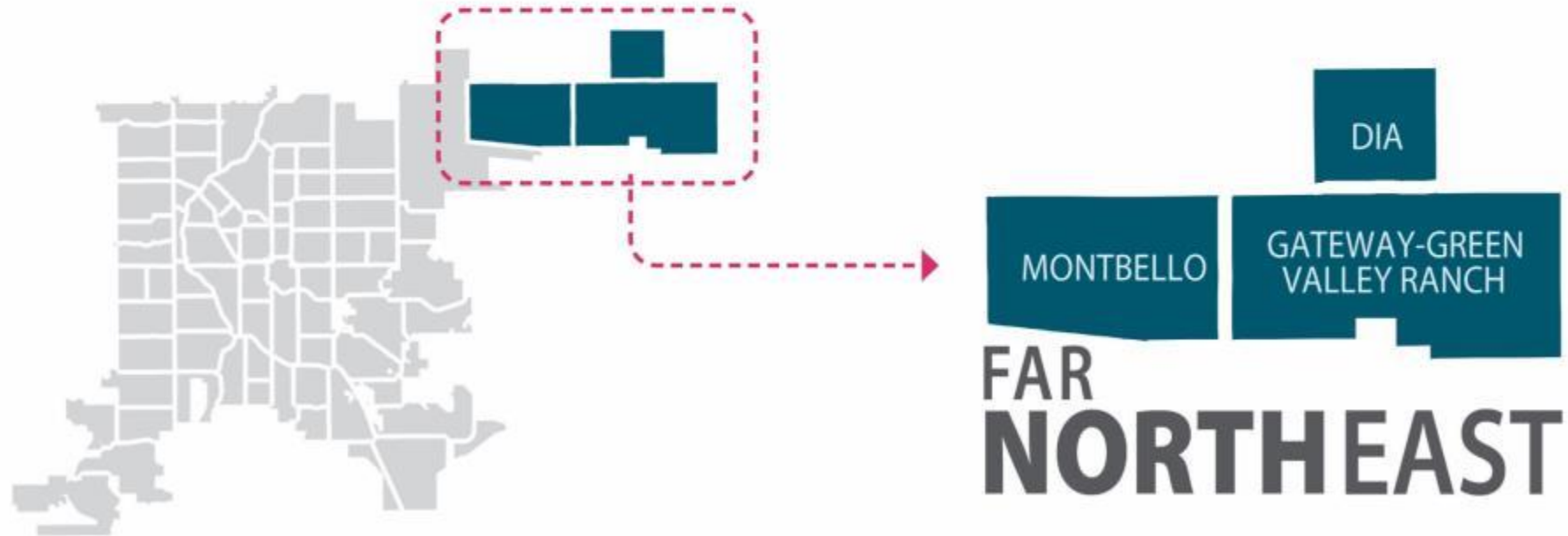


# Far Northeast Area Plan

City Council Public Hearing

June 10, 2019

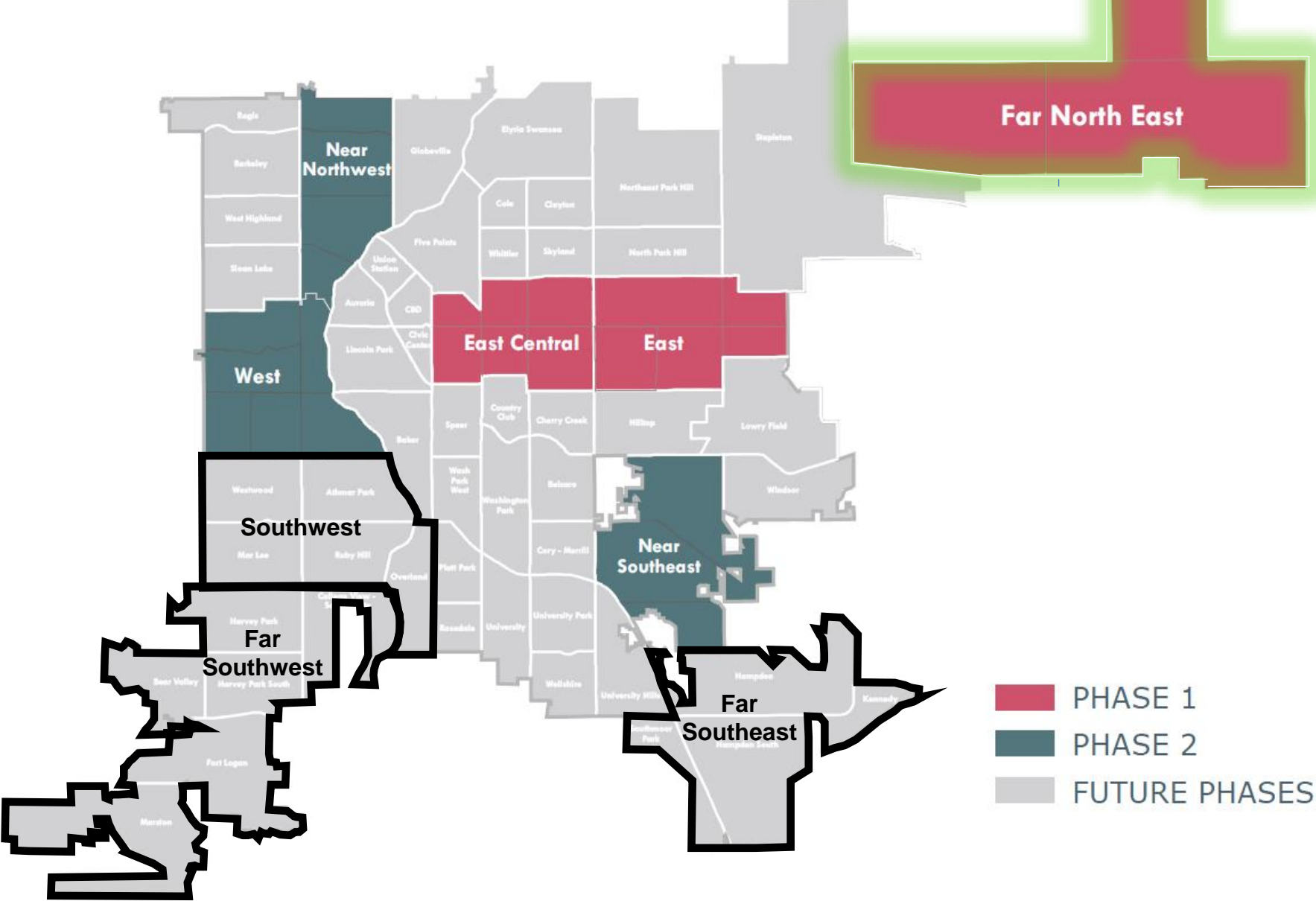


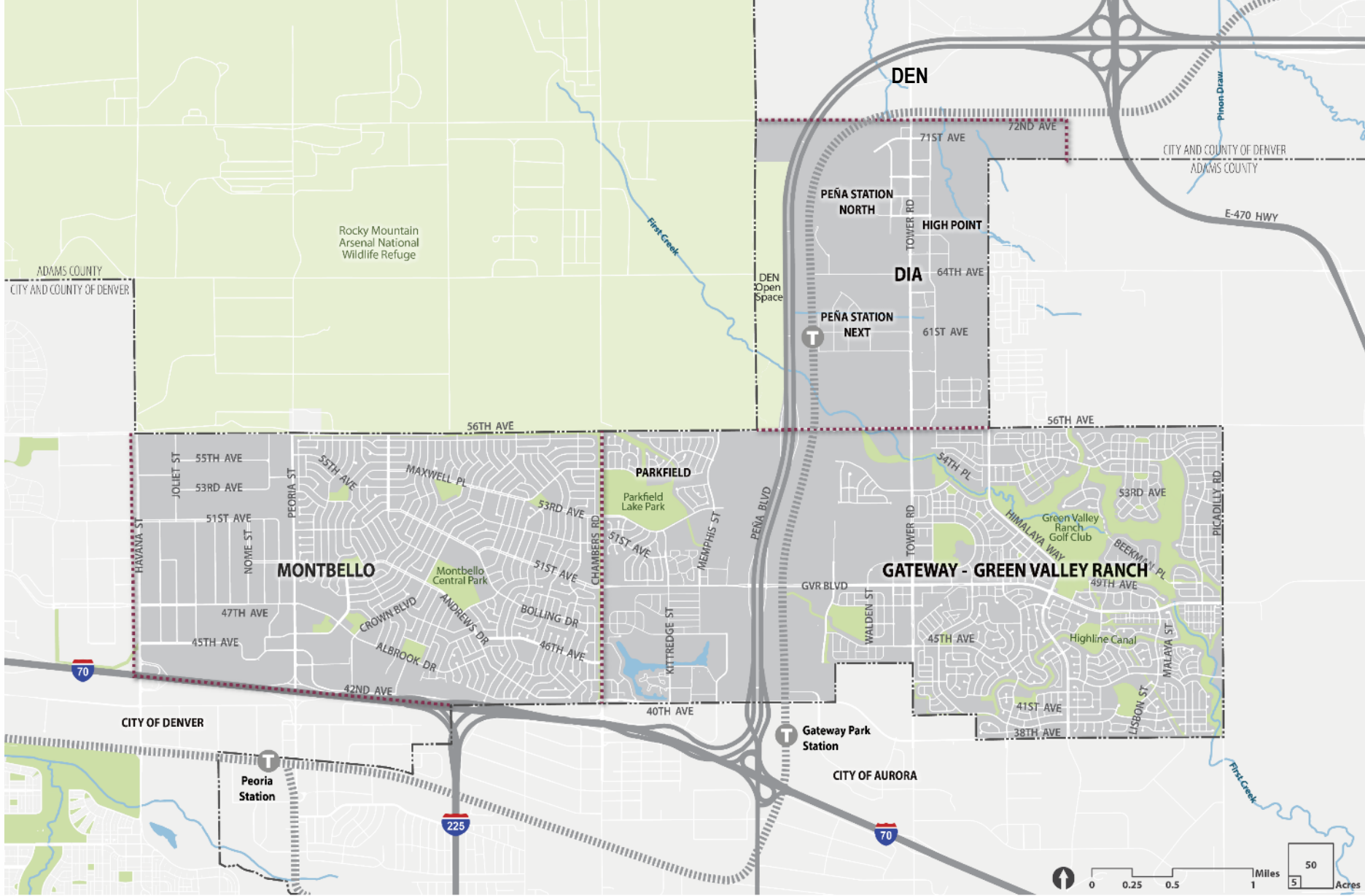
# Neighborhood Planning Initiative- Early Phases

**Neighborhood Planning Initiative**  
STRATEGIC PLAN

DECEMBER, 2016

**DENVER**  
COMMUNITY PLANNING & DEVELOPMENT





## FAR NORTHEAST PLAN AREA

- City and County of Denver Boundary
- Neighborhood Boundaries
- Park or Open Space
- Lake or Pond
- Stream, Creek or River
- Existing Street Network





# Plan Structure



## LAND USE AND BUILT FORM

CREATING COMPLETE NEIGHBORHOODS

1. Planned Growth and Development
2. Places, Building Heights, and Urban Design
3. Local Economy
4. Affordable Housing

## MOBILITY

CREATING COMPLETE NETWORKS

