

# Far Southwest Area Plan

Community Planning and Housing

November 18, 2025



11/18/2025



# Agenda

- 1 Criteria for Adoption
- 2 First Round Engagement
- 3 Community Priorities
- 4 Community Feedback on Plan Drafts
- 5 Staff Recommendation
- 6 Questions

# Adoption Criteria

Comprehensive Plan 2040 establishes the following criteria for supplements to the plan:

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



# First Round Engagement



# Round 1 Engagement

- **29 Community Touchpoints** to create awareness
- Kickoff meeting with **250 attendees (756 Comments)**
- **Follow up Engagement**
  - **3 RNO Meetings**
  - **11 Focused** engagement opportunities and pop-ups
  - **Pop-up** with **manufactured housing community**
  - **3 workshops** with **high school students**
- **701 online survey responses** (314 Land Use survey responses + 184 Mobility and Quality of Life + 203 Kick-Of Survey)
- Statistically Valid Survey
- **173** Navigator/Paper surveys



# Six Community Priorities



Complete  
Commercial Centers



Safer Street Design



Quiet Suburban  
Neighborhoods



Transportation  
Options



Local Businesses



Social Community  
Spaces



# Complete Commercial Centers



## Complete Commercial Centers

By 2045, Far Southwest areas like Federal Boulevard, Evans Avenue, Sheridan Boulevard, and Wadsworth Boulevard, will grow thoughtfully with high-quality design and be better connected to nearby neighborhoods.

### Related Policies:

How do we accomplish the vision?

- A** Balance the needs of drivers with safe pedestrian connections in shopping and business areas along major corridors.
- B** Help shopping and business areas evolve into mixed-use centers that include residential housing options.
- C** Make it easier and more comfortable to move around through commercial areas with a connected network of streets
- D** Create an interesting and open environment and prevent the feeling of large, overpowering buildings through a mix of building sizes and types





# Quiet Suburban Neighborhoods



## Quiet Suburban Neighborhoods

By 2045, Far Southwest will maintain its peaceful residential feel, while nearby social and commercial areas help neighbors stay connected.

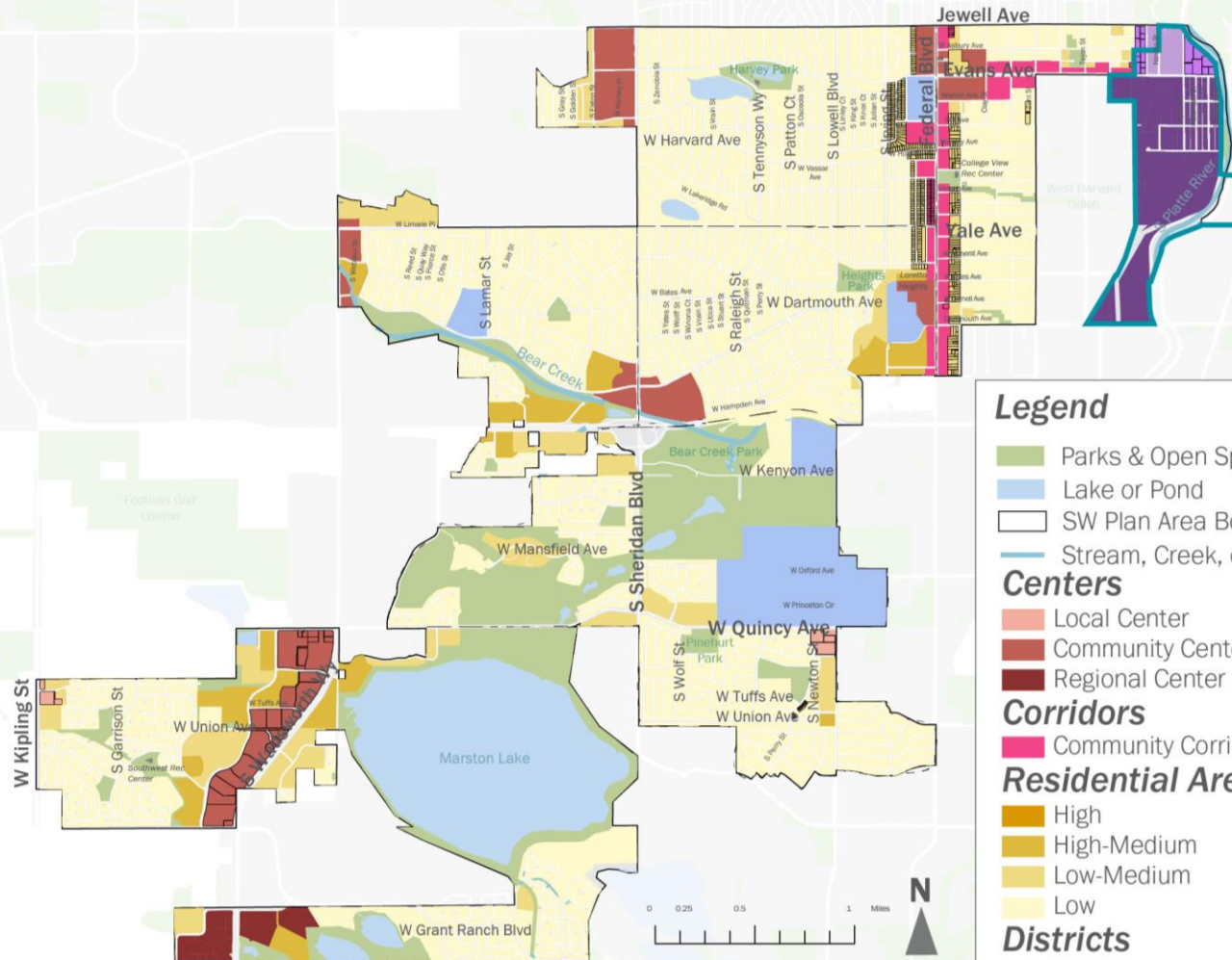
### Related Policies:

How do we accomplish the vision?

- A Largely retaining Blueprint Denver Future Places/Growth Strategy.
- B Keep most low residential areas low residential.
- C Allow additional residential options like duplexes and townhomes near Federal Boulevard.
- D Preserve areas of historic character like in Harvey Park.
- E Implement traffic calming on select neighborhood streets



## Future Places



### Legend

- Parks & Open Space
- Lake or Pond
- SW Plan Area Boundary
- Stream, Creek, or River

## Centers

- Local Center
- Community Center
- Regional Center

## Corridors

- Community Corridor

### Residential Areas

- High  
 High-Medium  
 Low-Medium  
 Low

## Districts

- Campus
- Heavy Production
- Value Manufacturing
- Innovation/Flex
- Manufacturing Preservation
- Change in Place Type

# Local Businesses



## Local Businesses

By 2045, Far Southwest existing businesses will be thriving, and new, locally-owned businesses will be able to grow and succeed.

