

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



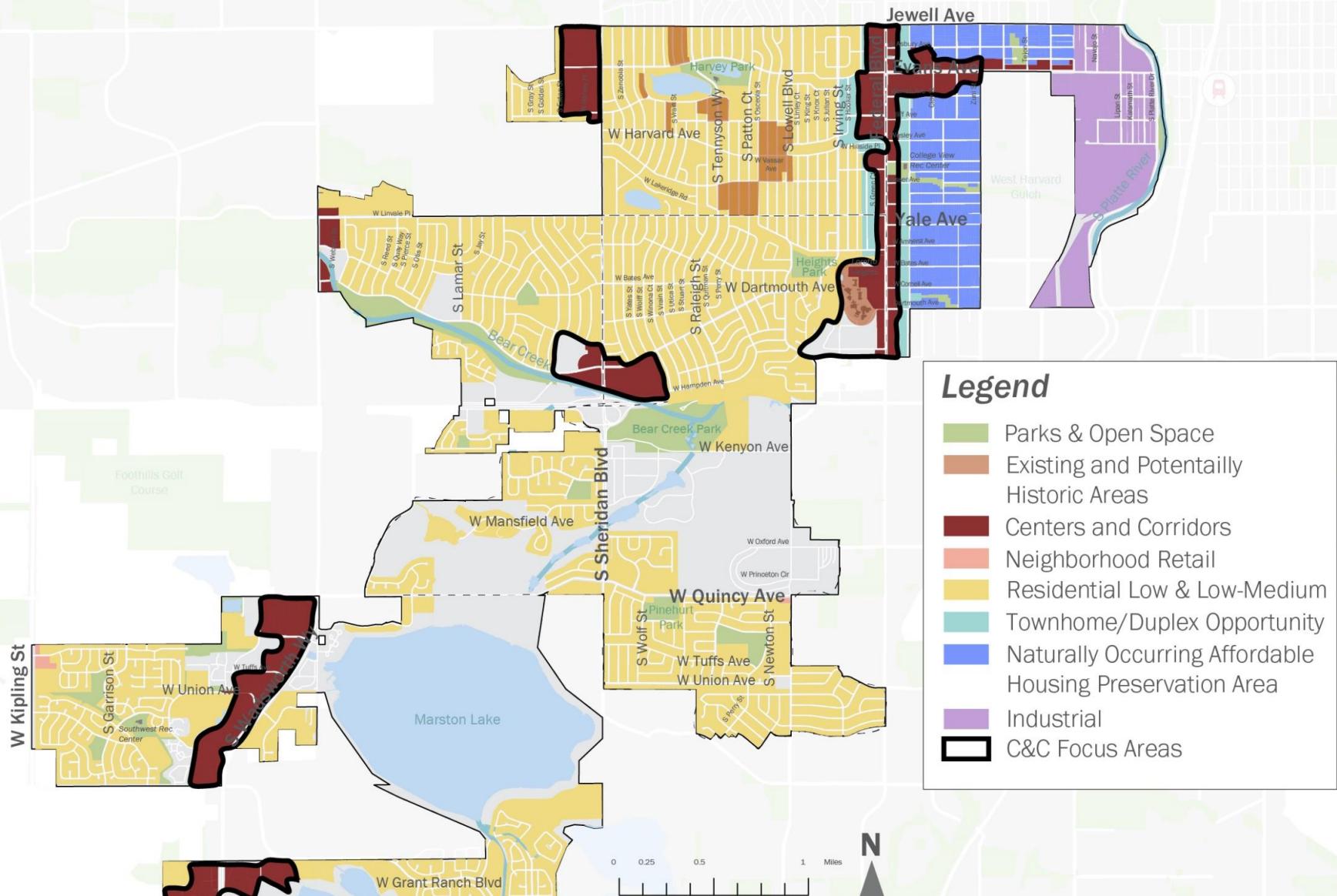
Complete Commercial Centers

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

Land Use Focus Areas



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.

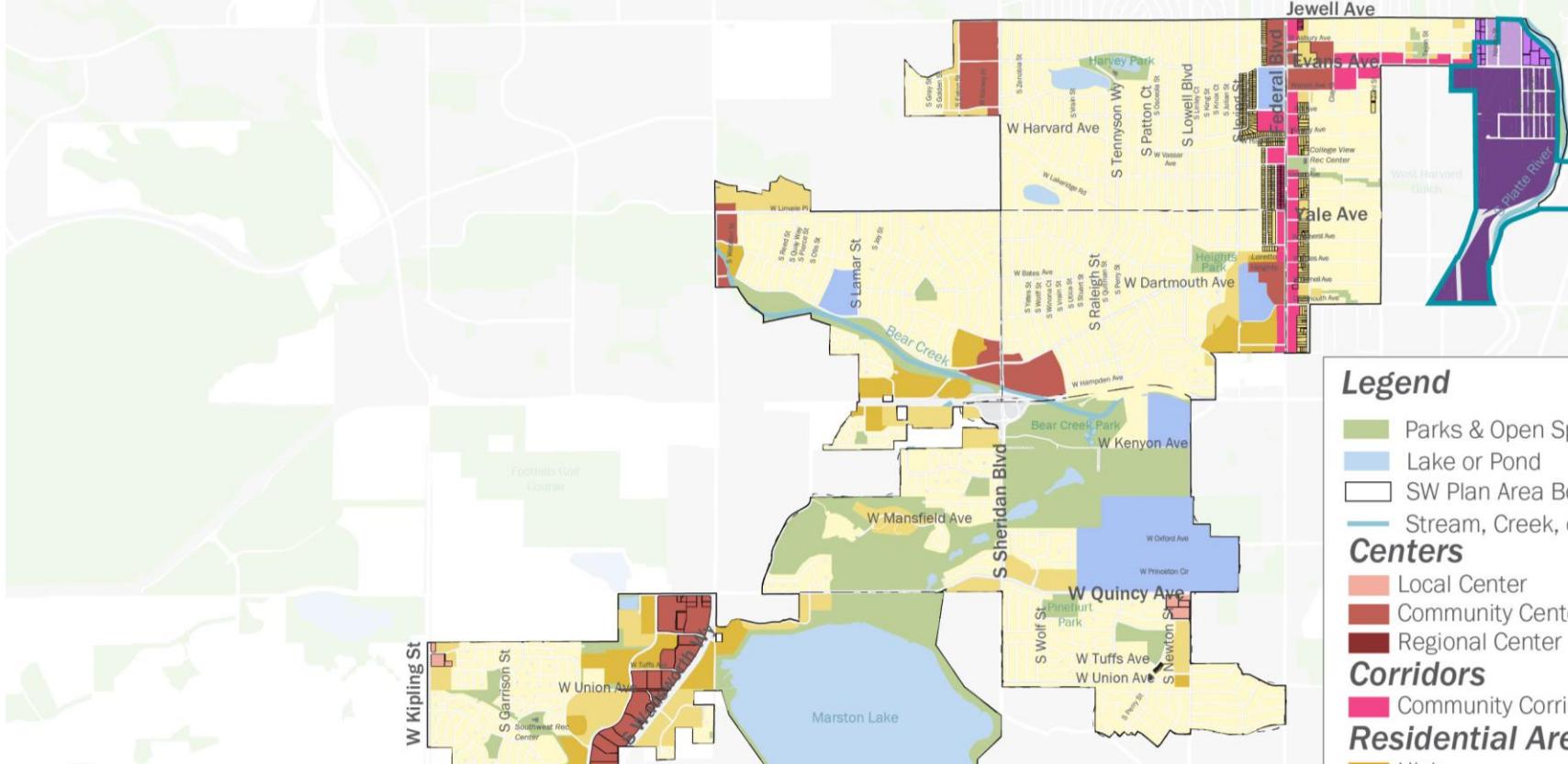
Related Policies:

