



YOUR VOICE.  
YOUR NEIGHBORHOOD.  
YOUR CITY.

# **Westwood Recreation Center**

**Proposed Acquisition of  
753 S. Raleigh Street and 4320 Morrison Road**

# Westwood Recreation Center

## Elevate Denver Bond Program



The Elevate Denver Bond Program was approved by voters in 2017 to enhance roads, sidewalks, parks, recreation centers, libraries, cultural centers, Denver Health, public-owned buildings and safety facilities.

# Westwood Recreation Center

## Land Acquisition Opportunity

- Elevate Denver allocated **\$37.5 million** for site acquisition, design and construction of a new recreation center in the Westwood neighborhood.
- Currently, Westwood does not have a recreation center. This project was identified as a high priority by the voters, community and the council district.



# Westwood Recreation Center

## 2017 General Obligation Bond

### 2017 General Obligation Bond Process:

- 6 Public Meetings
- 4,000 public comments
- City Council engagement
- Comment cards in all libraries and recreation centers
- Map-based online tool

### Westwood Recreation Center Proposal:

- Over 100 comments requesting a recreation center in the Westwood neighborhood
- Elevate Denver Funding Amount: \$37,500,000



# Westwood Recreation Center

## Project Concept

### Concept:

- One-story building
- Diverse access to site via vehicle, public transit, bicycle or walking
- Parking for vehicle and bicycle
- Superior access to public transportation
- Highly visible location
- Potential plans include outdoor amenities such as a playground and other possibilities

*Specific facility programming will be determined during the design and the public involvement phases*

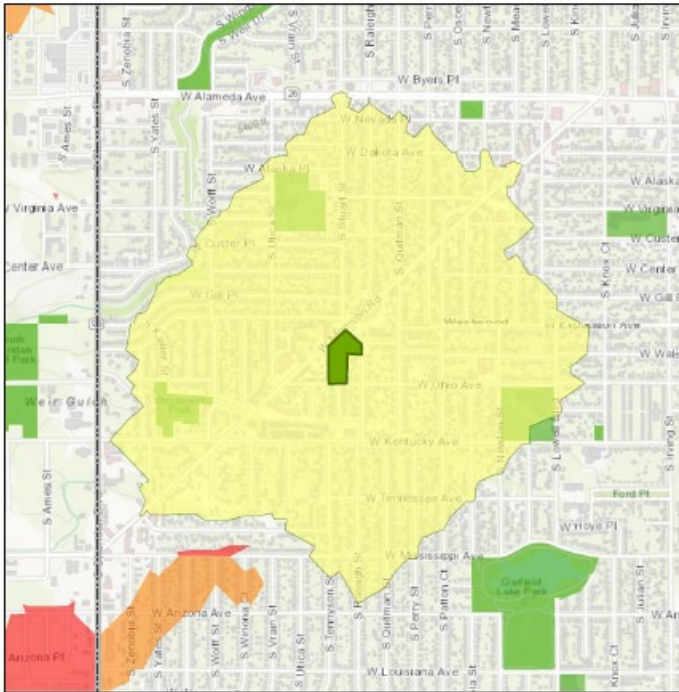


# Westwood Recreation Center

## Westwood Park Score

### Legend

- City Boundary
- Project Area
- Project Service Area
- Parks
- Park Need
  - High
  - Moderate To High
  - Moderate



ParkServe®

The Trust for Public Land

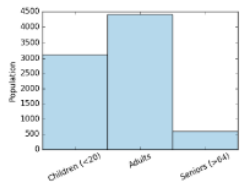
May 22, 2019

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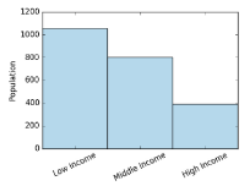
Population	Total Served	Newly Served
Total Population	8,112	0

Age	Total Served	Newly Served
Children (less than age 20)	3,116	0
Adults (age 20 to age 64)	4,401	0
Seniors (age 65 and up)	596	0



