

Westridge Homes



DHA's Mulroy Senior Housing & Opportunity Center


Westridge Redevelopment Master Planning

Preferred Concept Plan presentation

The Denver Housing Authority (DHA) is preparing a master plan that will guide the phased demolition and redevelopment of Westridge Homes.

Project Facts:

- Site is located in West Colfax near light-rail
- Replace existing 200 units of public housing with up to 600+/- total new units of mixed income housing
- Opportunity to update infrastructure, sidewalks and community serving amenities
- Utilize Denver housing funds (D3) for phases 1 & 2 of the redevelopment - **290 units** for low & moderate income families
- **Relocation & construction** would not begin until spring of 2022
- Visit the project website for more project facts: www.westridgeredevelopment.com

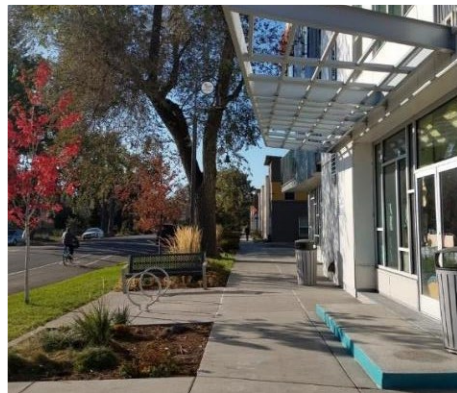
- October 10 - Kick-off & LRC
- Oct 15th - WCAC meeting #1**
- November - Survey Findings & HLI
- November 14 - LRC update – project overview
- November 18 - WDRC leader meeting – general project update
- December 4 - Westridge resident meeting – project overview
- December 17 - WCAC Meeting #2** - review input & date shaping plan options
- January 14 - Community Meeting A** w/ NPI West public mtg – review plan options
- January 23 - Westridge Community Meeting** – feedback on plan options
- Dec 21- January 31 - Survey 2.0
- February 4 - WCAC meeting #3** - review comments & preferred plan
- February 13 - LRC review preferred plan
- March 12 - Community Meeting B** – *Postponed due to COVID19*
-  **Mar 12 – April - Online presentation & survey 3.0 available. Westridge Home packets for call in review with team.**
- April 16 - Teleconference meeting via computer or phone 5:30 – 6:30 pm**
- April 17 - Teleconference meeting via computer or phone 10:00 – 11:00 am**
- May - Refine plan graphics with community feedback
- May - **WCAC meeting #4 / open to the public** - review final plan & phasing
- June - Master Plan packed refined and finalized

“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

Westridge Master Plan – Project Goals



Example of goals: 1, 5, 6



Example of goals: 1, 3, 4, 9



Example of goals: 1, 3, 4, 8, 9

1. **Design a healthy and active community for all** that responds to the physical, social, and economic needs of Westridge residents.
2. Replace all current **public housing units and add more affordable units** to minimize displacement of existing residents. Build a range of diverse, innovate housing options that includes opportunities for homeownership.
3. **Improve walkability with sidewalk improvements** and pedestrian-friendly design to help connect Westridge to the Knox St. transit station, Paco Sanchez Park, and the West Colfax neighborhood.
4. **Create space for resident and community services** along 13th Avenue.



Example of goals: 1, 2, 5, 6



Example of goals: 1, 2, 6



Example of goals: 1, 3, 4, 8

5. Incorporate **innovative housing and amenities** that meet the needs of families and residents of different ages and cultures.
6. Integrate **green areas and outdoor community space**.
7. Increase density along 13th Ave in order to **add more affordable housing options near the Knox St. transit station**.
8. Promote building form, the use of brick, and architectural styles that **complement existing buildings in the neighborhood**.
9. **Strengthen 'community'** resident and neighborhood leaders as key partners throughout the redevelopment process.