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



Legenda

- 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



neighborhood
PLANNING INITIATIVE



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.

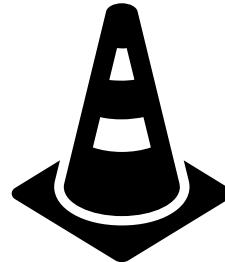
Related Policies:

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



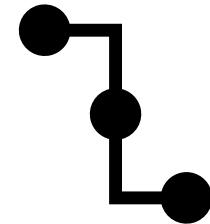
Safer Streets

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

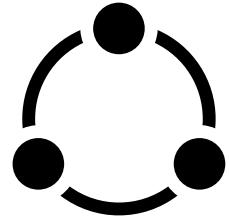
By 2045, streets and trails will be designed for people of all ages and abilities, with better transit, wider sidewalks, safer crossings, trees, and sustainable landscaping.

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

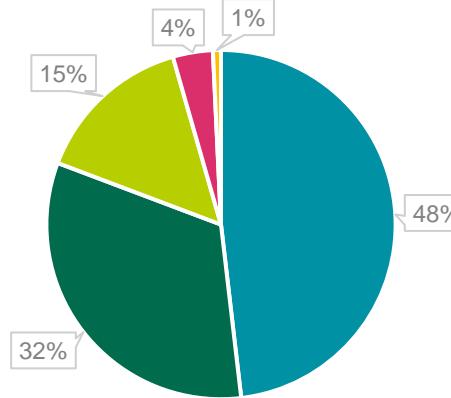
- **27 Community Touchpoints** to create awareness
- Community workshop with **140 Comments**
- Student workshops with **81 comments**
- **Follow up Engagement**
 - **7 RNO Meetings**
 - **13 Focused** engagement opportunities and pop-ups
 - **3 focus group** conversations
- **279** online comments
-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



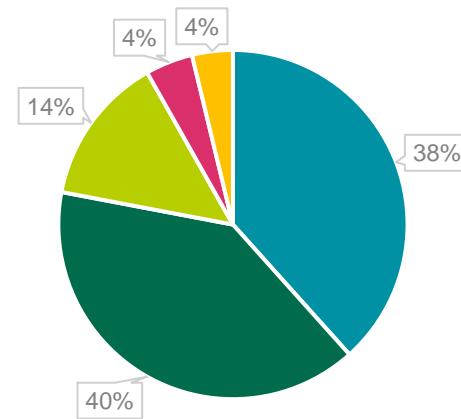
Survey Responses

- 78-88% agreement with community priorities

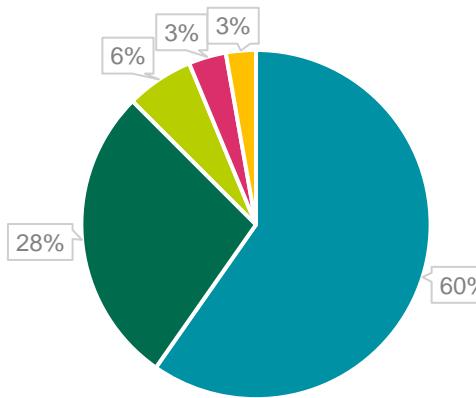
Complete Commercial Centers Vision Agreement



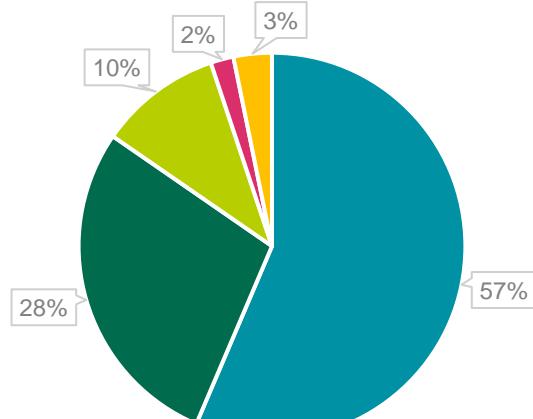
Quiet Suburban Neighborhoods Vision Agreement



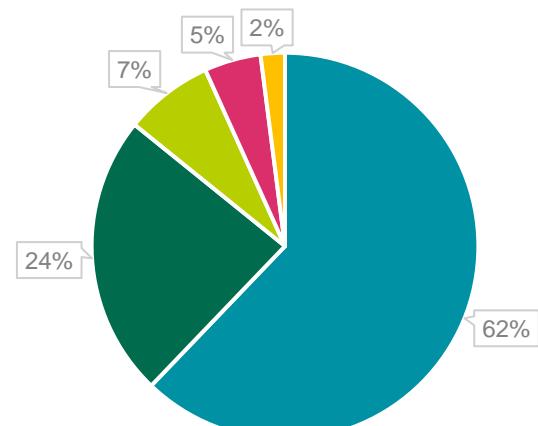
Transportation Options Vision Agreement



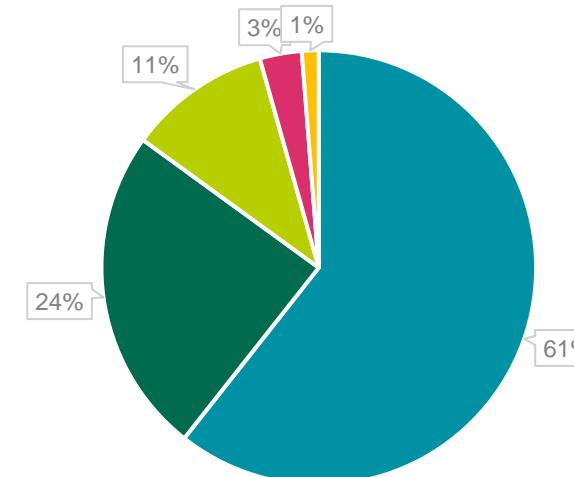
Local Businesses Vision Agreement



Safer Streets Vision Agreement



Social Community Spaces Vision Agreement

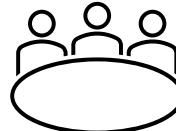


- Strongly agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Strongly disagree