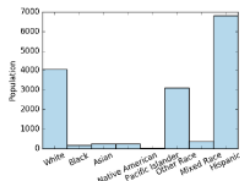
Household Income	Total Served	Newly Served
Low income	1,058	0
Middle income	801	0
High income	390	0

(Generated From Regional Median Incomes)



Race/Ethnicity	Total Served	Newly Served
White	4,060	0
Black	144	0
Asian	228	0
Native American	231	0
Pacific Islander	9	0
Other Race	3,092	0
Mixed Race	348	0
Hispanic*	6,814	0

\* U.S. Census captures Hispanic Origin separate from race



Demographic information is derived from ESRI 2018 Demographic Forecast Block Groups data.



**DENVER**  
THE MILE HIGH CITY

# Westwood Recreation Center

4320 Morrison Road

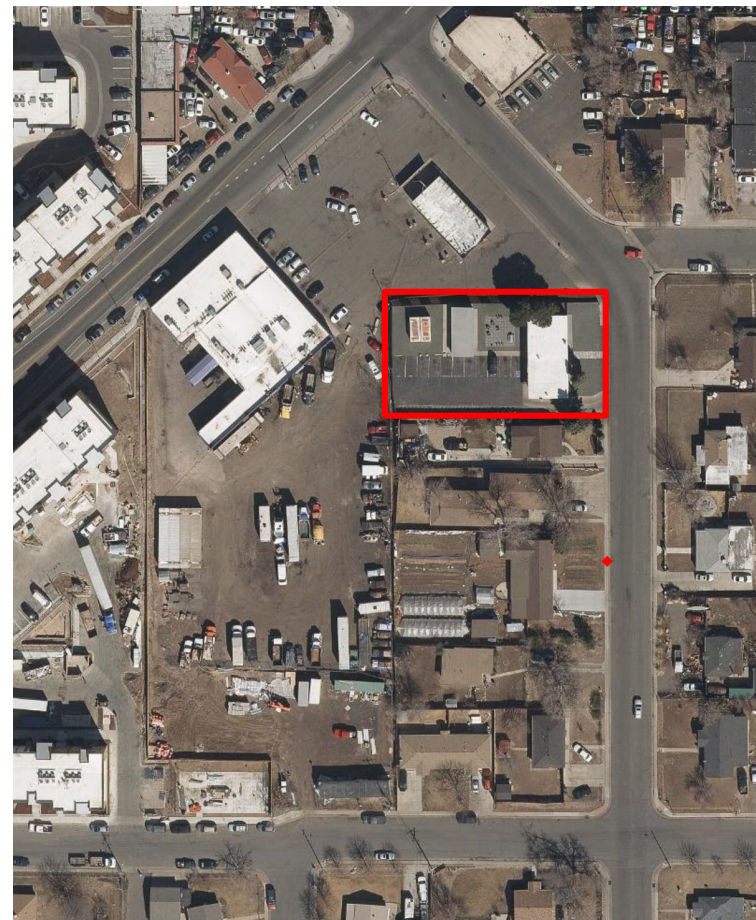
- Parcel Size:  
111,183 square feet
- Purchase Price:  
\$4,080,000
- Funding Source:  
Elevate Denver Bond
- Zoning: E-MX-3
- Existing Use: Carwash, Coin Laundry, Vehicle Storage; relocation not required  
– tenants are month-to-month