1. Future Street Networks
2. Roads and Intersections
3. Pedestrians, Bikes, Transit, and Vehicles
4. Modal Priority Streets

## QUALITY OF LIFE INFRASTRUCTURE

CREATING HEALTHY AND ACTIVE NEIGHBORHOODS

1. Healthy & Active Living
2. Healthy Food Networks
3. Parks, Recreation, and the Environment
4. Social Capital and Well-being

## NEIGHBORHOODS OF THE FAR NORTHEAST

### MONTBELLO

#### OVERVIEW AND VISION

Preserve the character of Montbello's existing residential neighborhoods while creating and connecting to destination areas along Peoria and Chambers Rd.

#### TRANSFORMATIVE PROJECTS

##### "FreshLo" (Fresh and Local) Initiative

Create a grocery-anchored mixed use cultural hub and neighborhood walking loop.

##### Montbello's Open Channel Drainage System

Pursue opportunities to transform Montbello's concrete open channels into neighborhood amenities.

### GATEWAY-GREEN VALLEY RANCH

#### OVERVIEW AND VISION

Preserve the character of existing residential areas while leveraging future development in the Gateway area to attract mixed-use development and affordable housing.

#### TRANSFORMATIVE PROJECTS

##### Gateway Subdivision Rules and Regulations

Revise the existing regulations to ensure that sufficient parks and recreation and school facilities are provided as the area develops and grows.

### DIA

#### OVERVIEW AND VISION

Capitalize on the area's direct access to the airport and proximity to commuter rail transit to create new and exciting neighborhoods, destination areas, and employment hubs.

