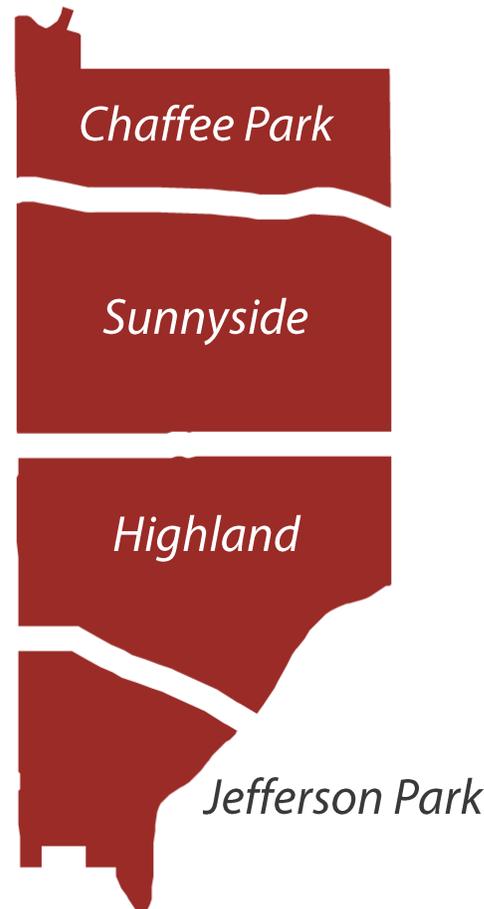


Near Northwest Area Plan

Land Use, Transportation, and Infrastructure
Committee

December 19th, 2023

N E A R
N O R T H
W E S T



Agenda

- **Plan Overview**
- **Plan Content**
- **Review Criteria**

Plan Overview



Council Member
Amanda Sandoval – District 1

Neighborhoods
Chaffee Park
Sunnyside
Highland
Jefferson Park



Plan Contents

- Intro
- Land Use and Built Form
- Housing and Economy
- Mobility
- Quality of Life Infrastructure
- Neighborhoods of Near Northwest
- Implementation

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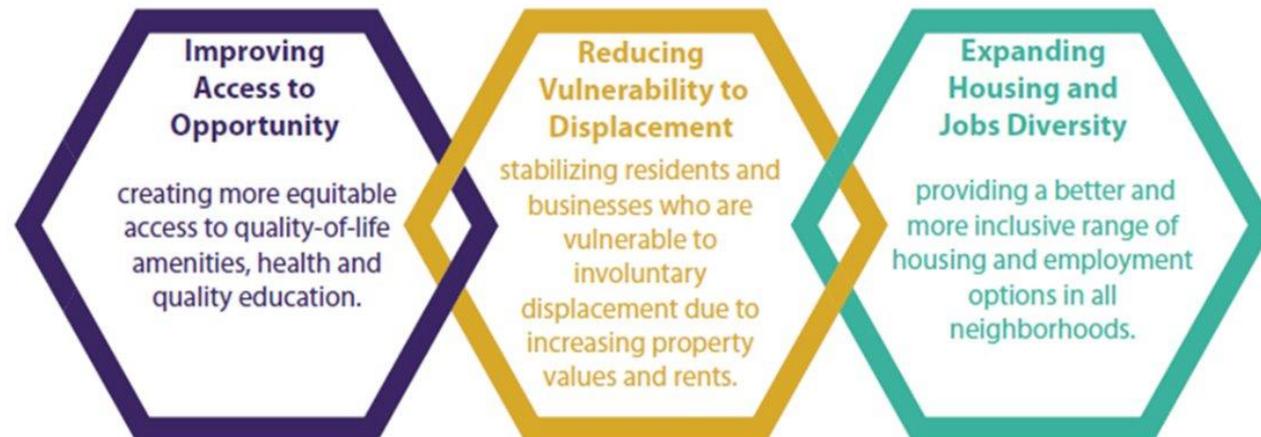
Plan Content