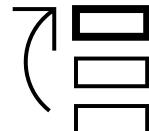
Round 3 Engagement



Review and comment on the revised draft



RNO meetings



Review the implementation plan



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

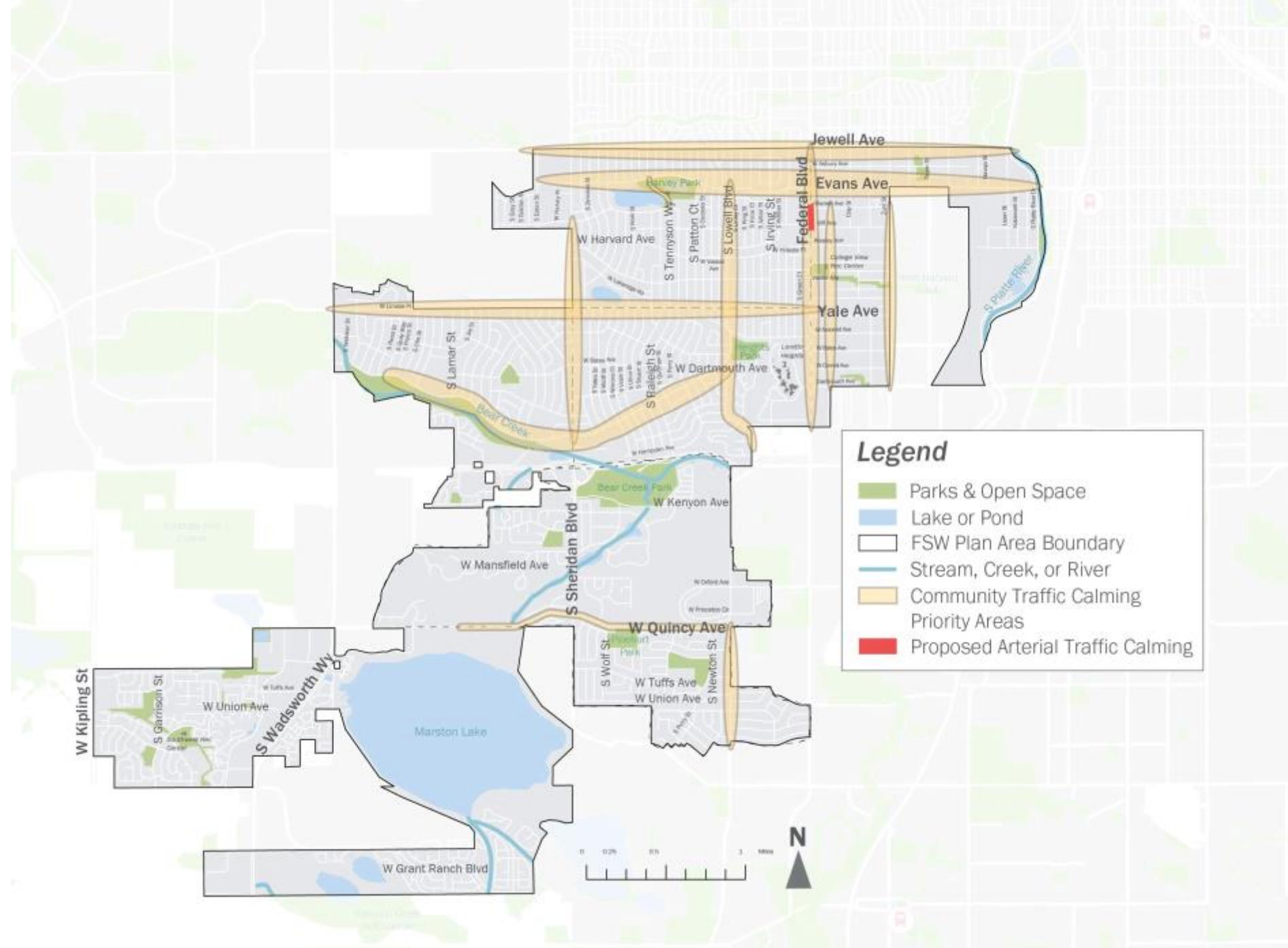
Staff recommends that Community Planning and Housing forward the Far Southwest plan to the full Council for consideration.