#### TRANSFORMATIVE PROJECTS

##### 61st and Peña Station Area Plan

Create a vibrant, compact, walkable transit-oriented development at 61st & Peña.

##### 72nd and Himalaya A-Line Station

Construct a new station and adjacent transit-oriented development.

##### DEN Strategic Development Plan

Construct compatible commercial development at DEN on non-aviation land.

# THE VISION FOR FAR NORTHEAST DENVER

## Equitable, Affordable & Inclusive



The Far Northeast community supports the development and preservation of a diverse range of housing options for all ages, abilities and incomes, with an emphasis on the housing needs of the area's senior, young adult, and family populations. Quality goods, services and amenities should be conveniently located throughout the planning area, and should be accessible by all.

## Strong & Authentic Neighborhoods



Far Northeast Denver is a community of proud and well-established neighborhoods that celebrates racial and cultural diversity. The Far Northeast Plan seeks to maintain and enhance the area's inclusive suburban character while focusing higher intensity growth and development along transit corridors and in walkable, mixed-use centers. Through strong urban design practices that embrace and are compatible with the area's historic and cultural heritage, inviting places will emerge which thoughtfully integrate new development with existing public and private spaces.

## Connected, Safe & Accessible Places



The Far Northeast transportation network reflects the traditional nature of suburban design and function. The Far Northeast Area Plan seeks to increase high-quality innovative mobility options including first and last mile connections, walking, biking, public transit, personal vehicles, and freight.

## Economically Diverse & Vibrant



The Far Northeast community values entrepreneurship and economic mobility for a diverse workforce. The Far Northeast Plan cultivates access to opportunity for local residents and workers by supporting development and retention of a range of business, employment, education and training opportunities.

## Environmentally Resilient



The Far Northeast community places a high value on recreation, parks, open space and natural areas. The Far Northeast Plan guides growth, development and the use of public land in a responsible and sustainable way to protect and enhance the environment for future generations.

## Healthy & Active



The Far Northeast community believes in healthy and active lifestyles that balance the mental, spiritual, physical and nutritional needs of its residents. The Far Northeast Plan guides growth and development in a way that offers safe, accessible and inviting amenities and services for everyone.



# Plan Structure



## LAND USE AND BUILT FORM CREATING COMPLETE NEIGHBORHOODS

1. Planned Growth and Development
2. Places, Building Heights, and Urban Design
3. Local Economy
4. Affordable Housing

## MOBILITY CREATING COMPLETE NETWORKS

1. Future Street Networks
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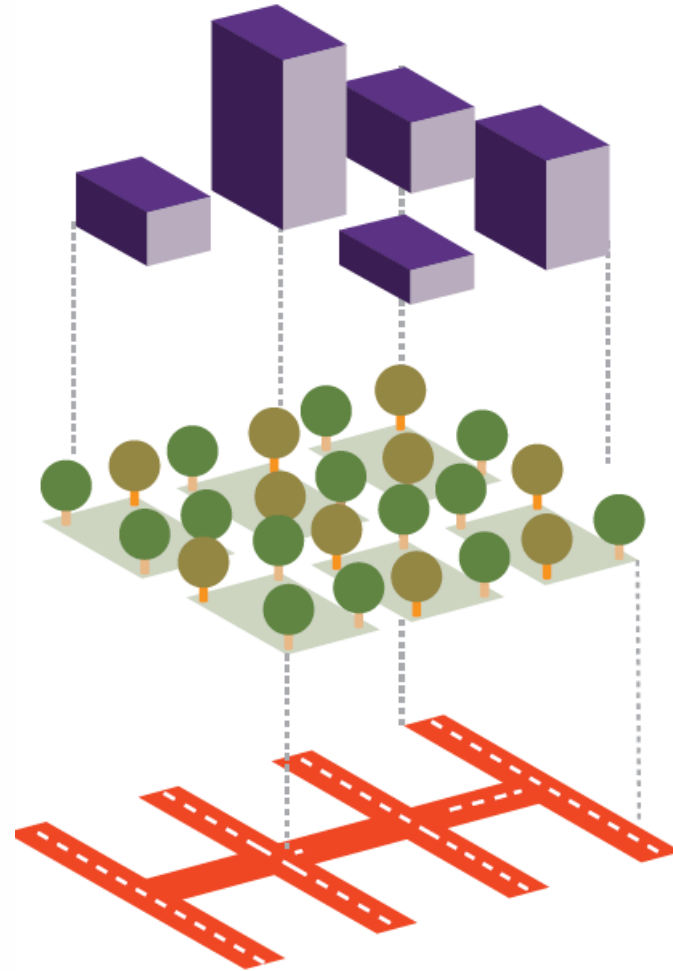
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# Complete Neighborhoods