# Westwood Recreation Center

753 S. Raleigh St.

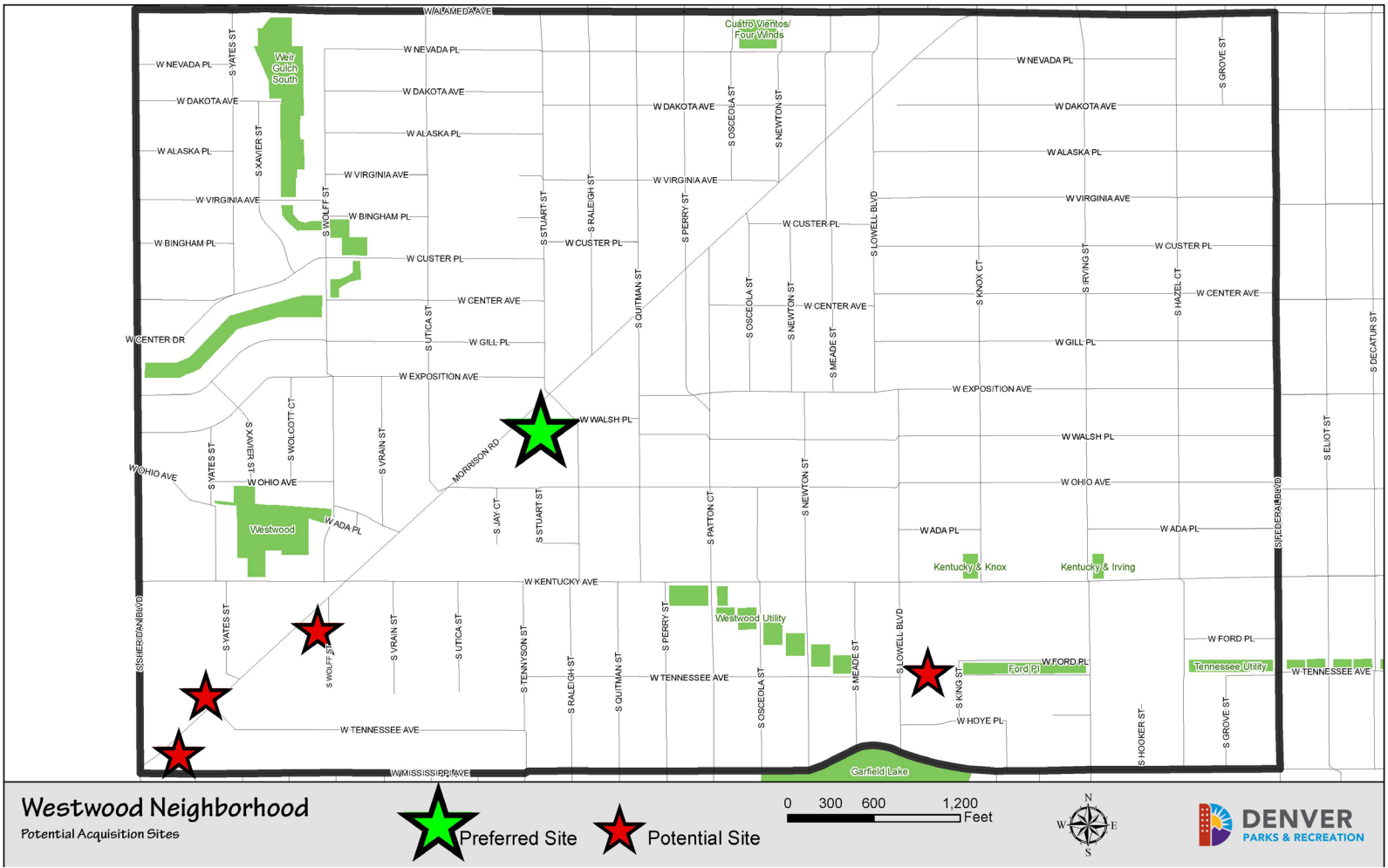
- Parcel Size:  
14,900 square feet
- Purchase Price:  
\$1,460,000
- Funding Source:  
Elevate Denver Bond
- Zoning: E-TU-C
- Existing Use: Multifamily residential; relocation required for three tenants, of which one utilizes a voucher