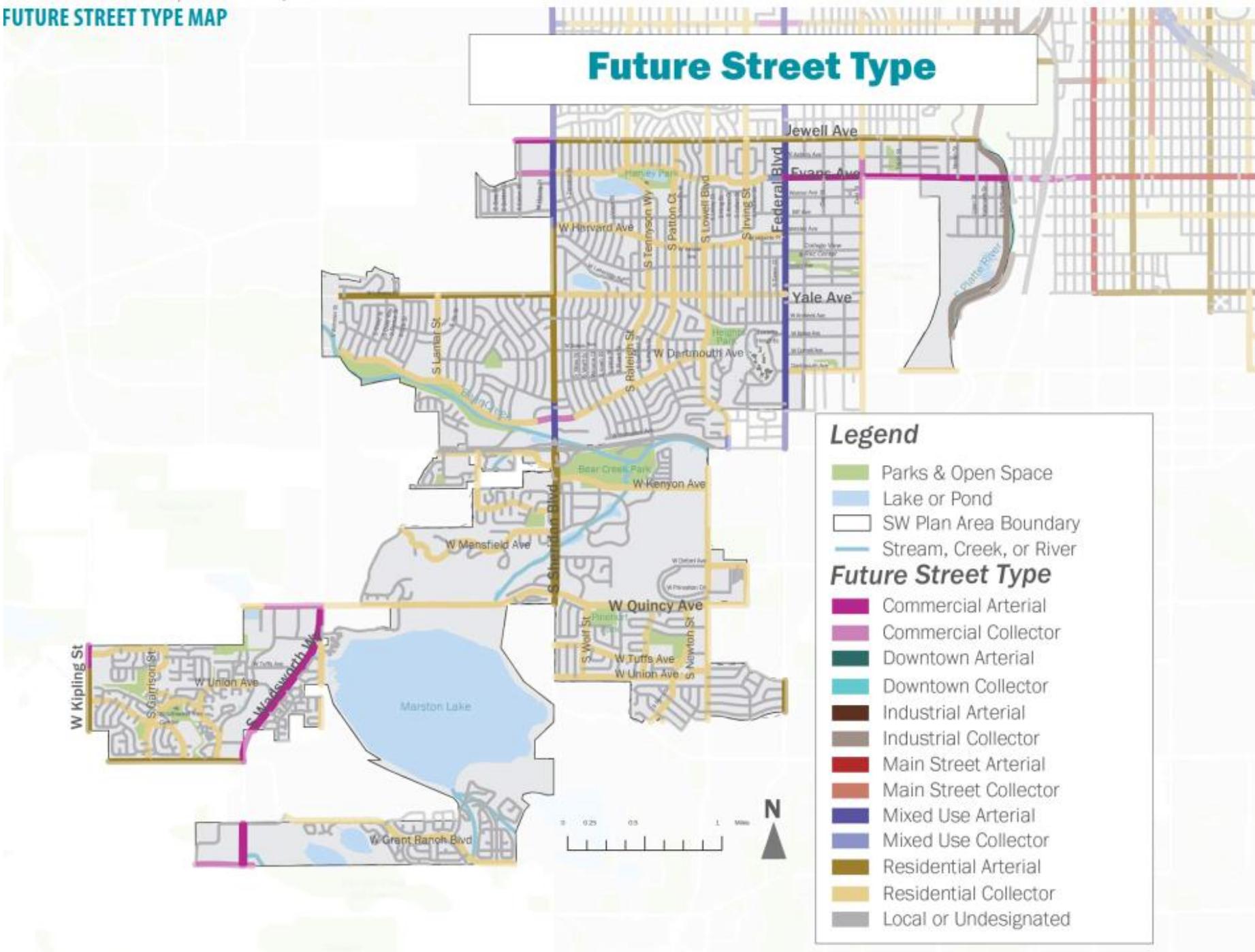
Questions



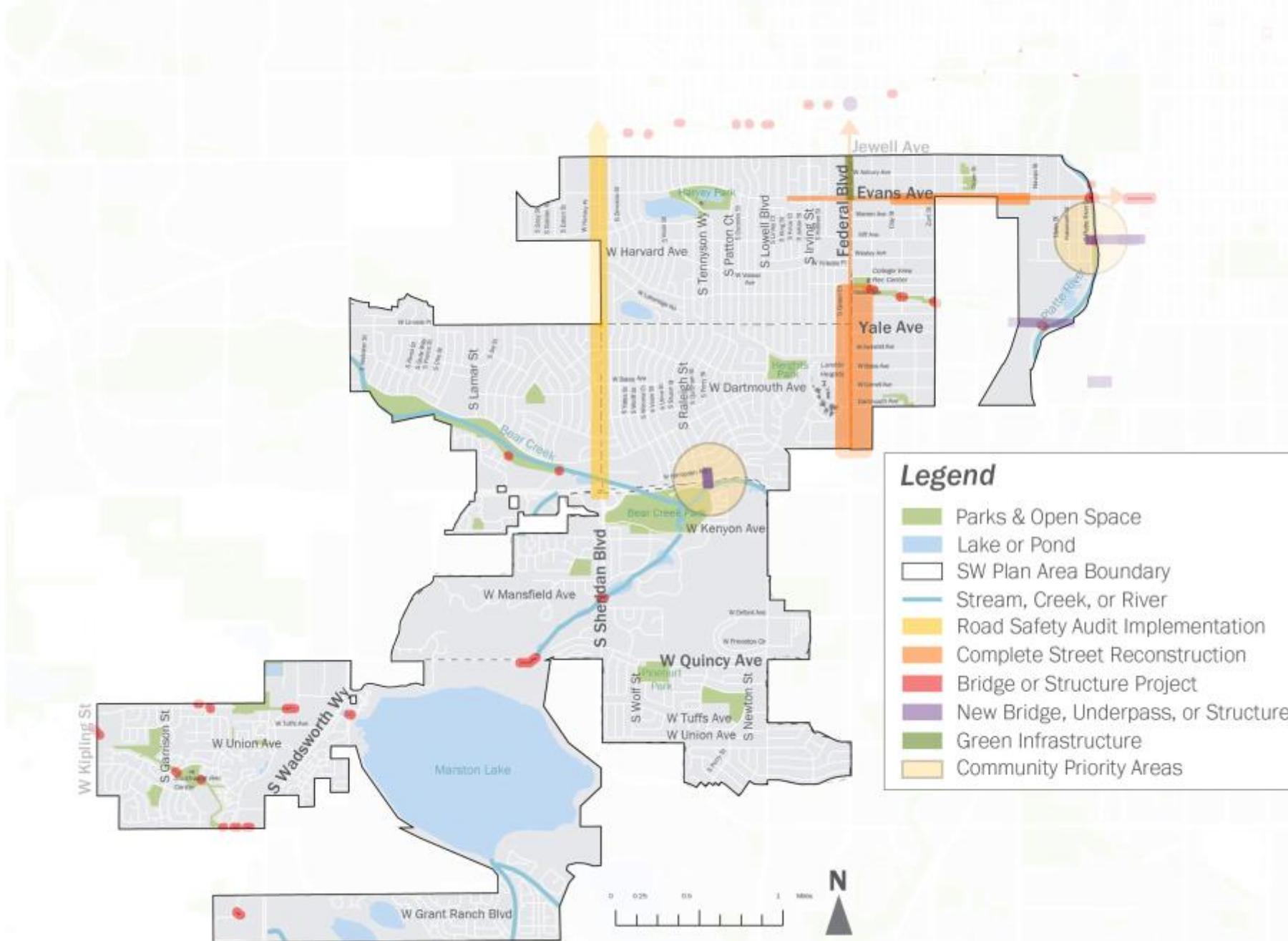
TRAFFIC CALMING PRIORITY AND PROPOSED PROJECTS MAP