# Far Northeast Framework Plan

## 2.1 LAND USE & BUILT FORM

### IN THIS SECTION:

2.1.1 - COMPLETE NEIGHBORHOODS

2.1.2 - CHALLENGES AND OPPORTUNITIES

2.1.3 - NEIGHBORHOOD CONTEXT

2.1.4 - FUTURE PLACES

2.1.5 - BUILDING HEIGHTS

2.1.6 - GROWTH STRATEGY

2.1.7 - URBAN DESIGN FOR CENTERS & CORRIDORS

2.1.8 - ZONING AND OTHER REGULATIONS

2.1.9 - LOCAL ECONOMY

2.1.10 - AFFORDABLE HOUSING

## 2.2 MOBILITY

### IN THIS SECTION:

2.2.1 - COMPLETE NETWORKS

2.2.2 - CHALLENGES AND OPPORTUNITIES

2.2.3 - FUTURE STREETS IN THE FAR NORTHEAST

2.2.4 - STREET TYPES

2.2.5 - TRANSIT

2.2.6 - BICYCLE

2.2.7 - PEDESTRIAN

2.2.8 - ROADWAY & INTERSECTION IMPROVEMENTS

2.2.9 - AUTO AND GOODS

2.2.10 - MODAL PRIORITY STREETS

## 2.3 QUALITY-OF-LIFE INFRASTRUCTURE

### IN THIS SECTION:

2.3.1 - QUALITY-OF-LIFE INFRASTRUCTURE

2.3.2 - HEALTH AND THE BUILT ENVIRONMENT

2.3.3 - HEALTHY AND ACTIVE LIVING

2.3.4 - COMMUNITY FOOD ENVIRONMENT

2.3.5 - PARKS AND RECREATION

2.3.6 - NATURAL ENVIRONMENT

2.3.7 - SAFETY AND SECURITY

2.3.8 - ANIMAL PROTECTION AND CONTROL

2.3.9 - SOCIAL CAPITAL

2.3.10 - GRASSROOTS INITIATIVES

2.3.11 - YOUTH ENGAGEMENT



# Plan Structure



## LAND USE AND BUILT FORM CREATING COMPLETE NEIGHBORHOODS

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Construct compatible commercial development at DEN on non-aviation land.

# Neighborhood Chapters

## 3.1 MONTBELLO NEIGHBORHOOD

### IN THIS SECTION:

3.1.1 - INTRODUCTION TO MONTBELLO

3.1.2 - COMMUNITY PROFILE

3.1.3 - OPPORTUNITY FRAMEWORK

3.1.4 - FOCUS AREAS

3.1.5 - TRANSFORMATIVE PROJECTS

## 3.2 GATEWAY - GREEN VALLEY RANCH NEIGHBORHOOD

### IN THIS SECTION:

3.2.1 - INTRODUCTION TO GATEWAY-GVR

3.2.2 - COMMUNITY PROFILE

3.2.3 - OPPORTUNITY FRAMEWORK

3.2.4 - FOCUS AREAS

3.2.5 - TRANSFORMATIVE PROJECTS

## 3.3 DENVER INTERNATIONAL AIRPORT NEIGHBORHOOD

### IN THIS SECTION:

3.3.1 - INTRODUCTION TO DIA NEIGHBORHOOD

3.3.2 - COMMUNITY PROFILE

3.3.3 - EXISTING REGULATORY LIMITATIONS

3.3.4 - OPPORTUNITY FRAMEWORK

3.3.5 - FOCUS AREAS

3.3.6 - TRANSFORMATIVE PROJECTS



# Transformative Projects

- FreshLo Initiative
- Open Drainage Channels
- Gateway Subdivision Rules and Regulations
- 61<sup>st</sup> & Peña Station
- 72<sup>nd</sup> & Himalaya A-Line Station
- DEN Strategic Plan