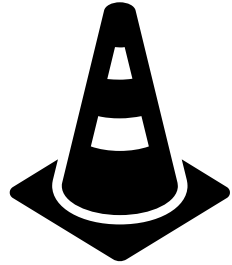
### Related Policies:

How do we accomplish the vision?

- A** Support local business by the addition of adding residential housing options, public spaces, and high-quality streetscape.
- B** Expand the employment base for local businesses through investment in affordable housing in and near commercial areas.
- C** Support a Far Southwest business incubator.
- D** Support the creation of business districts and area business association.



# Safer Streets



## Safer Streets

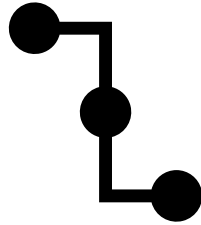
By 2045, Far Southwest area will have no serious traffic-related injuries or deaths. Resiliency will be increased, climate impacts will be reduced, and people will be able to make many of their daily trips without needing a car.

### Related Policies:

How do we accomplish the vision?

- A** Redesign streets to be safe and accessible for all users.
- B** Turn some streets into greenways to improve safety and accessibility while also enhancing travel experience.
- C** Reduce traffic noise and speeds on local streets through traffic calming measures.
- D** Improve the pedestrian experience going to community hubs, schools, and parks through improved crossings along busy streets.

# Transportation Options



## Transportation Options

By 2045, streets and trails will be designed for people of all ages and abilities, with better transit, wider sidewalks, safer crossings, trees, and sustainable landscaping.

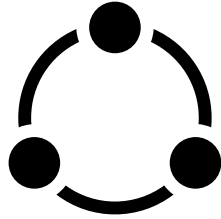
### Related Policies:

How do we accomplish the vision?

- A** Build out the recommended bikeway network.
- B** Ensure transit provides reliable, accessible, and frequent service and connections.
- C** Turn some streets into greenways to improve safety and accessibility while also enhancing travel experience.
- D** Provide safe, accessible trail routes that enhance connectivity to neighborhoods, parks, and local destinations.



# Social Community Spaces



## Social Community Spaces

By 2045, public plazas, open spaces, and local businesses will serve as cultural hubs where people gather, build relationships, and celebrate community.

### Related Policies:

How do we accomplish the vision?

- A Design centers as vibrant, accessible community hubs with a mix of uses, fostering cultural expression and a sense of place.
- B Provide safe, accessible trail routes that enhance connectivity to neighborhoods, parks, and local destinations.
- C Provide comprehensive, high-quality, and convenient services to residents through city agencies and nonprofit partners.
- D Make the South Platte River a major community asset and public space offering improved lighting, landscaping, and river access.

# Community Review of Plan Drafts



# Round 2 Engagement

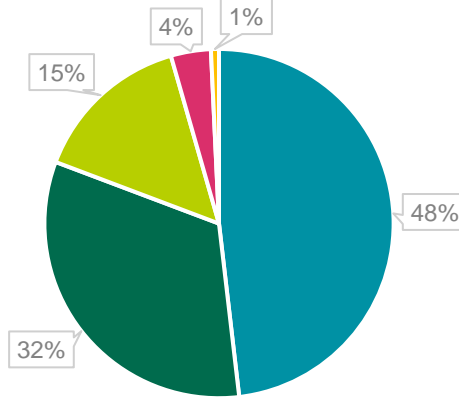
- **27 Community Touchpoints** to create awareness
- Community workshop with **140 Comments**
- Student workshops with **81 comments**
- **Follow up Engagement**
  - **7 RNO Meetings**
  - **13 Focused** engagement opportunities and pop-ups
  - **3 focus group** conversations
- **279** online comments
- **135** Navigator/Paper surveys
- **13,425 online** touchpoints



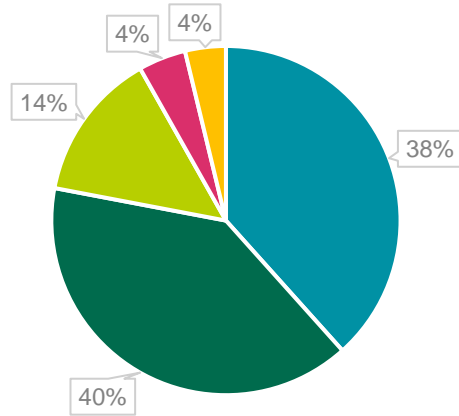
# Survey Responses

- **78-88% agreement with community priorities**

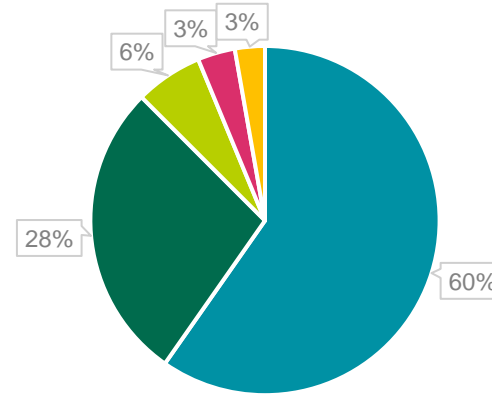
Complete Commercial Centers  
Vision Agreement



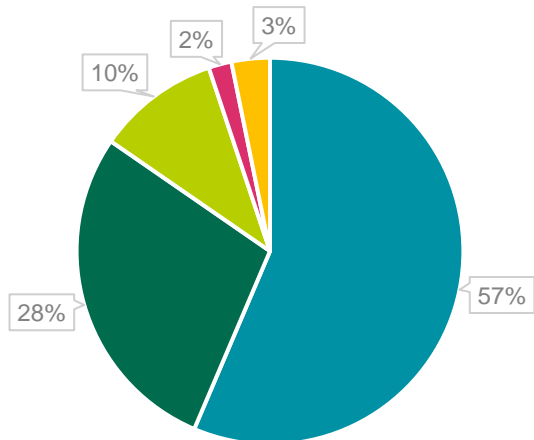
Quiet Suburban Neighborhoods  
Vision Agreement



