

# Near Southeast Area Plan

Denver City Council Public Hearing  
May 22, 2023

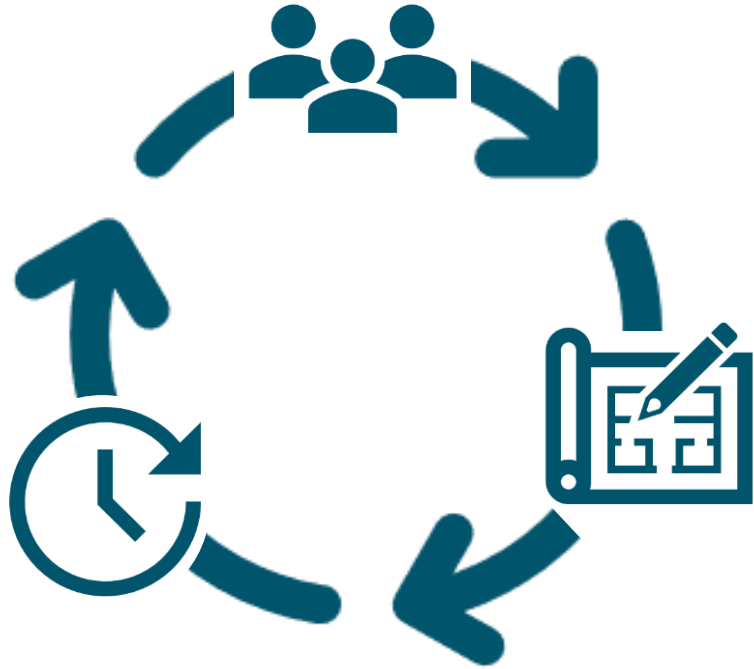


# Today's Goals

- Clarify the plan's goals and key recommendations
- Reflect community priorities
- Identify near-term opportunities
- Seek Council's approval



# Council Approval Criteria



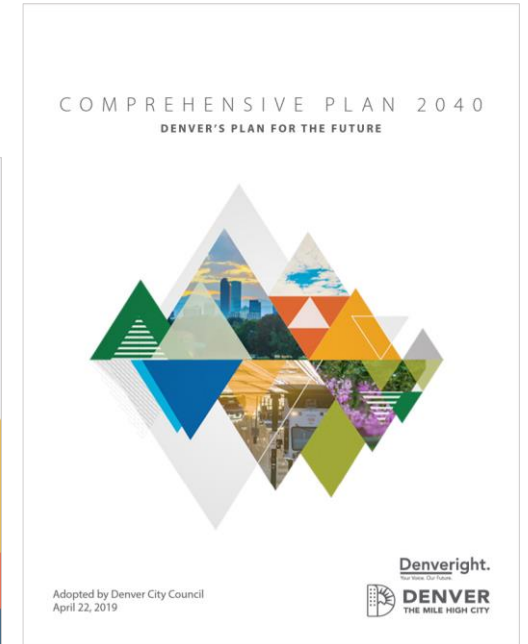
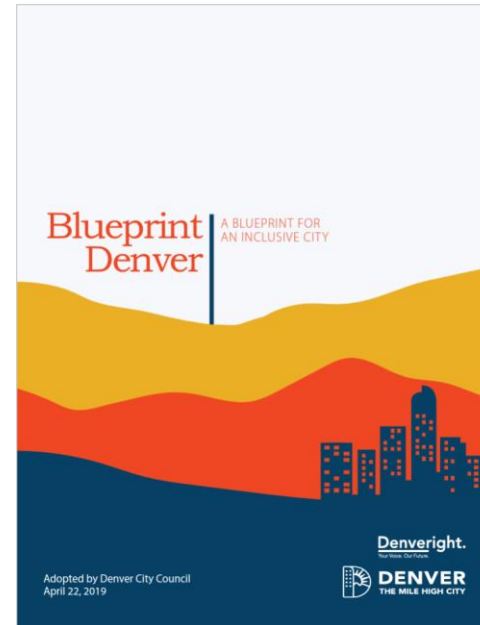
- An **inclusive** community process
- **Consistent** with the vision, goals and strategies of Comprehensive Plan 2040
- Demonstrates a **long-term view**

# Plan and Area Overview

Near Southeast Area Plan

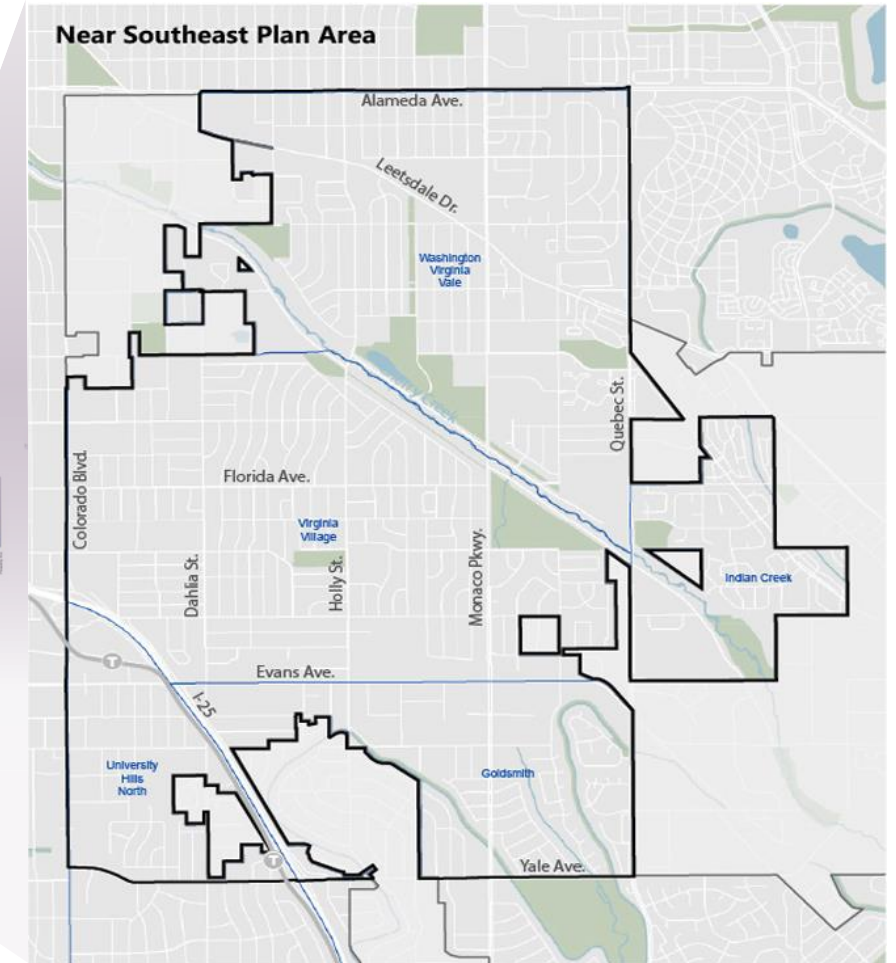
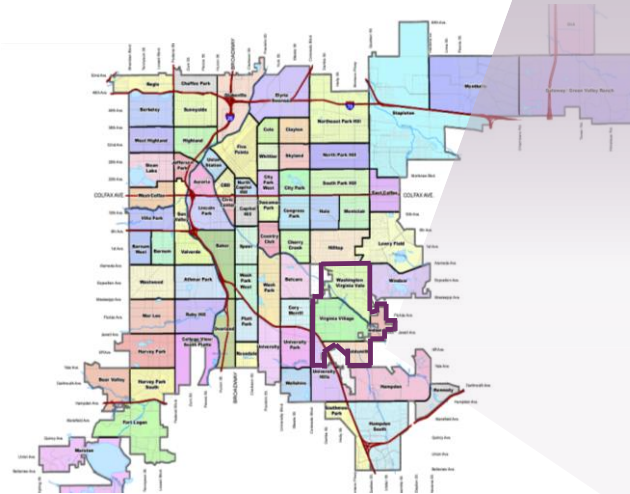
# At a Glance: Near Southeast Area Plan

- Part of **Denver's Neighborhood Planning Initiative (NPI)**
- **Aligned** with existing citywide plans
- **57 policies & 200+ strategies** to achieve the area's 20-year vision
- Addresses **Land Use & Built Form, Housing & Economy, Mobility** and **Quality of Life**
- Focus on **equity** and **climate adaptability**



# A Closer Look: Near Southeast Area

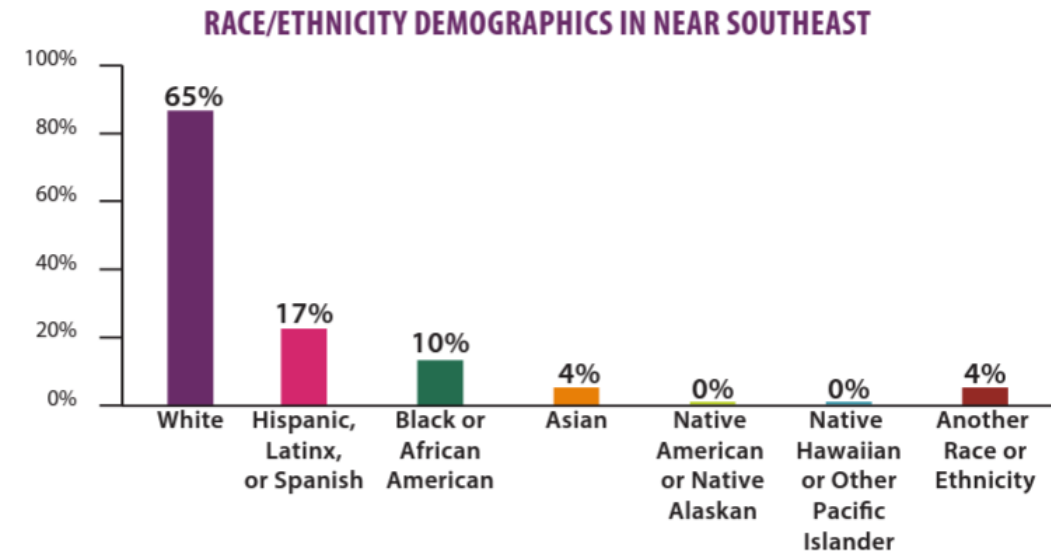
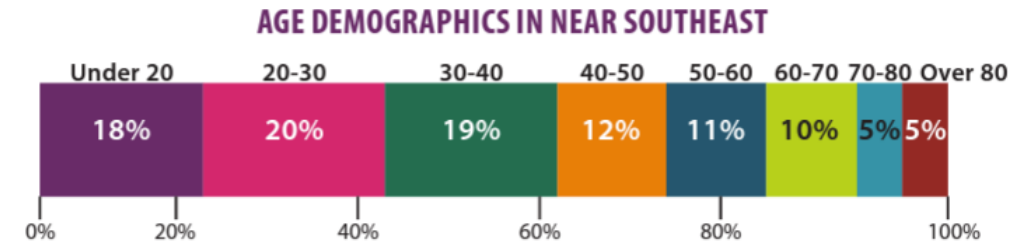
- Boundaries
  - North/South: Alameda and Yale Avenues
  - West/East: Colorado Blvd and Quebec Street
- **5.5** square miles
- **40,531** residents
- **19,926** housing units
- **27** RNOs
- Council Districts **4, 5, 6**



# Community Demographics

## Compared to Denver at-large:

- Younger resident population
- Significant racial/ethnic diversity
- Similar representation of foreign-born residents (14.7%)
- Mixed income levels with lower area median income (AMI)



# Unique Area Attributes & Amenities



- **RTD Light Rail Stations:** Yale and Colorado Stations
- **Trails & Parks:** Cherry Creek Trail, Cook Park, Garland Park, High Line Canal
- **Key Corridors:** Colorado Boulevard, Evans Avenue, Leetsdale Drive
- **Neighborhoods:** Goldsmith, Indian Creek, University Hills North, Virginia Village and Washington Virginia Vale