Intro



Key Themes from Executive Summary

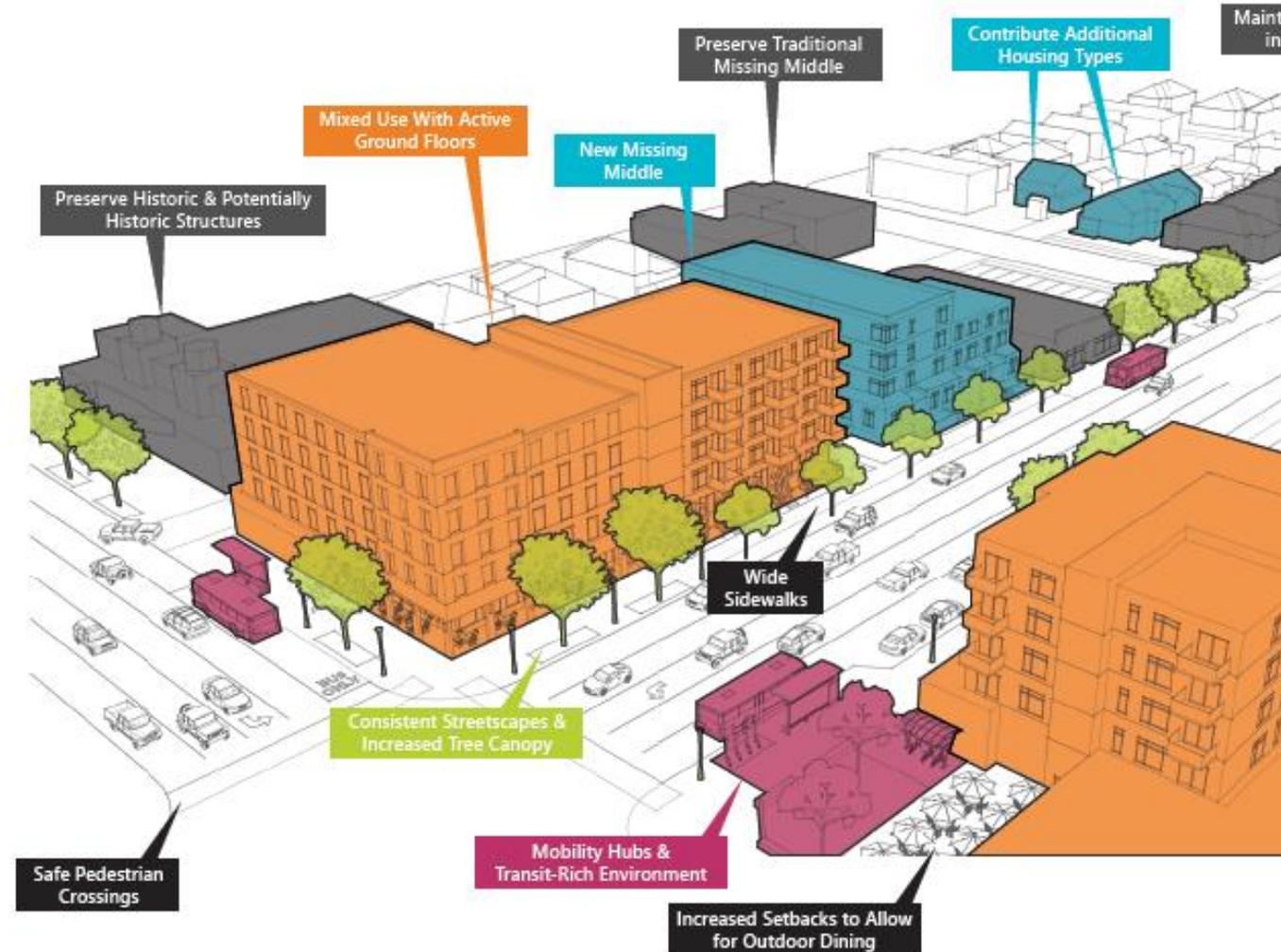
- Support wealth building and access to housing
- Nurture great places
- Grow businesses and jobs
- Improve multi-modal options and safety
- Support health and wellbeing



Land Use and Built Form

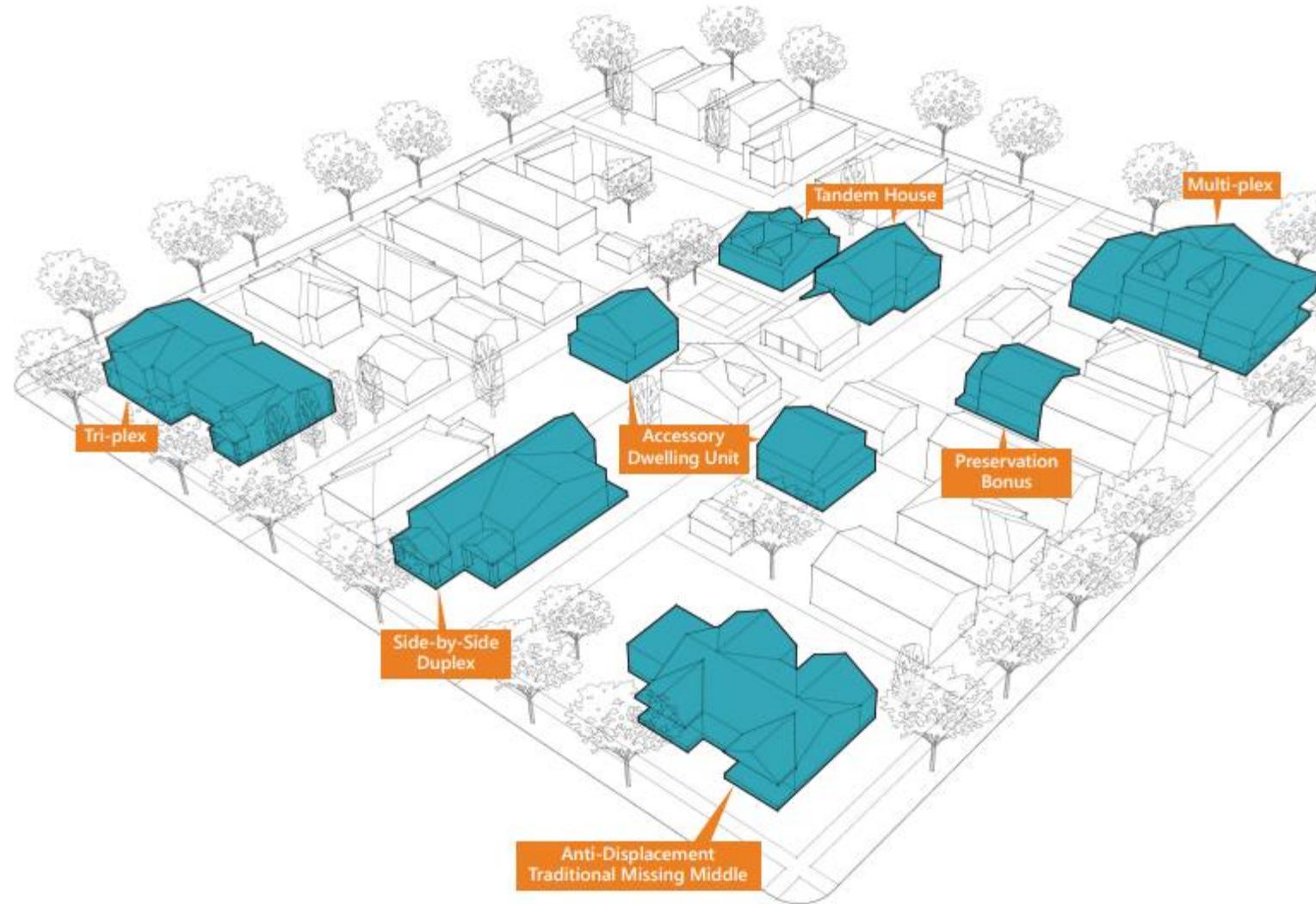
Land Use and Built Form

- **Thoughtful Growth** - higher intensity near transit and lower intensity interior
- **Vibrant Mixed-Use Places** - Elevate the design of buildings, streets and public spaces
- **Preserve and Celebrate** – Adaptive reuse and preserve potentially historic areas



Land Use and Built Form

- Increase housing options along major corridors and within low residential areas through missing middle housing strategies that balance preservation and compatibility, and promote affordability.



