

2013 Population and Land Use Report



City of Lakewood

Comprehensive Planning & Research Division
Planning Department

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Purpose

In planning for the future of Lakewood, the total increase in, and the demographic characteristics of, the population are important considerations. The purpose of the 2013 City of Lakewood Population and Land Use Report is to provide a snapshot of the City's characteristics, including a general overview of the City, Citywide population and demographics, neighborhood demographics, housing unit data, and a summary of Citywide and neighborhood land use patterns.

This report should be useful to interested citizens, as well as to those considering investment or development opportunities within the City of Lakewood.

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**Note: In most instances, data from the 2010 Census was used in this report. When newer data was available from the American Community Survey in was used and noted.*



Lakewood
Full of Possibilities.

City of Lakewood Overview

Background

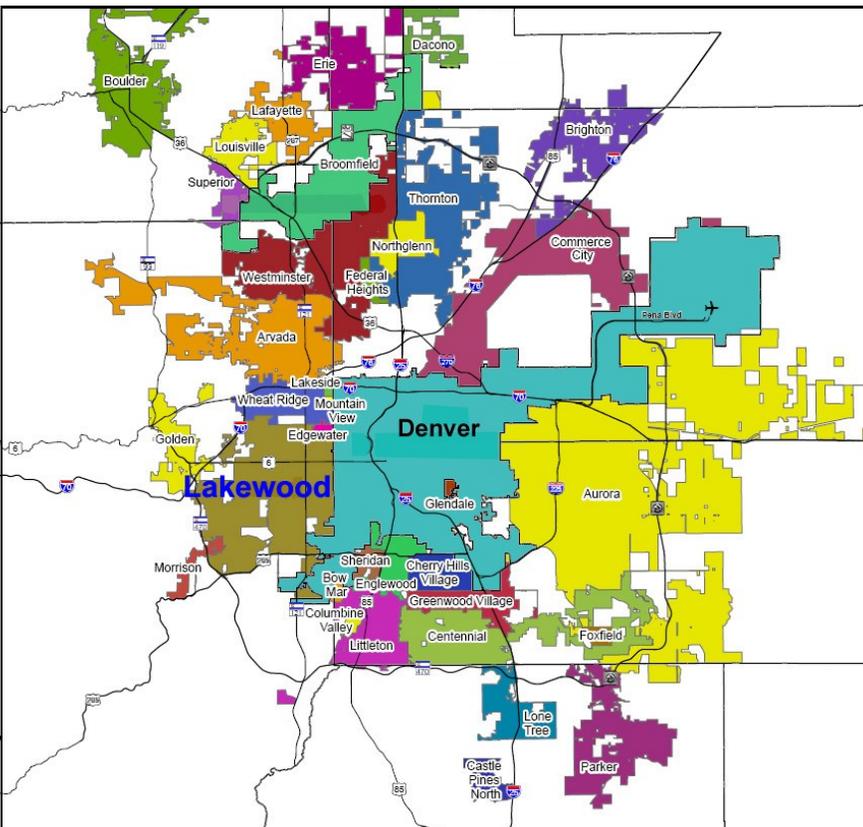
The City of Lakewood is located just west of Denver in east-central Jefferson County, and is the 4th largest municipality in the state of Colorado. The City was incorporated on June 24, 1969, with a population of approximately 90,000. At the time, Lakewood was the largest city by population to be incorporated in the United States. In 1969, the City encompassed approximately 23,360 acres, or 36.5 square miles of land area.

Lakewood maintains a council/manager form of government. Citizens elect a City Council consisting of the Mayor, who is elected at-large, and 10 City Council members, two from each of the city's five geographical wards. The mayor and the council members establish the policies for the operation of the city government.

Lakewood's economy is diverse with the largest employers being entities such as the Denver Federal Center and the Jefferson County R-1 School district. The schools in Lakewood are among the most respected in Colorado, one of which was ranked number one in the state by Newsweek. Lakewood has always been recognized for its creativity and innovation, its outstanding police department, and its wonderful parks and open spaces.

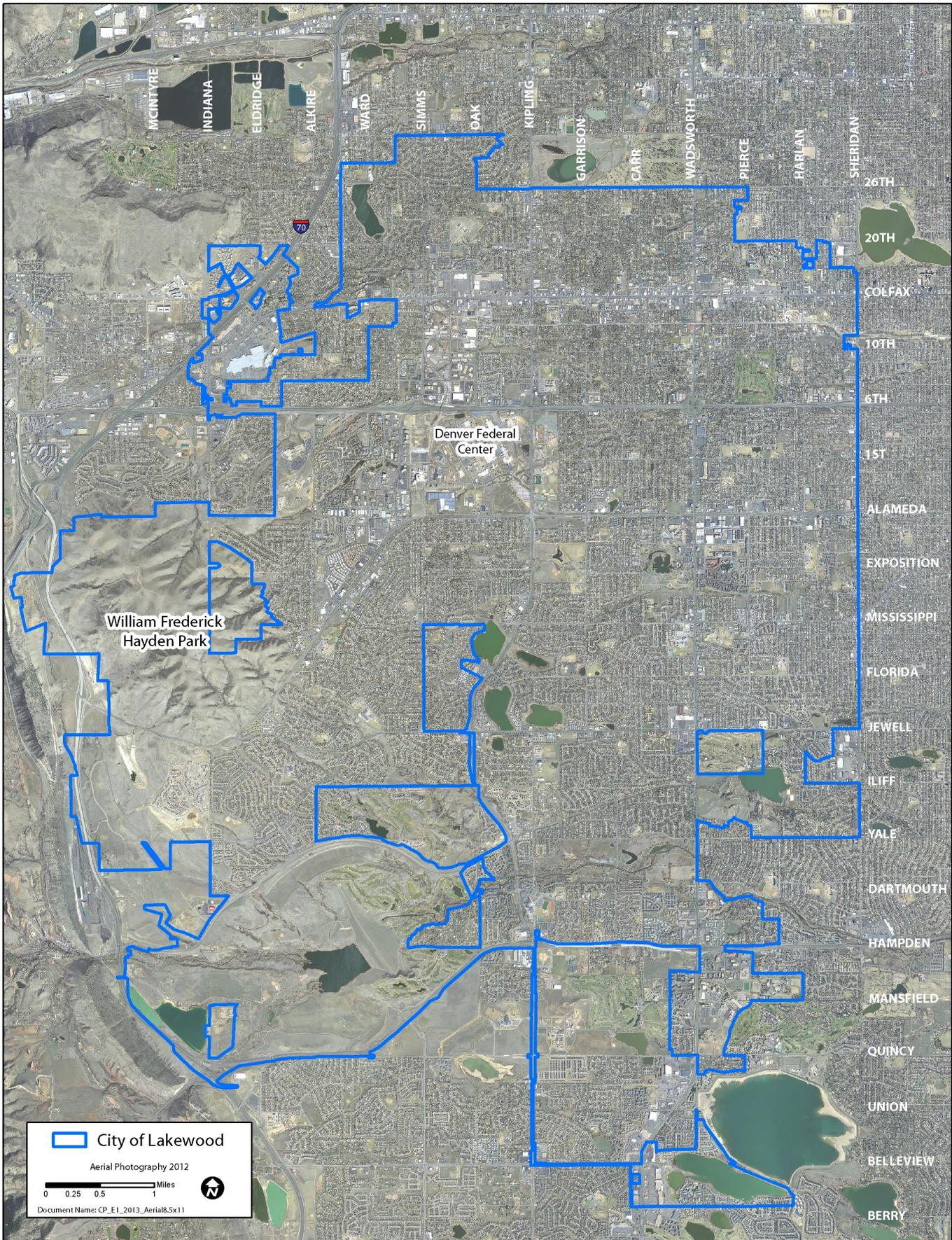
Access and Location

Lakewood has easy highway access to most areas within the Denver metropolitan area, as well as to surrounding regions within Colorado. Interstate 70, the 6th Avenue Freeway (US 6), and US 285 provide east-west connections to Denver and the adjacent foothills and Rocky Mountain high country. The Colorado 470 beltway provides connections to the southern metropolitan area, including the Denver Tech Center business corridor, and to Golden.



In 2013, the City was connected to the area's growing rail transit system by the W Rail line. The line provides access to downtown Denver and the Jefferson County government complex along the alignment through northern Lakewood.

The map on the following page shows the City boundaries.



Landscape and Climate

Lakewood is situated at the base of the eastern slopes of the Rocky Mountains, and extends from the high plains on its eastern boundary into the foothills and valleys to the west. The City's landscape is primarily suburban and urban, with several large reservoirs, open spaces, and greenbelts.

Moderate temperatures, low levels of humidity, and abundant sunshine provide an ideal climate for year-round activities. Temperatures range from average highs of 43 degrees F in January to 88 degrees F in July. Average annual precipitation is approximately 16 inches per year, with around 60 to 70 inches of snowfall.

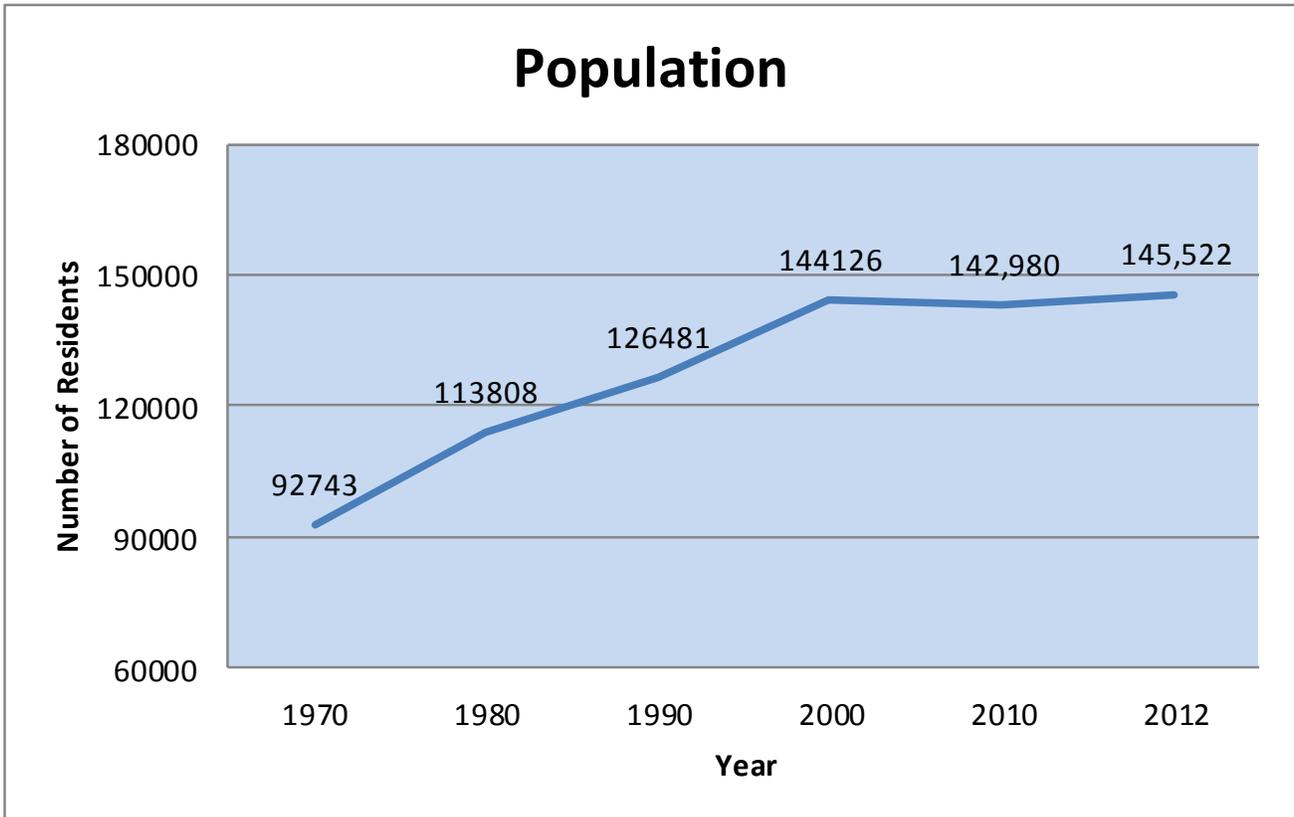


Kountze Lake in Belmar Park.