# Key Existing Conditions



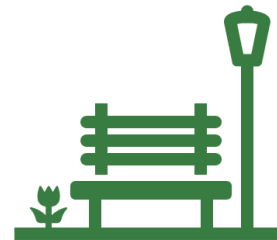
**65%**  
Land Use is  
Residential



**6**  
High Injury Network  
Corridors



**57%**  
Renters



**60%**  
Residents with  
Walkable Park Access

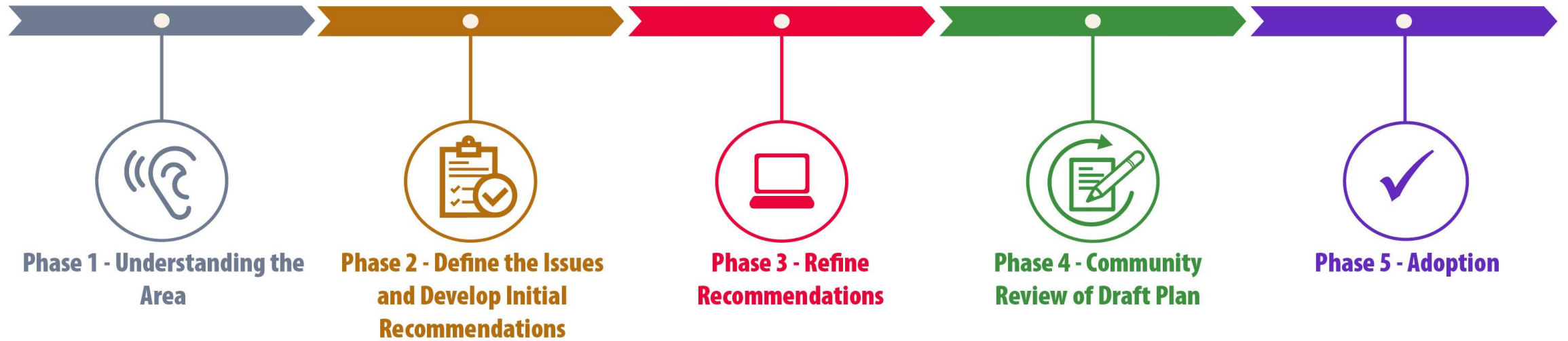
# Planning Process and Public Engagement

# Community-Oriented Structure

- **CPD Project Team**
- **Steering Committee** of business and civic stakeholders
- **Community navigators**
- **Diverse community partners** (schools, libraries, NGOs, etc.)
- **City Council** participation



# A Robust Process



# Equitable and Extensive Outreach

## Broad Engagement Tools

- Community meetings
- Targeted workshops
- Focus groups
- Website, social & traditional media
- Digital newsletter & email updates
- Surveys
- Lawn signs
- Pop-up events

## Robust Participation



**7,618+**  
Survey Responses



**5,782+**  
Comments



**62**  
Participants at  
Renter Events



**422**  
Student Survey  
Responses

# Core Goals

# What We Heard



**Modernize centers and corridors in terms of land use, design and mobility**



**Balance housing affordability, options and preservation in neighborhoods**



**Improve sustainability through mobility, green infrastructure and ecologically beneficial landscapes**

# Key Recommendations & Opportunities



# Areas of Focus

<b>Land Use &amp; Built Form</b>	<b>Housing &amp; Economy</b>
<ul style="list-style-type: none"><li>• Equitable &amp; complete neighborhoods</li><li>• Appropriately placed and diverse housing options</li><li>• Preservation of neighborhood character</li></ul>	<ul style="list-style-type: none"><li>• Affordable &amp; quality housing; social services</li><li>• Economic development and revitalization</li><li>• Business and workforce development</li></ul>
<b>Mobility</b>	<b>Quality of Life Infrastructure</b>
<ul style="list-style-type: none"><li>• Safe and reliable mobility network</li><li>• Comfortable travel options</li><li>• Strong connections throughout the community</li></ul>	<ul style="list-style-type: none"><li>• A clean, safe, accessible and resilient community</li><li>• Variety of cultural and recreational amenities</li><li>• Climate appropriate landscaping; green infrastructure</li></ul>

# Key Themes: Land Use & Built Form

- **Thoughtful Growth**

Direct growth to appropriate places with infrastructure and elements of a complete neighborhood

- **Center and Corridor Upgrades**

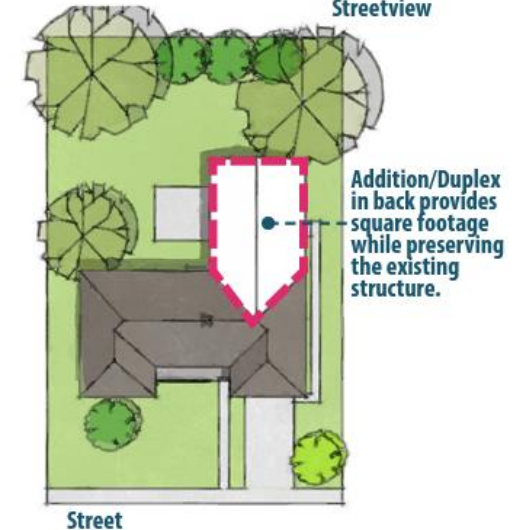
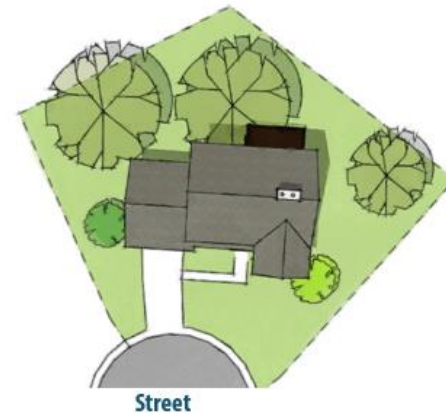
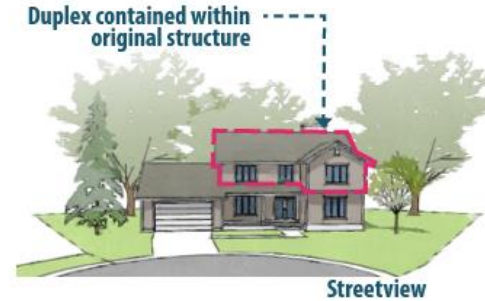
Improve the appearance and functionality of commercial and mixed-use areas

- **Neighborhood Values**

Preserve the affordability and design the community enjoys while adding housing options

# Select Strategies to Advance the Plan

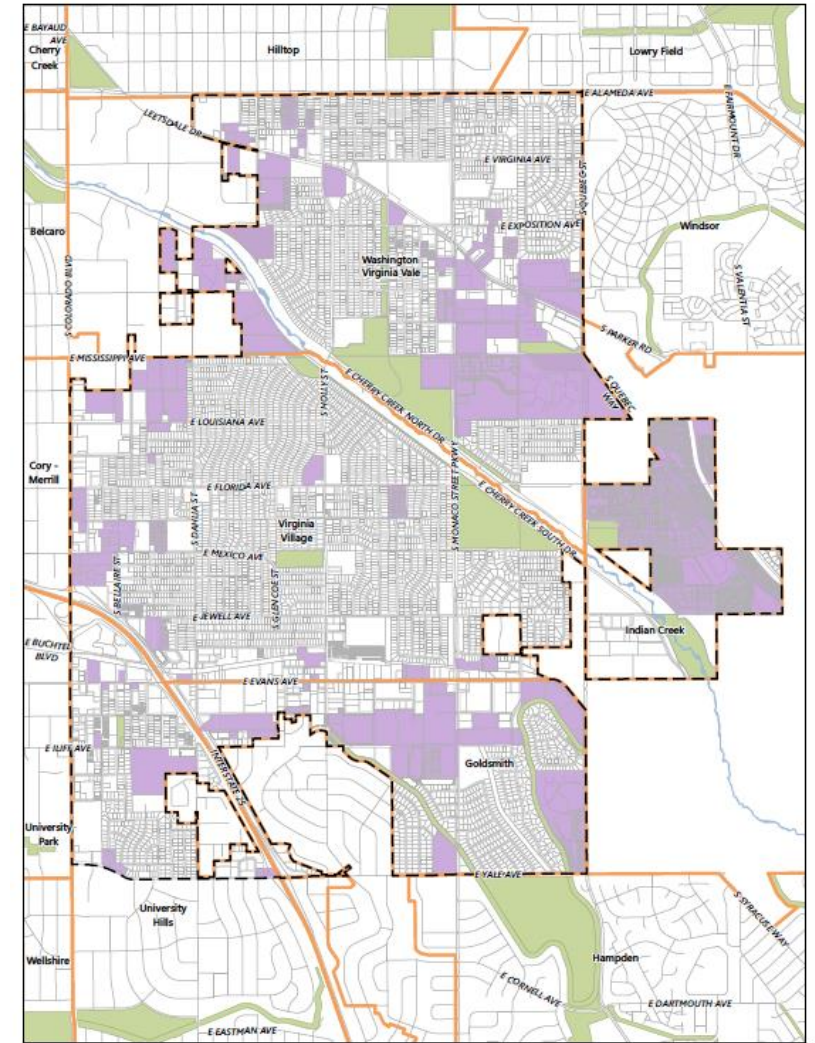
- **LU-6:** Provide a **variety of housing options** in residential high, high-medium and low-medium places.
- **LU-8a:** Expand **missing middle housing** options within Residential Low by allowing **duplexes** where appropriate to promote affordability and preservation.



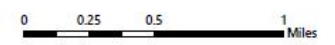
# Near-Term Opportunities

- Zoning Implementation Package
- Infrastructure analysis for rezoning
- ADU Citywide Amendment

Near Southeast - Former Ch. 59 Properties



- Former Chapter 59 Zoning
- Near Southeast Area Plan
- Parcel
- Neighborhood Boundary



Map Date: 3/23/2023  
Map Source: CCD Community Planning & Development  
Data Source: CCD Community Planning & Development,  
CCD Technology Services, CCD Parks & Recreation,  
CCD Assistant's Office

# Key Themes: Housing & Economy

- **Housing Improvements**

Expand housing options by improving overall conditions and affordability

- **Local Business Support**

Connect new and existing businesses to financing, incentives, and networking to better serve residents

- **Community Resources**

Invest and grow resources in development, education, workforce training, and homelessness to improve community connections

# Select Strategies to Advance the Plan

- **HE-2:** Prioritize **new affordable housing** and increase housing diversity
- **HE-8:** Encourage **maintenance and adaptive reuse of commercial buildings**
- **HE-10:** Create a **local business support office** to assist and promote small businesses throughout Near Southeast



*Images of housing in the Virginia Village Neighborhood*

# Near-Term Opportunities

- Build a community coalition to lead an **affordable housing development acquisition and rehabilitation strategy**
- Encourage business participation in **Certiably Green Denver**
- Build **workforce training partnerships** to align Near Southeast residents to local jobs



# Key Themes: Mobility

- **Corridor Improvements**

Prioritize safe multimodal transportation options and operational improvements along Near Southeast corridors

- **Pedestrian and Bicycle Safety Improvements**

Provide safe crossing environments, adequate and complete sidewalk space, and comfortable bicycle infrastructure

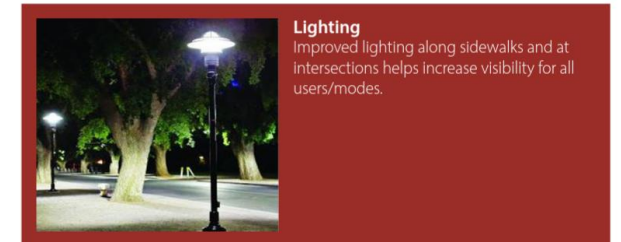
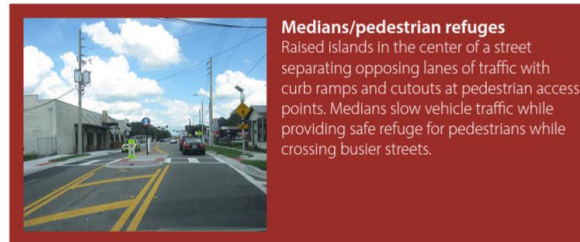
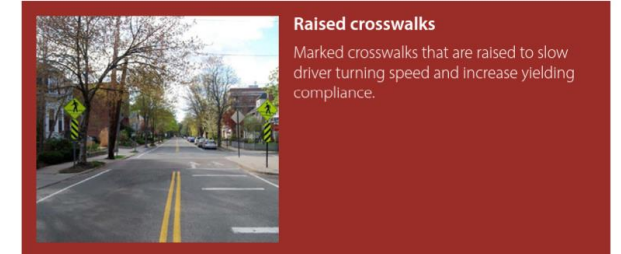
- **Neighborhood Traffic Calming**

Install traffic calming elements to provide visual and physical cues to slow vehicle speed in Near Southeast and where safety is a priority



# Select Strategies to Advance the Plan

- **M-14: Enhance pedestrian safety** where there are unsafe crossings and missing, narrow or inadequate sidewalks in Near Southeast.
- **M-18: Install rider and safety accessibility amenities** at transit stops and better connect transportation modes via **mobility hubs**.