Master Plan & Concepts

Preferred Plan Review

- a. Incorporate diverse housing options to serve a range of different households
- b. Work with unique topography of the site while siting and designing buildings
- c. Design projects, buildings, and site amenities that support healthy living project goals
- d. Create a transit-oriented entrance to the neighborhood in phases I & II by concentrating higher density mix-use buildings along 13th closest to the transit station
- e. Provide an enhanced pedestrian experience along 13th Ave with space for community services, streetscape, and a stormwater solution/amenity



- f. Transition to lower density residential building to the north and west to transition to adjacent single family zoning
- g. Maximize number of units with front or back door access to street, open space, gardens, or playgrounds
- h. Improve north/south streets providing safe multi-modal connections to the transit station
- i. Incorporate green space and quality community amenities within blocks
- j. Partner to improve the safety of pedestrian crossings to Paco Sanchez, Knox St. Station, and West Colfax

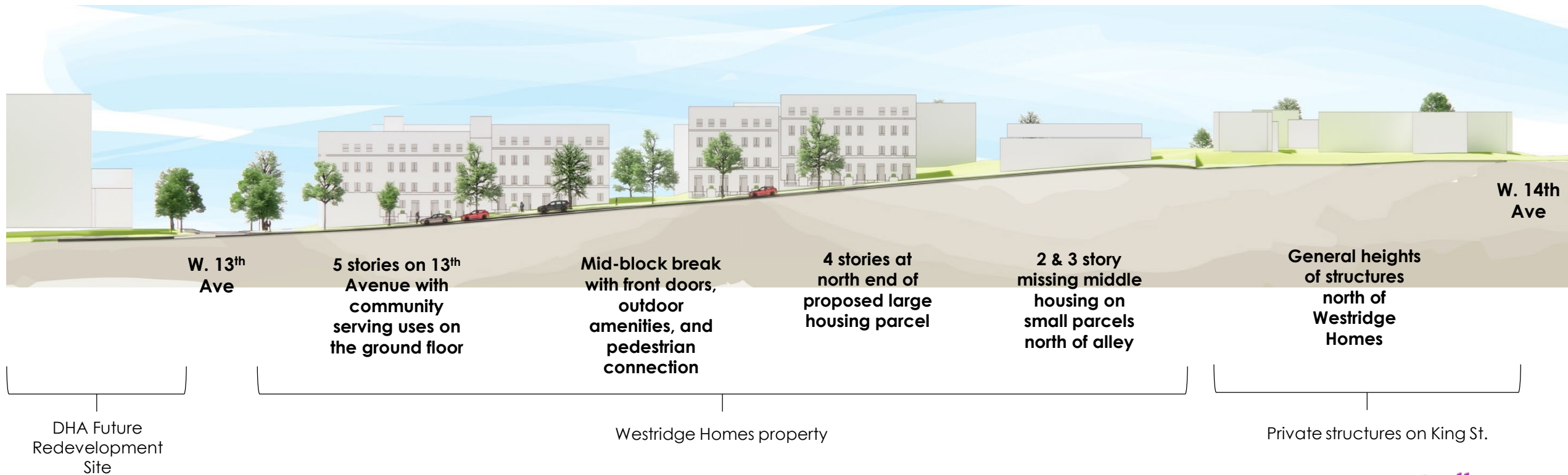
Building Heights & Massing

Preferred Plan Review

The Westridge site changes approx. 30' from the south to the north. Buildings 5 stories at 13th are planned to step down in height to the north.

Building siting and design can maximize views and solar access.

Elevation of building proposed heights looking west on King St



Preferred Plan Review

Building Heights & Massing

The Westridge site changes apprx. 30' from the south to the north. Buildings 5 stories at 13th are planned to step down in height to the north.