Community Population and Demographics

Population

Lakewood has experienced slowing growth during the last two decades, as the City transitions to an infill development and redevelopment community. At the time of incorporation in 1969, the City had an estimated population of approximately 90,000. By the 2010 Census, the population had grown to 142,980. However, between 2000 and 2010 the City's population dropped slightly. Since the last Census, the population has again grown to an estimated 145,522 in 2012.

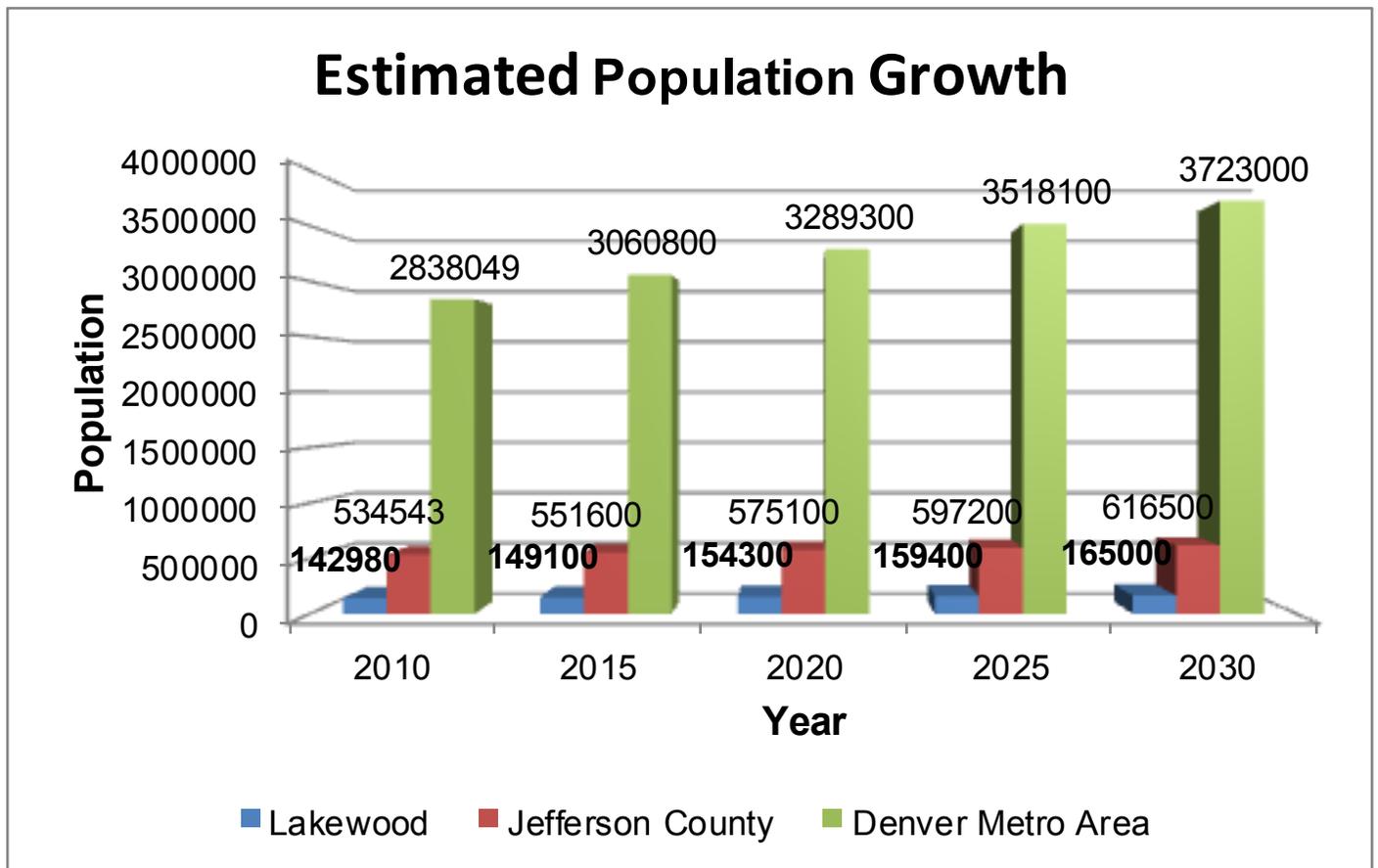


Source: 1970-2010 US Census data, 2012 American Community Survey estimate.

The City's population growth between 1970 and 1980 averaged approximately 2.2% per year. Between 1980 and 1990, the rate dropped to approximately 1.1% per year, as the entire Denver metro area experienced slower growth. During the 1990's, growth again accelerated to approximately 1.4% per year. Vacant land within the City's boundaries became scarce during the 2000's. Lack of developable land, combined with decreasing household size and a national economic downturn, led to a slight decrease in population by 2010. Since the 2010 Census, new development in the Rooney Valley area of the City, and on smaller infill sites has led to a population increase that is expected to continue through the 2010's.

Based on projected growth trends, such as the introduction of light rail and the anticipated transit-oriented development that will accompany it, as well as continued growth in the Rooney Valley portion of the City, Lakewood staff estimates that the population will reach approximately 149,100 by 2015, approximately 154,300 by 2020, and approximately 165,000 by 2030. The Denver Regional Council of Governments projects an even greater population increase, with an estimated population of 190,000 by 2035, based on regional growth projections.

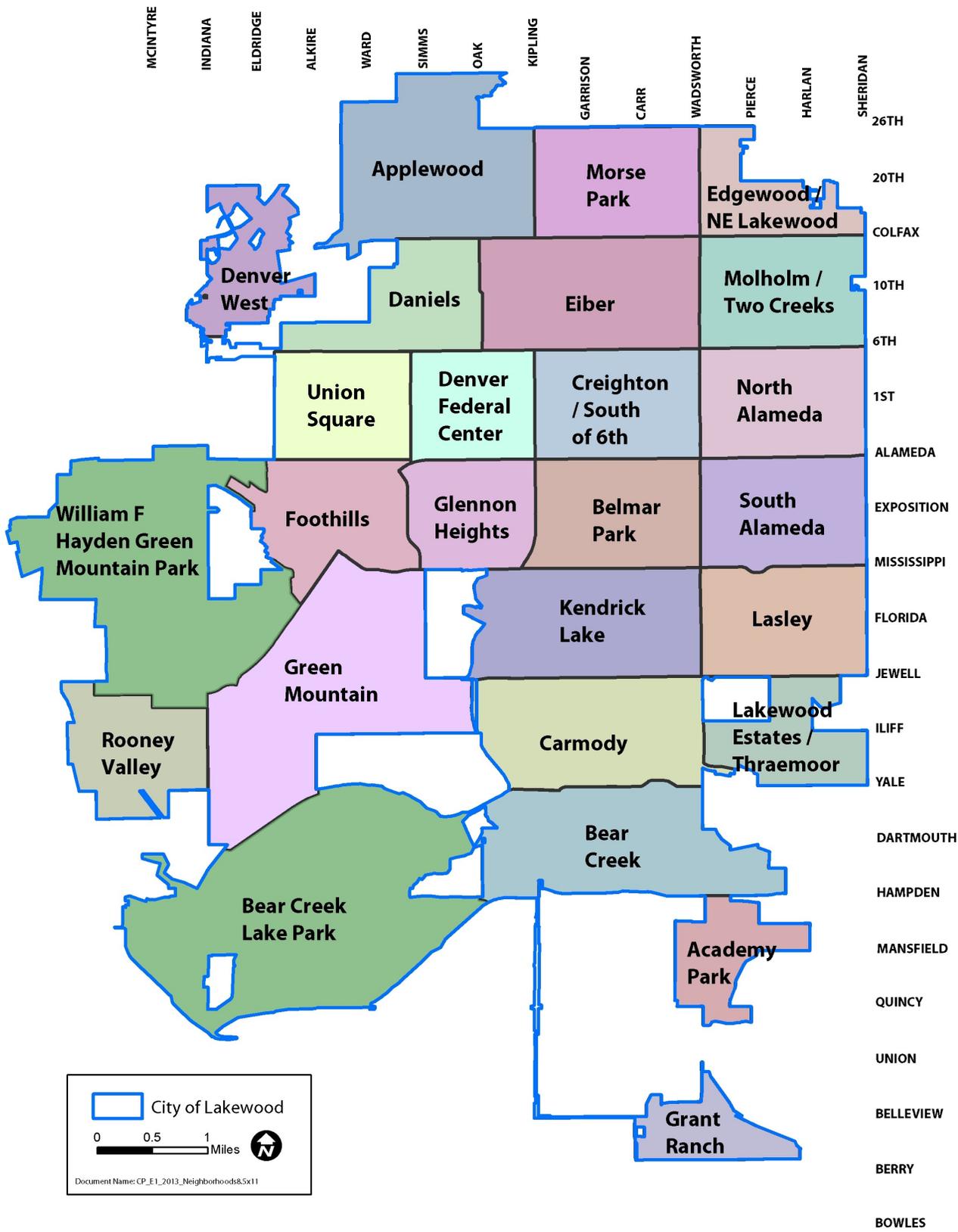
The following chart reflects the projected growth within Lakewood, along with that anticipated for Jefferson County and the Denver metropolitan area over the next 17 years.



Source: Colorado Demography Office; City of Lakewood.