# Near-Term Opportunities

- Evans Corridor Mobility Study
- Denver Sidewalk Repair Program



*Intersection of Birch Ave and Evans Ave.*

# Key Themes: Quality of Life Infrastructure

- **Greenery and Recreation**

Ensure the community has access to the parks, trails, and natural amenities they value

- **Sustainability and Resiliency**

Reduce our impact on the climate and prepare the area for the future

- **Community Wellbeing**

Improve safety and opportunities for healthy living, quality food, and community resources

# Select Strategies to Advance the Plan

- **Q-2:** Ensure **trails continue to serve mobility and recreation needs** in Near Southeast by completing new trails, improving access to existing trails and making trails safer and easier to use.
- **Q-3:** Ensure public and private landscaping in Near Southeast is **ecologically beneficial, regionally appropriate, heat and drought resistant**, helps manage stormwater and heat, requires minimal irrigation in key locations



## Green Streets

Roadways that integrate stormwater management and water quality treatments. Elements include engineered systems such as stormwater planters and permeable paving, as well as naturalized tree planting beds and tree canopy. Green streets can work in conjunction with streets that prioritize multimodal mobility by providing a more comfortable environment. Brighton Boulevard is a local example of a green street working in conjunction with a bicycle facility.



## Stormwater Detention/Parks

Detention ponds provide important stormwater management benefits. If properly designed, detention areas can be used to capture stormwater during intense rain events while providing recreational and social uses during dry times.

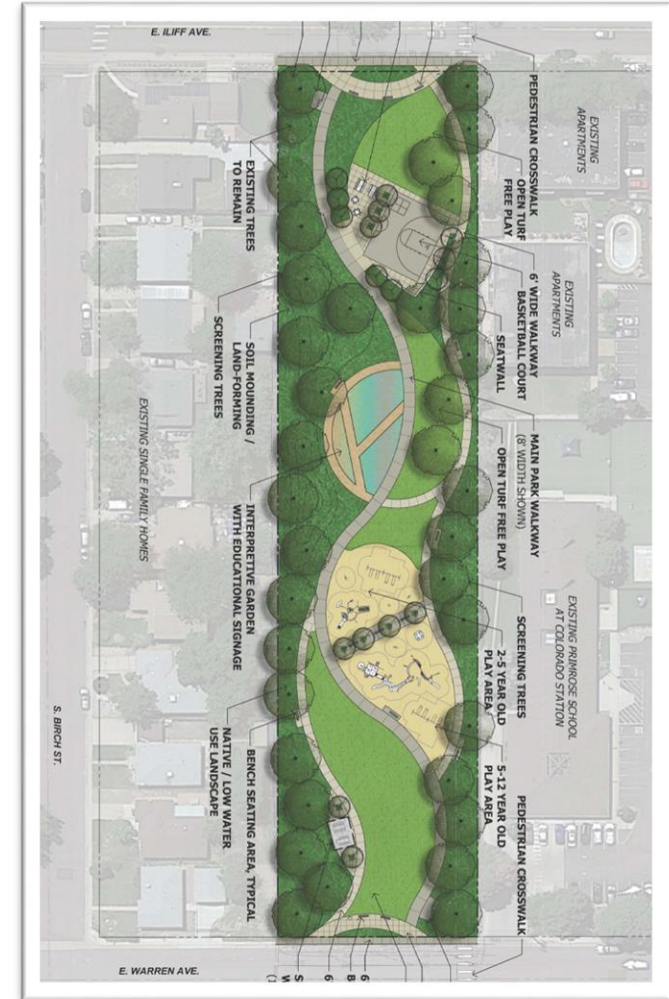


## Parks, Open Space, Trees and Landscape Areas

Areas with trees and other appropriate landscaping help absorb stormwater while providing many other ecological benefits, as well as providing recreation space.

# Near-Term Opportunities

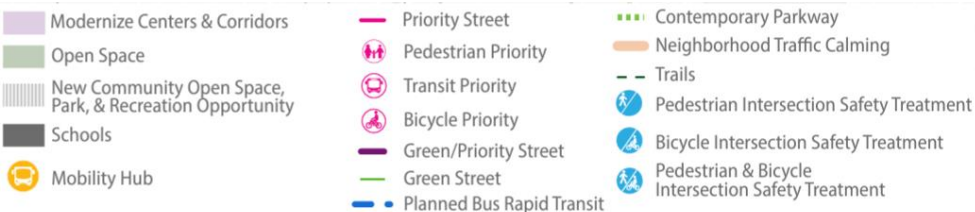
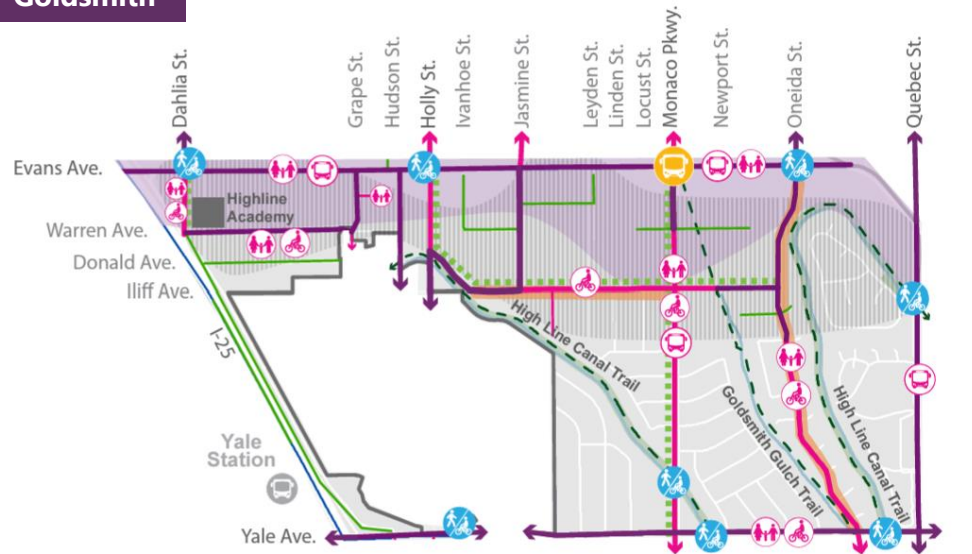
- Denver Water Landscape Conversion
- High Line Canal Trail improvements
- University Hills North Park



*Concept rendering of University Hills North Park*

# Applying the Plan: Neighborhood Scale

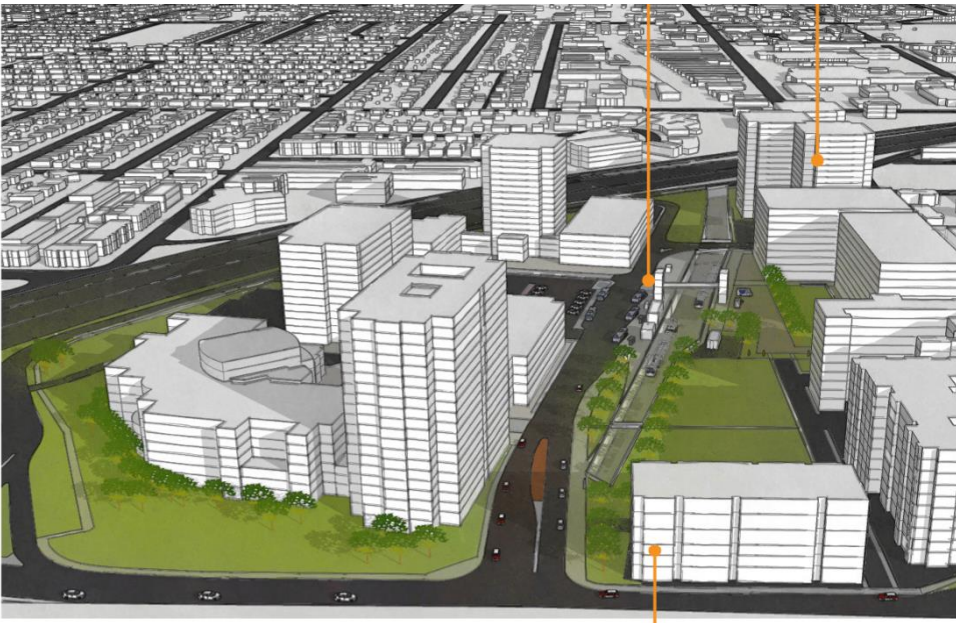
## Goldsmith



- **Land Use:** Ensure new development is compatible with existing historic character
- **Housing & Economy:** Preserve existing affordable housing and improve housing quality through renovation
- **Mobility:** Bring existing sidewalks up to standard and install new sidewalks where missing
- **Quality of Life:** Improve landscaping and appearance of detention pond at Iliff & Monaco

# Applying the Plan: Transformative Projects

Colorado Station



*Concept rendering of Colorado Station.*

- **Land Use:** Wrap parking structures with residential units to increase density around station
- **Housing & Economy:** Encourage the location of retail and housing at Colorado Station
- **Mobility:** Jointly develop RTD parking lots that maintain the RTD Park-n-Ride parking
- **Quality of Life:** Add a small plaza to provide transit-accessible community space

# Implementation



# Top Implementation Priorities

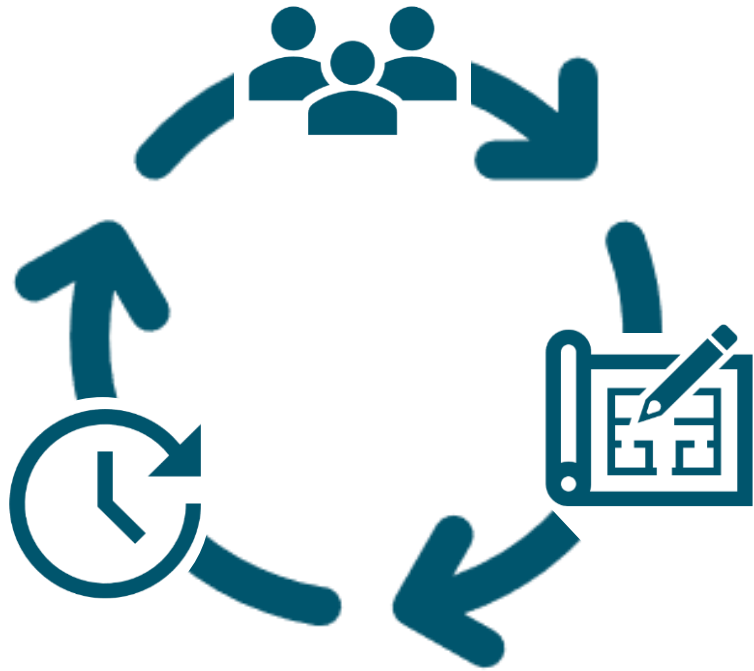
1. Evans Corridor Mobility Study
2. Zoning Implementation for ADUs
3. Rezoning Residential and Commercial Former Chapter 59 Properties
4. University Hills North Park



*Image of Evans Avenue at sunset. Courtesy of Jared Mackey.*

# City Council Review

# Review Criteria



## The Near Southeast Area Plan:

- ✓ Was developed through an **inclusive community process**
- ✓ Is **consistent** with Comprehensive Plan 2040 and Blueprint Denver
- ✓ Has an appropriate **long-term perspective**

