

High Density Housing Project Proposal

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Proposal & Problem

Denver is in dire need of more affordable high-density housing.

A high-density housing project should meet the following criteria:

- It needs to be constructed on a vacant lot.
- It should serve communities that face housing insecurity.
- There should be access to public transportation infrastructure within walking distance.

Data

- Housing insecurity is determined through home foreclosure density in each neighborhood.
 - Foreclosure data includes all foreclosures between 2003 and 2016.
- Public transportation access is determined by whether the given lot is within 0.5 miles of a lightrail station.
- Vacant lots can not be zoned for construction and must be at least 20,000 square feet.

Using shapefiles retrieved from Denver Open Data Catalog, spatial analysis can determine proper lot location.

Figure 1

This figure provides a preliminary map of the data.

Foreclosures are represented by red dots, vacant land is represented by the blue areas, and lightrail stops are represented by the train points.

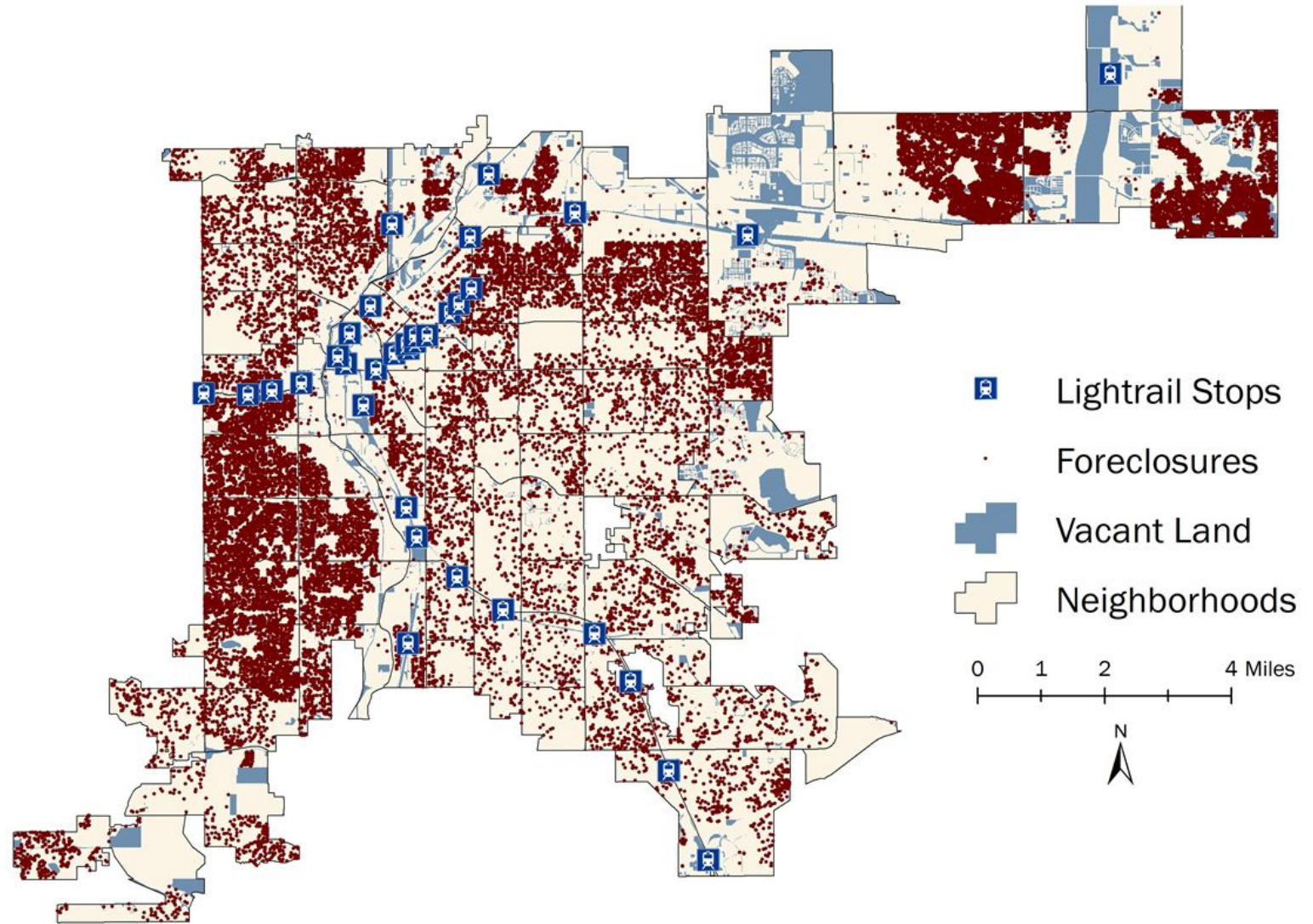


Figure 2

This figure shows a choropleth map of foreclosures per square mile in Denver neighborhoods.

In order to serve housing insecure neighborhoods, the search is limited to neighborhoods with at least 300 foreclosures per square mile.