Housing and Economy

Housing and Economy

- **Affordable Housing** – Support wealth building, prevent displacement, and increase the development of new affordable housing
- **Social Services** – Provide a robust social service network for vulnerable populations, including persons experiencing homelessness
- **Local Business Support** – Connect businesses to financing, incentives, and networking to help them thrive and prevent displacement
- **Jobs** – Preserve and create new job opportunities that can benefit residents

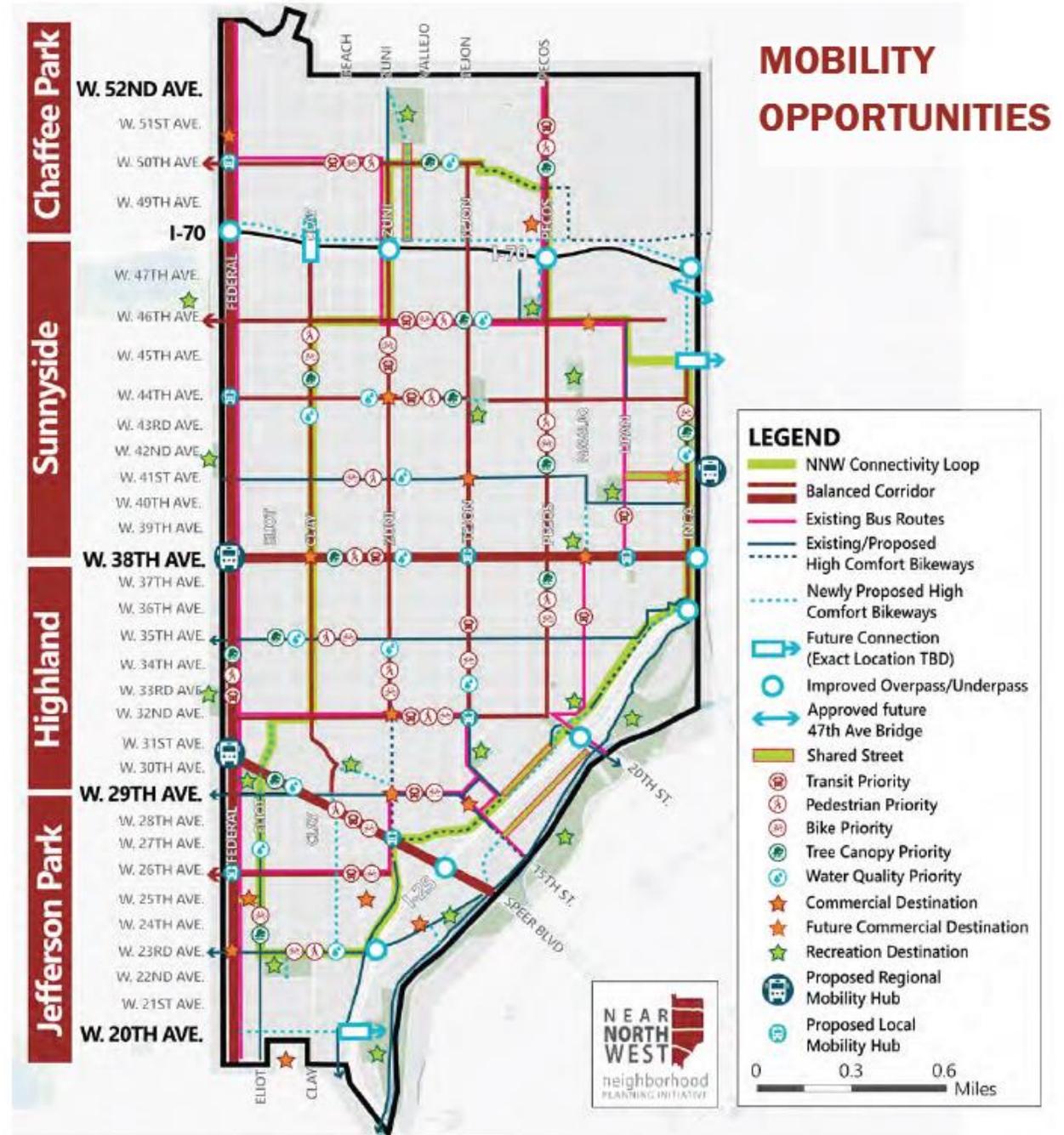
Mobility

Mobility

- **Corridor Improvements** – Prioritize safe multimodal transportation options and improvements along key streets that connect neighborhoods
- **Bikeways and Trails** – Create a network of safe, comfortable spaces designated for bicyclists, and urban trail that connects neighborhoods
- **Traffic Calming and Pedestrian Safety** – Provide new and enhance existing crossings, and slow traffic along neighborhood streets around key destinations

Mobility

- Balanced Corridors
- Connectivity Loop
- Shared Street
- New Ped-Bike Crossings
- Mobility Hubs and Bus Rapid Transit