# Inclusive Community Process



*Photos from Near Southeast Area Plan public outreach efforts*

- Phased 24-month process with **continuous public outreach**
- **Community-oriented structure**, with Steering Committee, community navigators, diverse partners
- **Intentional engagement** with minority-owned businesses, immigrant and refugee communities, students and renters
- Iterative public **review and revision** process based on community feedback

# Consistent with Citywide Plans

## Aligned Goals, Policies & Strategies

### Comprehensive Plan 2040



<b>Goals</b>	9	9	10
<b>Strategies</b>	23	23	20



<b>Goals</b>	5	8	5
<b>Strategies</b>	9	18	11

### Blueprint Denver



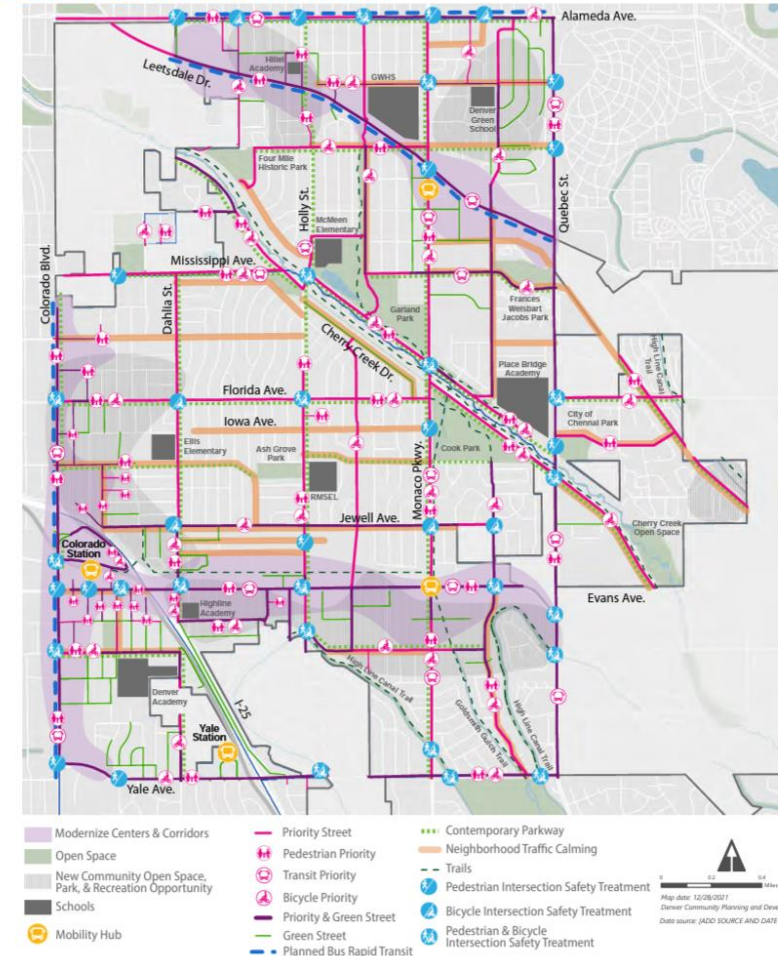
	LAND USE & BUILT FORM			
	General	Housing	Economy	Design
<b>Policies</b>	5	4	6	9
<b>Strategies</b>	11	6	8	19

	MOBILITY	QUALITY OF LIFE
<b>Policies</b>	5	8
<b>Strategies</b>	16	19

# Long-term Perspective

- 2040 planning horizon
- Establishes a vision that addresses **Land Use and Built Form, Economy and Housing, Mobility, Quality of Life**
- Implementation strategy provides guidance over years

PRIORITY RECOMMENDATIONS MAP



# Staff Recommendation to City Council

Adopt the Near Southeast Area Plan *with the condition that* the document be edited for clarity and correctness



# Q&A

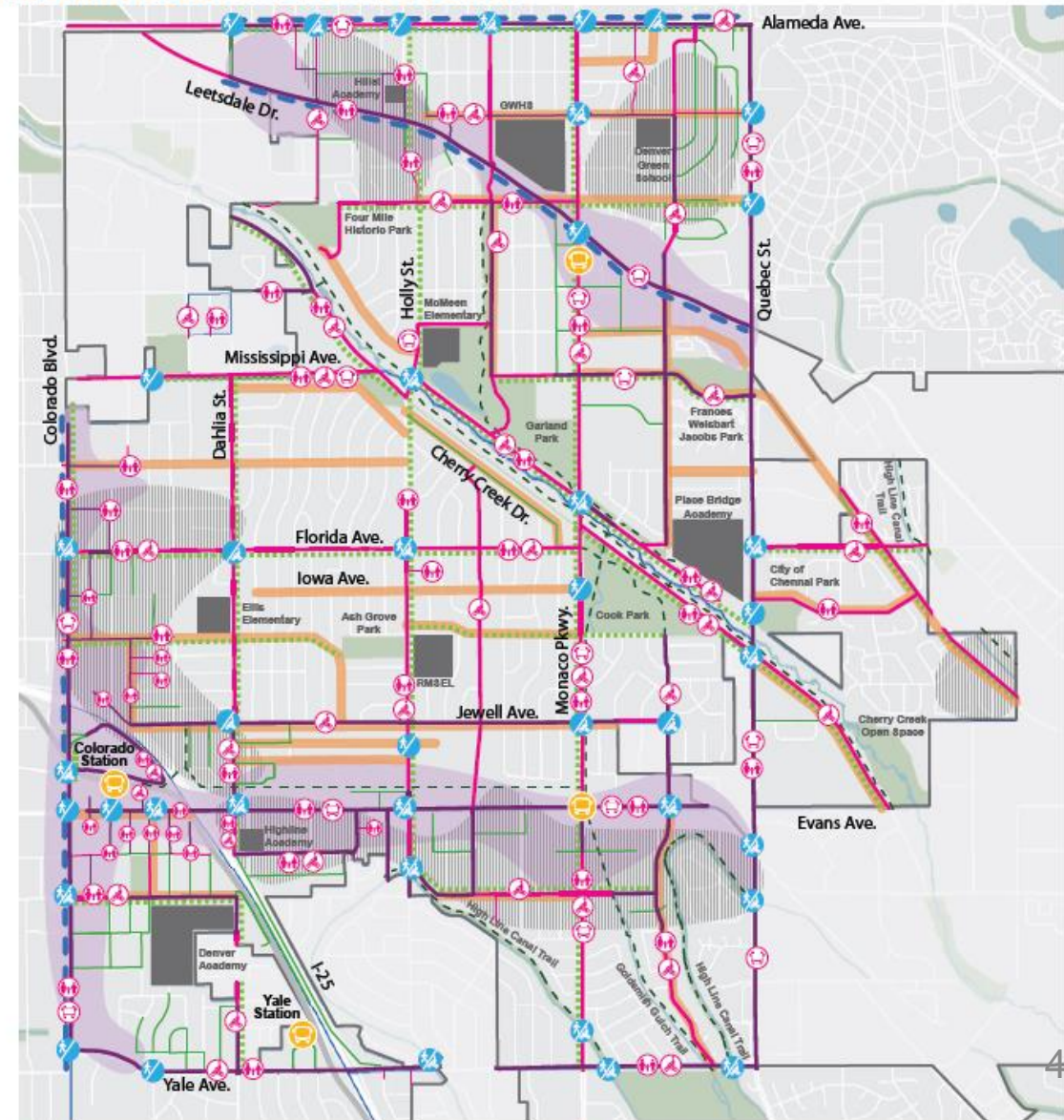


# Resource Slides

# Priority Recommendations

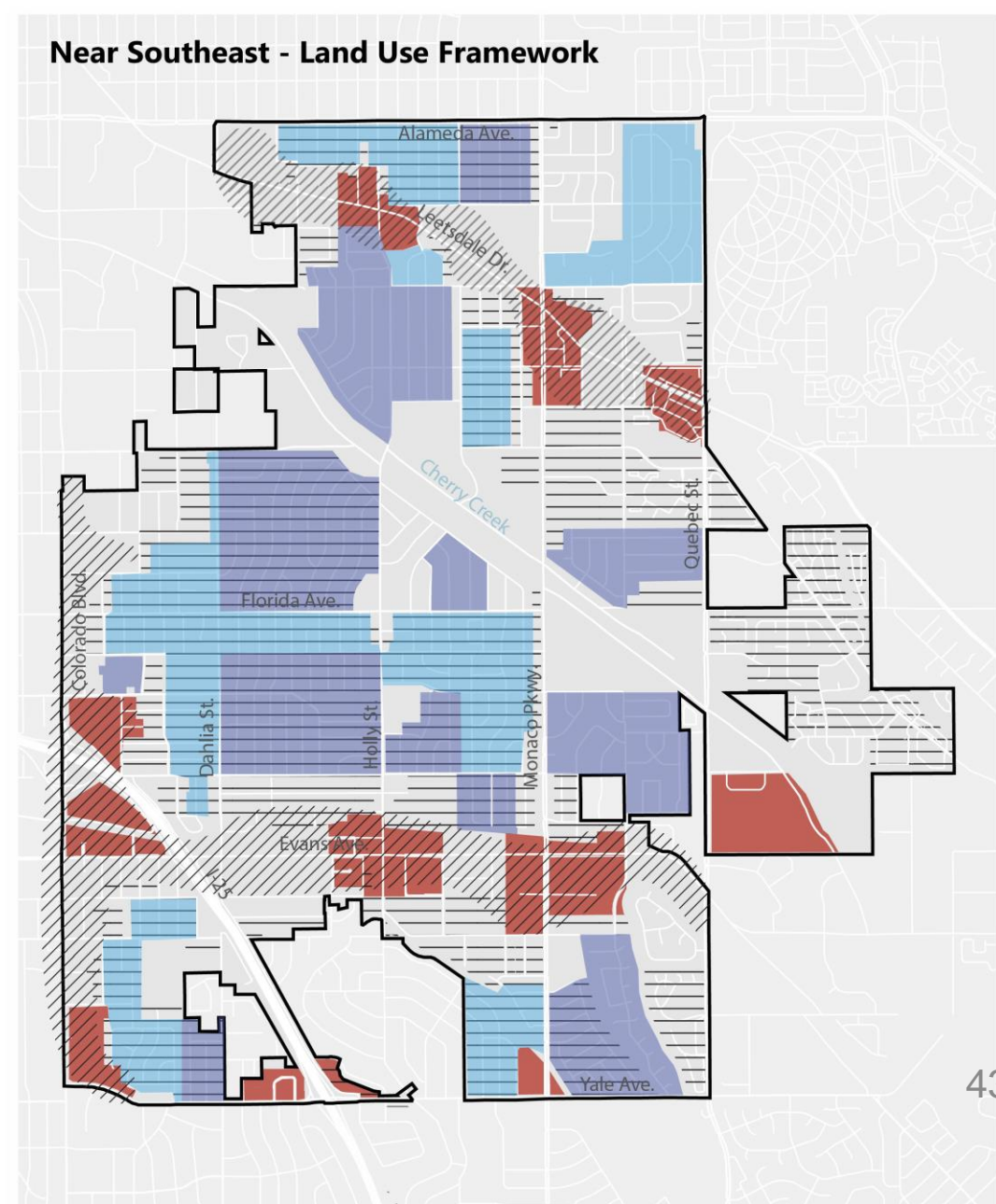
- *Mapping community priorities*
- *Showing how themes work together*