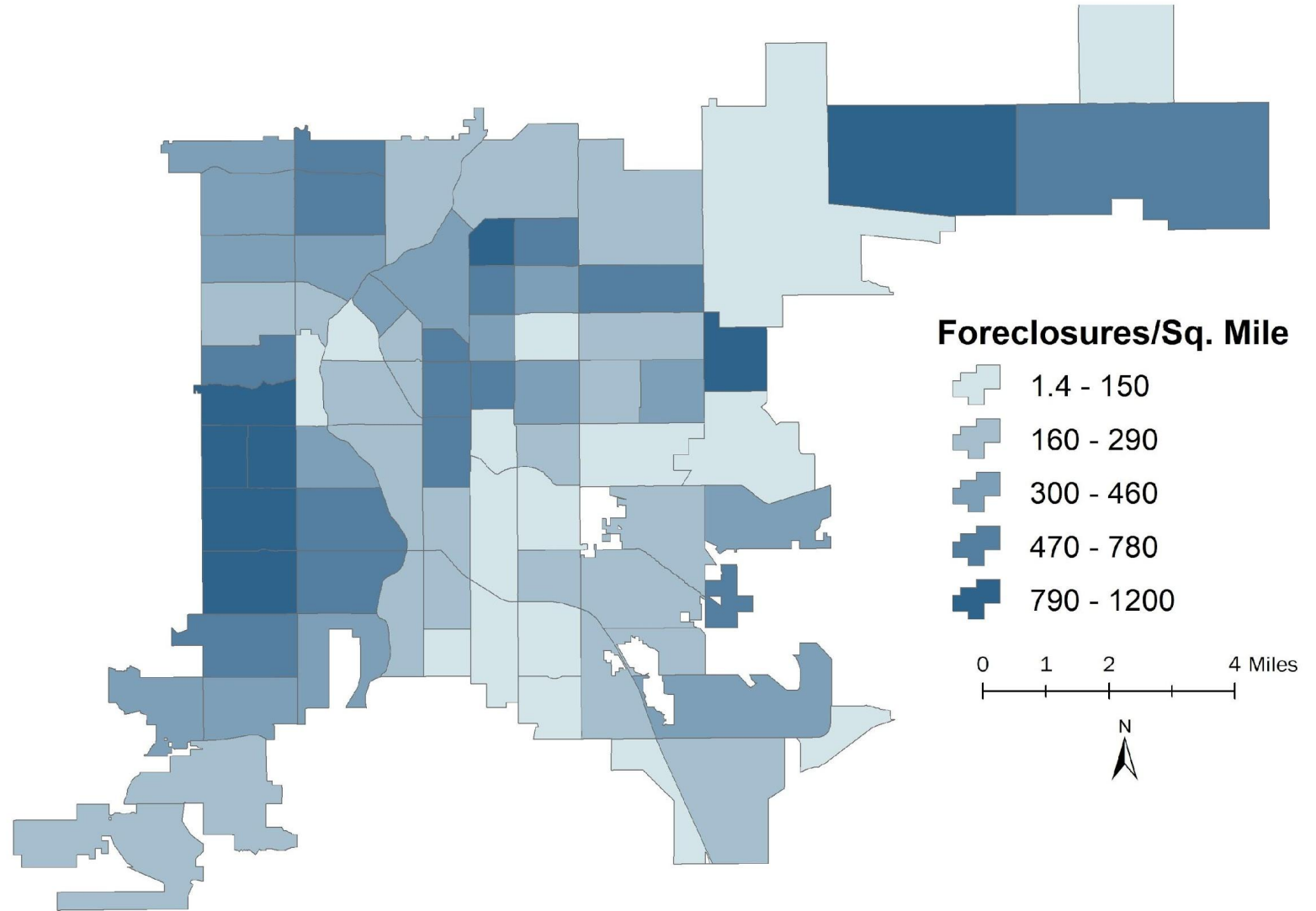