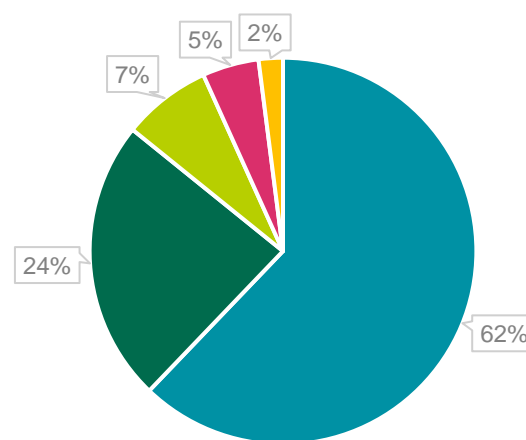
Transportation Options Vision  
Agreement



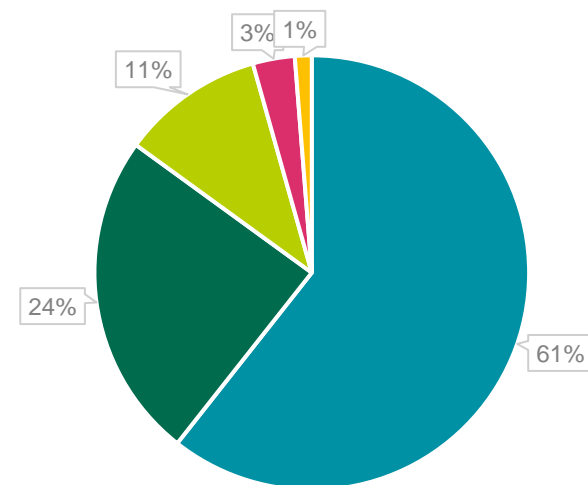
Local Businesses Vision Agreement



Safer Streets Vision Agreement



Social Community Spaces Vision Agreement

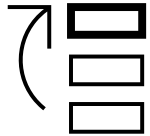


- Strongly agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Strongly disagree

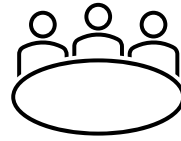
# Round 3 Engagement



Review and comment on the revised draft



Review the implementation plan



RNO meetings



Focused engagement for:

- College View
- Fort Logan
- Seniors
- Small businesses



# Community Navigator Feedback

- 254 surveys gathered
- 45% Hispanic/Latino
- 40% rent, 54% own
- Key themes/community desires from write-in comments:
  - **Safety and security:** better lighting, less crime, more police presence
  - **Affordable and quality housing:** lower rent and utilities
  - **Streets and infrastructure:** improved maintenance, especially on Federal Blvd.
  - **Homelessness:** solutions for the unhoused population
  - **Transportation and mobility:** more public transit and multimodal options + mixed-use development to reduce driving
  - **Education, parks, and community spaces:** more parks and green areas, family-friendly spaces

**On average, respondents expressed an 88% *agreement* with both the overall draft vision plan and their neighborhood vision plans.**



# Planning Board

- Voted 10-0 to approve the Far Southwest Plan on 11/5.
- Discussion primarily centered around the definition of “naturally occurring affordable housing” in a broader context than the Far Southwest Area Plan.



# Staff Recommendation



# Inclusive Community Process

Finding: The Far Southwest Area Plan was developed through an inclusive community process.



# Consistent 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



# Long-Term View

## The Far Southwest Area Plan:

- *Has a 2045 planning horizon*
- *Establishes a vision for the community that addresses Land Use and Built Form, Mobility, and Quality of Life*
- *Has an aspirational vision and implementation strategy that will take many years to achieve*



# Staff Recommendation

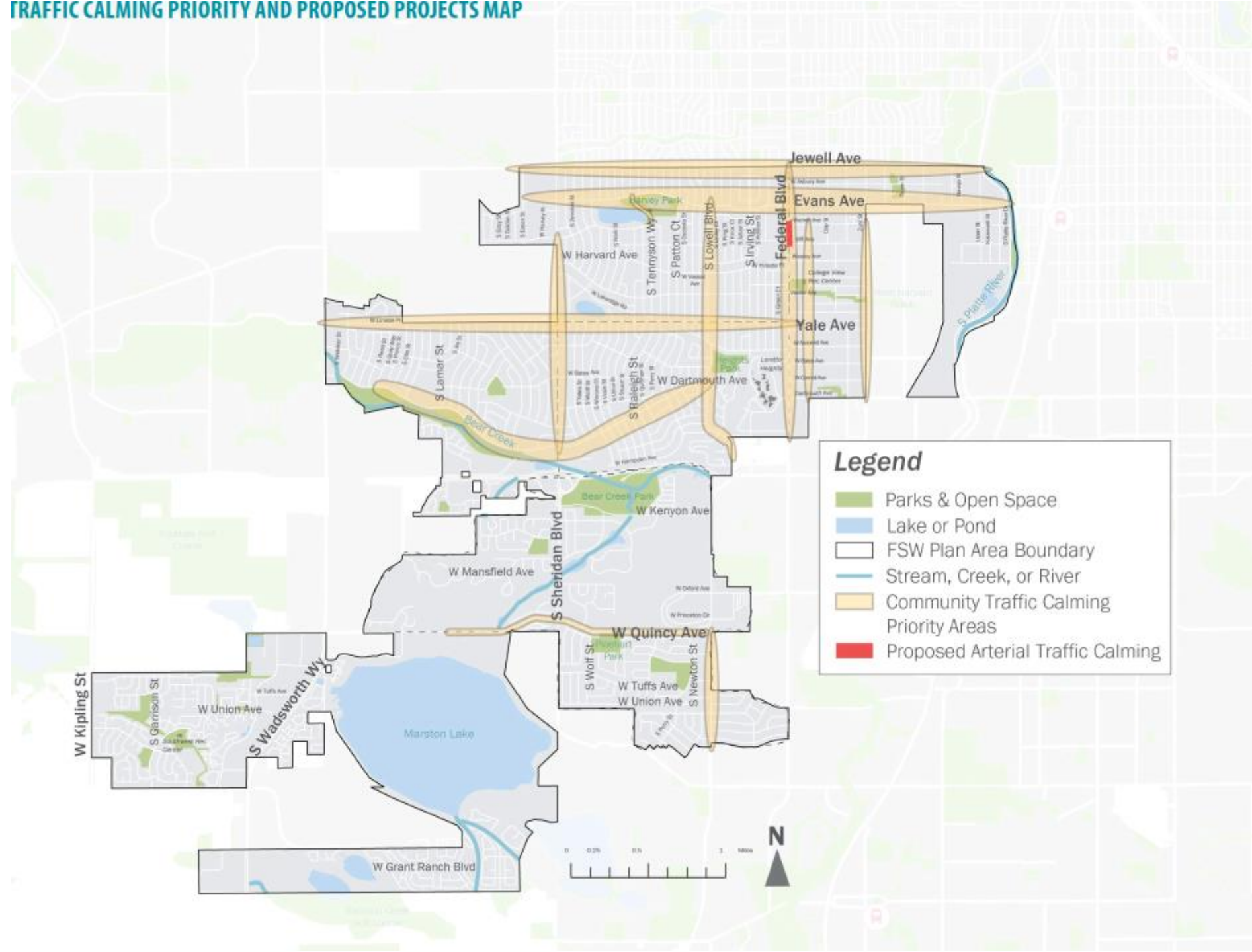
*Staff recommends that Community Planning and Housing forward the Far Southwest plan to the full Council for consideration.*