## PRIORITY RECOMMENDATIONS MAP



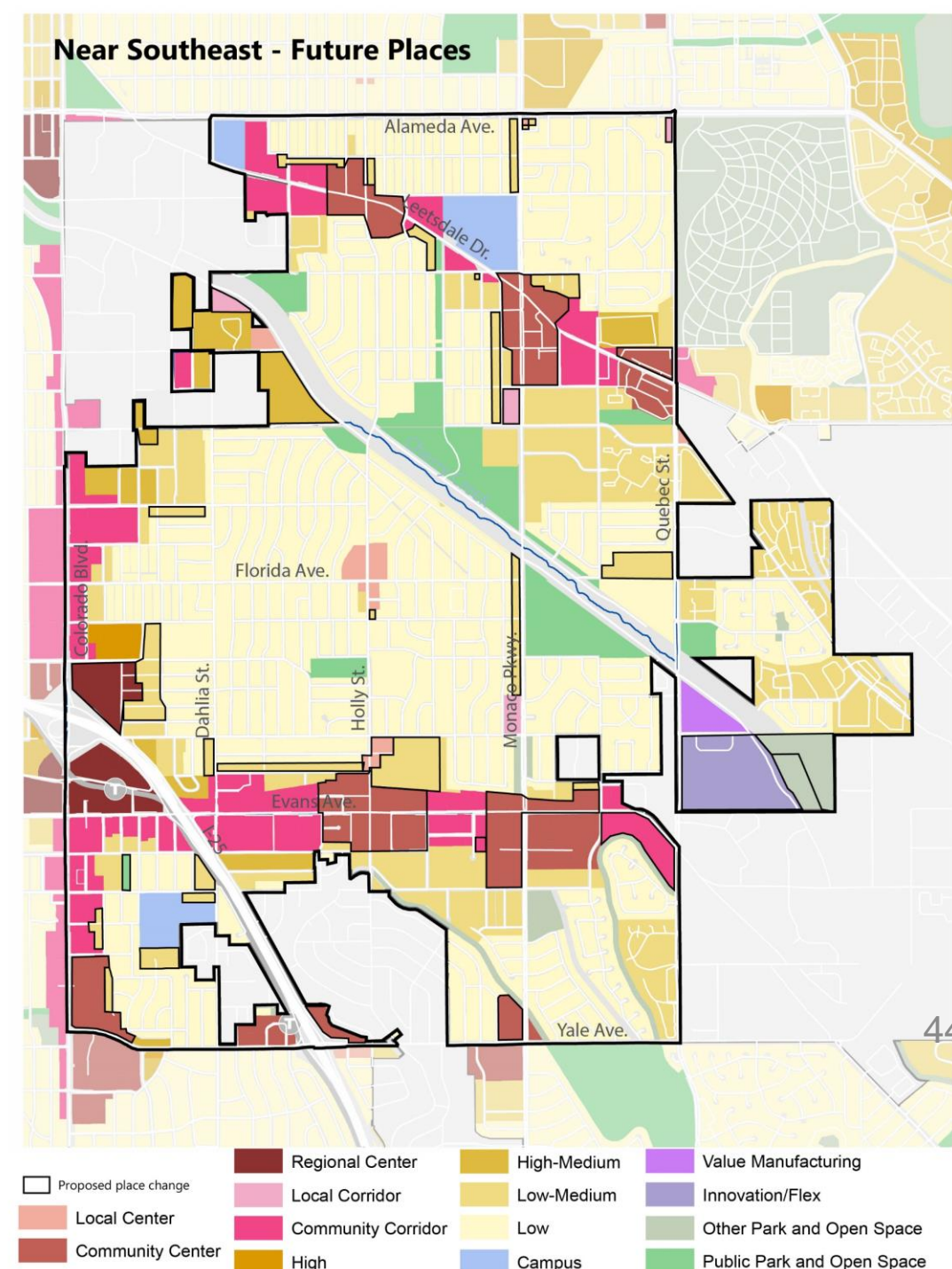
# Land Use and Built Form

- *Mobility and design improvements*
- *Growth areas*
- *Preservation priority*
- *Anti-displacement priority*
- *Missing middle opportunity*

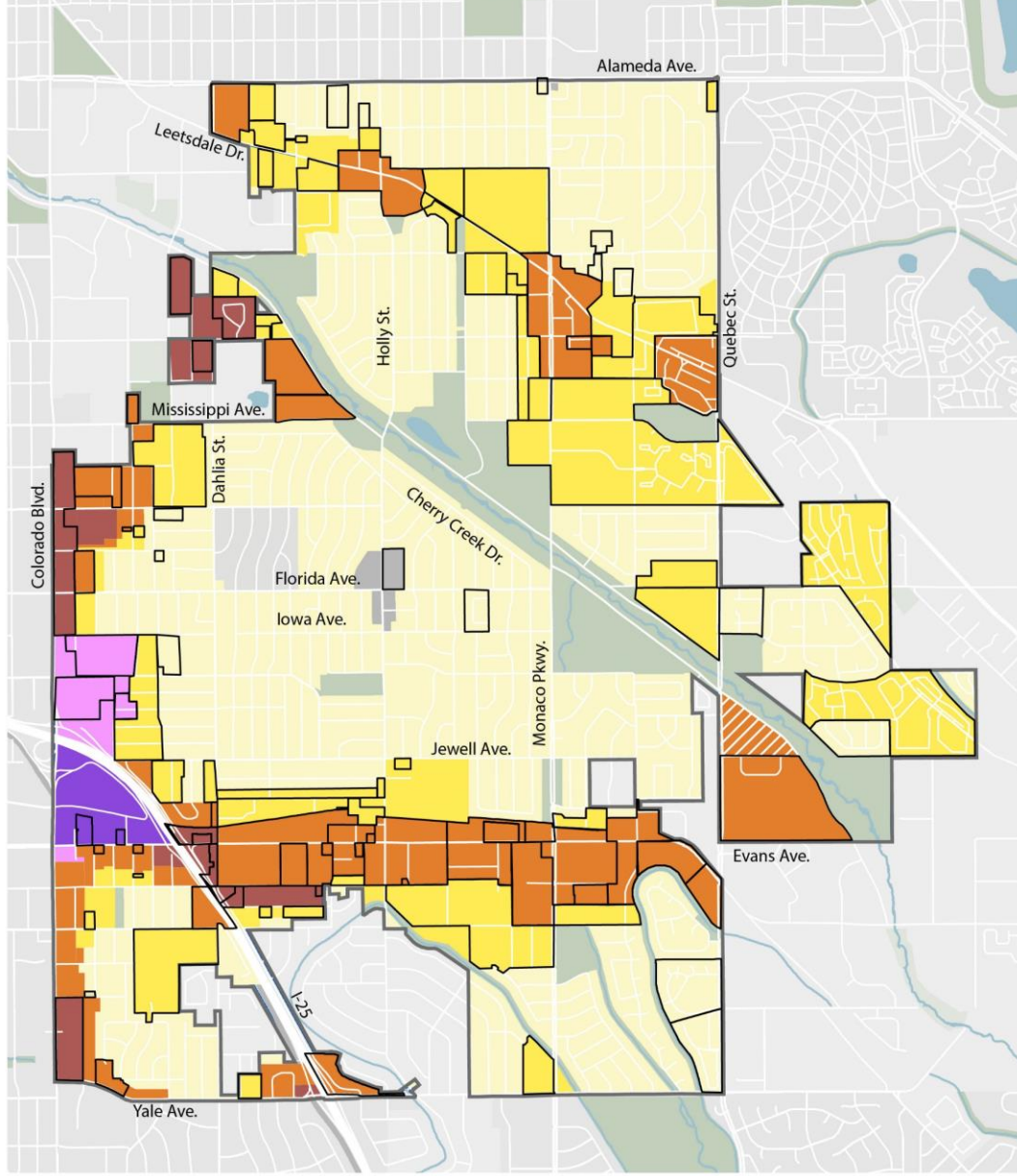


# Centers and Corridors



- *Growth areas*
- *Elements of a complete neighborhood*
- *Transitions*
- *Design improvements*
- *Infrastructure*



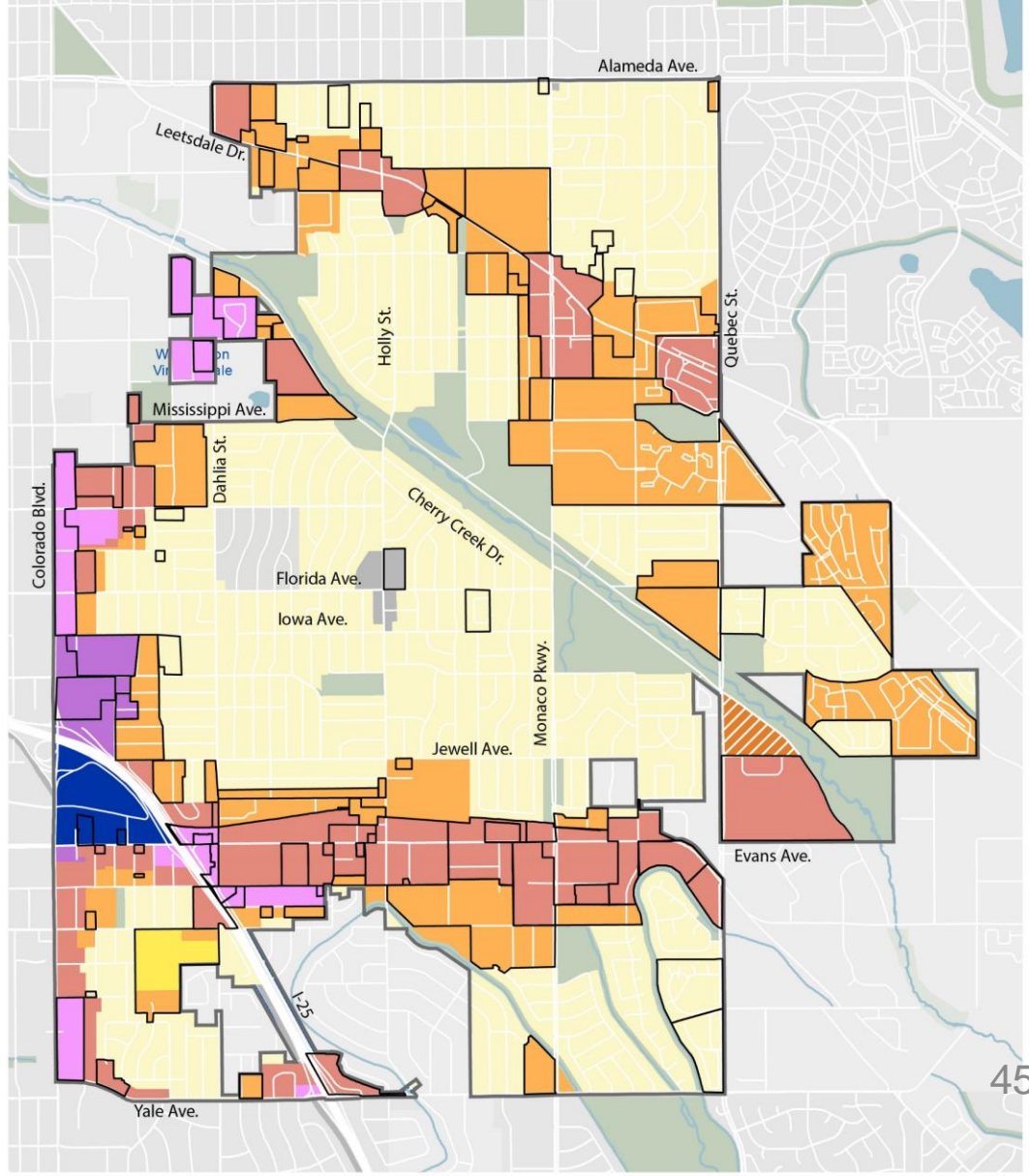
# Near Southeast - Future Base Height Guidance





- Plan Area Boundary
- 1.5 story
- 2 story
- 2.5 story
- 3 story
- 5 story
- 8 story
- 12 story
- 20 story
- Change from existing zoning height
- ▨ Height in Industrial - Light (I-A) zone is based on FAR rather than stories

  
  
 Map date: 12/28/2021  
 Denver Community Planning and Development  
 Data source: [ADD SOURCE AND DATE HERE]