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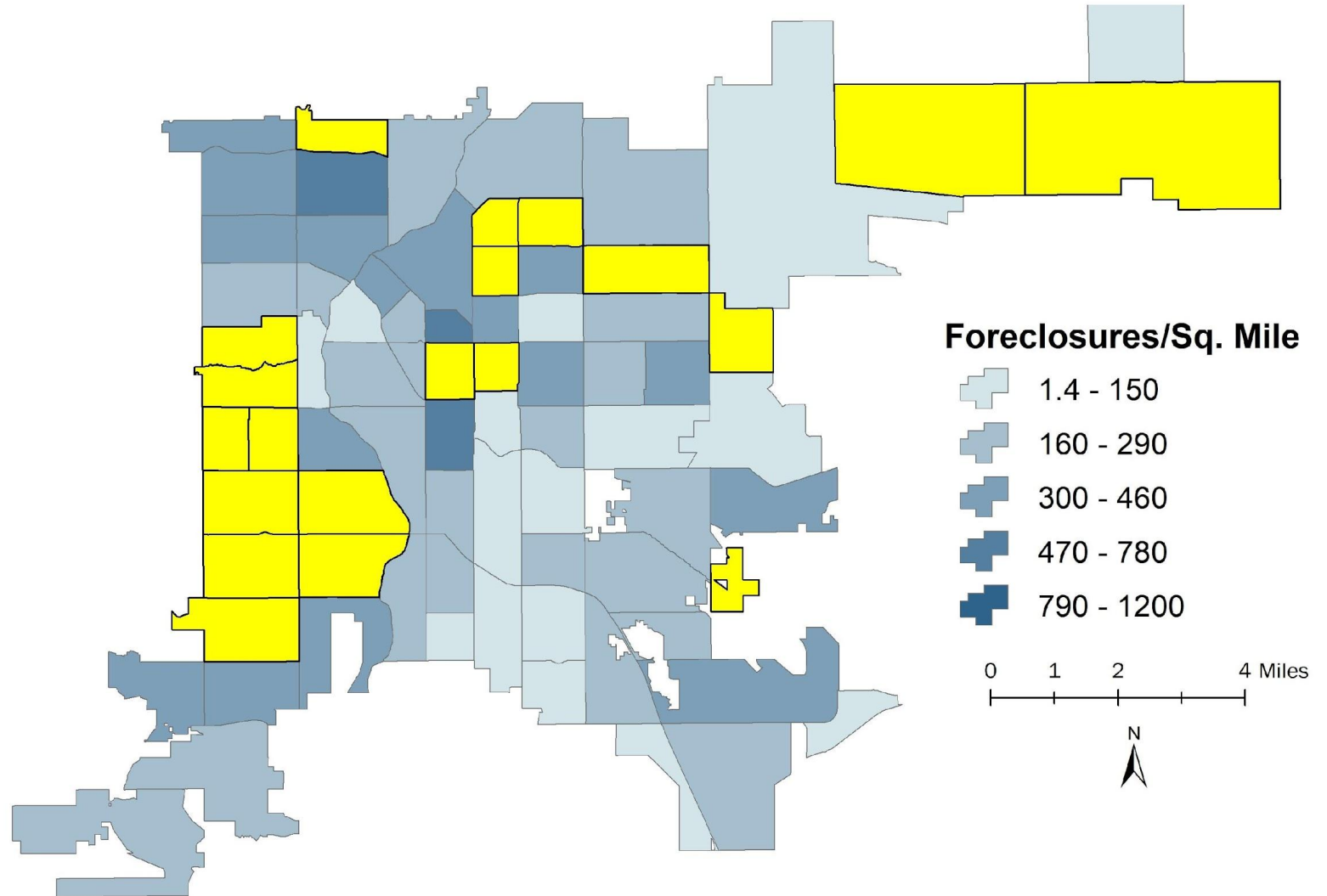