Population by Neighborhood

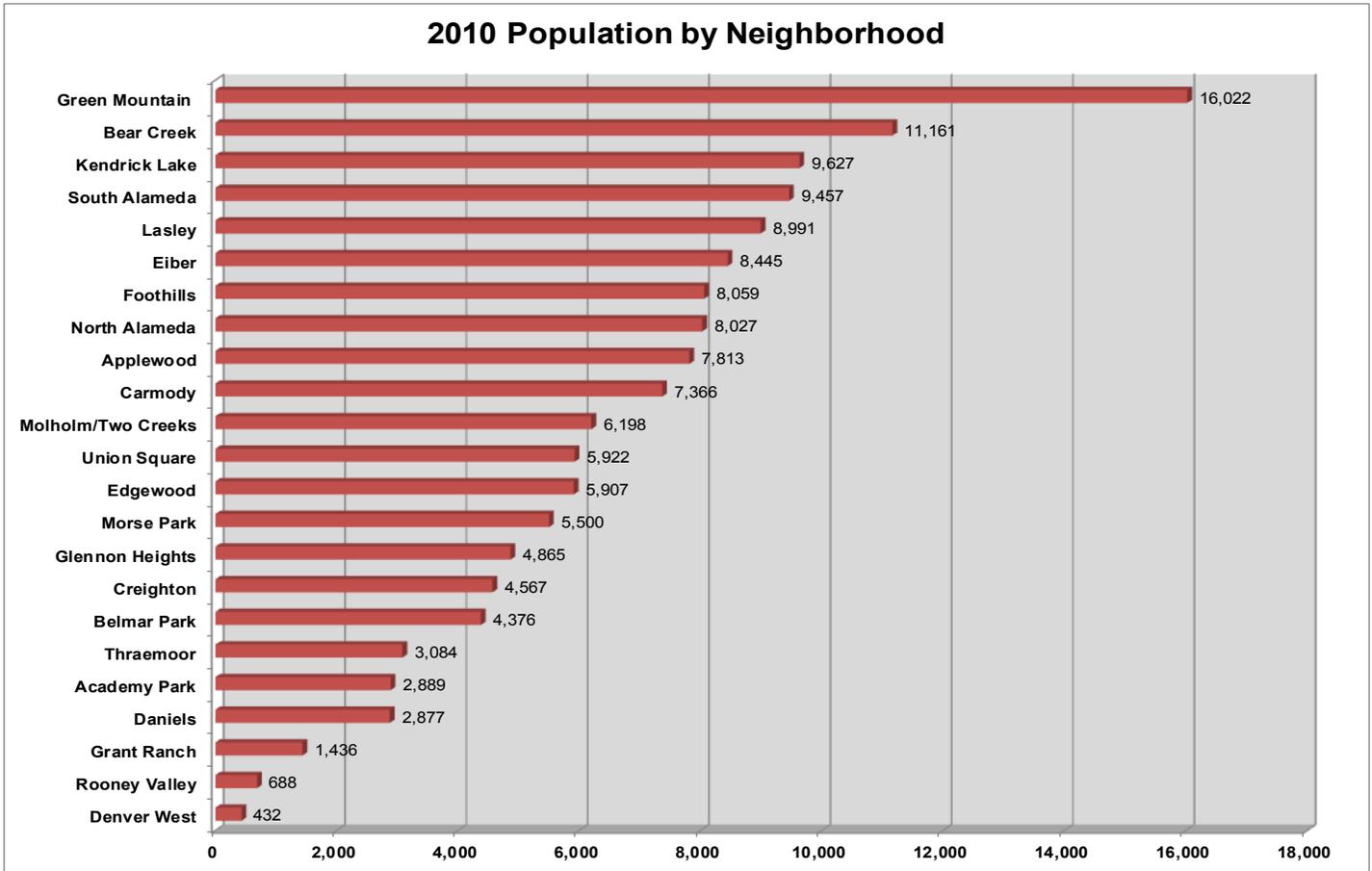
There are 26 designated neighborhoods within Lakewood, as indicated on the map on the following page. Each neighborhood has its own distinct character and set of demographics. Some neighborhoods are primarily residential while others contain more office, commercial or open space uses.



 City of Lakewood
 0 0.5 1 Miles 
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City of Lakewood neighborhood boundaries.

Population varies greatly by neighborhood and the following chart illustrates neighborhood populations at the time of the 2010 Census. The Bear Creek Lake Park, Green Mountain Park, and Federal Center neighborhoods do not contain any housing units and therefore are not included in the chart.



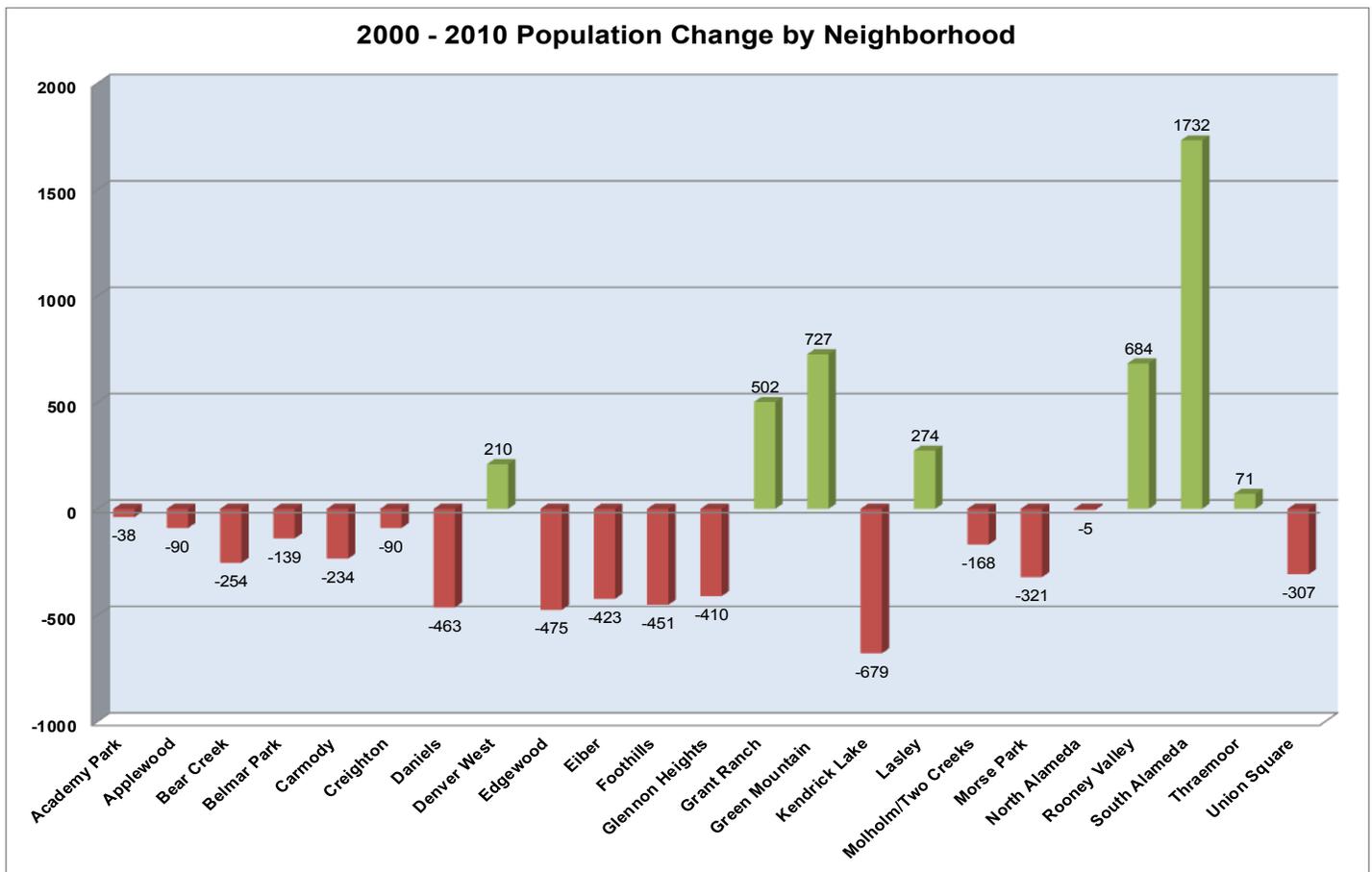
Source: 2010 U.S. Census.

In general, the Rooney Valley, Denver West, and Grant Ranch neighborhoods on the far western and southern boundaries of the City had the smallest populations in 2010. The Green Mountain, Bear Creek, and Kendrick Lake neighborhoods in the central and southern portions of the City had the largest populations in 2010.

Lakewood’s population decreased slightly between 2000 and 2010, but population change did not occur evenly across each neighborhood. The overall trend nationally and locally is an aging population and therefore a smaller household size. Also, vacancy rates in several Lakewood neighborhoods have increased since the 2000 Census as a result of new multi-family housing unit construction (multi-family housing has higher vacancy rates than single-family housing) and the increase in foreclosures that began around 2007. However, it should be noted that although household size decreased and vacancy rates increased, new housing unit construction offset these factors and resulted in an overall increase in City-wide population between 2010 and 2012.

The chart below illustrates estimated population change by neighborhood between 2000 and 2010. Population increased in about one-third of the neighborhoods, with the South Alameda, Green Mountain, and Rooney Valley neighborhoods showing the largest growth. The substantial growth in these neighborhoods can largely be attributed to new infill multi-family housing units that were constructed at Belmar, and the Solterra development in Rooney Valley.

The largest estimated decrease in population occurred in the Kendrick Lake neighborhood. Again, this can be attributed to the unique demographic characteristics of that neighborhood. Kendrick Lake has an aging population and the number of new housing units constructed in the neighborhood between 2000 and 2010 was fewer than needed to offset the estimated decrease in household size. The same demographic changes affected several other neighborhoods in the City as well.