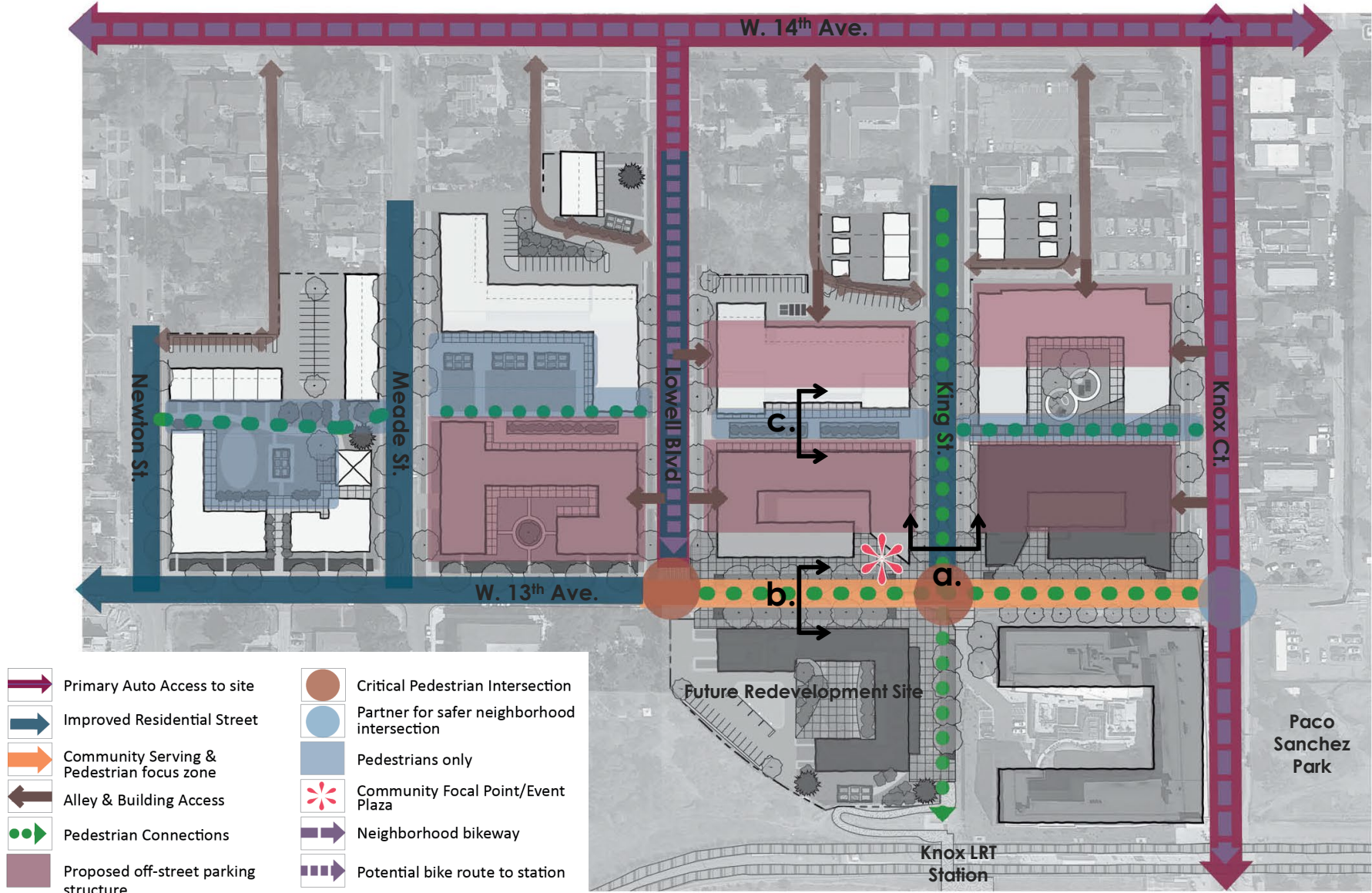
Building siting and design can maximize views and solar access.

Elevation of building proposed heights looking north at 13th Ave.



Streets, Access & Parking

Preferred Plan Review



Street improvements will occur as the adjacent block is developed.

- The plan envisions north/south streets with improvements to create safe multi-modal connections.
- An enhanced pedestrian experience along 13th Ave with stormwater solution/amenity.
- Joint efforts to improve pedestrian crossings along 13th at King and Knox.