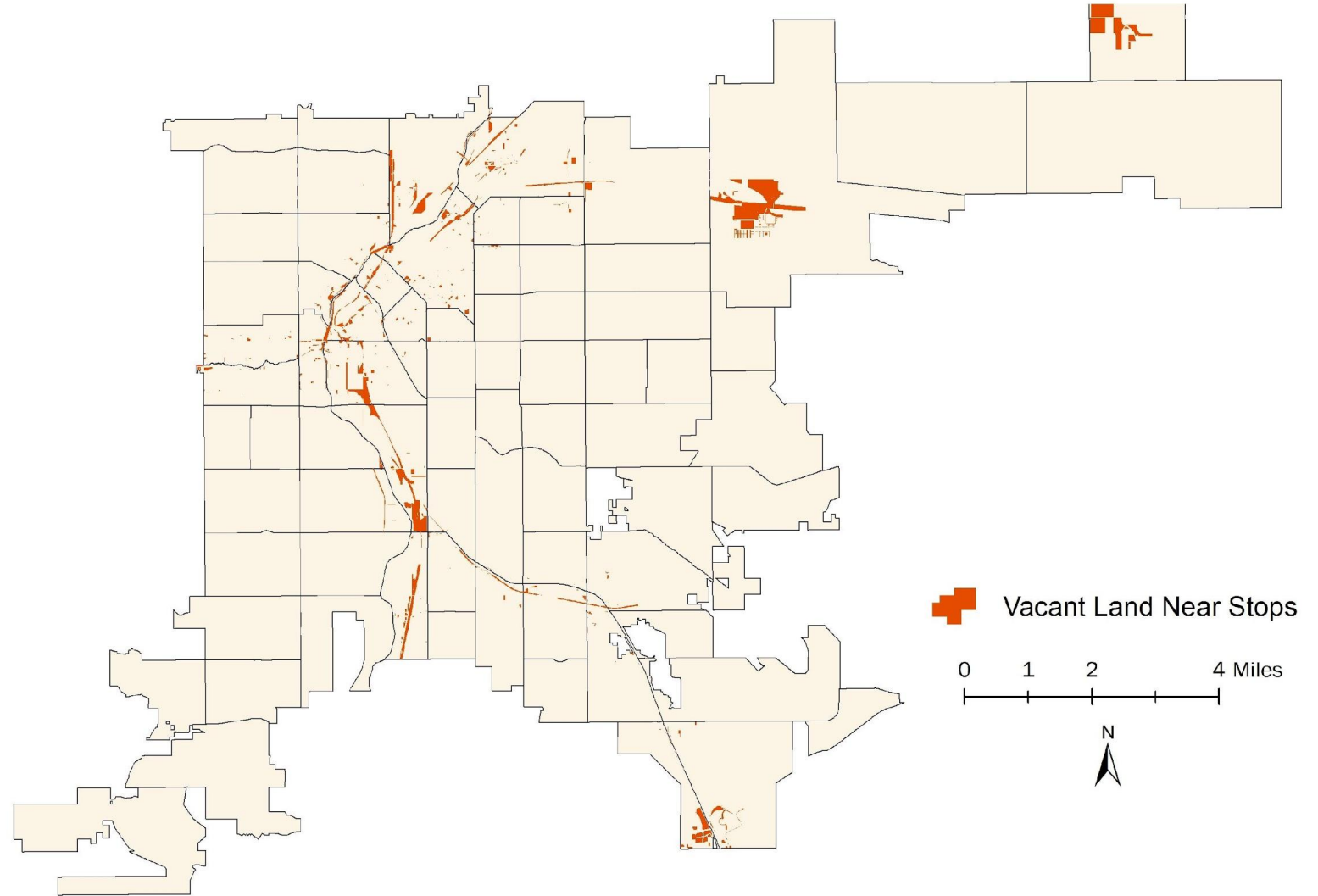