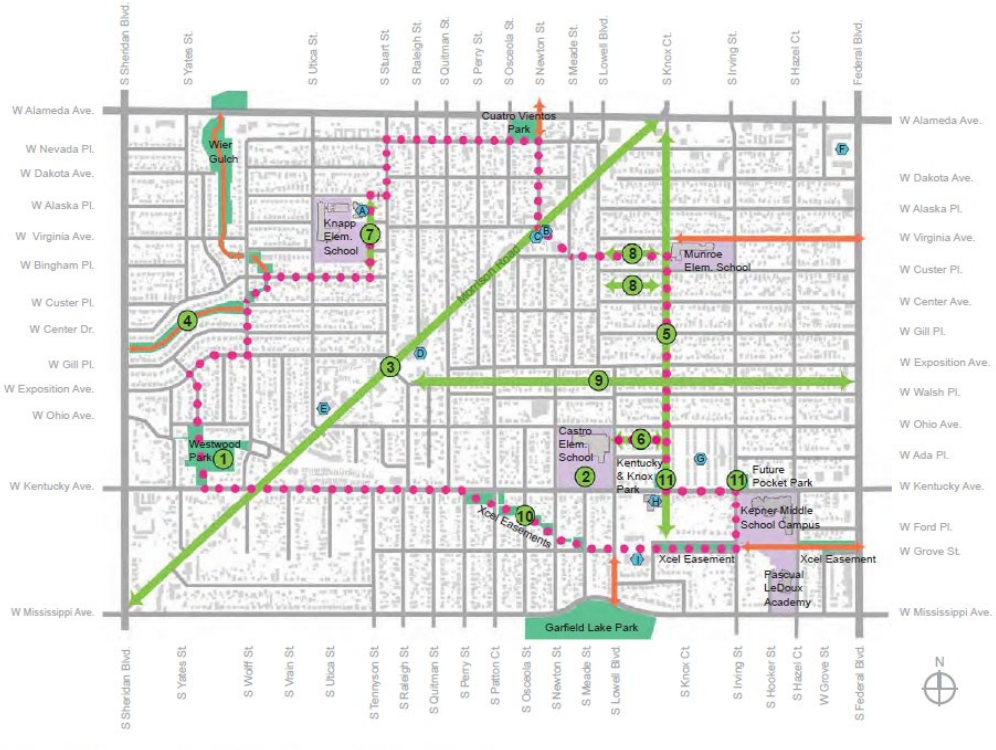
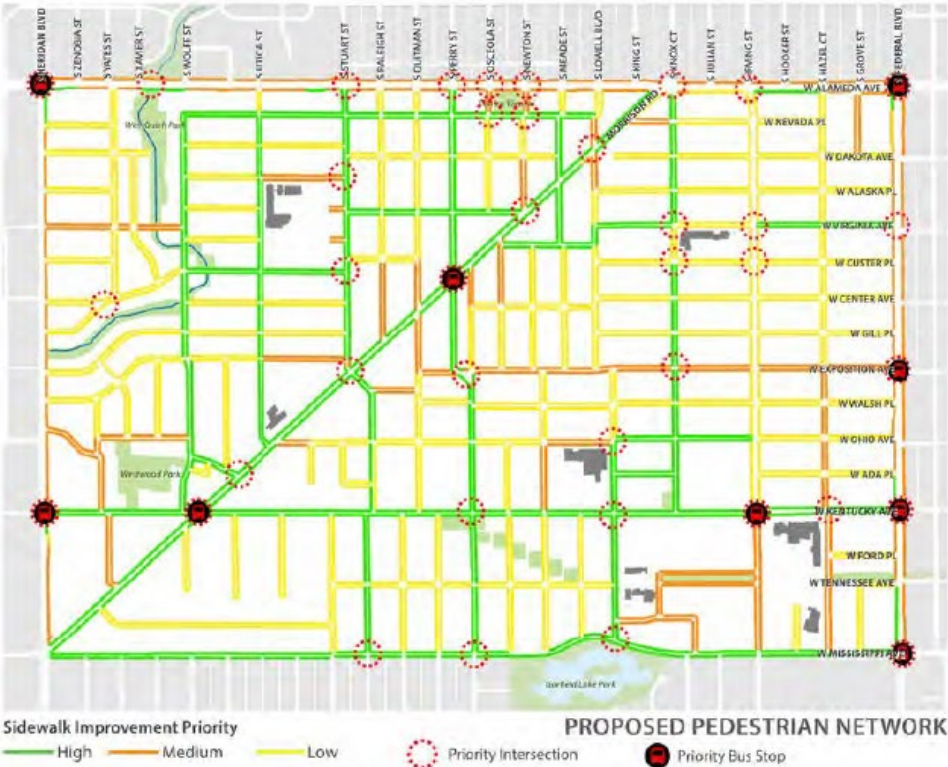
# Westwood Recreation Center