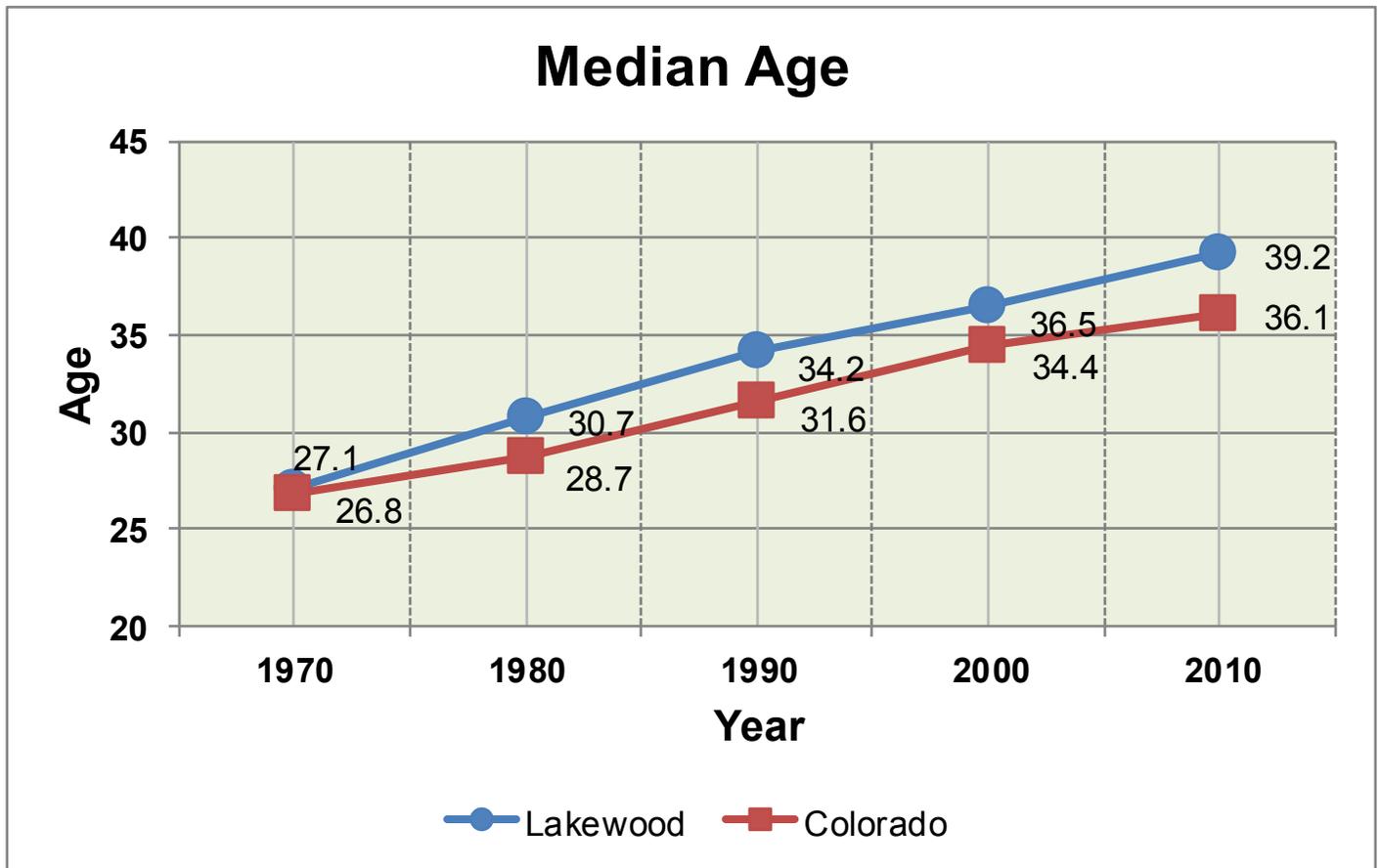


Source: U.S. Census Bureau.

Demographics

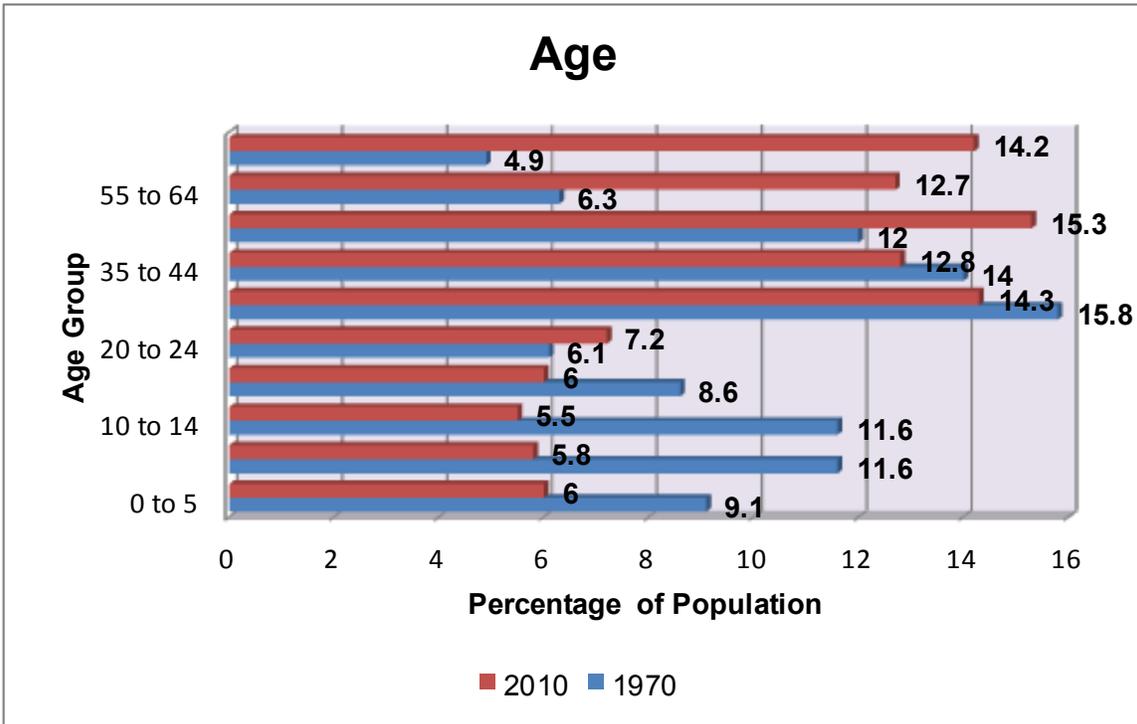
According to the 2010 data from the US Census Bureau, Lakewood's population is almost evenly split between male and female residents. Approximately 48.9% of the population is male and approximately 51.1% is female. These percentages have remained fairly constant throughout the City's history, and are also consistent with the ratio within the state of Colorado.

The median age of City residents has increased over the past 40 years, and reflects state and national trends. However, Lakewood's median age has increased at a slightly faster rate than that of the state. In 1970, the median age of the City was 27.1 years, while the median age of the state as a whole was 26.8 years. By 2010, the Colorado median age had increased to 36.1 years, with the Lakewood age increasing to 39.2 years.



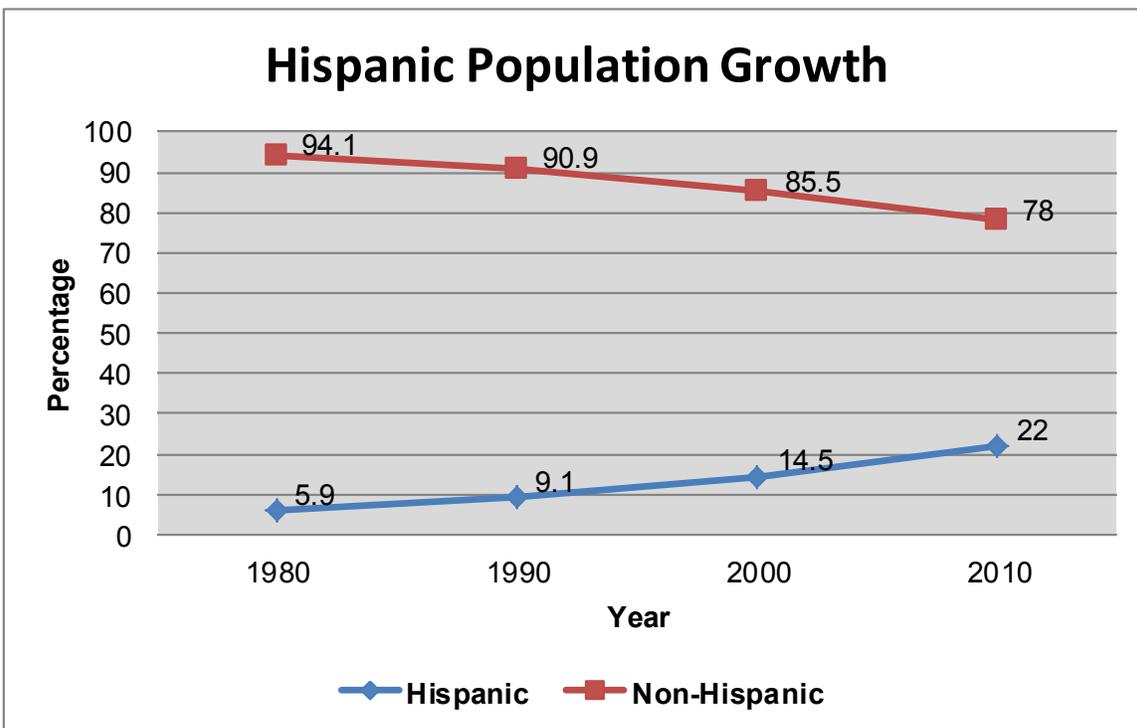
Source: US Census Bureau.

The number of Lakewood residents over the age of 65 has increased significantly since 1970, reflecting the national trend and the potential need for services and housing types catering to this group. In 1970, 4.9% of the City's population was within this demographic. As of 2010, that number has almost tripled to approximately 14.5%. The chart on the following page reflects the age groups within Lakewood for the years 1970 and 2010.



Source: US Census Bureau.

As the City's population has aged, it has also diversified. In 1980, approximately 5.9% of the population was of Hispanic ethnicity. By 2010, that number had increased to approximately 22%. The chart below reflects the Hispanic population growth from 1980 to 2010.



Source: US Census Bureau.

