

Planning for Sustainable Brownfield Redevelopment

DENVER, COLORADO – WESTWOOD DISTRICT REDEVELOPMENT



Figure 1. Site conditions as of September 2018.

SITE STATISTICS

- **Community:** Denver, Colorado (Westwood Neighborhood, Morrison Road)
- **EPA Region 8 Lead:** Stacey Eriksen, Eriksen.Stacey@epa.gov
- **Site and Use:** Industrial garage and parking lot
- **Technical Assistance:** Site Reuse Planning

PROJECT BACKGROUND

Morrison Road is the main artery through Denver's Westwood District and serves as a major transportation corridor into Denver. The corridor contains older industrial properties, numerous automotive repair stations, and trailer parks. The Westwood District is transitioning from industrial use to a neighborhood district. It has a large Hispanic population (approximately 81%) as well as a high poverty rate (approximately 35%). The goal of the District is to attract new businesses and create destination spaces for both residents and visitors.

PROJECT CHALLENGE

An old industrial garage and parking lot at the intersection of Morrison Road, Newton and Virginia Street provides a reuse opportunity to connect to additional development along the corridor. BuCu West, a non-profit organization committed to promoting and supporting entrepreneurs, small business, cultural organizations and residents in Westwood, expressed interest in purchasing the property to help facilitate the neighborhood vision of Morrison Road as "the heart of the community" and to activate public spaces. Once any environmental contamination concerns for the site are addressed, the Creative Center ("El Centro Creativo") will be an adaptive reuse site for micro-business space as well as a community space for event, art, food, family, culture and performances.

HOW EPA HELPED

EPA provided land revitalization technical assistance support, including:

- Coordinating a three-day visioning workshop with local city officials and key stakeholders to determine site redevelopment goals and objectives.
- Evaluating road realignment opportunities for Newton St. and Virginia St. that would enhance property use and development success.
- Incorporating additional underutilized property to enhance the redevelopment vision for the area and support the state-designated Westwood Creative District aesthetics and character already established through public art, local activism, food, creative entrepreneurs, and cultural events.
- Featuring site design elements, such as natural play areas for children, green infrastructure (bioswale, rain garden buffers, permeable pavers), shared street space, and small commercial development opportunities.
- Developing a site design brochure to promote the reuse vision for Morrison Road corridor, connecting to other redevelopment projects in the area and enhancing the underutilized industrial sites at the intersection.



Figure 2. Site design along the Morrison Road corridor.

COMMUNITY'S NEXT STEPS

- Engage the larger community in the review of the final site redevelopment plan for input and support for the next steps.
- Complete property acquisition of the former industrial sites.
- Pursue funding and development partners that support the redevelopment vision.
- Clarify engineering concerns with the City about road realignment requirements.



Figure 3. Open space plaza design.