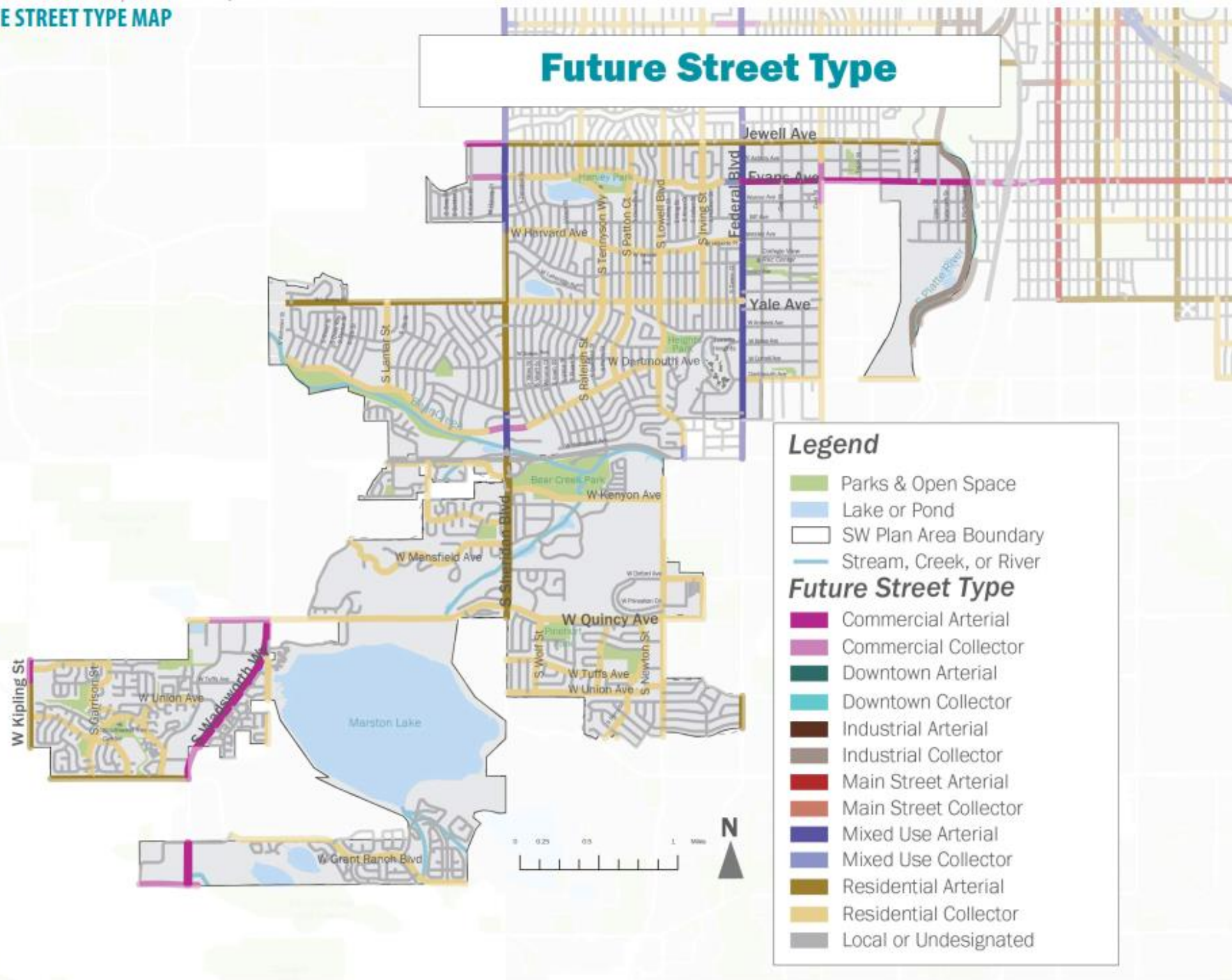


# Questions



# TRAFFIC CALMING PRIORITY AND PROPOSED PROJECTS MAP

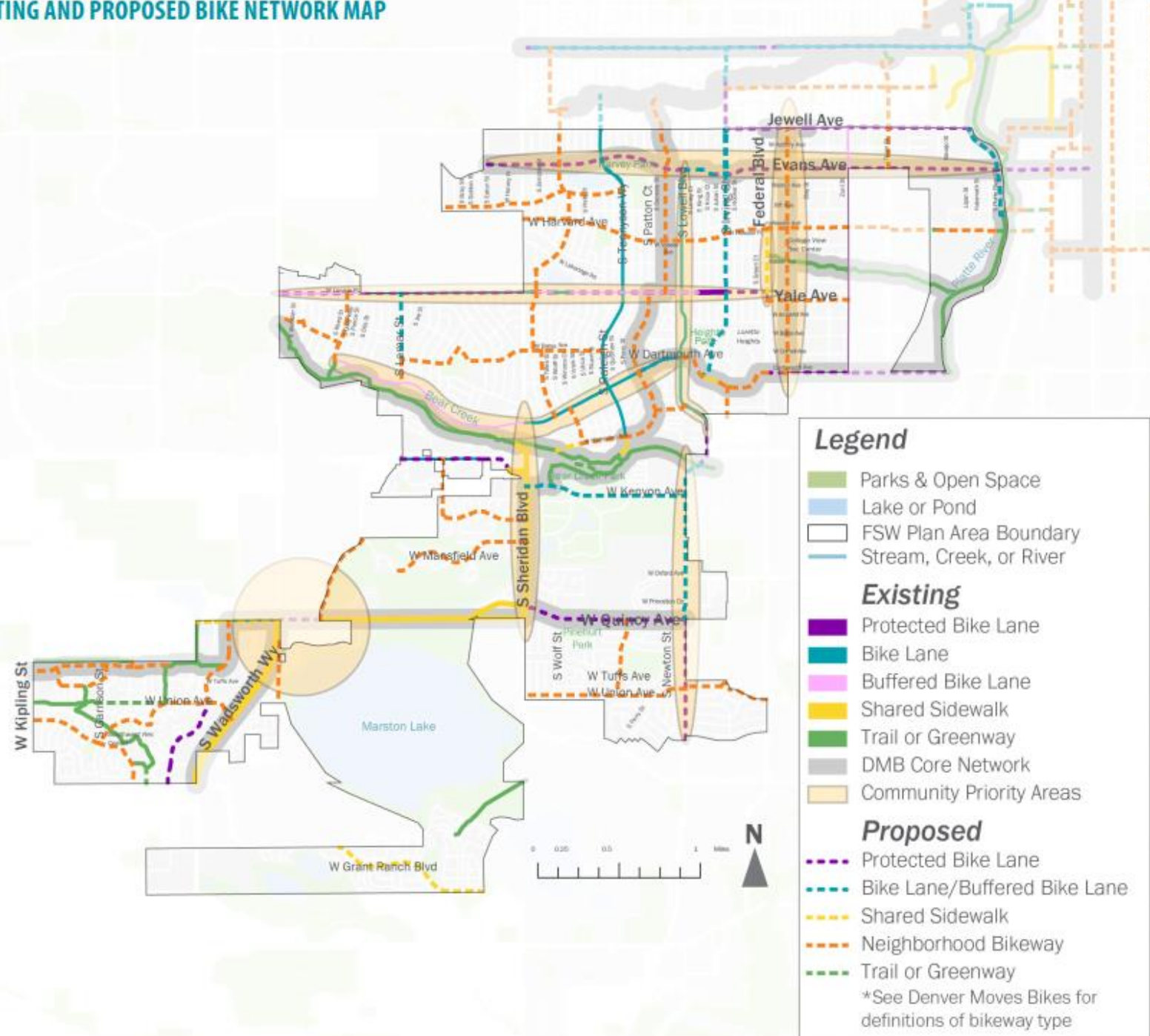