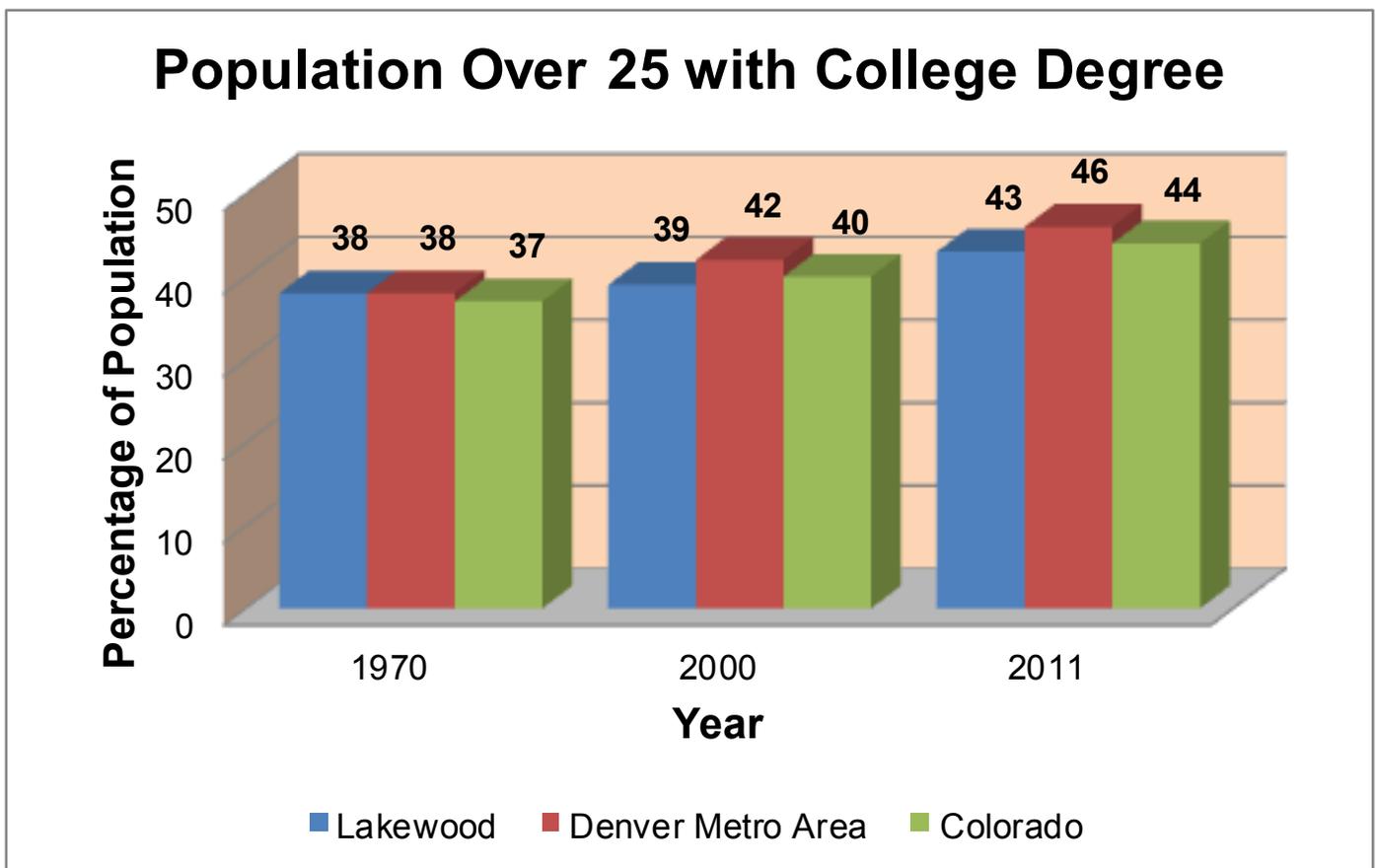
With respect to race, the percentage of Black residents increased from 0.5% in 1980 to 1.6% in 2010 and to 1.7% in 2012. The percentage of Asian residents also increased from 1.3% in 1980 to 3.0% in 2010 and to 3.2% in 2012. Conversely, the percentage of White residents has decreased from 94.1% in 1980 to 78.0% in 2010 and to 77.6% in 2012.

Education

When compared with metro Denver or the State of Colorado, Lakewood has a slightly lower percentage of the population over 25 years of age with college degrees (associates, bachelors, or graduate). However, the percent of the population with post-secondary degrees has been steadily increasing since the 1970's, and a significant percentage of the population has associate degrees (7.7% in 2011). Additionally, the percent of Lakewood residents with a college degree in 2011 far exceeds the U.S. national percentage (43% vs. 36%). The chart below reflects the percentage of residents with college degrees.

The City also has a slightly higher percentage of the population without high school diplomas than either the metro area or state. Again, however, the percentage has improved since the 1970, dropping from 24% to 10% in 2011.

The number of public elementary, junior high, and high school students in Lakewood in 2011 was estimated at approximately 30,000. The number of public school students has remained constant for most of the City's existence. The enrollment in 1970 was approximately 33,000. Enrollment fell to around 28,000 in 1985, but has steadily increased to the current number. Public education in Lakewood is provided by the Jefferson County School District.



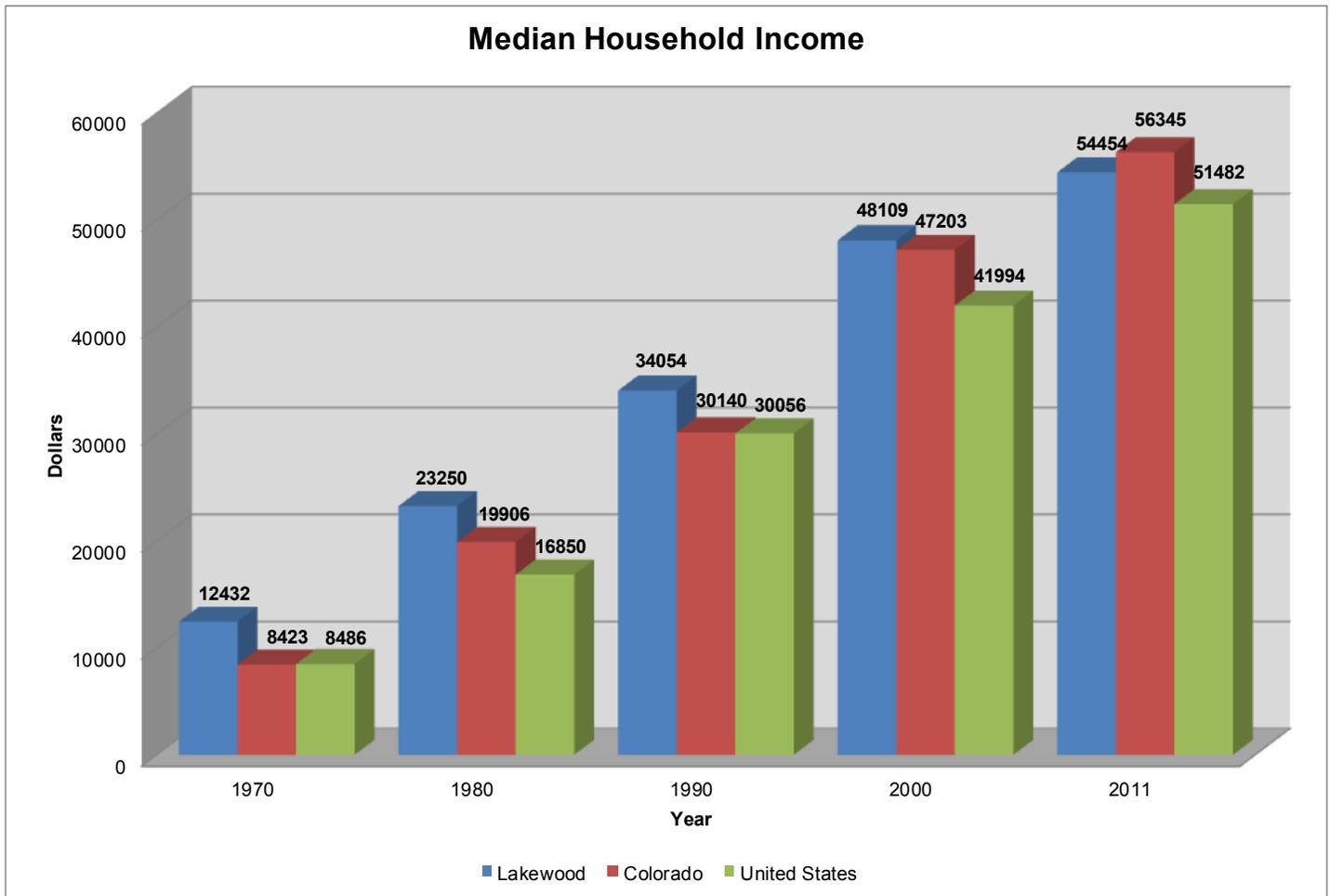
Source: US Census Bureau, American Community Survey.

Income

The Lakewood median household income in 2011 was approximately \$54,450, which was above the national median household income, but slightly below the median for the state of Colorado. Median household income growth for the City has increased steadily since the 1970's, and was consistently above the national and Colorado median until the early 2000's.

Although Lakewood's median household income has recently fallen below the Colorado median, it should be noted that a large percentage of the City's population is over the age of 65 and includes a significant number of retirees. These retirees typically have a lower median household income, but are more likely to own their homes outright, or have relatively low mortgage payments allowing for additional discretionary income.

The following chart indicates the median household income for the City of Lakewood, in relation to the state of Colorado and the nation from 1970 to 2011.

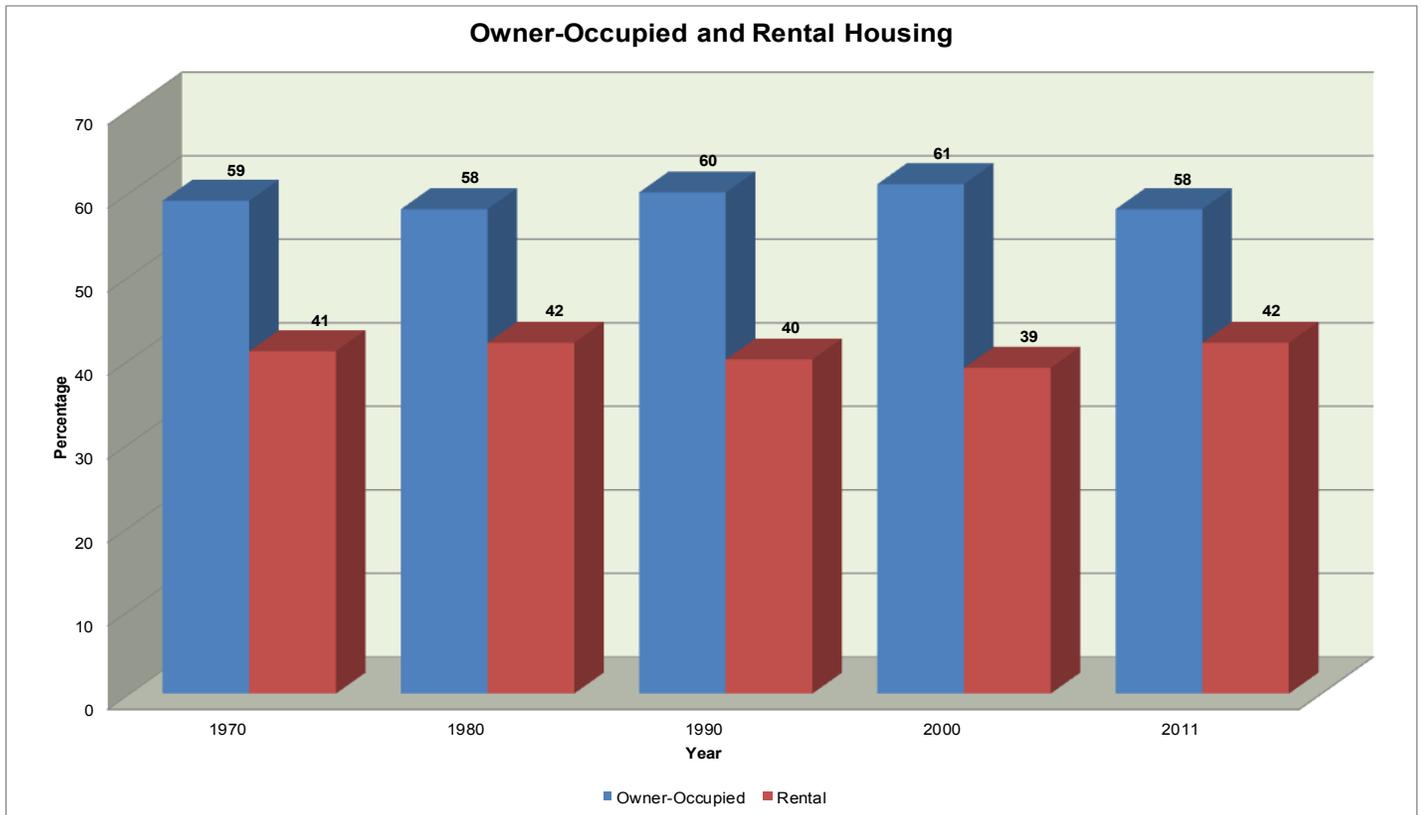


Source: US Census Bureau, American Community Survey.