# Implementation

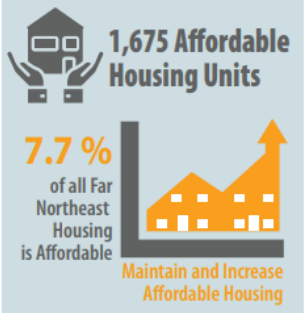
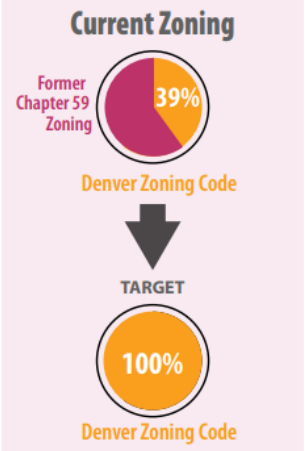
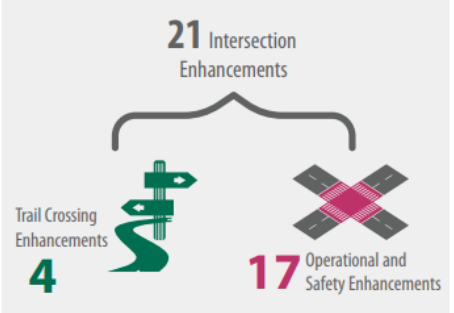
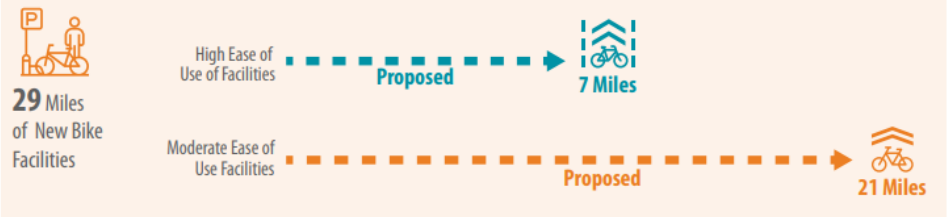
### Quality of Life Continued

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### Mobility Continued

QOL-13	Increase the tree canopy in		
QOL-14	Improve lighting as a strategy		
QOL-15	Improve overall safety and strategies.		
QOL-16	Provide continued City supported services in Montbello.		
QOL-17	Improve mental wellbeing		

MOB-10	Complete Identified Roadway Designs
MOB-11	Identify Lane Reconfiguration Opportunities
MOB-12	Increase Enforcement.
MOB-13	Use Traffic Calming Measures in Street
MOB-14	Enforce Existing Policies and Regulations
MOB-15	Develop a Freight Network and Infrastructure



# Review Criteria

# Review Criteria

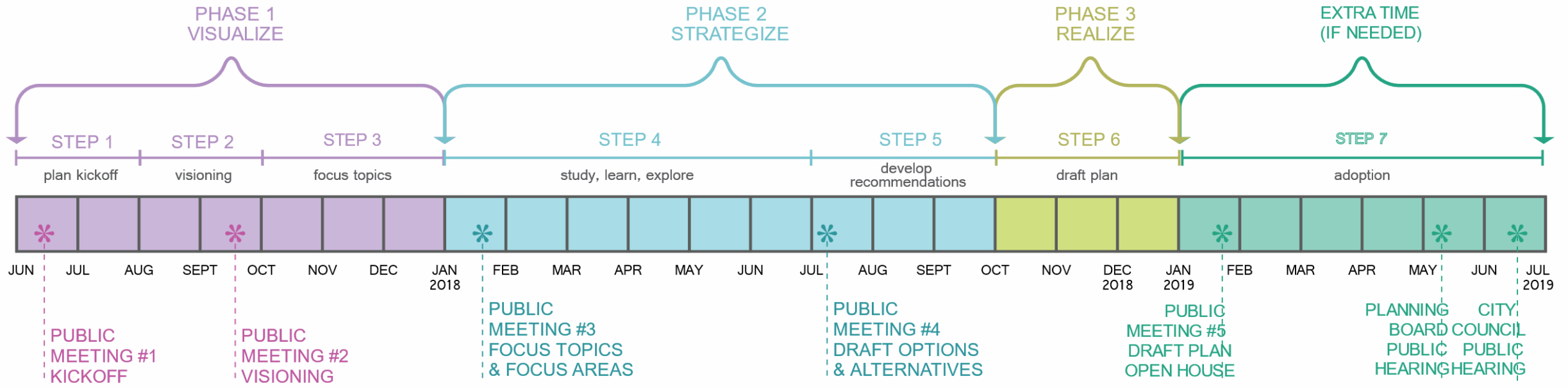
When evaluating plans to be adopted as supplements to *Comprehensive Plan 2040*, the Denver Planning Board and City Council shall consider the following criteria:

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.



