of business uses into residential areas.

It is a recommendation that Morrison Road be upgraded aesthetically and rezoned to provide more neighborhood businesses. The residents of Westwood propose that the first area of revitalization should take place along Morrison Road between West Kentucky Avenue and South Quitman Street. This area would be designated as a Neighborhood Business Revitalization Area. It would also serve as a gateway to Westwood Park and Weir Gulch to the west and to the north, and as a gateway to the parkway system through Public Service Company property into the Southwest Community Center. A program to promote treescaping at roadway edges will serve as a unifying element throughout Morrison Road.

### **PUBLIC SERVICE COMPANY PARKWAY**

The area within the Westwood Neighborhood bounded by West Kentucky Avenue, South Lowell Boulevard, West Tennessee Avenue and South Perry Street contains ten (10) parcels of land located below Public Service Transmission Lines. These parcels offer a major opportunity for developing badly needed open space within the neighborhood. The parkway would also facilitate a link between the Southwest Community Center, the proposed Neighborhood Business Revitalization Area, Westwood Park and Weir Gulch. The Public Service Company Parkway would extend the pedestrian/bikeway system northwest through the proposed NBR area and into Westwood Park. The linking of community facilities with proposed development areas will contribute to a positive image.

It is a recommendation to develop these ten vacant pieces of property into a landscaped pedestrian/bikeway and to extend this linkage along the north side of West Kentucky Avenue through the use of streetscaping. The linkage should continue across the proposed Neighborhood Business Revitalization Area and into Westwood Park. This linkage would then continue up and into Weir Gulch thus completing a total pedestrian linkage through the entire neighborhood into the Barnum/Barnum West Neighborhood.

## **SHERIDAN BOULEVARD STUDY AREA**

South Sheridan Boulevard is a major arterial street and contains a B-4 business zone at the intersection of Morrison Road and Sheridan, a B-2 business zone at the intersection of West Kentucky Avenue and Sheridan Boulevard, and a B-2 business zone at the intersection of West Alameda and Sheridan Boulevard. The remainder of property located along Sheridan Boulevard and within the Westwood Neighborhood is zoned R-1 and R-2 residential. The businesses that exist along Sheridan Boulevard between West Alameda and West Mississippi Avenue include an auto body shop, a vacant building, a small shoppette and a fast food restaurant.

It is a recommendation that the existing R-1 and R-2 residential zones should remain as residential property and that new businesses should be located within existing property already zoned for the appropriate business.

## **ALAMEDA STUDY AREA**

West Alameda functions as a major arterial. A B-2 business zone exists on the corner of Sheridan and Alameda, while a B-A-1 zone and a B-2 zone exists between South Osceola Street and South Newton Street. A major B-4 zone exists between Lowell Boulevard and Federal Boulevard. The remainder of Alameda within the Westwood Neighborhood is zoned R-1 and R-2. The area located at the intersection of South Weir Drive and Alameda falls within a R-2 zone, yet is occupied by the Alameda Lounge and a proposed El Dorado Denver Industries Shoppette.

It shall be the recommendation to maintain the residential zoning along West Alameda Avenue and to selectively review any proposed developments which might be advantageous to neighborhood interests through the Planned Unit Development approach. The P.U.D. process should not be used to upzone or increase density. This approach gives both City agencies and neighborhood residents considerable involvement in determining the characteristics of the development and provides maximum assurance that what is proposed will be developed as such.

The General Business District (B-4) zone which dominates West Alameda east of Federal to I-25, penetrates into the Westwood Neighborhood from Federal Boulevard to Knox Court. This pattern then turns into the Westwood Neighborhood via Morrison Road. On the southern edge of Alameda, this area includes such businesses as a factory outlet store, club Aeroplane, vacant lease space and an adult book store.

It is a recommendation to encourage more businesses which provide commodities and personal services which satisfy the needs of the residents surrounding this business zone. This plan would recommend the rezoning of the area from Knox Court to Grove Street from a B-4 zone to a B-2 zone. Through this selective down zoning, a greater linkage between the Westwood Neighborhood and Barnum/Barnum West Neighborhood could be reached.

## **NEIGHBORHOOD BUSINESS REVITALIZATION AREA**

The area located along Morrison Road between West Kentucky Avenue and South Quitman Street is an area which is proposed as a Neighborhood Business Revitalization Area. This area provides the opportunity of establishing a planned development concept which would include the coordination of new business developments, street improvements, housing developments and a recreational space network. The area has already been upgraded through the efforts of the Denver Indian Center and its future housing development project. Area uses which include trailer parks and auto repair and supply facilities lend themselves to potential redevelopment possibilities with the implementation of an incentive program.