Figure 3

This figure shows all the vacant land, that is not zoned for construction and is within 0.5 miles of a lightrail stop.



Spatial Analysis

The spatial data from figure 2 and figure 3 can be cross-referenced to create a table of potential lots.

- Figure 4 shows potential lots highlighted in pink.
- Each lot meets the proposed criteria:
 - Not zoned for construction
 - At least 20,00 sq. ft.
 - Within 0.5 miles of a light rail stop
 - In a housing-insecure neighborhood

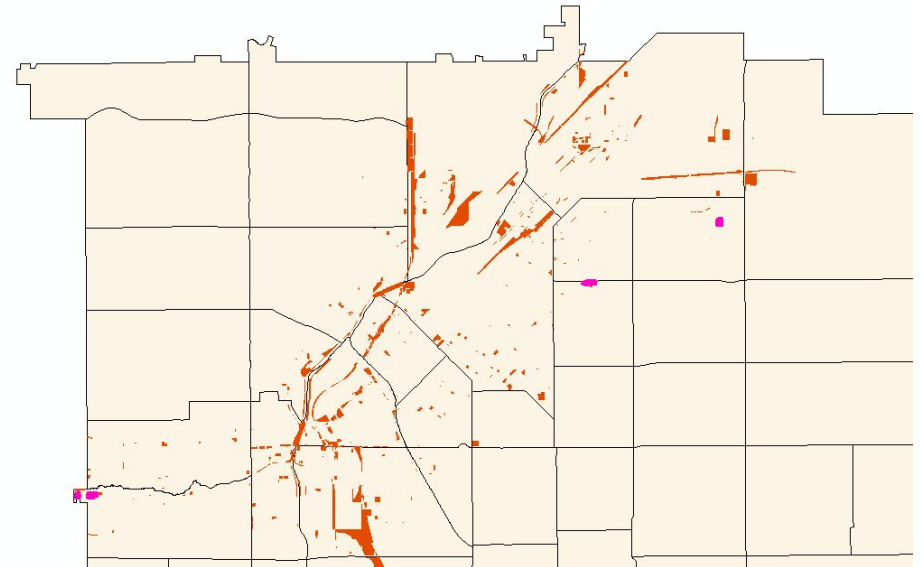


Figure 4

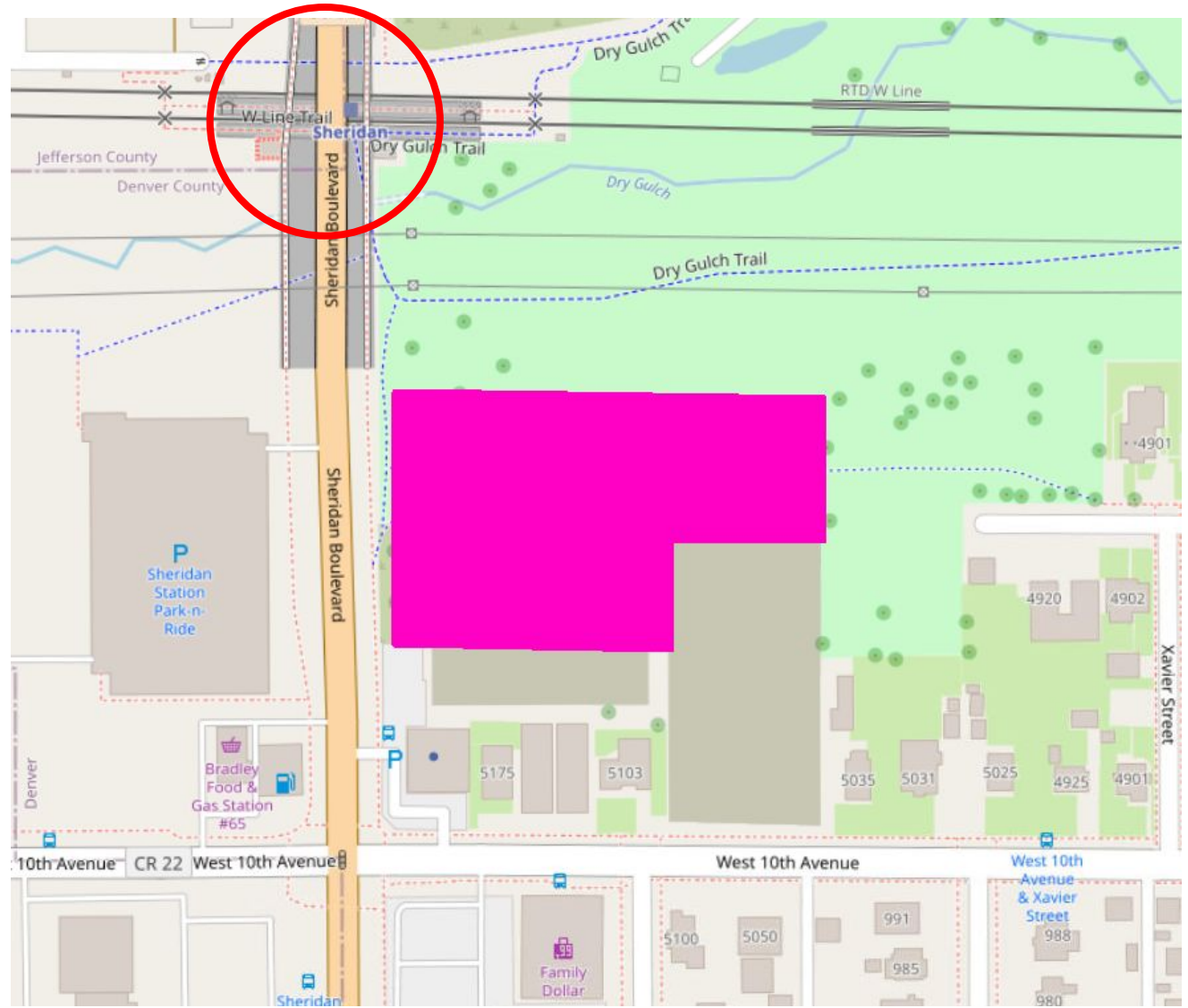
Potential Lot 1

The first potential lot sits off Sheridan Boulevard and 10th Avenue.