# 1. Inclusive Community Process

# Far Northeast Planning Process



# Public Process- Meetings

- 20 Steering Committee Meetings
- 5 Public Meetings
  - 550 Attendees
  - Diverse Demographics
  - Interpretation and Child Care
- 1 Design Charrette
- 50+ Community Events Attended by Staff





# Community Events & Field Trips



Back to School



Taste of Ethiopia



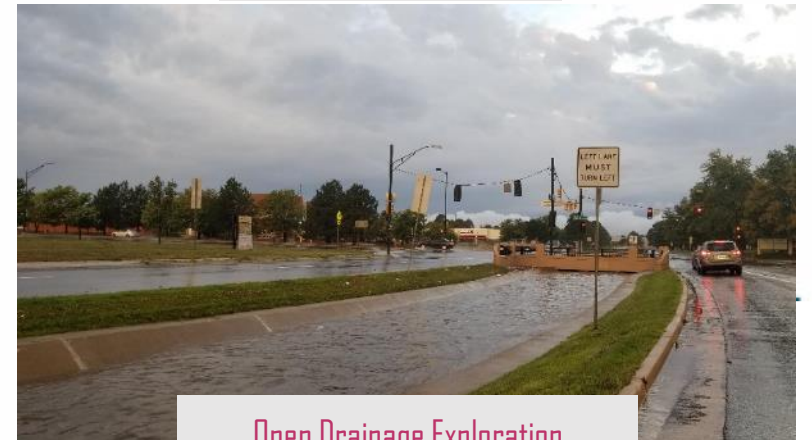
Summer Camp



Day of Beauty



CDOT Central I-70 Walk

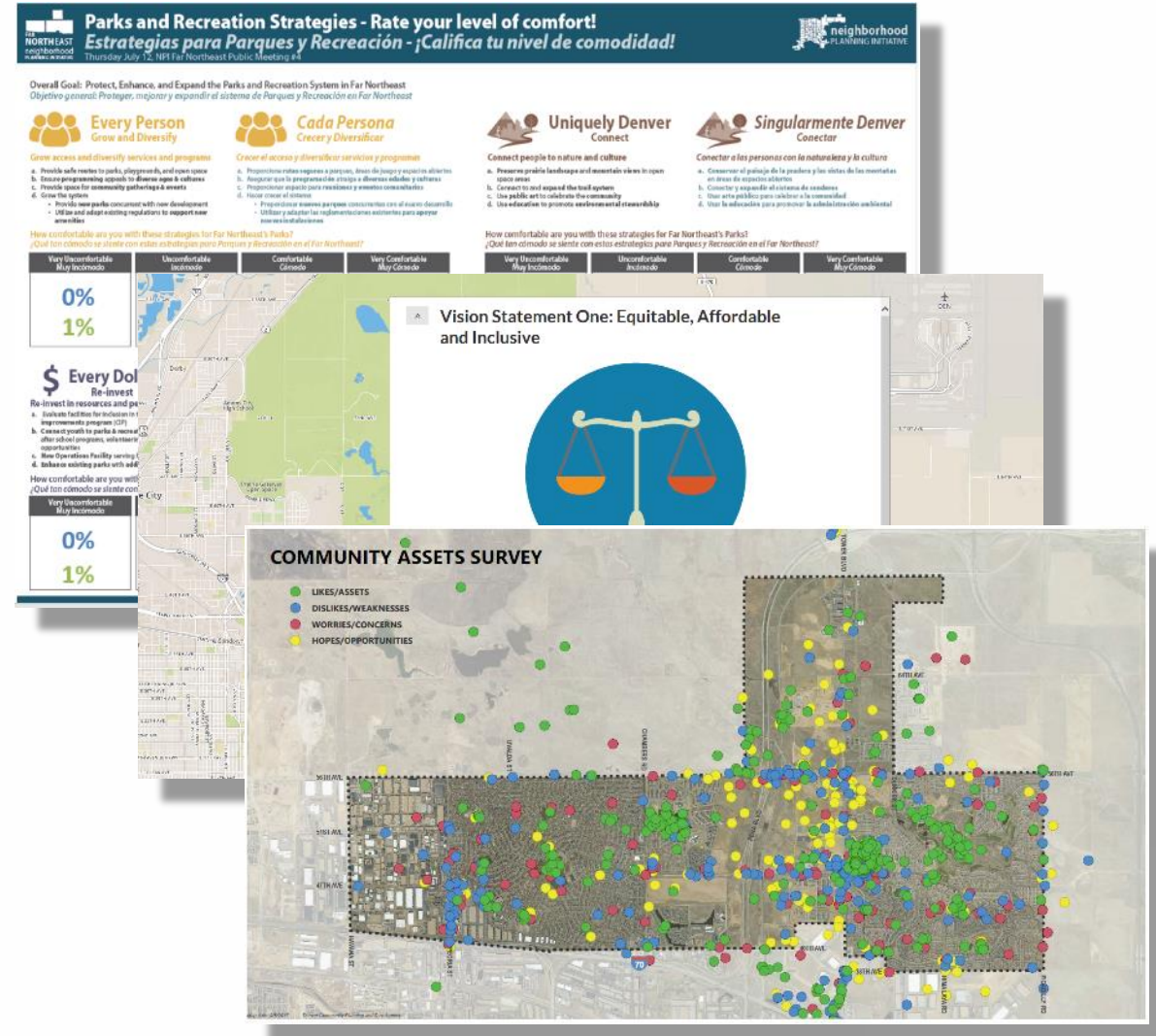


Open Drainage Exploration



# Public Process- Online

- 701 Email Subscribers
  - 48% Open rate
  - 38% Click-through rate (links)
- 5 Online Surveys
  - 907 Participants
  - 1,035 Pins dropped
  - 1,250 Comments provided
- 500+ Downloads of Draft Plan
- Social Media
  - CPD: 91 posts (Twitter, Instagram, Next Door)
  - Councilmember posts



# 1. Inclusive Community Process

***Finding: The Far Northeast Area Plan was developed through an inclusive public process.***



## 2. Plan Consistency

# Consistency with Comprehensive Plan 2040



- Equitable, Affordable, & Inclusive
  - 6 Goals, 11 Strategies



- Strong & Authentic Neighborhoods
  - 7 Goals, 16 Strategies



- Connected, Safe, & Accessible
  - 5 Goals, 11 Strategies



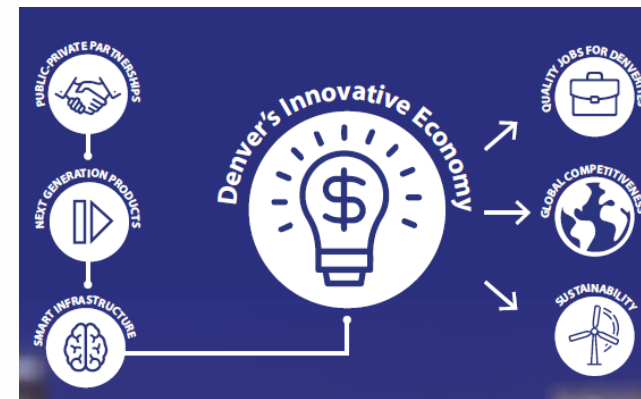