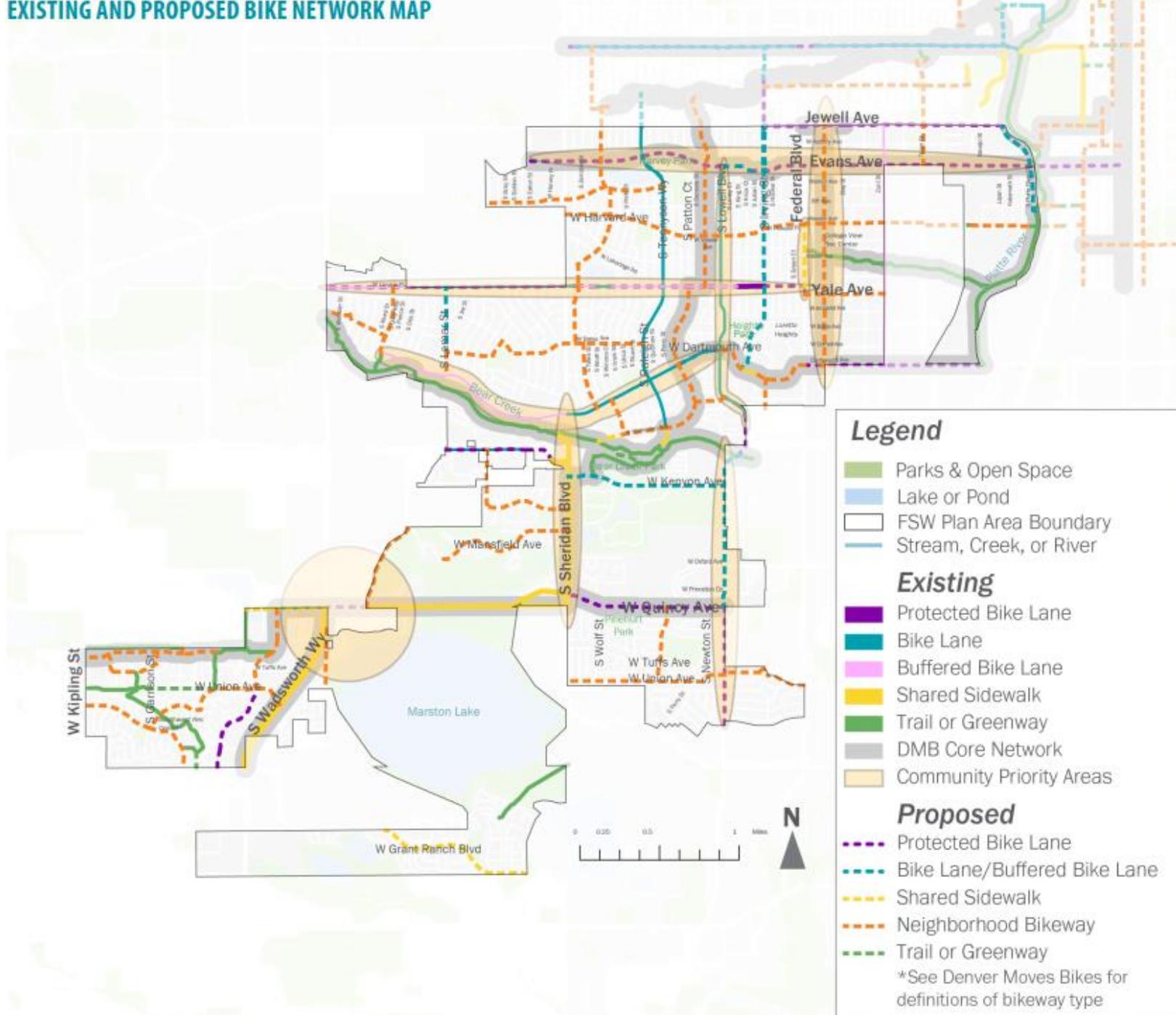


Future Street Type

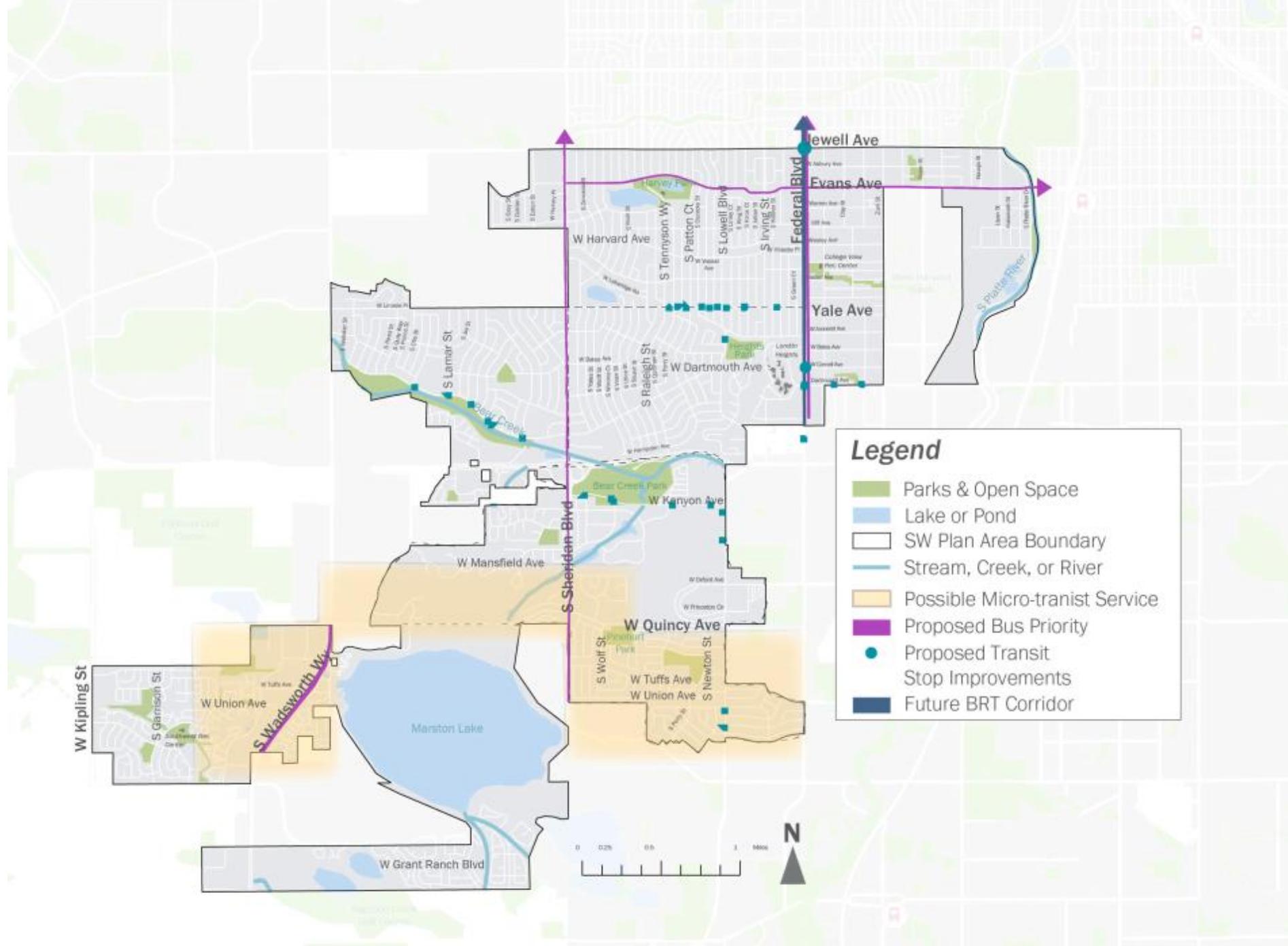


MULTI-MODAL AND BRIDGE