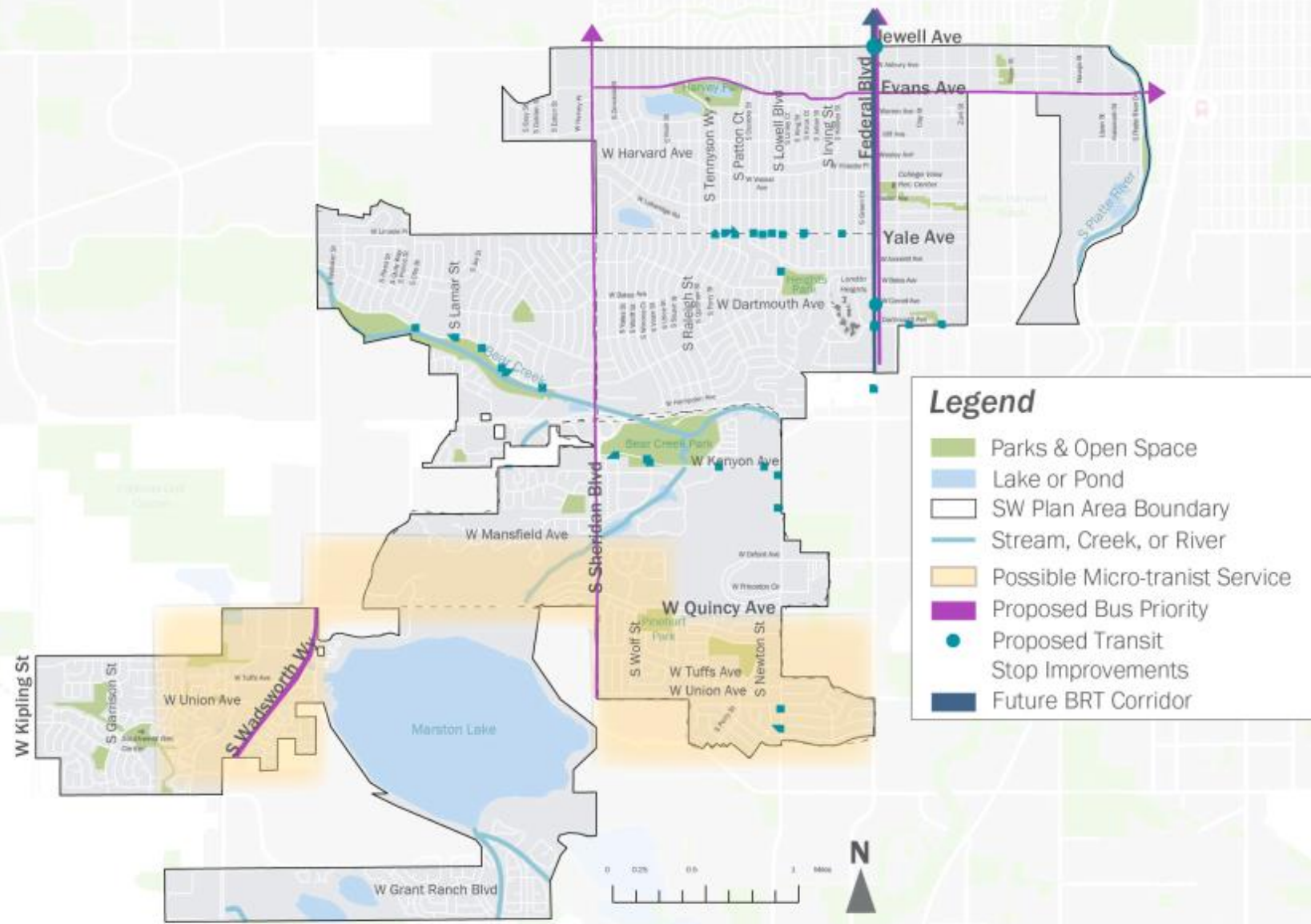
# MULTI-MODAL AND BRIDGE PROJECTS AND PRIORITY AREAS MAP