Neighborhood: Sheridan

Lot Size: 89,002 square feet

Closest Lightrail Station: Sheridan



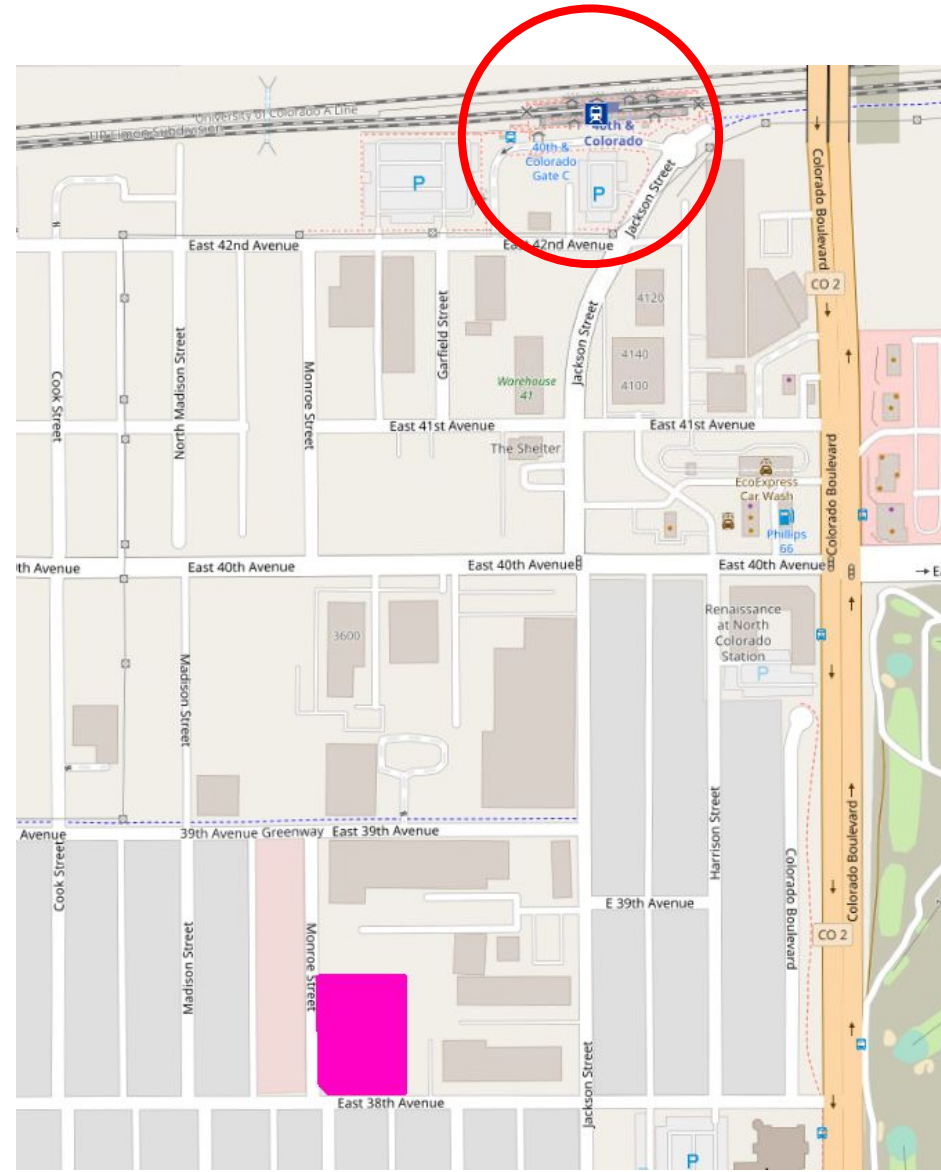
Potential Lot 2

The second potential lot is off Monroe Street and 38th Avenue.