Street and Pedestrian Sections

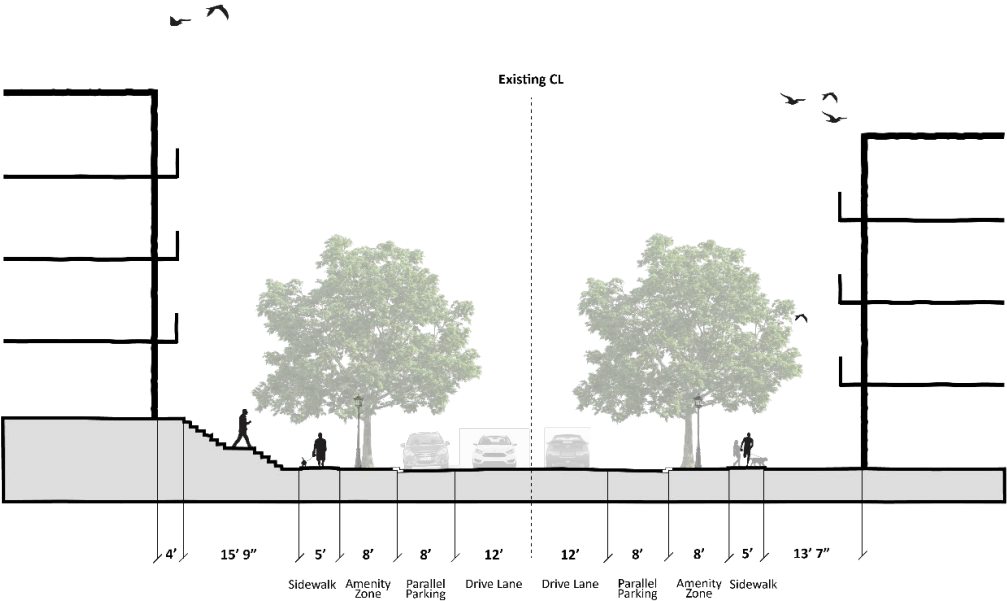
King St. at 13th Avenue – looking south towards Knox St. Station