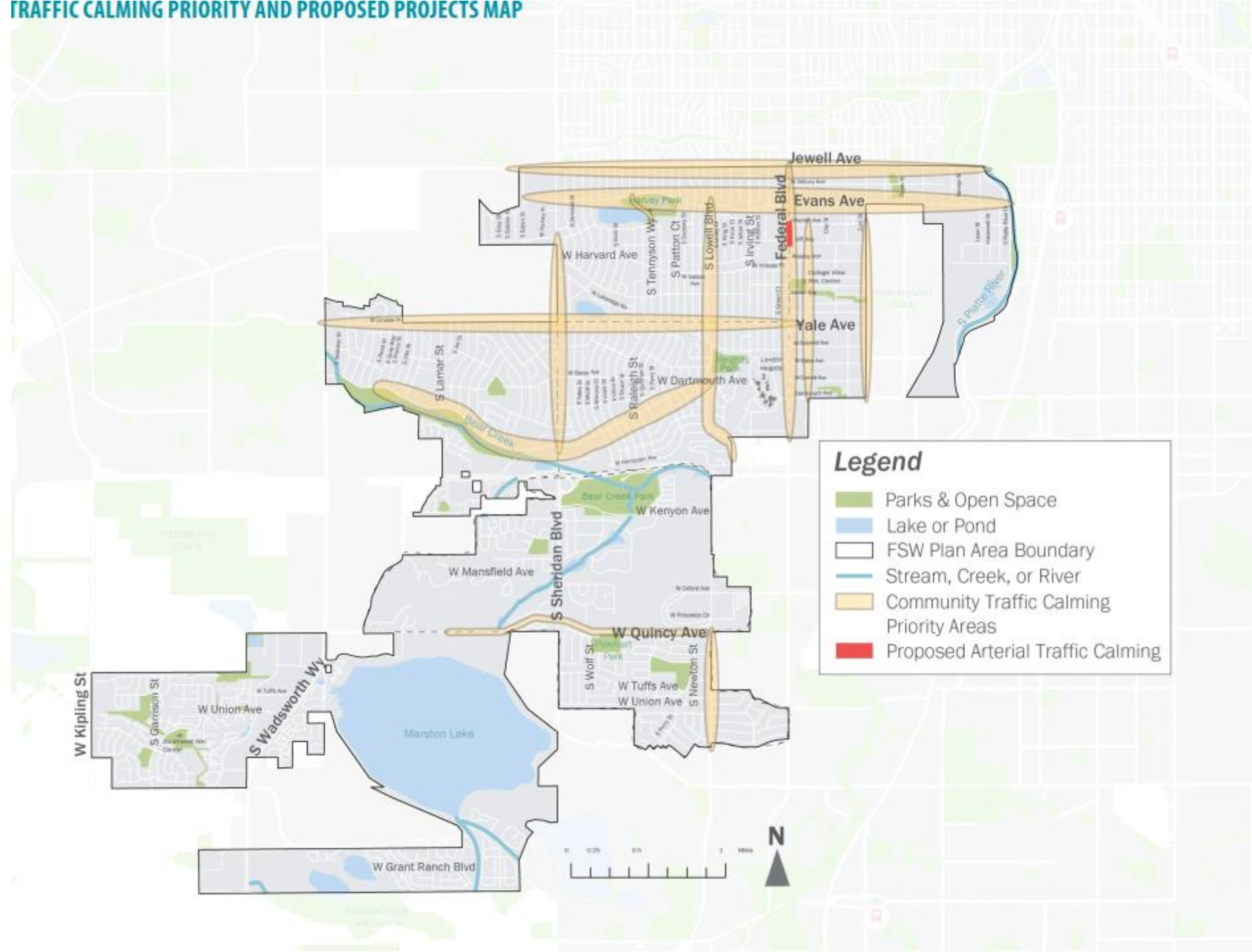




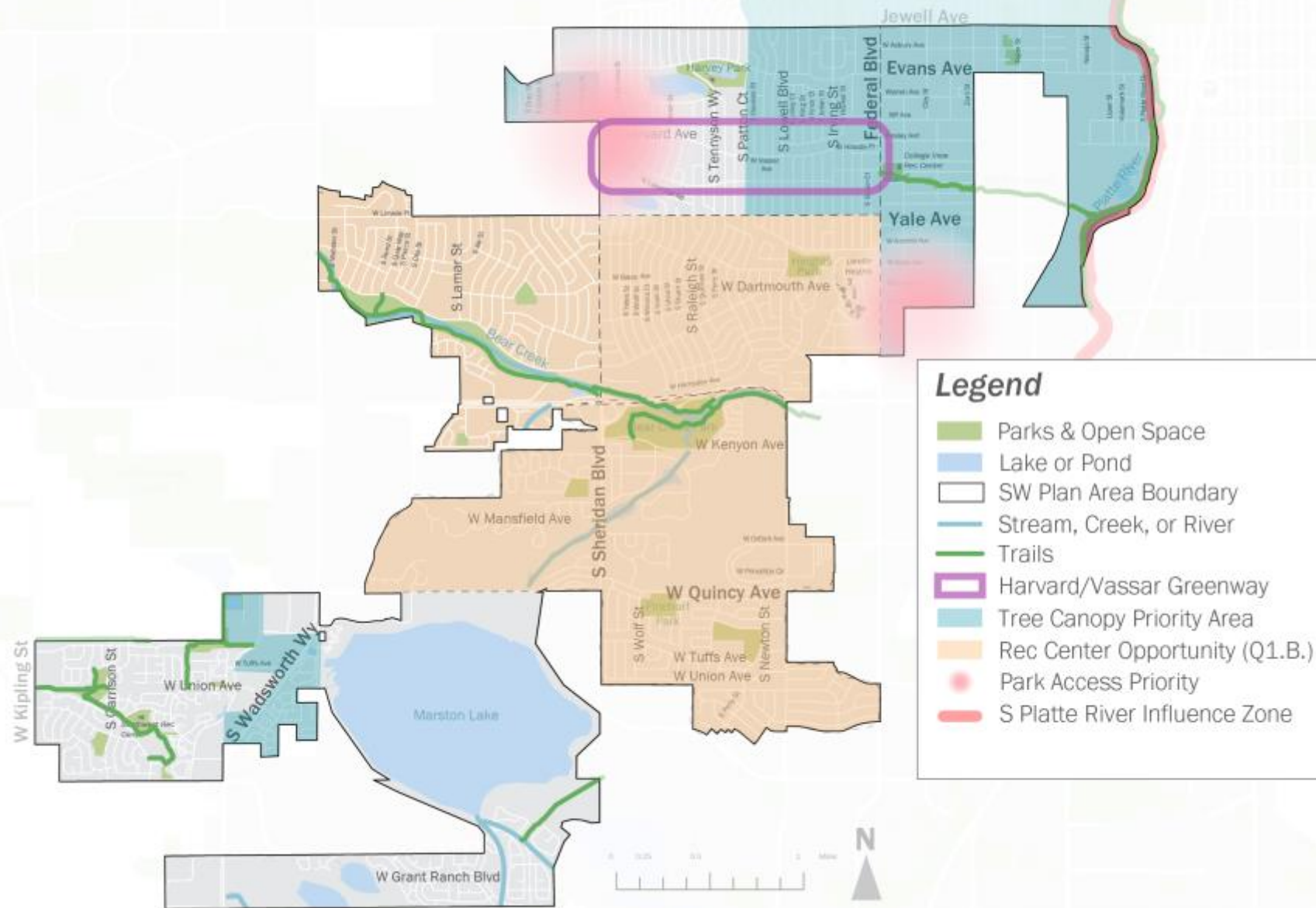
## PROPOSED TRANSIT PROJECTS MAP



# TRAFFIC CALMING