Neighborhood: Clayton

Lot Size: 61,808 square feet

Closest Lightrail Station:
40th/Colorado



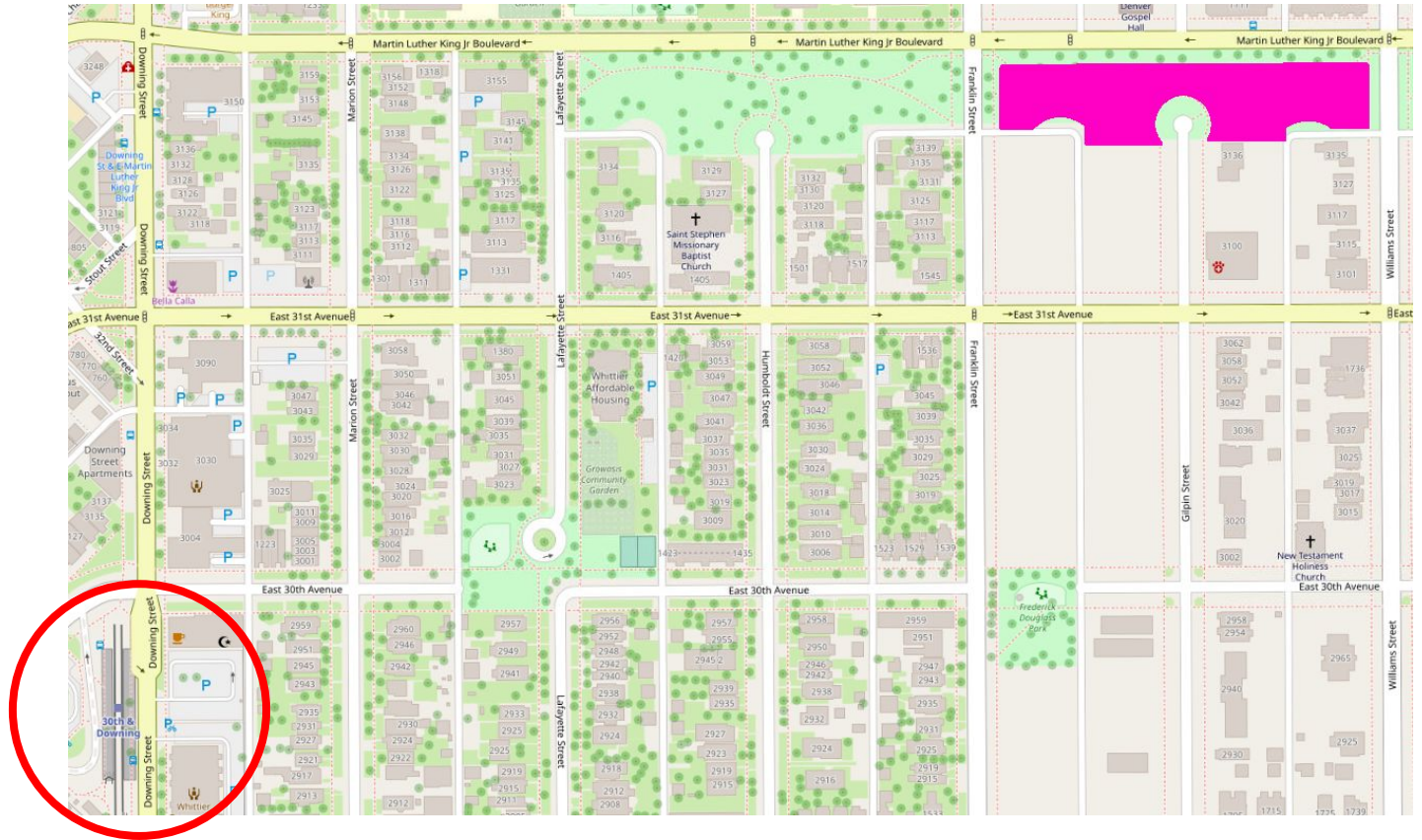
Potential Lot 3

The third potential lot consists of two lots off Franklin street and Martin Luther King Jr Boulevard.

Neighborhood: Whittier

Lot Size: 62,406 square feet
(combined)

Closest Lightrail 30th/Downing



Further Thoughts

Next Steps:

- Community survey
- Historical analysis
- Local ordinance evaluation

Other Considerations:

- Further spatial analysis of the targeted neighborhoods could evolve the proposal

Thank You

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Sources

Denver Open Data Catalog (2015-2021) Retrieved from <https://www.denvergov.org>.