# Near Southeast - Future Incentive Height Guidance

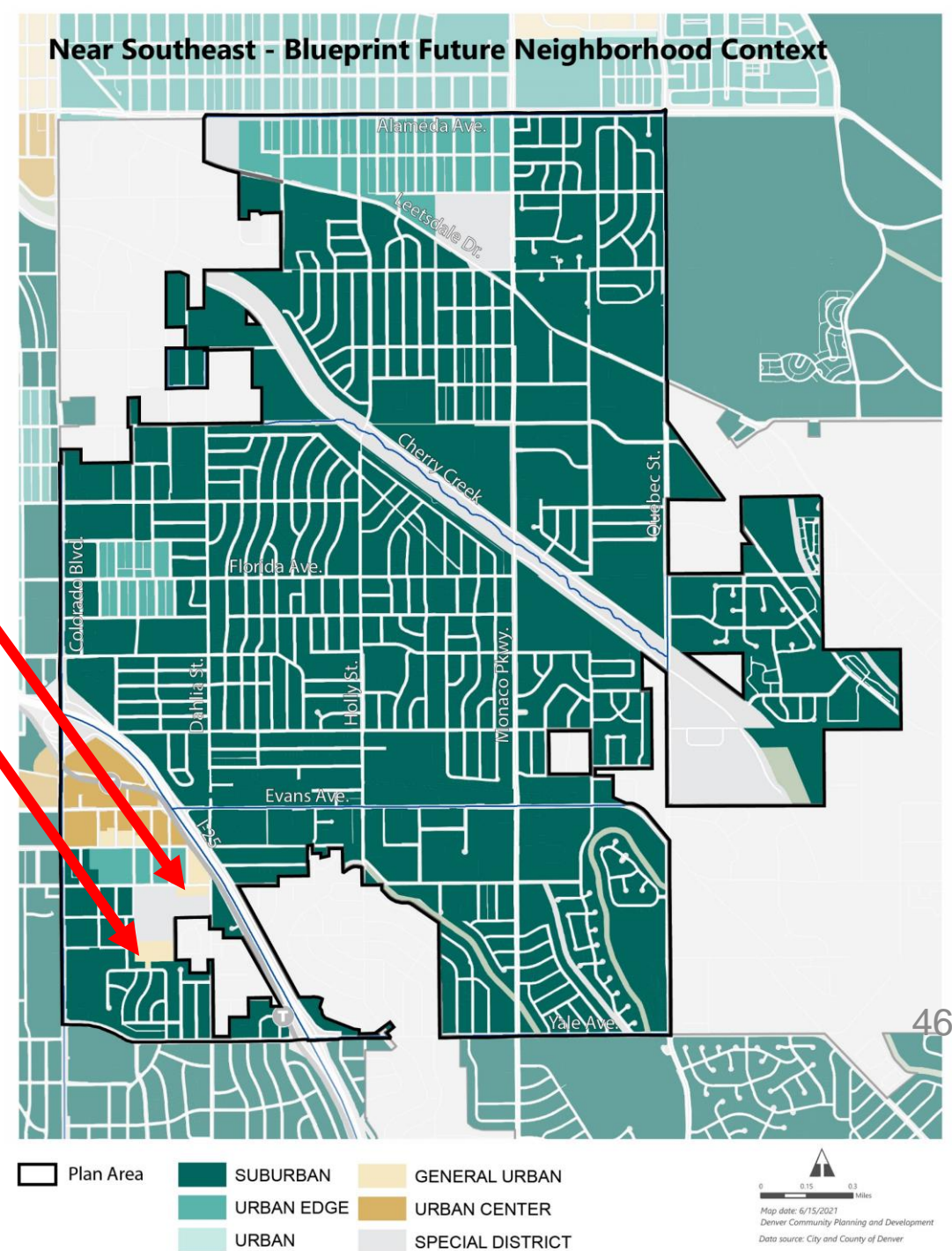


- Plan Area Boundary
- 1.5 story
- 2 story
- 2.5 story
- 3 story
- 4 story
- 5 story
- 7 story
- 8 story
- 12 story
- 16 story
- 20 story
- 30 story
- Change from existing zoning height
- ▨ Height in Industrial - Light (I-A) zone is based on FAR rather than stories.

  
  
 Map date: 12/28/2021  
 Denver Community Planning and Development  
 Data source: [ADD SOURCE AND DATE HERE]

# Context Updates

- *Changed context at 4640-4770 Iliff and 2749 Clermont from Suburban to General Urban*
- *Better supports transitions and continuation of existing desired uses*
- *Planning Board conditions*



# Residential Policies

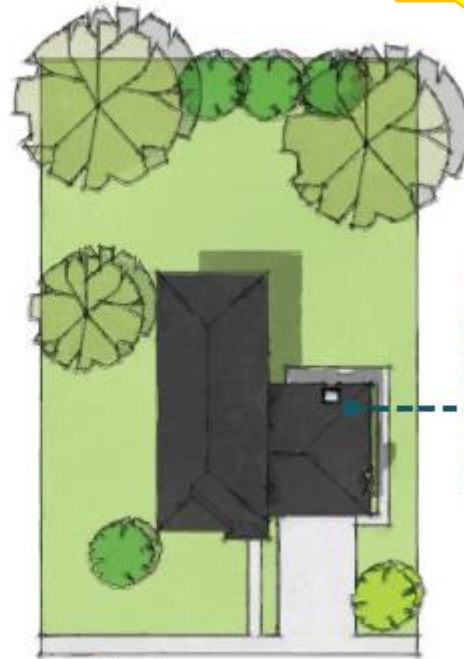
## Residential Low Design Improvements.

In Residential Low places zoning standards should be updated to ensure additions and new builds are compatible with the existing design character by reducing allowed lot coverage and overall square footage of houses. This will also help discourage demolishing existing structures and incentive preservation and affordability.

Reduce lot coverage and overall size of houses to be compatible with existing design character in residential neighborhoods.



Streetview

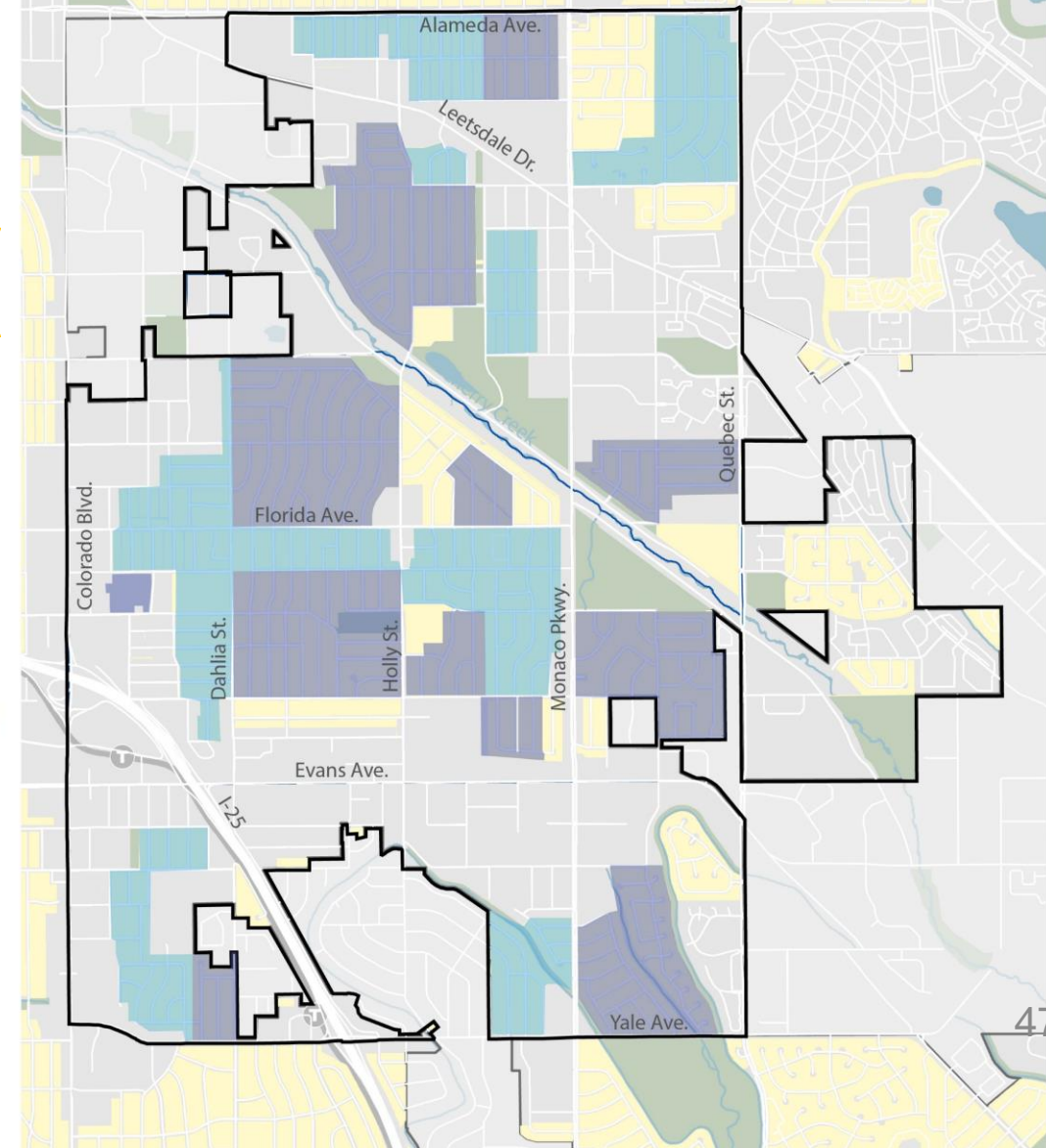


Street

Key Policy

The overall floor area remains similar to those of the surrounding neighborhood floor.

## Near Southeast - Residential Low Policies



Plan Area

Affordability Priority

Preservation Priority

Traditional Residential

Other Places

# Duplex Policies

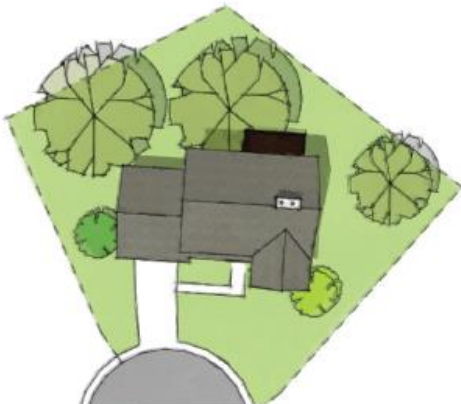
## Affordability + Duplex

In areas designated as Affordability + Duplex, additions to convert existing houses into duplexes should be allowed if the additional unit is income restricted to ensure affordability and reduce displacement risk.

Duplex contained within original structure



Streetview



Street

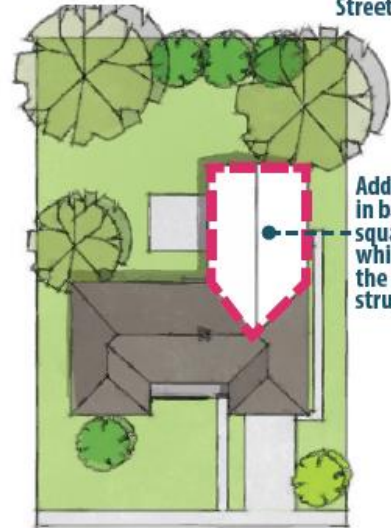
## Preservation + Duplex.

In areas designated as Preservation + Duplex, additions that preserve a significant portion of the existing house should be allowed through building form standards that are calibrated to existing neighborhood patterns. These additions could turn the house into a duplex, add an ADU, or just add living space to the existing house.

Addition/Duplex in back is compatible with existing character.