King St. at 13th Avenue – looking north towards W. 14th Ave

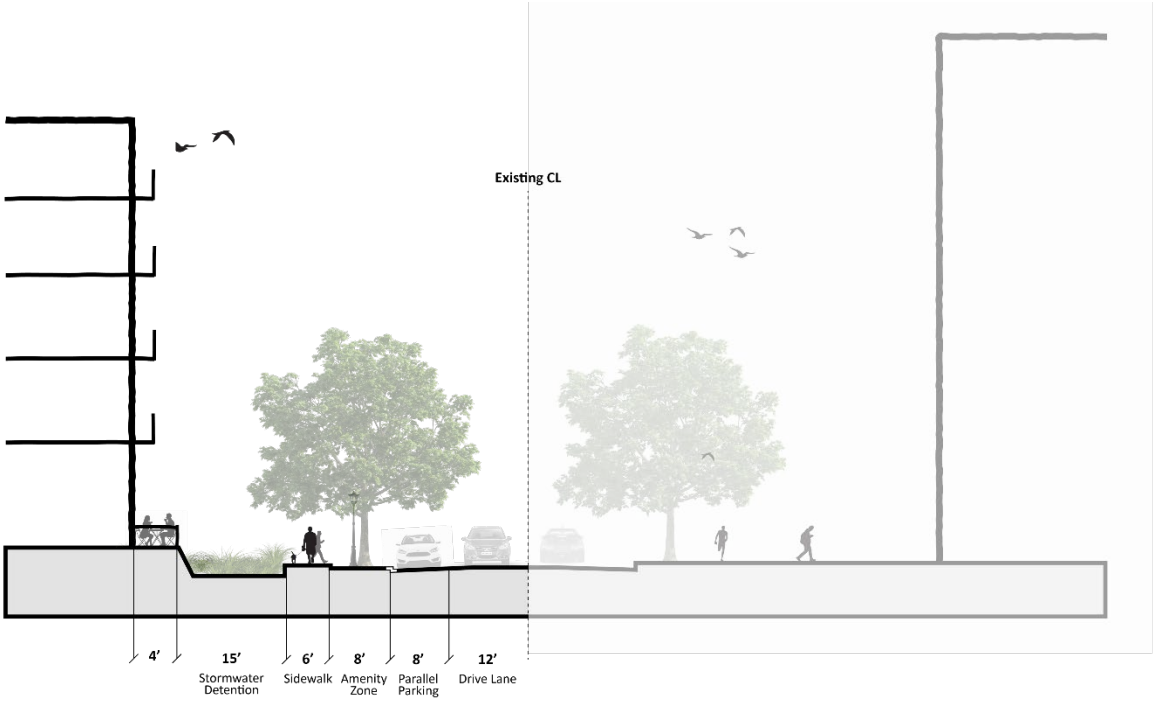


a. King St. – Looking north

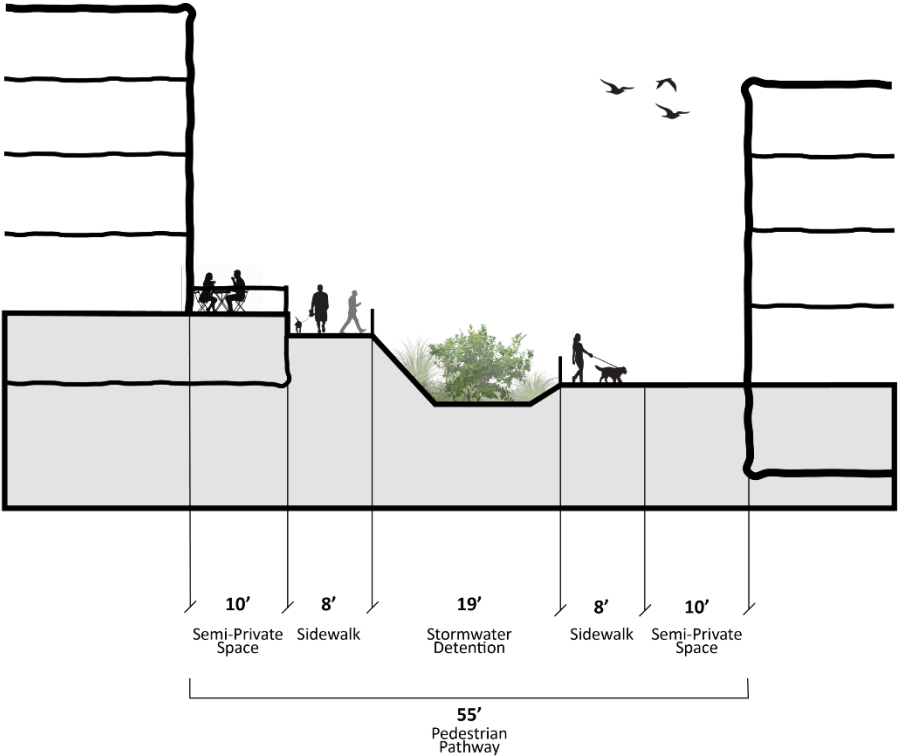


Street and Pedestrian Sections

b. 13th Ave – Looking east



c. Mid-block pedestrian pass through at King St.



Tell Us What You Think!

Survey

Westridge Redevelopment - Preferred Master Plan Concept Survey 3.0



TELL US WHAT YOU THINK

Click on this link to access a survey about the Preferred Plan Concept:

[Survey 3.0](#)

Your input is important. Click on the survey link and provide input on what you like or don't and your thoughts on the ideas that will shape the plan and future decisions about the Westridge Redevelopment.

Be sure to leave your name, neighborhood and phone number...we will be raffling off 6 randomly selected \$25 prizes to survey respondents on April 30th.



Next Steps

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We are committed to protecting the Westridge and West Colfax residents from unnecessary exposure during this difficult time due to COVID 19.

If you have questions or want to run through the presentation with us via phone, please call or email:

- Annie Hancock, 201-831-7382, ahanco@denverhousing.org
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