Quality-of-Life Infrastructure

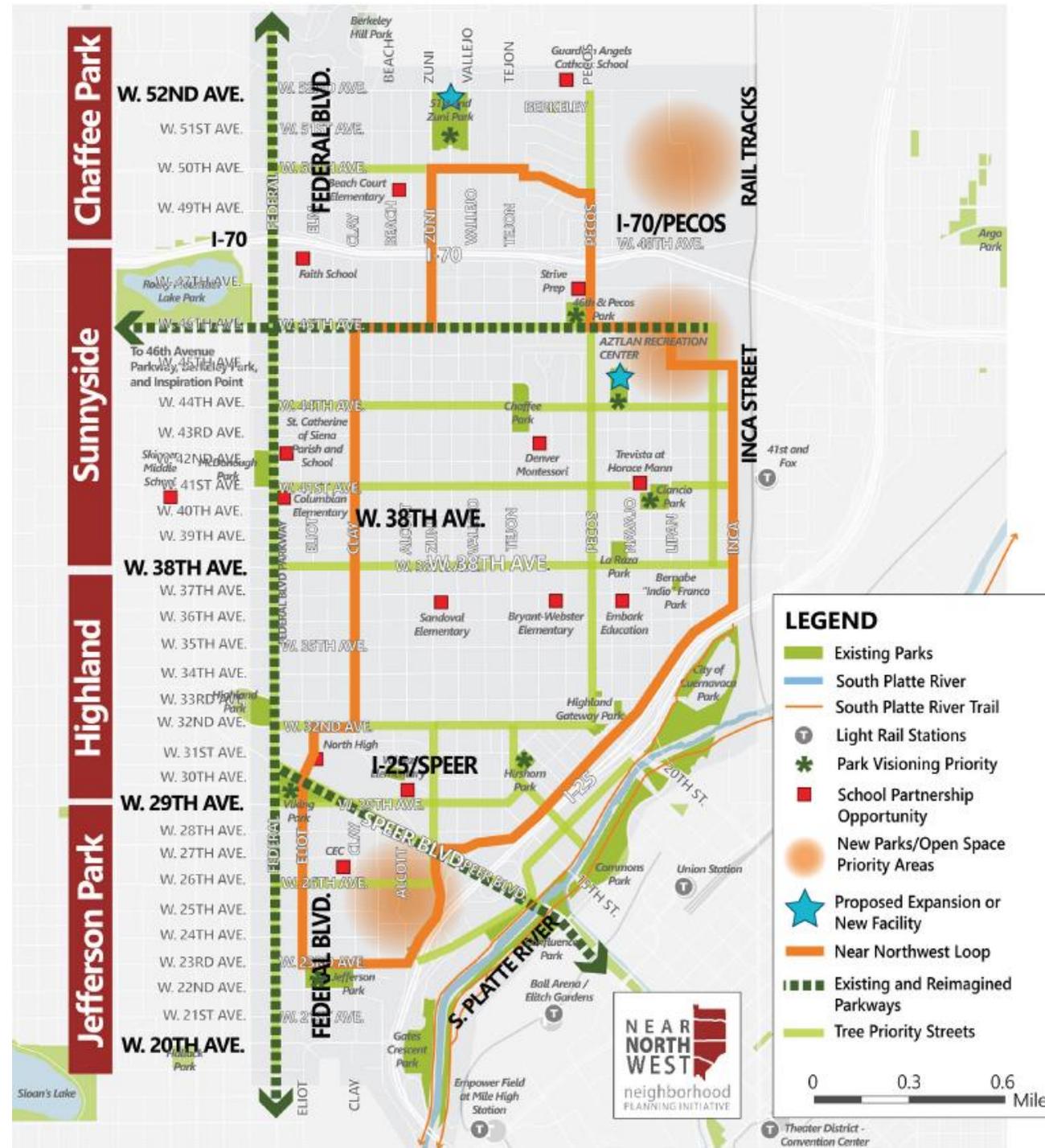


Quality of Life

- **Culture and Belonging** – Support initiatives and programs that celebrate Northside’s diverse identities and support community building.
- **Parks and Green Infrastructure** – Improve and provide new park space to serve a growing population and incorporate green infrastructure to improve water quality and address rising temperatures.
- **Food Access** – Increase food access through multiple ways, including recruitment, support for smaller existing healthy/affordable food sources, and other creative ideas

Quality of Life

- New Park and Open Space Opportunities
- Parks to prioritize future visioning efforts to identify improvements
- Expansion of Existing Rec Centers
- New Parkways (46th Avenue)
- Tree Priority and Water Quality Green Streets



Neighborhoods of Near Northwest



Neighborhood Key Opportunities

- Outlines key opportunities and more neighborhood-specific recommendations

6.2.2 Key Opportunities

- Focus Area: New Walkable Town Square at 48th and Peoc.** Encourage the expansion and redevelopment of a mixed-use local center that serves as a gathering place for surrounding residents and includes community-serving uses (See Section 6.2.4).
- Preserve Existing Industrial.** Maintain and support Chaffee Park as a manufacturing district, while improving their existing privately-owned open spaces for residents and employees (See Policies C-H and C-Q3).
- Pedestrian-Friendly Design along Federal.** Limit auto-oriented building forms and uses, such as drive-thrus and fueling stations along Federal, and improve the streetscape through additional landscaping and tree plantings (See Policies C-L1 and M2).
- Expand opportunities for commercial uses.** Encourage adaptive reuse of structures within the neighborhood and support businesses on Federal, and 48th and Peoc nodes (See Policies C-L2 and C-L3).
- Compatible Residential Design.** Ensure new homes are more consistent with the scale of the neighborhood and limit setbacks (See Policy C-L5).
- Increase Access to Healthy and Affordable Food.** Deploy multiple strategies from recruitment/retention of a variety of smaller scale neighborhood to community-based food access model, and more (See Policies Q-2-Q16).
- Improve Connectivity Across I-70 and Federal.** Improve existing overpass/underpass and intersections, and explore new ped-bike crossings across I-70 (See Policies M2 and C-M4).
- Improve Traffic Calming.** Slow and reduce traffic speeds along neighborhood streets, especially Peoc Street (See Policy M16).