PROJECTS AND PRIORITY AREAS MAP

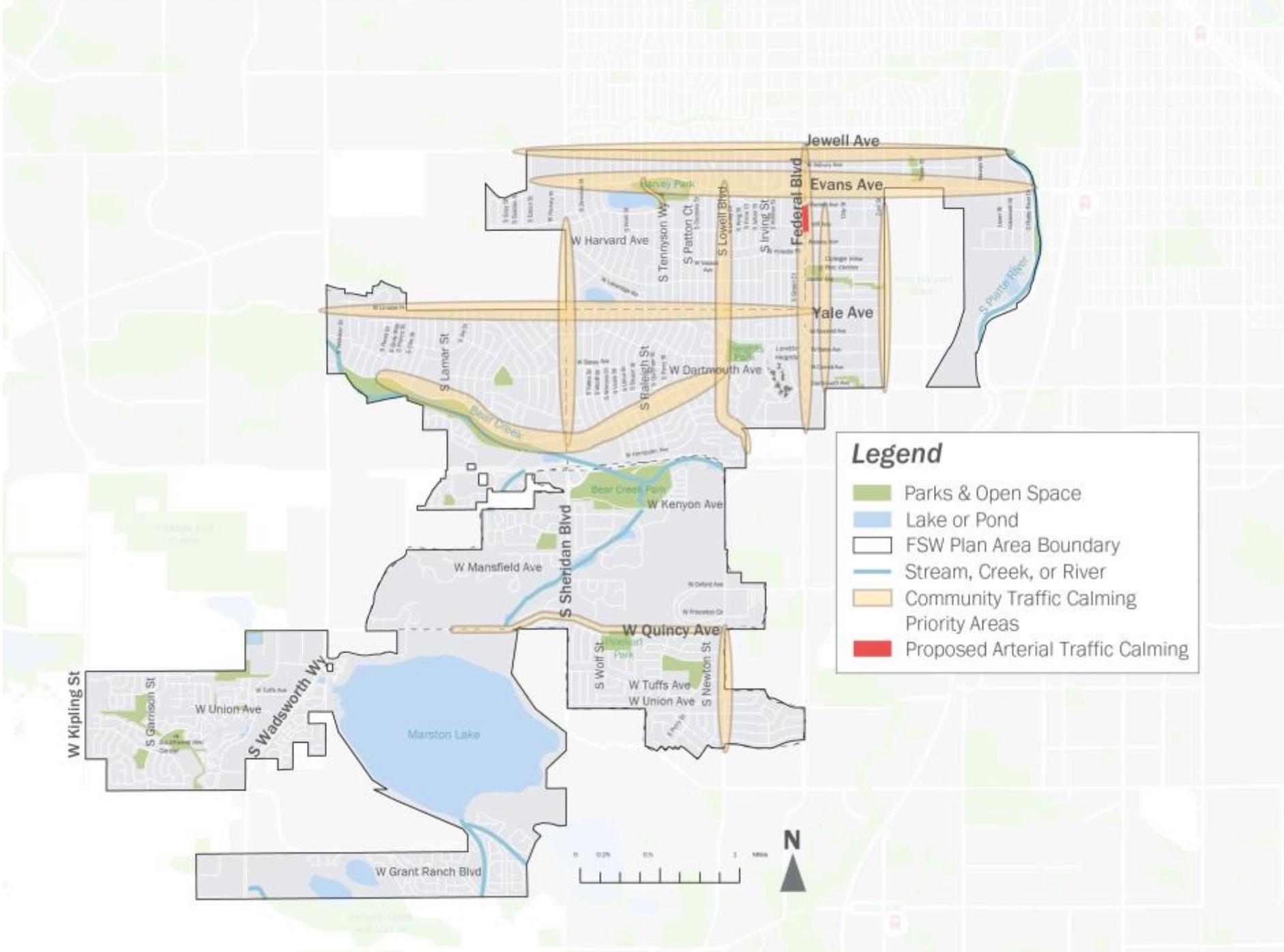




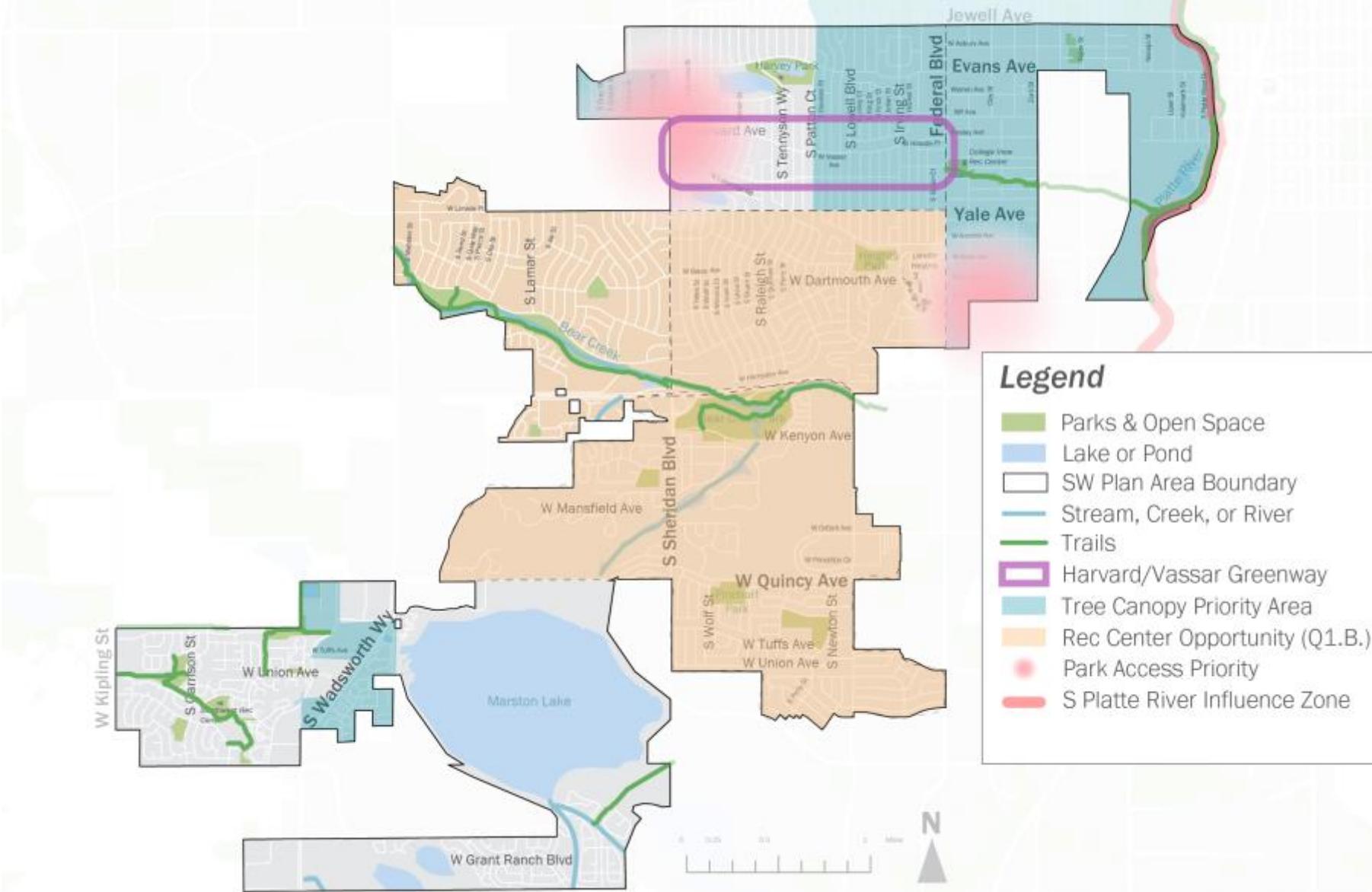
PROPOSED TRANSIT PROJECTS MAP