## Site Feasibility Studies: 2018 - 2019



# Westwood Recreation Center

## Neighborhood Connectivity



# Westwood Recreation Center

## Demographic Information

### WESTWOOD NEIGHBORHOOD DEMOGRAPHICS

POPULATION

14,909

vs. 649,495 Citywide

POPULATION DENSITY

16  per acre

vs. 6 Citywide

MEDIAN AGE

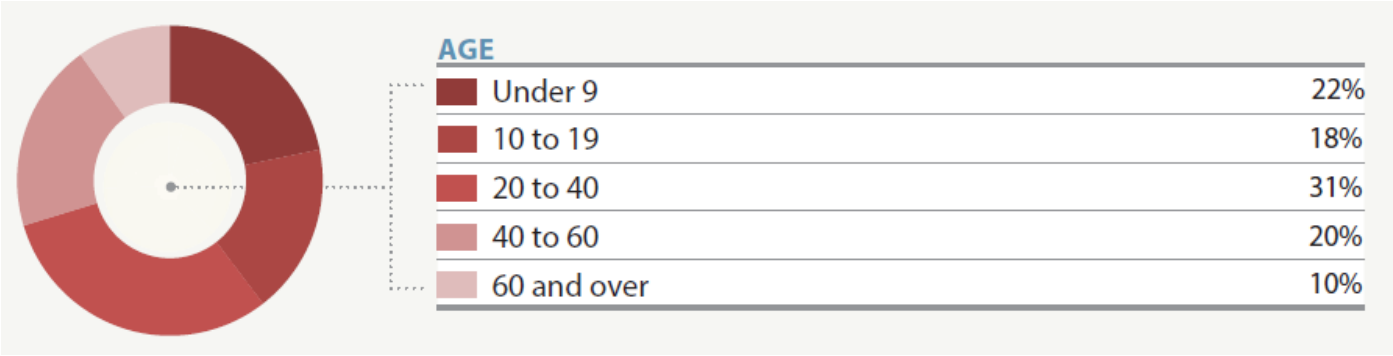
29

vs. 33 Citywide

NO. OF HOUSEHOLDS

3,290 

vs. 254,181 Citywide



- 40% of the Westwood neighborhood is under the age of 20
- Utilization by youth potentially significant
- Potential for youth based programs

# Westwood Recreation Center

## Next Steps: 1 – 5 years



- Upon acquisition, DPR will initiate a programming study involving community outreach to seek input on recreation center programming priorities.
- Following completion of the programming study, DPR will initiate selection of a design team to prepare plans for the new recreation center.
- After construction, DPR will operate and maintain the recreation center for the use and enjoyment of Denver residents.



# Westwood Recreation Center

## RECOMMENDATION

The Division of Real Estate recommends the City acquire both 753 S. Raleigh St. and 4320 Morrison Road due to its key transportation route on Morrison Road and central location within Westwood.

The opening of the Westwood Recreation Center will be considered a part of the City's fulfillment of the 2016 Westwood neighborhood plan and Elevate Denver Bond Program to provide opportunities for the neighborhood to grow and thrive into the future\*

\*[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Westwood\\_Neighborhood\\_Plan.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Westwood_Neighborhood_Plan.pdf)