COMMUNITY PRIORITIES
Top priorities from the list of key opportunities include encouraging high-quality design in mixed-use centers and improving the safety of major corridors, and preserving/rehabilitating buildings and supporting residents and businesses at risk of displacement. See Section 7.1 for more detail.

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6.4.2 Key Opportunities

- Focus Area: Viking Park and Speer Boulevard.** Make improvements to Viking Park and redesign Speer Blvd to increase safety, accessibility, and connectivity (See Section 6.4.4).
- Streeter Commercial Nodes.** Preserve character of former streeter commercial nodes and support continuation of these areas as neighborhood-serving commercial district (See Policies H-L3, H-L5, H-L6, and H-H3).
- Culture and History.** Preserve and celebrate places that have significant ties to the cultures of the Northside (See Policy H-L4).
- Walkable Mixed-Use Centers.** Encourage housing and job growth, and high-quality design near major transit investments, including along Federal Boulevard, 38th Avenue, and Speer Boulevard (See Policies H-L1 and H-L2).
- Compatible Residential Design.** Ensure new homes are compatible with the neighborhood and remove barriers to developing on small and unique lots (See Policy H-L5).
- Improve Connectivity.** Improve crossings at complicated and busy intersections, including Speer Boulevard and areas with off-axis intersections (See Policies H-M1 and H-M2).
- Support Local Businesses.** Assist and provide resources to small businesses, and help build capacity (See Policies H-H2 and H-H6).
- More Housing Options.** Expand housing options that balance and promote preservation, compatibility, and affordability (See Policies H-L0 and L-D).
- Stabilize residents at risk of involuntary displacement.** Reduce the risk of involuntary displacement for residents and expand the range of stable, affordable housing options and wealth building opportunities for residents (See Policies H1 and H3).

COMMUNITY PRIORITIES
Top priorities from the list of key opportunities include encouraging high-quality design in mixed-use centers and improving the safety of major corridors, and preserving/rehabilitating buildings and supporting residents and businesses at risk of displacement. See Section 7.1 for more detail.

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6.3.2 Key Opportunities

- Focus Area: Northeast Sunnyside.** Guide future investments to create a "complete neighborhood," including opportunities to retain and grow new jobs, construct new affordable housing, expand new park space, and create walkable mixed-use centers that can service residents (See Section 6.3.4).
- Active Recreation Center.** Create a recreation campus that includes a new or renovated Active Recreation Center (See Policy S-Q4).
- Walkable Mixed-Use Centers.** Encourage housing and job growth, and high-quality design at Oage, Newton, and near major transit investments, including 41st and Inca, Federal Boulevard, and 38th Avenue (See Policies S-L1 and S-L2).
- Streeter Commercial Nodes.** Preserve character of former streeter commercial nodes and support continuation of these areas as neighborhood-serving commercial districts (See Policies S-L3, S-L5, S-L6, and S-H6).
- West 44th Avenue.** Support 44th Avenue as a neighborhood corridor that can showcase a variety of community-building opportunities including support for local small business, active street-level uses, and expanded tree canopy (See Policy S-L11).
- Improve connectivity across I-70, the railroad tracks and 38th Avenue.** Improve existing overpass/underpass and intersections, and explore new ped-bike crossings (See Policy S-M3).
- Improve 46th Avenue.** Consider improvements to 46th Avenue to create a contemporary pathway that serves as an extension of the existing 46th Avenue Historic Parkway, west of Federal Blvd (See Policy S-Q3).
- Complete the Sidewalk Network.** Improve safety and access by bringing existing sidewalks up to standard and install new sidewalks where they are missing (See Policy M20).

COMMUNITY PRIORITIES
Top priorities from the list of key opportunities include encouraging high-quality design in mixed-use centers, improving Active Recreation Center and creating more affordable housing options, and preventing displacement. See Section 7.1 for more detail.