Home Ownership

Home Ownership in Lakewood has remained fairly consistent throughout the City's existence. Ownership fluctuated slightly between 1970 and 1990, and peaked in 2000. As of 2011, the percentage of residential units within the City that are owner-occupied was 58 percent. The drop in owner-occupied housing is likely the residual result of the 2008-2010 recession. The remainder of the units were rental.

The following chart indicates the home ownership percentage between 1970 and 2011. The chart reflects the ownership type in all occupied residential units (single-family, multi-family, apartment and condominium) in Lakewood.

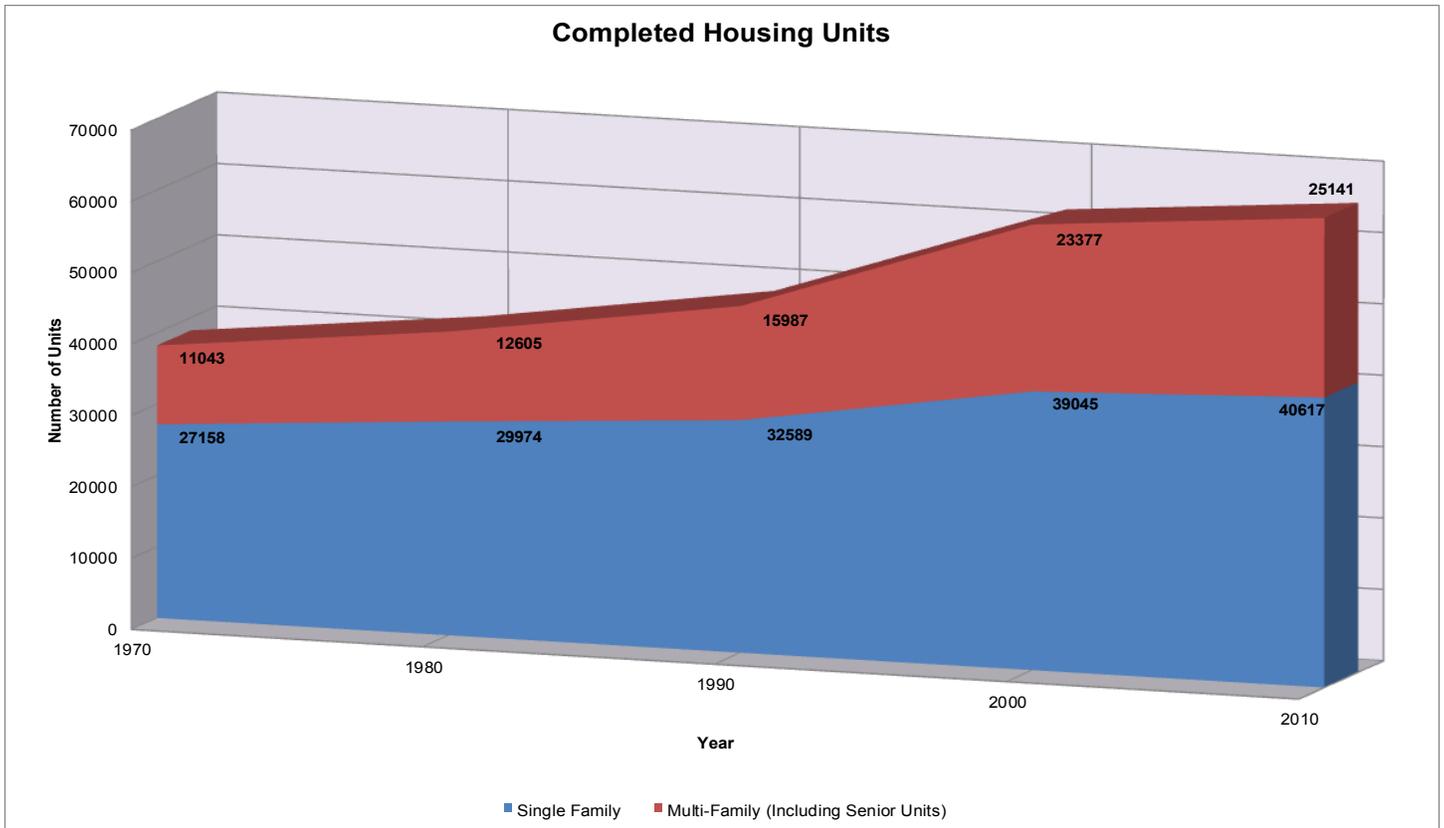


Source: US Census Bureau, American Community Survey.

Housing Units and Construction

Total Housing Units

As of April 1, 2010, there were 65,758 completed residential units within the City of Lakewood. Of the total units 40,617 were single-family attached or detached units, and 25,141 were multi-family units consisting of apartments, stacked flats, or senior living units. Since 1970, the total number of multi-family units in the City has increased by almost 128%. The total number of single-family units has grown at a slower rate, increasing by approximately 50% over the 40 year period. The following chart indicates the historic growth in residential units.

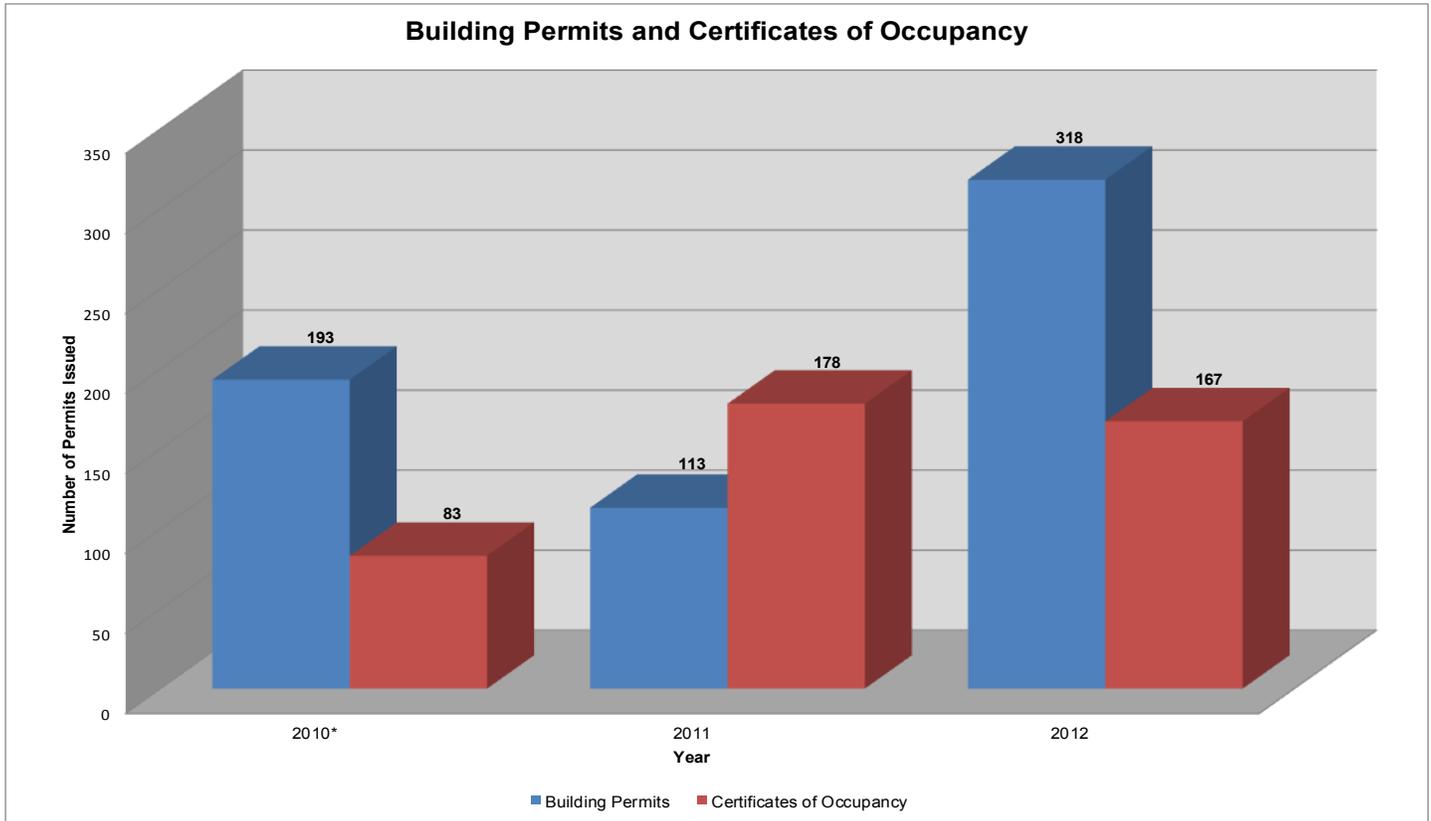


Source: US Census Bureau.

Residential Building Permits and Certificates of Occupancy

Building permits are issued at the onset of construction of a residential unit, and a certificate of occupancy is issued upon completion and final inspection of the unit.

Since 2010, Lakewood has issued, on average, 143 certificates of occupancy for new residential units annually. In total, 428 new residential units have been granted certificates of occupancy in the April 1, 2010 to December 31, 2012 period. During the same timeframe 624 building permits have been issued for new residential construction in the City. The following chart details building permits and certificates of occupancy between 2010 and 2012.