TRAFFIC CALMING PRIORITY AND PROPOSED PROJECTS MAP

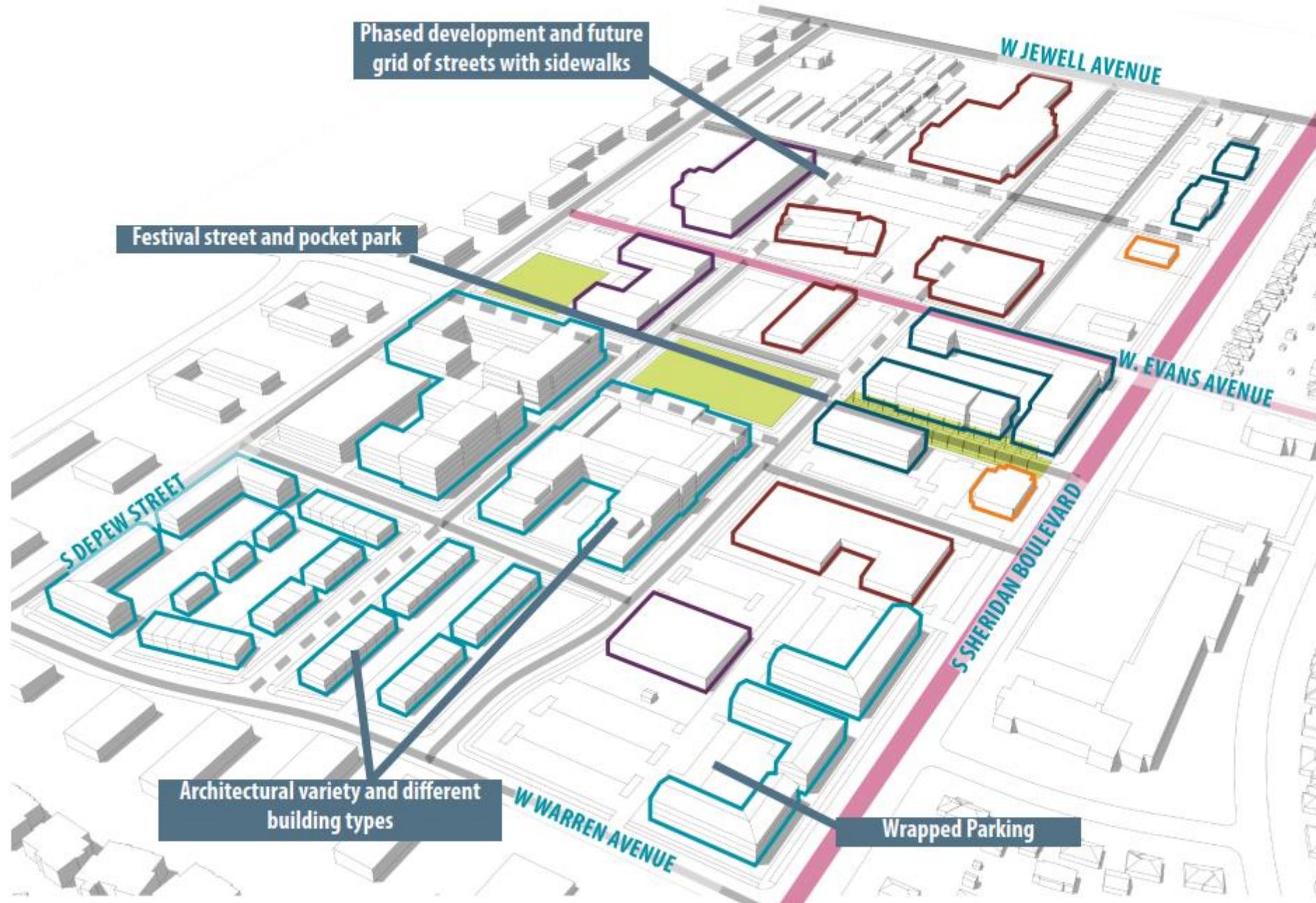


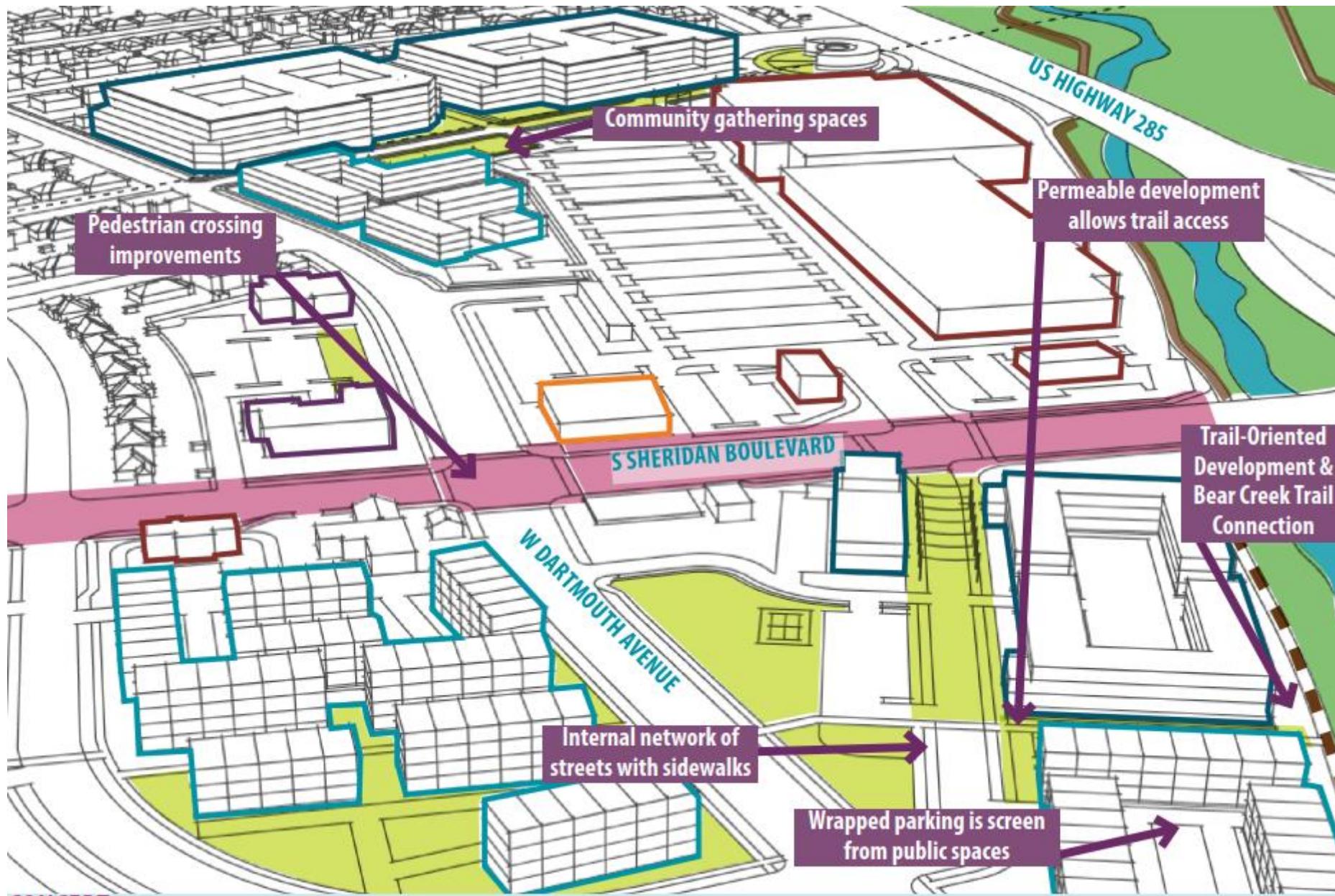