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6.5.2 Key Opportunities

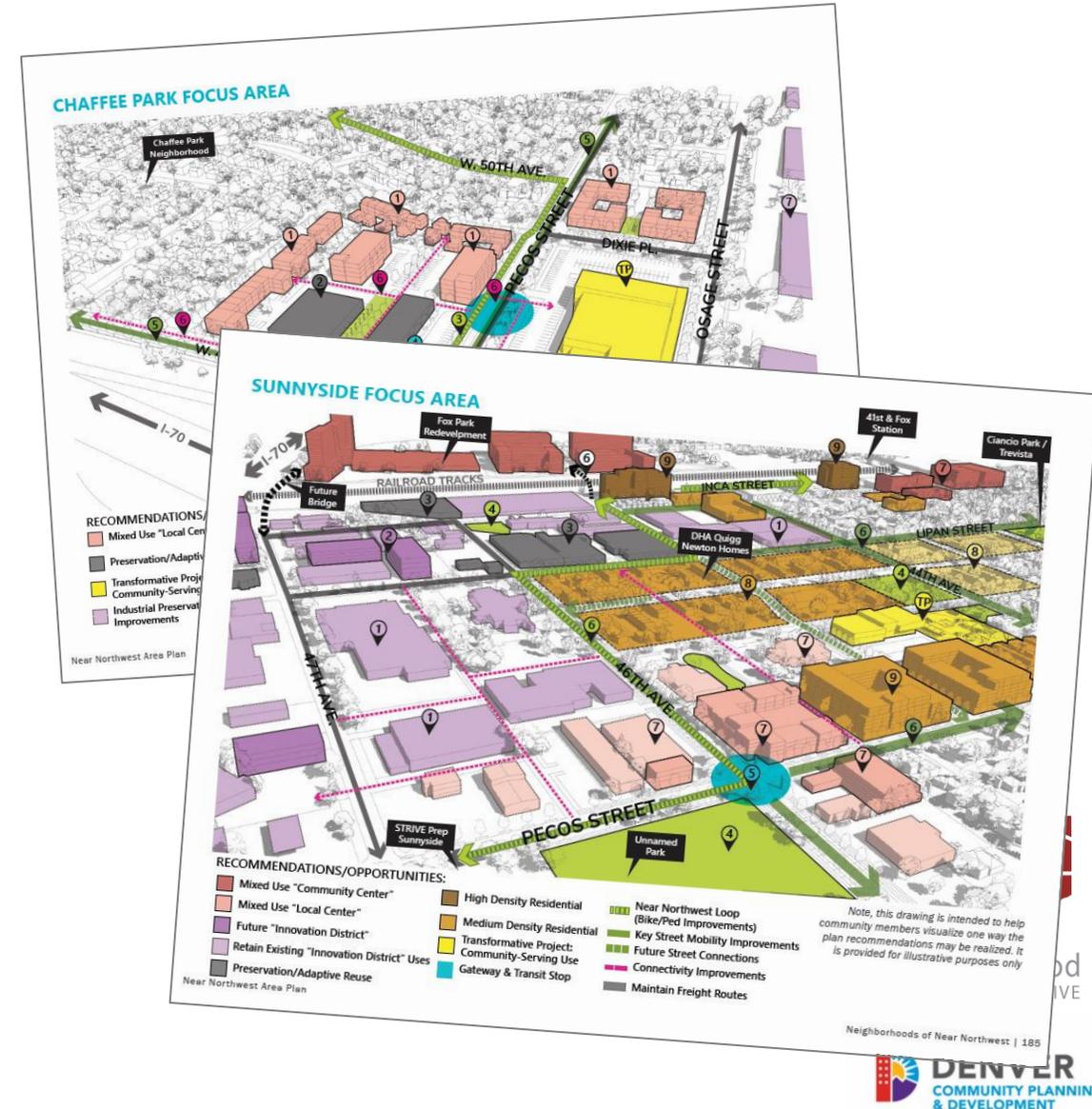
- Focus Area: Diamond Hill and Water Street.** Create walkable mixed-use destinations that are well integrated and connected to the surrounding neighborhood and nearby destination (See Section 6.5.4).
- Streeter Commercial Nodes.** Preserve character of former streeter commercial nodes and support continuation of these areas as neighborhood-serving commercial districts (See Policies J-L3, J-L5, and J-L6).
- Improve connectivity across I-25 and Speer Boulevard.** Improve existing intersections along Speer, and explore new ped-bike crossings I-25 (See Policies M4, Speer and J-M5).
- Walkable Mixed-Use Centers.** Encourage housing and job growth, and high-quality design near major transit investments, including along Federal Boulevard, Speer Boulevard, Diamond Hill, and along Water Street (See Policies J-L1 and J-L2).
- New Park Space.** Leverage the Diamond Hill redevelopment for additional publicly accessible park space that is directly accessible and connected to the existing trail system that runs parallel to I-25 (See Policy J-Q1).
- Improve Jefferson Park.** Work with the community on future visioning efforts to identify park improvements that can better serve community members (See Policy J-Q2).
- Stabilize residents at risk of involuntary displacement.** Reduce the risk of involuntary displacement for residents and expand the range of stable, affordable housing options and wealth building opportunities for residents (See Policies H1 and H3).
- Improve 25th Avenue to serve as a connection between the centers at Eliot Street and Diamond Hill.** Provide additional tree canopy coverage, green infrastructure, and bike and pedestrian safety improvements to make moving between the two centers comfortable and convenient (See Policy J-M2).

COMMUNITY PRIORITIES
Top priorities from the list of key opportunities include improving connectivity across I-25 and Speer Boulevard, and encouraging high-quality design in mixed-use centers. See Section 7.1 for more detail.

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Neighborhood Focus Areas

- Places that require additional attention and guidance to achieve plan goals
- Illustrative drawings to showcase how different plan recommendations can come together to advance the vision



Implementation



Implementation

- Identify priorities based on community feedback:
 - Regulatory
 - Public Investment
 - Partnerships

7.1 IMPLEMENTATION

The *Near Northwest Plan* sets forth the community's vision for the area and includes recommendations to achieve it. To make that vision reality, the plan recommendations must be implemented. This section will describe the types of implementation tools available, identify the recommendations that are priorities for implementation, and explain how implementation efforts will be monitored and tracked. Successfully implementing this plan will require the combined efforts of the city, external organizations, and the community.

Implementation activities generally fall into three categories: regulatory changes, public investment, and partnerships. Each fills a different role, but all are necessary to successfully achieve the vision. Icons representing each neighborhood are used below to highlight recommendations that are a top priority for a neighborhood. Additional background information is also included under the icons to provide more context and detail.

- C** Chaffee Park
- S** Sunnyside
- H** Highland
- J** Jefferson Park

7.1.1 Regulatory

Most community development comes from private investment. The City can ensure private investment advances community goals by adopting or amending appropriate regulations. Typical examples include Denver Zoning Code text and map amendments, requirements for infrastructure improvements associated with development projects, and Parks and Recreation rules regarding the provision parks and open space. Developing these regulations based on the guidance of this plan will involve additional community engagement. Regulatory implementation priorities include:

Expand housing options that balance and promote preservation, compatibility, and affordability, and establish policies and programs that create wealth building opportunities and prevent displacement.

C S H J

Supporting access to housing and wealth building was identified as a top priority by all neighborhoods.

Require active street-level uses and explore preservation opportunities where there's historic or architectural significance within commercial areas along the former streetcar lines.

S H J

Requiring active street-level uses is especially a priority in Sunnyside along 44th Avenue and Jefferson Park along 25th Avenue. Preservation opportunities, including commercial streetcar nodes such as areas along 32nd Avenue is a priority for Highland.