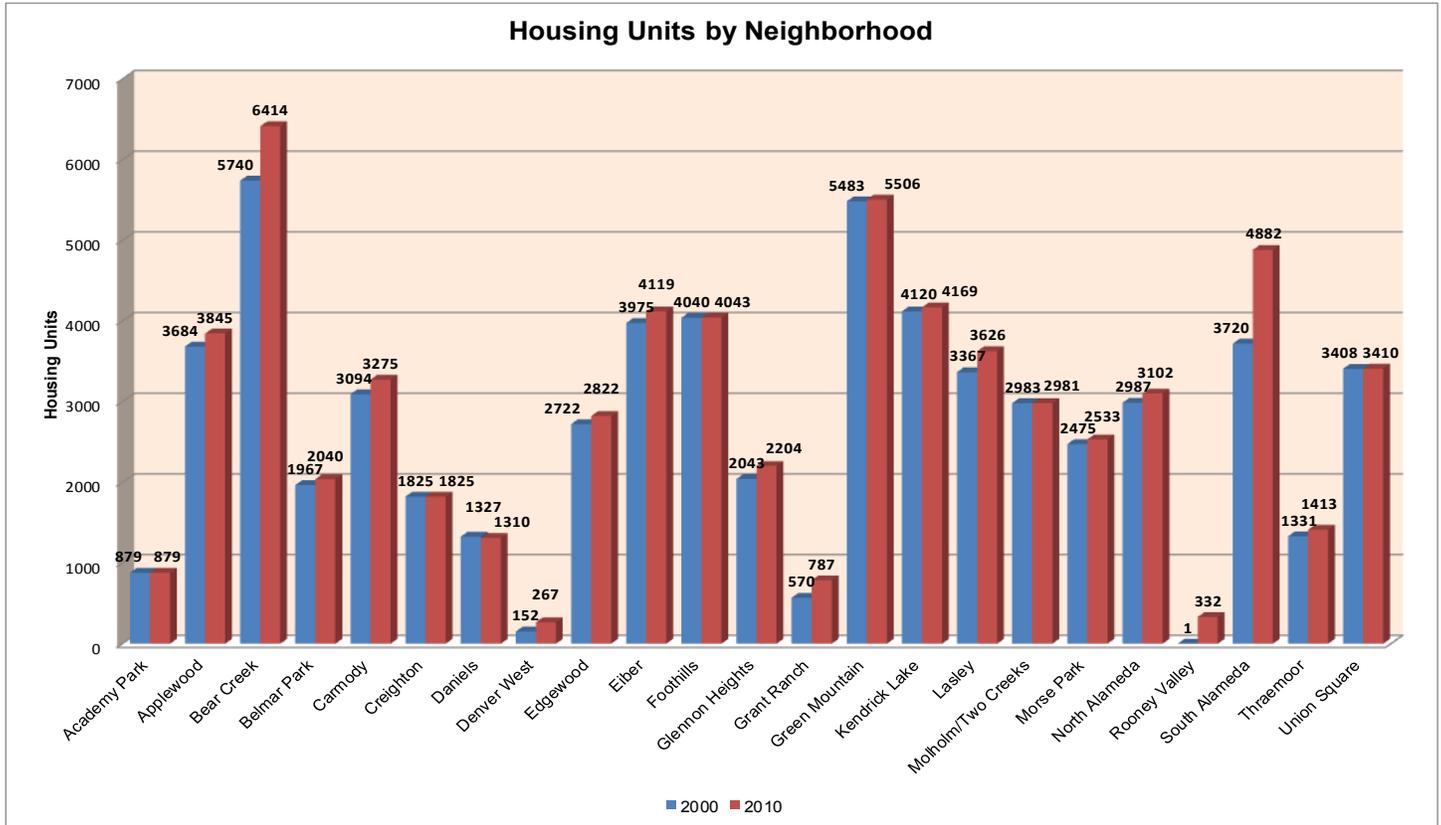


Source: City of Lakewood.

*Note: The number of certificates of occupancy for the year 2010 reflect those issued after the April 1 US census date.

Residential Units and New Construction by Neighborhood

New housing growth occurred in most of Lakewood's neighborhoods between 2000 and 2010. The following chart illustrates new residential units by neighborhood during this time. The neighborhoods that experienced the most growth included South Alameda, Denver West, Grant Ranch and Rooney Valley. Most of the growth in these neighborhoods can be attributed to both multi-family and single family residential units.



Source: U.S. Census Bureau

Citywide Land Use Patterns

Land use within the City of Lakewood can be broken into 8 general land use categories: single-family residential, multi-family residential, commercial, office, industrial, mixed use, parks and open space and vacant land.

The 16 zone districts are reflected in the land use categories. It should be noted that the Mixed Use districts also have three contexts in which they can be found. Additionally, all Planned Developments within the City have an underlying zone district. For the purposes of this report, the underlying zone district has been used to categorize the land use. More information regarding the City's zone districts can be found in Article 3 of the Zoning Ordinance.

The 16 zone districts within the City, and the general characteristics, are:

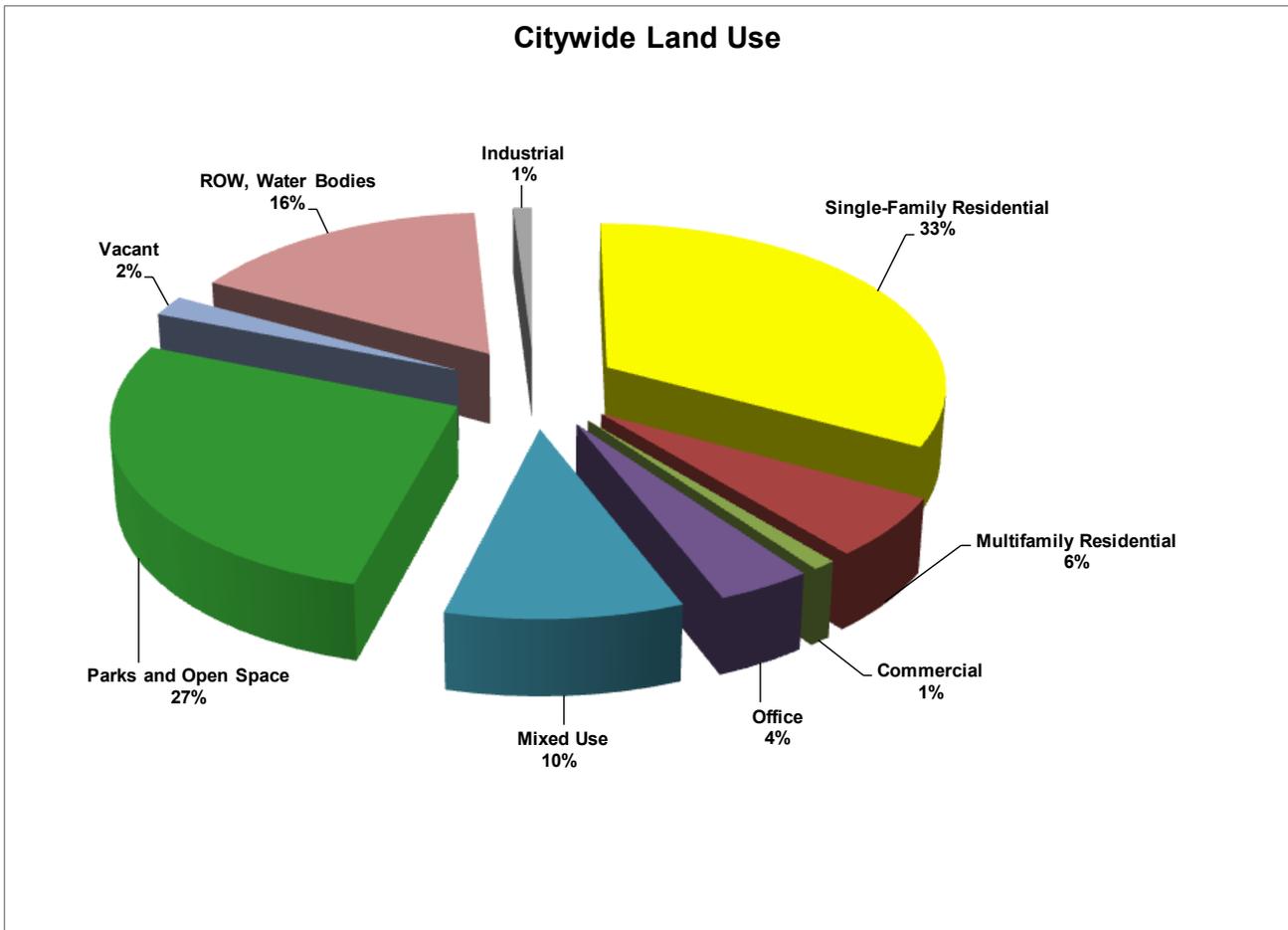
- **R-1-43** - The One Acre Lot Residential zone district provides for low intensity use of natural resources, limited single-family residential, and recreational development.
- **R-1-18** - The Rural Lot Residential zone district protects the existing rural character of an area and establishes a rural pattern of development, which allows for low-density single-family residences and agricultural uses.
- **R-1-12** - The Large Lot Residential zoning district provides for large lot, suburban, one-family residential development.
- **R-1-9** - The Medium Sized Lot Residential district provides for moderate-sized lot, suburban, one family residential development.
- **R-1-6** - The Small Lot Residential district provides for small lot, single-family detached residential development.
- **R-2** - The Two-Family and Small Lot Residential district provides for small lot single-family attached and detached, and two-family residential development.
- **R-MF** - The Multifamily Residential zone district provides for a mixture of medium density housing types including single-family attached, two-family, townhouse, and multifamily development.
- **R-HM** – The Mobile Home Residential zone district allows for developments where spaces are either sold or rented for the placement of a manufactured home in a park-like setting.
- **M-N** - The Mixed Use—Neighborhood district provides for a mix of low-intensity commercial uses and a range of residential uses generally along collector streets and adjacent to light rail station with walk-up access.
- **M-G** - The Mixed Use—General district provides for mixed use and community commercial development generally along arterial streets and in areas with significant transit access.
- **M-C** - The Mixed Use—Core district provides for higher density mixed use development in areas developed or planned with the most intense urban characteristics, such as downtown Lakewood and adjacent to light rail stations.
- **M-E** - The Mixed Use—Employment district provides for office and campus development, with ancillary retail and residential uses generally along arterial and collector streets.

- **M-R** - The Mixed Use—Residential district provides for compact multifamily residential development with a variety of densities. Office and residential uses that are integrated into residential project are also permitted.
- **C-R** - The Commercial—Regional district provides for regional commercial destination development along major streets and near highway interchanges.
- **LI** - The Light Industrial district is intended to retain, enhance and intensify existing industrial uses, and to provide for the development of lighter industrial uses.
- **LI-RD** - The Light Industrial—Research and Development district provides for the development of new and existing research, technology and light industrial uses in a campus-style setting.

The table and pie chart on the following page reflect the break down of land uses and the total developable area within the City.