Quality of Life

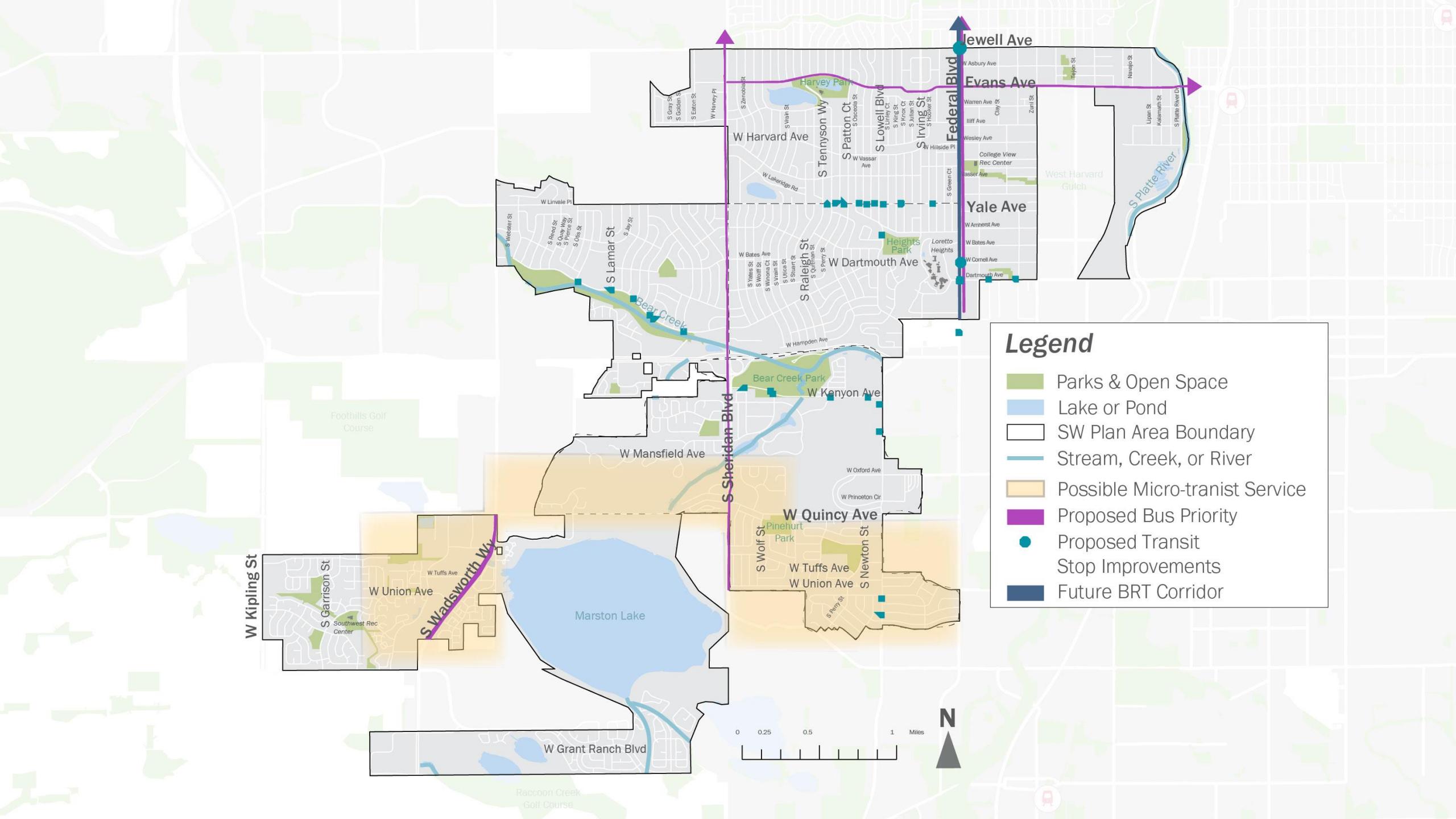


FEDERAL & EVANS FAR SOUTHWEST RECOMMENDATIONS









Quality of Life