Encourage high-quality design in centers and corridors that promote human-scaled design

C S H J

Encouraging high-quality design in mixed-use centers where high-intensity growth is to be accommodated was identified as a top priority by Sunnyside, Highland, and Jefferson Park as well as limiting auto-oriented buildings and uses in Chaffee Park.

7.1.2 Public Investment

To ensure community members have access to all the amenities that make a complete neighborhood, the City must provide infrastructure and public facilities that complement private investment. Examples include public investment in affordable housing, street reconstruction, bicycle lane installations, new transit routes, park improvements, or new or expanded recreation centers. The City, or other governmental entities, typically take the lead in designing, constructing and funding these projects and may use a variety of public funding mechanisms or partnerships with the private sector. New streets, utilities, open space and other major public infrastructure associated with new development are typically led and funded by private developers or through public-private partnerships (see Partnerships below). Some strategies may require detailed studies and further assessment to identify appropriate solutions that must consider existing and projected mobility demands. These studies will inform future needs and capacities and also determine project costs and funding eligibility. Public investment implementation priorities include:

Improve pedestrian safety and access along 38th Avenue, Speer Boulevard, and traffic calming along neighborhood balanced corridors.

S H J

Improving access and safety along major corridors is a top priority for many neighborhoods. Improving ped-bike connectivity across I-25 and Speer Boulevard is especially a top priority for the Jefferson Park neighborhood.

Build green infrastructure that can manage flooding and treat stormwater.

S H

Managing and treating stormwater is especially a priority in the Sunnyside neighborhood.

Review Criteria

Review Criteria

When evaluating plans to be adopted as supplements to Comprehensive Plan 2040, the Denver Planning Board and City Council shall consider the following criteria:

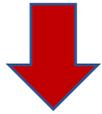
- *An inclusive community process was used to develop the plan.*
- *The plan is consistent with the vision, goals and strategies of Comprehensive Plan 2040.*
- *The plan demonstrates a long-term view.*

Inclusive Community Process

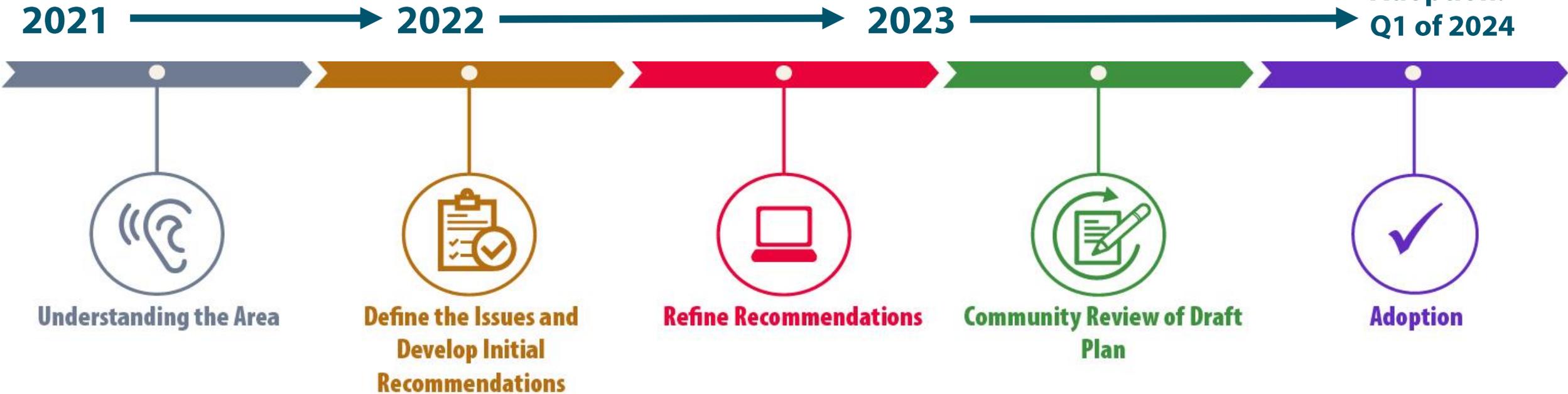


Timeline

We are here



Adoption:
Q1 of 2024



Draft Plan - Engagement Update

- Community Events and Pop-Ups:
500+ interactions
 - *18 Meetings/Pop-Ups
Attended*
- Draft Plan and Survey – *260
respondents*
- Draft Plan Views: *+5,500 views*
- Feedback – *850 comments*



Promotora Work

Total Surveys

- 121 respondents

Community Canvassing

- Focus on Chaffee Park and East Sunnyside
- Visited areas around schools, supermarkets, rec centers & parks