Streetview

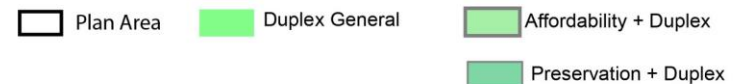
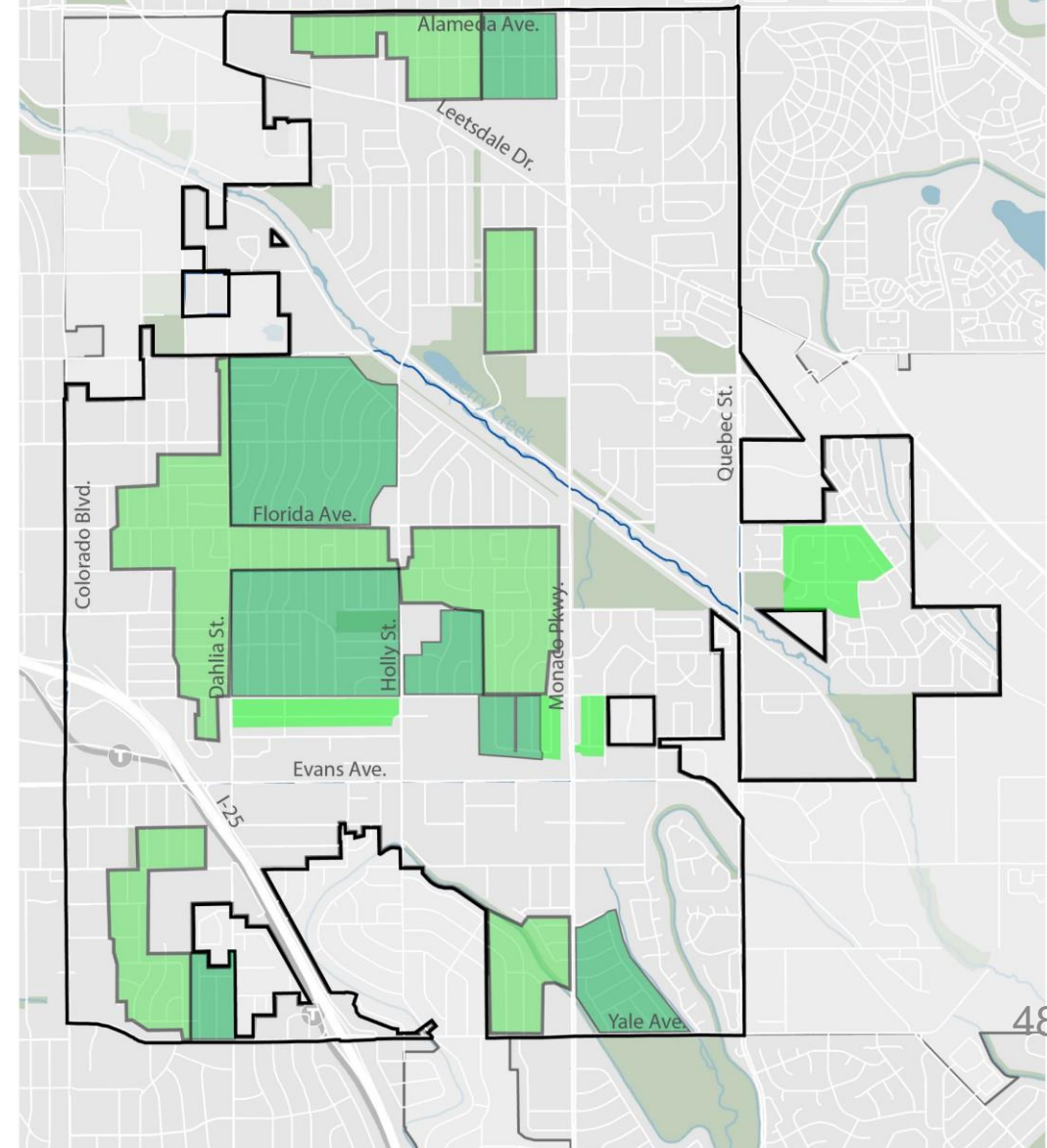


Street

Addition/Duplex in back provides square footage while preserving the existing structure.



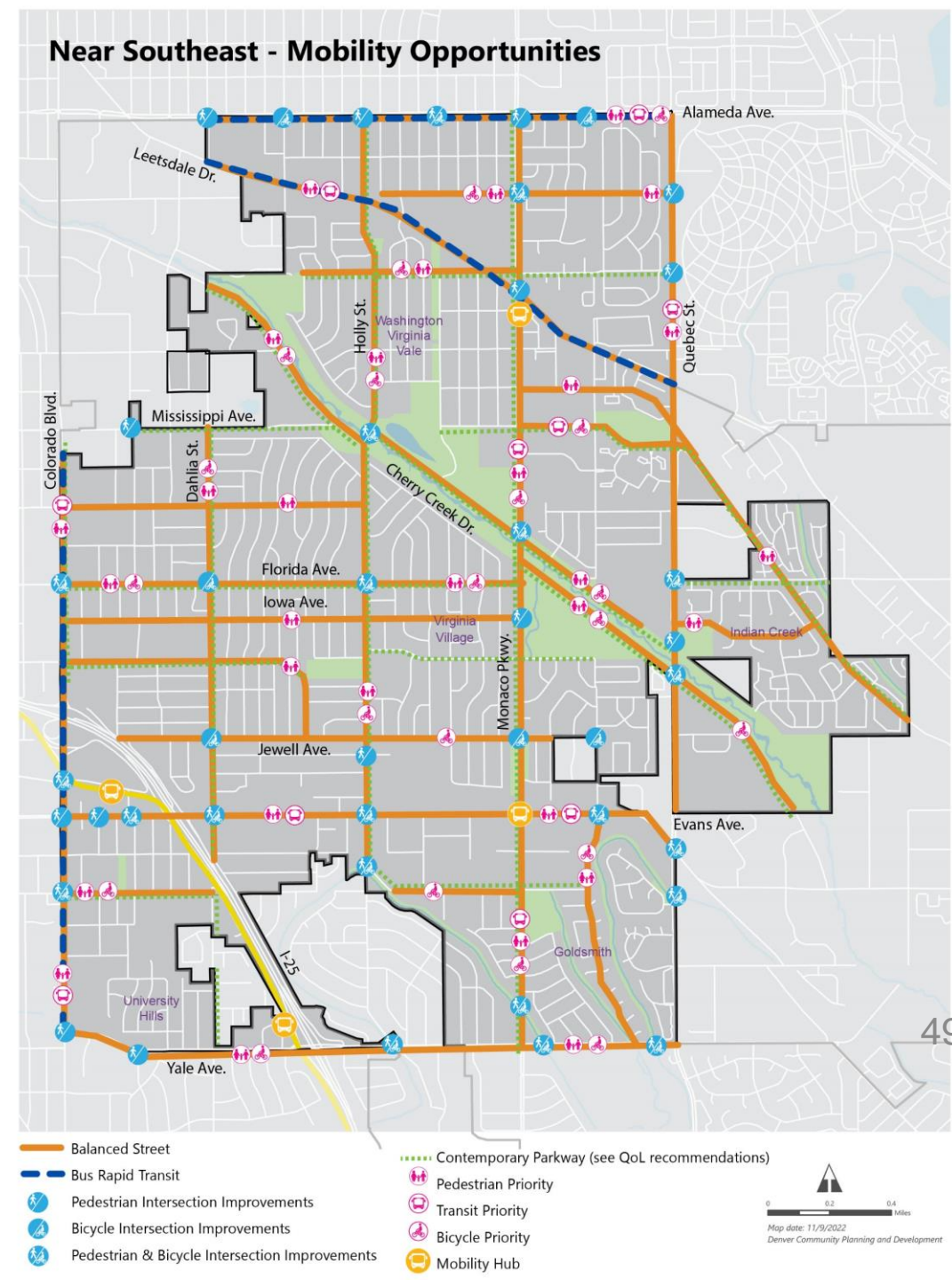
## Near Southeast - Duplex Areas





# Mobility

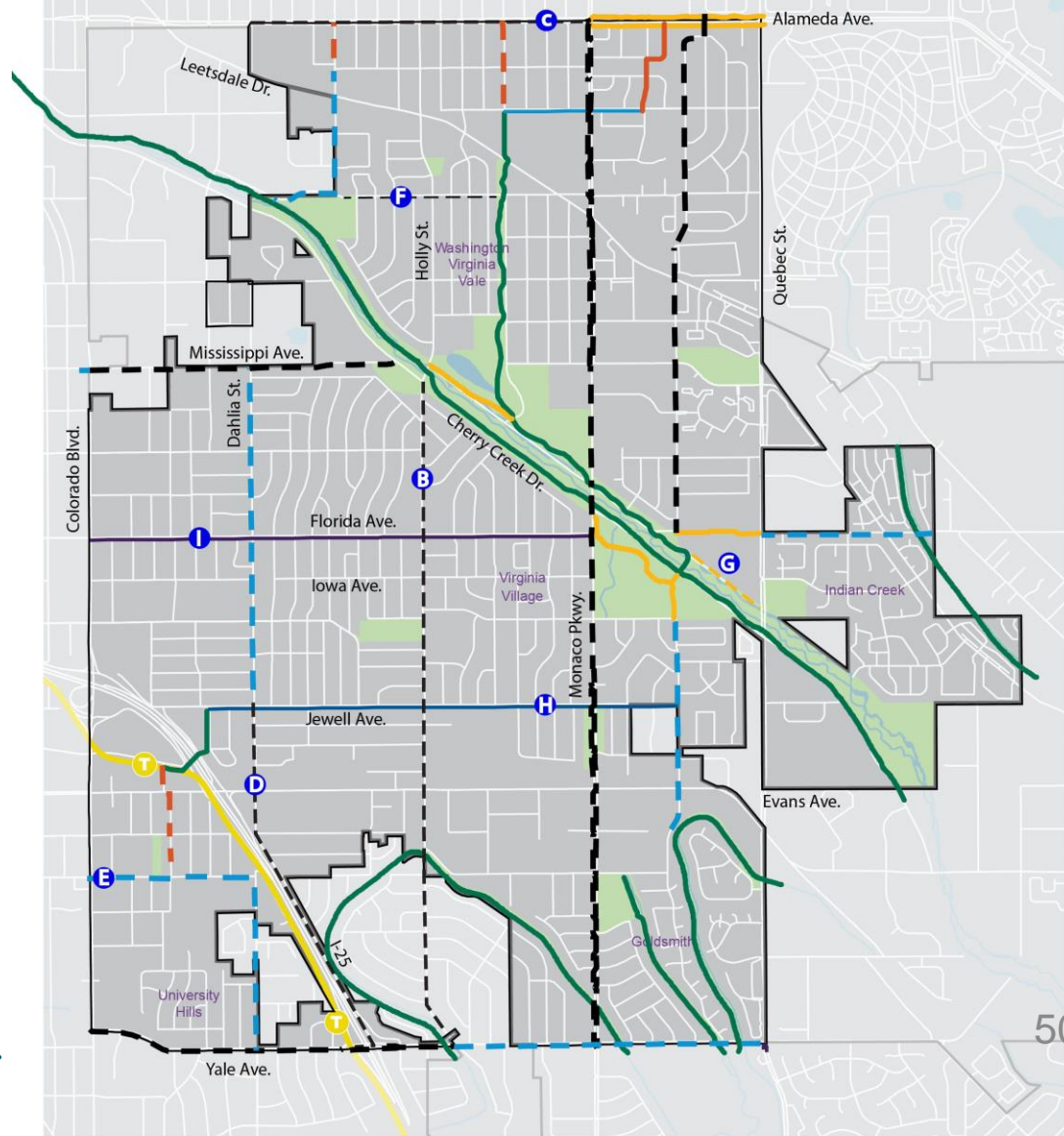
- *Balanced streets*
- *Bus rapid transit*
- *Intersection safety improvements*
- *Pedestrian priority streets*
- *Mobility hubs*
- *Bicycle priority streets*



# Bike Network

- Install Denver Moves: Bikes network recommendations throughout the Near Southeast Area.
- Study the feasibility of relocating the Neighborhood Bikeway along South Jasmine Street to a Buffered Bike Lane along South Holly Street for uninterrupted movement across Cherry Creek.
- Study the feasibility of installing a Protected Bike Lane along Alameda Avenue from Monaco Parkway to Dahlia Street.
- Study the feasibility of extending the proposed Bike Lane on Dahlia Street south to Yale Avenue.
- Extend the proposed Bike Lane along Iliff Avenue west of Colorado Boulevard across Colorado Boulevard east to Dahlia Street.
- Extend the proposed Bike Lane on E. Exposition Avenue east to the Garland Greenbelt Trail.
- Install a shared use path from Place Bridge Academy east to Quebec.
- Upgrade the Bike Lane along Jewell Avenue to a Buffered Bike Lane.
- Upgrade the Bike Lane along Florida Avenue to a Protected Bike Lane.