Land Use Type (Zoning)	Acres	Dwelling Units (April 1, 2010)	Percent of Developable Land
Single-Family Residential (R-1 and R-2 districts)	9,118	40,617	33%
Multi-Family Residential (R-MF, R-MH and M-R districts)	1,580	25,141	6%
Commercial (C-R district)	307	221*	1%
Office (M-E district)	1,082	157*	4%
Industrial (LI and LI-RD districts)	218	25*	1%
Mixed Use (M-N, M-G and M-C districts)	2,691	1,588*	10%
Vacant Land	642	0	2%
Total Developable Land	15,638	65,758	57%
Rights-of-Way (ROW), Water Bodies	4,392	0	16%
Parks and Open Space	7,353	0	27%
Total City Area	27,383	65,758	100%

* Dwelling units are included in the Single-Family and Multi-Family numbers.



Neighborhood Land Use Patterns

The following section describes the land use patterns by neighborhood within the City. The tables on the following pages indicate the general land use types within Lakewood: single-family residential, multi-family residential, mixed-use, industrial, office, commercial, parks and open space, and vacant. The map indicating the location of each neighborhood within Lakewood can be found on Page 8 of this report.

Land Use by Neighborhood

Neighborhood	Land Use Type	Acres	Percentage of Land Use	Total Residential Units/ 2010 Population	Percentage of Total City Area
Academy Park	Total	423		Units: 879 Population: 2889	2%
	Single-Family Residential	76	18%		
	Multi-Family Residential	36	8%		
	Commercial	0	8%		
	Office	164	39%		
	Mixed Use	32	8%		
	Industrial	0	0%		
	Parks/Open Space	4	1%		
	Vacant Land	37	9%		
	Other	74	17%		
Addenbrooke – Belmar Park	Total	1692		Units: 2040 Population: 4376	6%
	Single-Family Residential	1306	77%		
	Multi-Family Residential	50	3%		
	Commercial	0	0%		
	Office	4	1%		
	Mixed Use	42	2%		
	Industrial	0	0%		
	Parks/Open Space	236	14%		
	Vacant Land	28	2%		
	Other	26	1%		
Applewood	Total	1477		Units: 3845 Population: 7613	5%
	Single-Family Residential	1064	73%		
	Multi-Family Residential	78	5%		
	Commercial	0	0%		
	Office	20	1%		
	Mixed Use	121	8%		
	Industrial	0	0%		
	Parks/Open Space	31	2%		
	Vacant Land	18	1%		
	Other	145	10%		

Neighborhood	Land Use Type	Acres	Percentage of Land Use	Total Residential Units/ 2010 Population	Percentage of Total City Area
Bear Creek	Total	1482		Units: 6414 Population: 11161	5%
	Single-Family Residential	580	39%		
	Multi-Family Residential	317	21%		
	Commercial	47	3%		
	Office	20	1%		
	Mixed Use	18	1%		
	Industrial	0	0%		
	Parks/Open Space	428	30%		
	Vacant Land	0	0%		
	Other	65	4%		
Bear Creek Lake Park	Total	2854		N/A	10%
	Parks/Open Space	2854	100%		
Carmody	Total	1237		Units: 3275 Population: 7360	4%
	Single-Family Residential	980	79%		
	Multi-Family Residential	43	3%		
	Commercial	0	0%		
	Office	15	1%		
	Mixed Use	60	5%		
	Industrial	0	0%		
	Parks/Open Space	57	5%		
	Vacant Land	0	0%		
	Other	82	7%		
Creighton	Total	937		Units: 1825 Population: 4567	3%
	Single-Family Residential	658	69%		
	Multi-Family Residential	23	3%		
	Commercial	0	0%		
	Office	19	2%		
	Mixed Use	22	2%		
	Industrial	0	0%		
	Parks/Open Space	39	4%		
	Vacant	10	1%		
Other	166	18%			

Neighborhood	Land Use Type	Acres	Percentage of Land Use	Total Residential Units/ 2010 Population	Percentage of Total City Area
Daniels	Total	718		Units: 1310 Population: 3182	3%
	Single-Family Residential	371	52%		
	Multi-Family Residential	18	3%		
	Commercial	41	6%		
	Office	29	4%		
	Mixed Use	0	0%		
	Industrial	176	24%		
	Parks/Open Space	31	4%		
	Vacant Land	17	2%		
	Other	35	5%		
Denver West	Total	445		Units: 267 Population: 432	2%
	Single-Family Residential	3	1%		
	Multi-Family Residential	23	5%		
	Commercial	0	0%		
	Office	97	22%		
	Mixed Use	247	55%		
	Industrial	0	0%		
	Parks/Open Space	0	0%		
	Vacant Land	59	13%		
	Other	16	4%		
Edgewood	Total	547		Units: 2822 Population: 5907	2%
	Single-Family Residential	256	47%		
	Multi-Family Residential	88	16%		
	Commercial	0	0%		
	Office	23	4%		
	Mixed Use	99	18%		
	Industrial	0	0%		
	Parks/Open Space	10	2%		
	Vacant Land	6	1%		
	Other	65	12%		
Eiber	Total	1255		Units: 4119 Population: 8445	4%
	Single-Family Residential	757	60%		
	Multi-Family Residential	120	10%		
	Commercial	50	4%		
	Office	20	2%		
	Mixed Use	129	10%		
	Industrial	0	0%		
	Parks/Open Space	42	3%		
	Vacant	34	3%		
	Other	103	8%		

Neighborhood	Land Use Type	Acres	Percentage of Land Use	Total Residential Units/ 2010 Population	Percentage of Total City Area
Foothills	Total	912		Units: 4043 Population: 8059	3%
	Single-Family Residential	567	62%		
	Multi-Family Residential	73	8%		
	Commercial	0	0%		
	Office	49	5%		
	Mixed Use	75	8%		
	Industrial	0	0%		
	Parks/Open Space	34	4%		
	Vacant Land	12	1%		
	Other	102	11%		
Glennon Heights	Total	684		Units: 2204 Population: 4865	2%
	Single-Family Residential	534	78%		
	Multi-Family Residential	14	2%		
	Commercial	0	0%		
	Office	3	1%		
	Mixed Use	24	3%		
	Industrial	0	0%		
	Parks/Open Space	56	8%		
	Vacant Land	0	0%		
	Other	53	8%		
Grant Ranch	Total	418		Units: 787 Population: 1436	1%
	Single-Family Residential	124	30%		
	Multi-Family Residential	28	7%		
	Commercial	71	17%		
	Office	0	0%		
	Mixed Use	0	0%		
	Industrial	0	0%		
	Parks/Open Space	14	3%		
	Vacant Land	0	0%		
	Other	181	43%		
Green Mountain	Total	2101		Units: 5506 Population: 16022	8%
	Single-Family Residential	1593	76%		
	Multi-Family Residential	9	1%		
	Commercial	0	0%		
	Office	0	0%		
	Mixed Use	33	2%		
	Industrial	0	0%		
	Parks/Open Space	295	14%		
	Vacant	15	1%		
Other	156	7%			

Neighborhood	Land Use Type	Acres	Percentage of Land Use	Total Residential Units/ 2010 Population	Percentage of Total City Area
Green Mountain Park	Total	2313		N/A	8%
	Parks/Open Space	2313	100%		
Kendrick Lake	Total	1286		Units: 4169 Population: 9627	5%
	Single-Family Residential	984	76%		
	Multi-Family Residential	38	3%		
	Commercial	0	0%		
	Office	0	0%		
	Mixed Use	57	4%		
	Industrial	0	0%		
	Parks/Open Space	71	6%		
	Vacant Land	9	1%		
	Other	127	10%		
Lasley	Total	934		Units: 3626 Population: 8991	3%
	Single-Family Residential	745	80%		
	Multi-Family Residential	19	2%		
	Commercial	0	0%		
	Office	0	0%		
	Mixed Use	59	6%		
	Industrial	0	0%		
	Parks/Open Space	35	4%		
	Vacant Land	0	0%		
	Other	76	8%		
Molholm/Two Creeks	Total	936		Units: 2981 Population: 6198	3%
	Single-Family Residential	496	53%		
	Multi-Family Residential	60	6%		
	Commercial	0	0%		
	Office	3	1%		
	Mixed Use	96	10%		
	Industrial	112	12%		
	Parks/Open Space	21	3%		
	Vacant	17	2%		
	Other	131	14%		

Neighborhood	Land Use Type	Acres	Percentage of Land Use	Total Residential Units/ 2010 Population	Percentage of Total City Area
Morse Park	Total	937		Units: 2533 Population: 5500	3%
	Single-Family Residential	721	76%		
	Multi-Family Residential	34	4%		
	Commercial	0	0%		
	Office	15	2%		
	Mixed Use	86	9%		
	Industrial	0	0%		
	Parks/Open Space	33	4%		
	Vacant Land	0	0%		
	Other	48	5%		
North Alameda	Total	910		Units: 3102 Population: 8027	3%
	Single-Family Residential	625	68%		
	Multi-Family Residential	52	6%		
	Commercial		%		
	Office	3	1%		
	Mixed Use	110	12%		
	Industrial	0	0%		
	Parks/Open Space	49	5%		
	Vacant Land	15	1%		
	Other	56	6%		
Rooney Valley	Total	862		Units: 332 Population: 688	3%
	Single-Family Residential	156	18%		
	Multi-Family Residential	0	0%		
	Commercial	0	0%		
	Office	0	0%		
	Mixed Use	0	0%		
	Industrial	0	0%		
	Parks/Open Space	134	15%		
	Vacant Land	572	66%		
	Other	0	0%		
South Alameda	Total	930		Units: 4882 Population: 9457	3%
	Single-Family Residential	541	58%		
	Multi-Family Residential	115	12%		
	Commercial	0	0%		
	Office	5	1%		
	Mixed Use	125	13%		
	Industrial	0	0%		
	Parks/Open Space	52	6%		
	Vacant	15	2%		
	Other	77	8%		

Neighborhood	Land Use Type	Acres	Percentage of Land Use	Total Residential Units/ 2010 Population	Percentage of Total City Area
Thraemoor/ Lakewood Estates	Total	614		Units: 1413 Population: 3084	2%
	Single-Family Residential	599	97%		
	Multi-Family Residential	14	3%		
	Commercial	0	0%		
	Office	0	0%		
	Mixed Use	0	0%		
	Industrial	0	0%		
	Parks/Open Space	0	0%		
	Vacant Land	0	0%		
	Other	0	0%		
Union Square	Total	747		Units: 3410 Population: 5922	3%
	Single-Family Residential	151	20%		
	Multi-Family Residential	118	16%		
	Commercial	0	0%		
	Office	90	12%		
	Mixed Use	93	12%		
	Industrial	25	3%		
	Parks/Open Space	46	6%		
	Vacant Land	0	0%		
	Other	225	30%		
Denver Federal Center	Total	670		N/A	3%
	Vacant Land	210	33%		
	Other	460	67%		