PRIORITY AND PROPOSED PROJECTS MAP



# Quality of Life

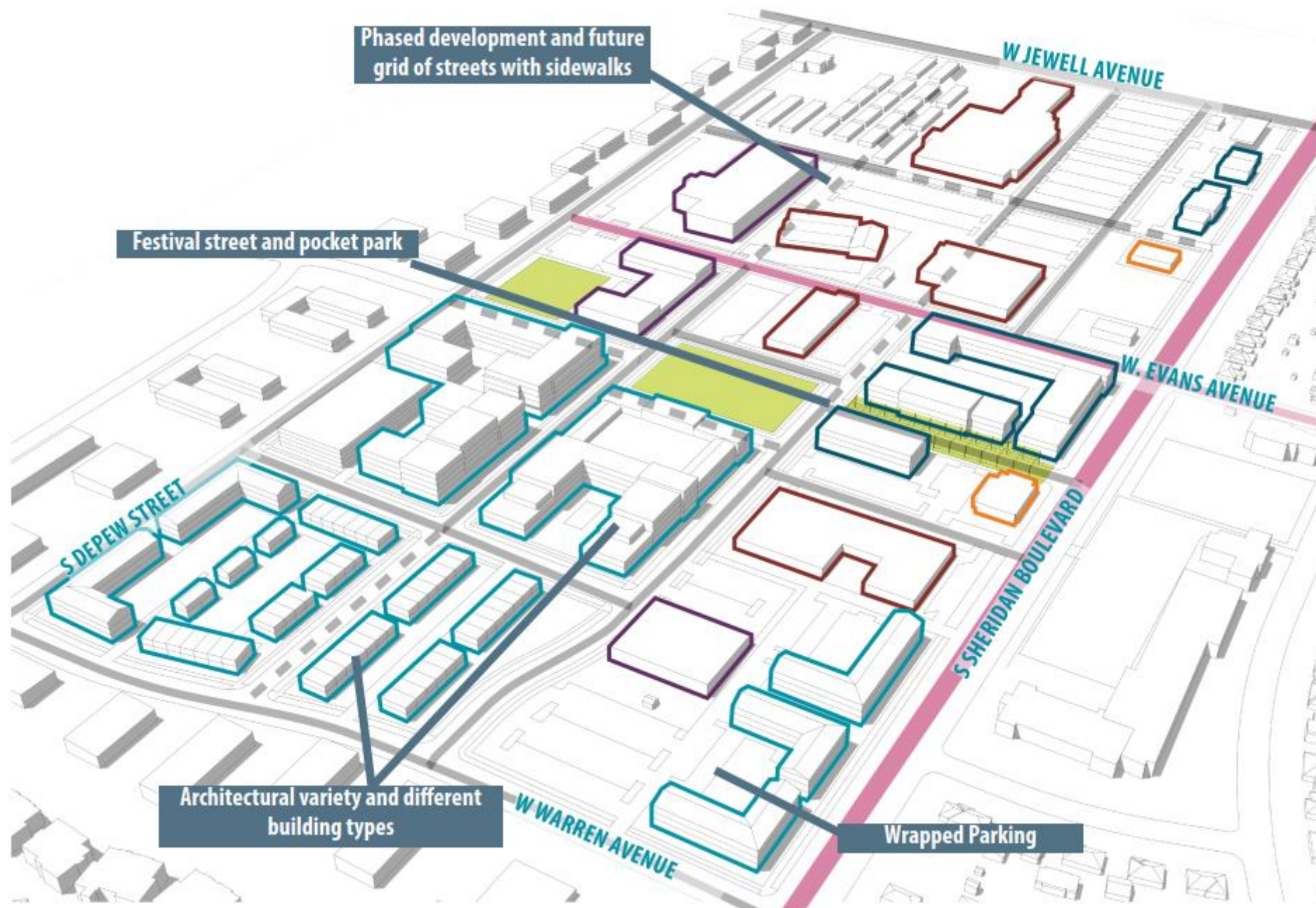




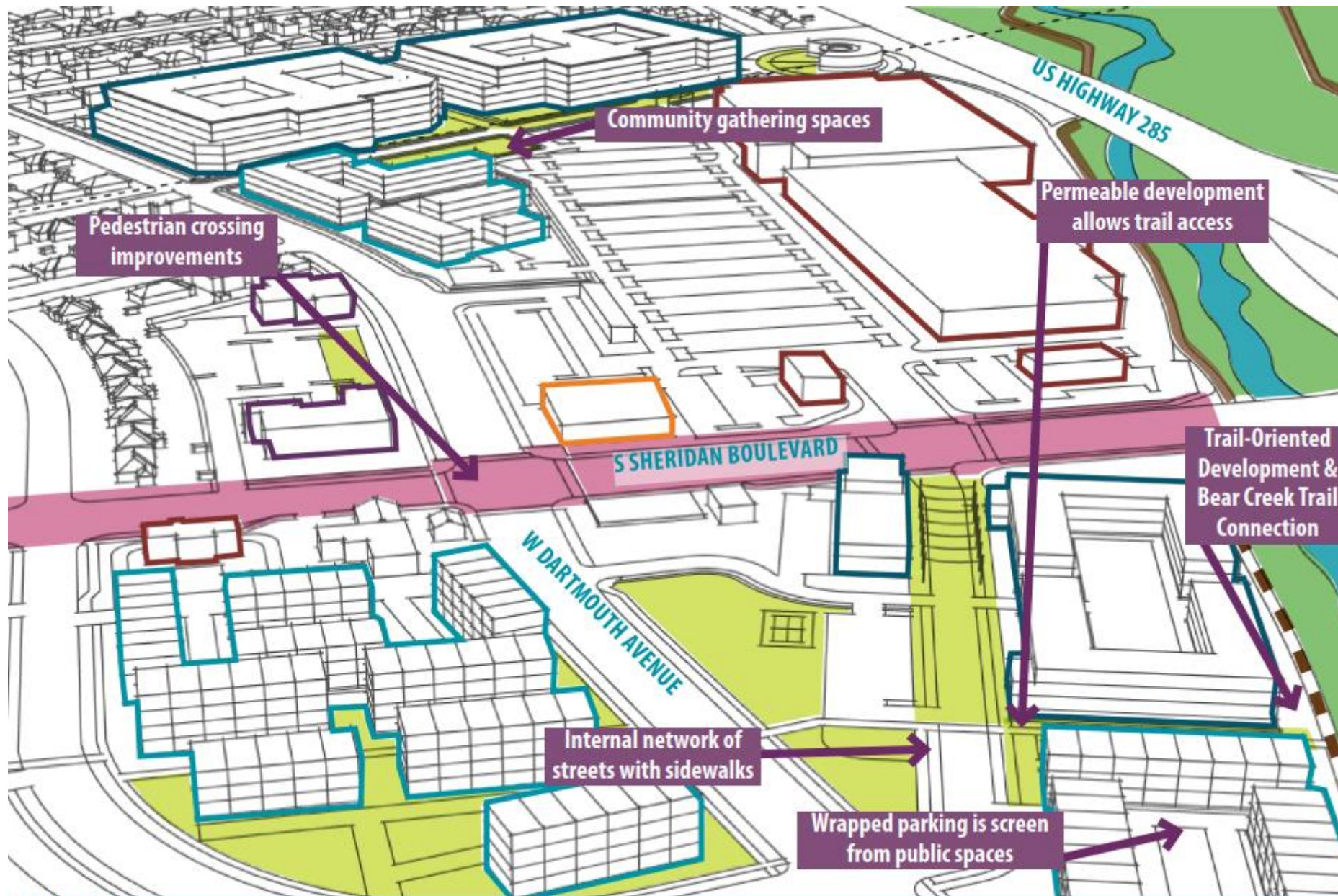