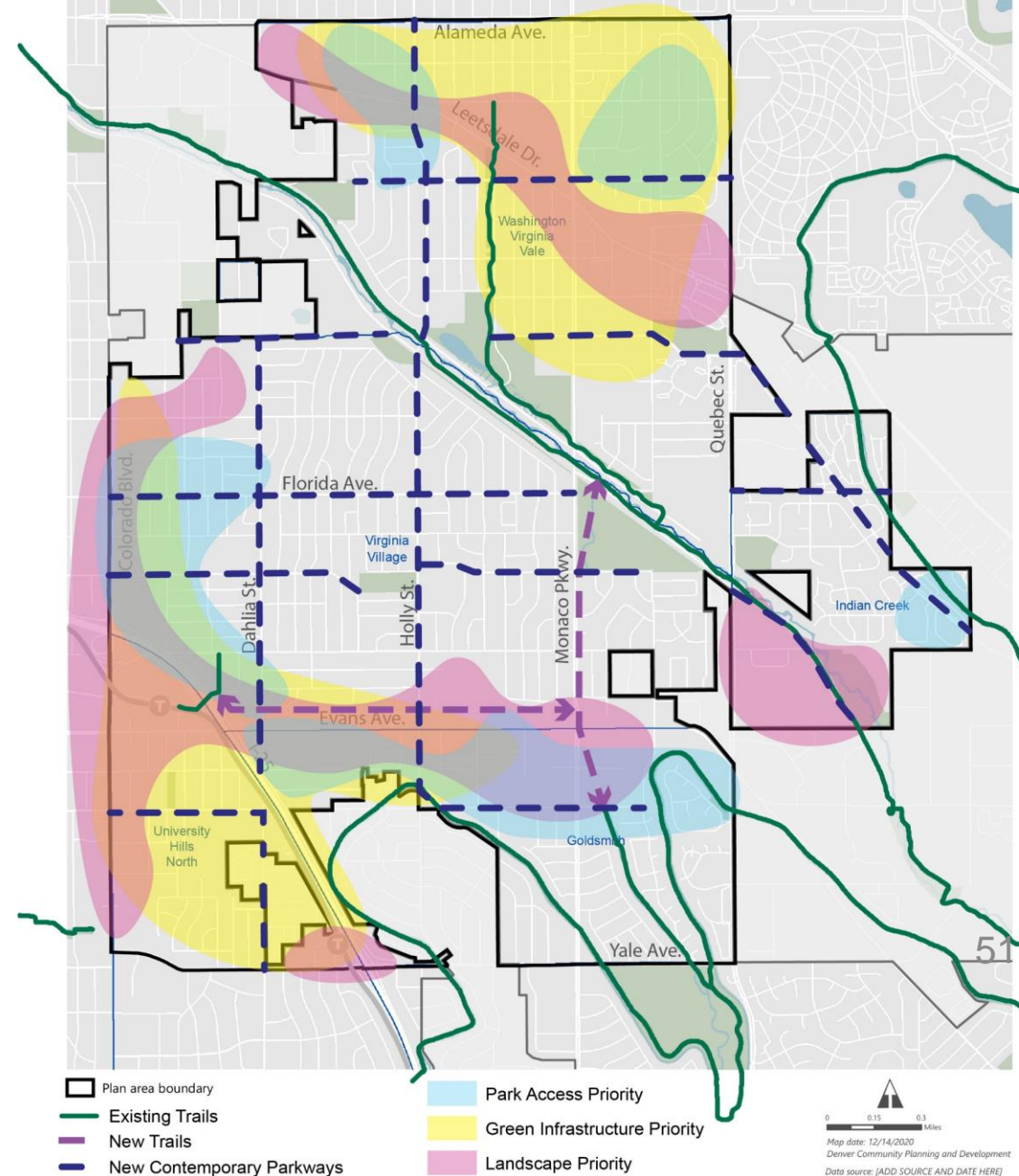
Near Southeast - Existing and Proposed Bike Network



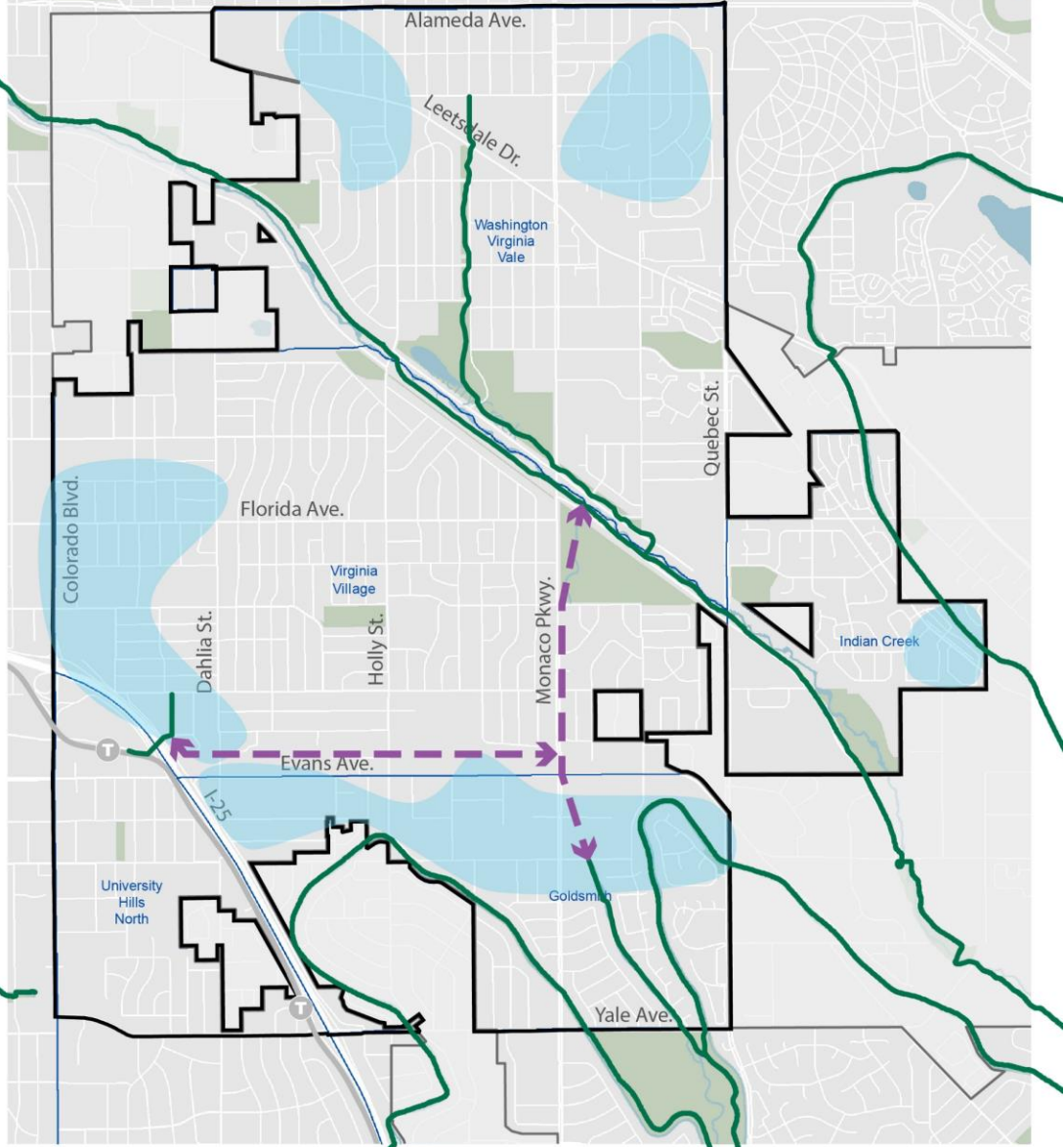
# Quality of Life Infrastructure

- *Park access*
- *New trails*
- *Landscape priority*
- *Green infrastructure priority*
- *Contemporary parkways*

Near Southeast Plan Area - Quality of Life Infrastructure Framework



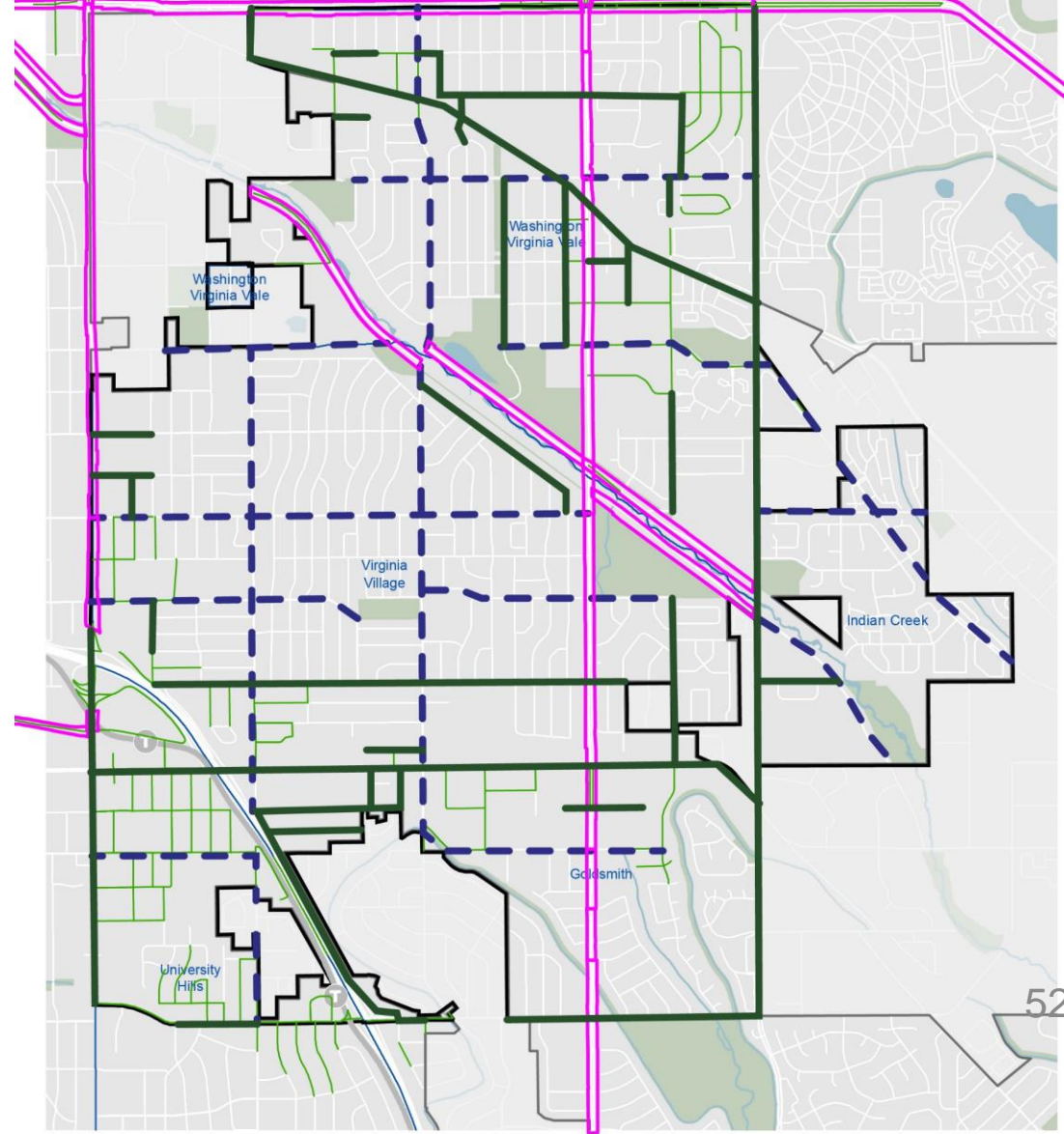
# Near Southeast Plan Area - Parks and Trails



Plan area boundary  
 Existing Trails  
 New Trails  
 Park Access Priority

Map date: 12/14/2020  
 Denver Community Planning and Development  
 Data source: [ADD SOURCE AND DATE HERE]

# Near Southeast - Parkways and Green Streets



Existing Green Street Designations  
 New Green Street Designations  
 Existing Parkway Designations  
 New Contemporary Parkway Designations