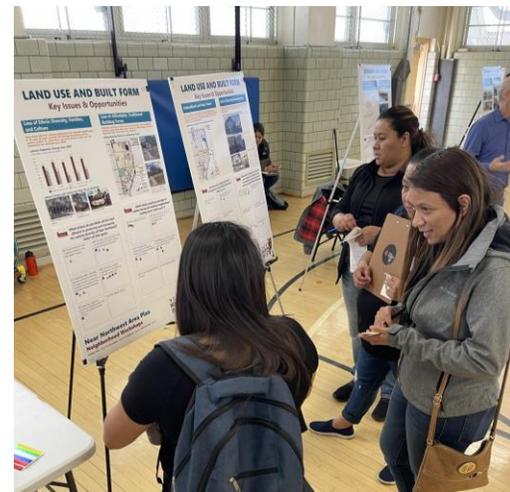
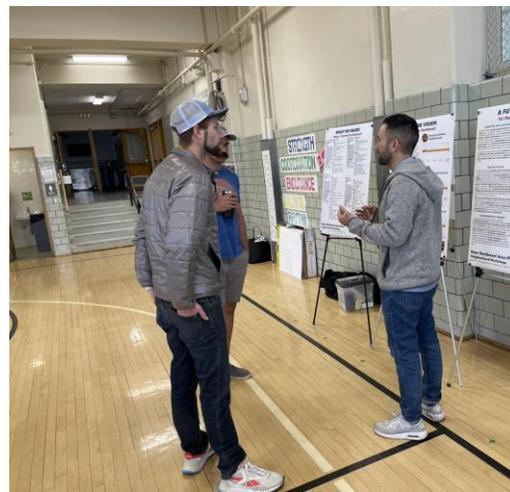
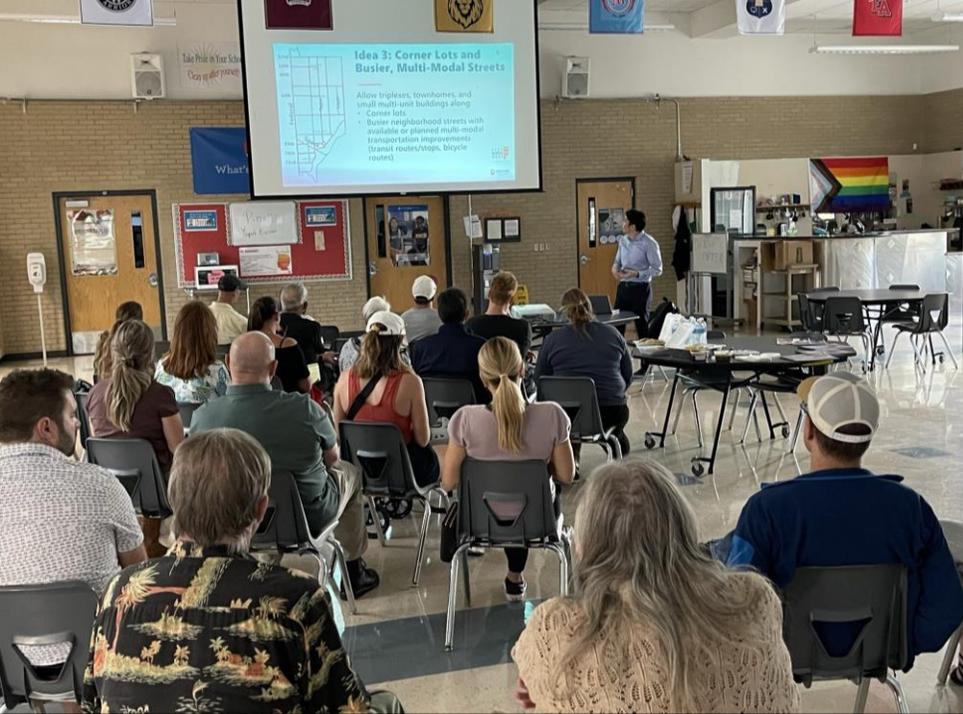
Co-Attended Events

- Skyline Festival
- Quigg Workshop
- Holistic Health Festival
- Leavers Locavore



Feedback Themes:

- Affordable housing; access to good-paying jobs; support for businesses; transportation and safe streets; health services.
- Strong support for all recommendations



Traditional Engagement

- In-Person and Virtual Open Houses
 - Virtual Roundtable Discussions
 - Online Surveys
 - Resource Fair
 - Office Hours
- 28 Community Workshops
 - 27 Steering Committee Meetings
 - 2,353+ interactions
 - 2,170+ Online Surveys
 - 1,350+ email subscribers
 - 30,168+ Twitter and Facebook posts seen
 - 2 rounds of flyers and mailers

Focused Engagement

- Promotora Model - led to engaging more Hispanic/Latino, renters, and lower-income residents
- Focus Groups
- Youth Outreach
- Community Events and Pop-Ups

- 74 Community Events and Pop-Ups
- 14 focus groups
- 447 intercept surveys
- 600+ Promotora hours
- 500+ youths engaged

Inclusive Community Process

Finding: *The Near Northwest Area Plan was developed through an inclusive community process*

Plan Consistency



Consistency with Comprehensive Plan 2040



- Equitable, Affordable, & Inclusive
 - 9 Goals, 27 Strategies



- Strong & Authentic Neighborhoods
 - 9 Goals, 25 Strategies



- Connected, Safe, & Accessible
 - 10 Goals, 21 Strategies



- Economically Diverse & Vibrant
 - 7 Goals, 15 Strategies



- Environmentally Resilient
 - 9 Goals, 20 Strategies



- Healthy & Active
 - 5 Goals, 12 Strategies

Consistency with Blueprint Denver



- Land Use & Built Form (General)
 - 7 Policies, 11 Strategies
- Housing
 - 6 Policies, 9 Strategies
- Economic
 - 6 Policies, 13 Strategies
- Design Quality & Preservation
 - 6 Policies, 20 Strategies



- Mobility
 - 8 Policies, 22 Strategies



- Quality of Life Infrastructure
 - 10 Policies, 31 Strategies

Plan Consistency

Finding: *The Near Northwest Area Plan is consistent with Comprehensive Plan 2040 and Blueprint Denver*

Long-Term View

Long-Term View

The Near Northwest Area Plan:

- *Has a 2040 planning horizon*
- *Establishes a vision for the community that addresses Land Use and Built Form, Quality of Life, Mobility, and Economy and Housing*
- *Has an aspirational vision and implementation strategy that will take many years to achieve*

Long-Term View

Finding: *The Near Northwest Area Plan has an appropriate long-term perspective.*

Staff Recommendation

Staff recommends that the Land Use, Transportation and Infrastructure Committee forward the Near Northwest Area Plan for consideration by the full Denver City Council.

Remaining Process

- Planning Board Public Hearing – Dec. 6th – Unanimous approval
- Land Use and Transportation Infrastructure Committee – Dec. 19th
- City Council 1st Reading – January 8th
- City Council Public Hearing – January 22nd