# FEDERAL & EVANS FAR SOUTHWEST RECOMMENDATIONS



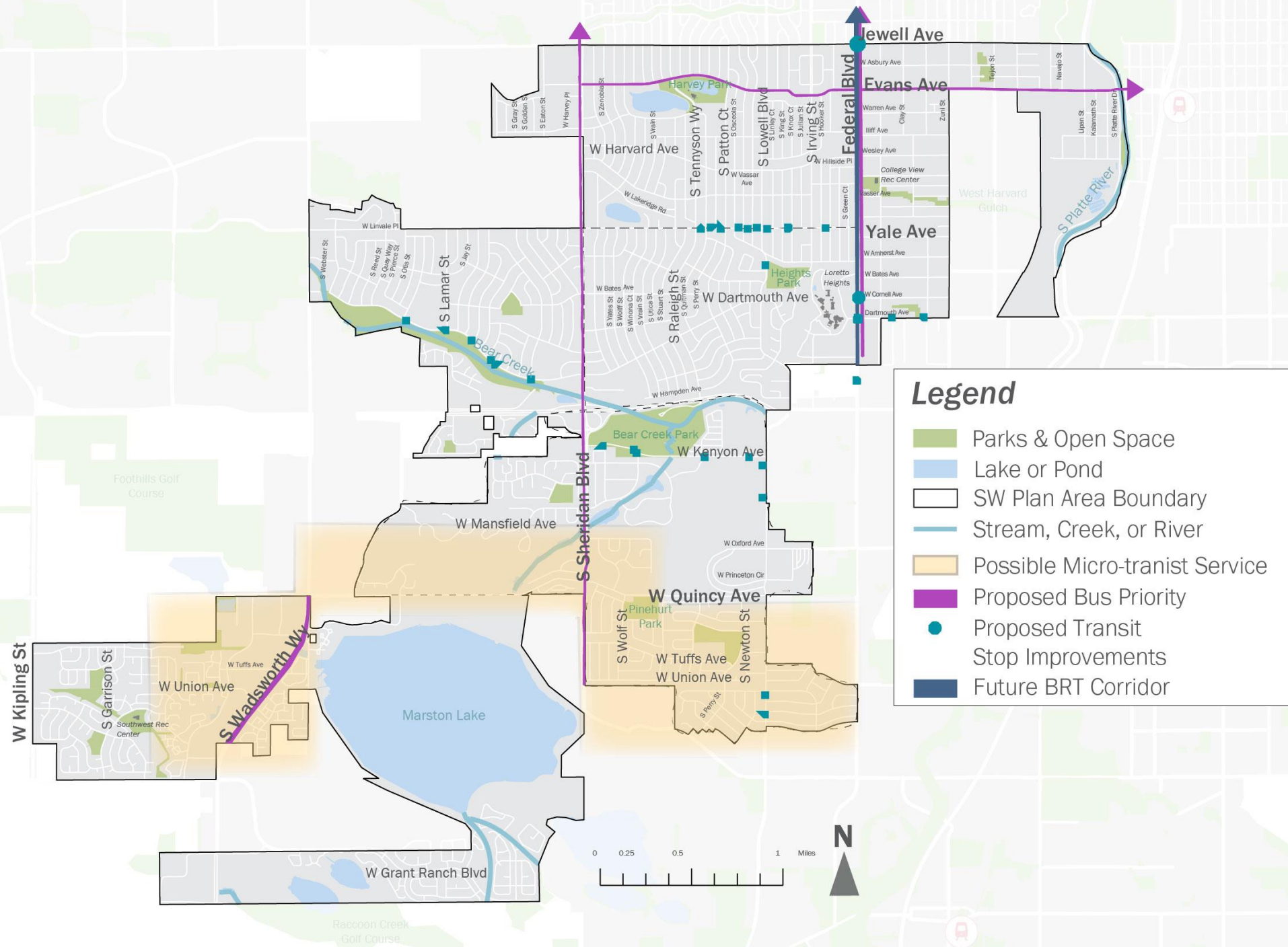












# Quality of Life