- Economically Diverse & Vibrant
  - 3 Goals, 6 Strategies



- Environmentally Resilient
  - 4 Goals, 9 Strategies



- Healthy & Active
  - 4 Goals, 10 Strategies



# Consistency with Blueprint Denver



- Land Use & Built Form (General)

- 4 Policies, 6 Strategies

- Housing

- 1 Policy, 2 Strategies

- Economic

- 3 Policies, 9 Strategies

- Design Quality & Preservation

- 3 Policies, 8 Strategies

- Mobility

- 4 Policies, 12 Strategies

- Quality of Life Infrastructure

- 6 Policies, 14 Strategies



"A well connected, diverse, friendly, pedestrian-scaled community"

"Very healthy...fun, active prosperous, engaged, and easily mobile"



"a robust transportation system"







## 2. Plan Consistency

***Finding: The Far Northeast Area Plan is consistent with Comprehensive Plan 2040 and Blueprint Denver.***

# 3. Long-Term View



### 3. Long-Term View

*The Far Northeast Area Plan* establishes a vision for maintaining the character and development patterns in established residential neighborhoods and light industrial areas, while directing a majority of growth to new centers and corridors in areas that are currently undeveloped. This vision will take many years to achieve.

***Finding: The Far Northeast Area Plan has an appropriate long-term perspective.***

# Adoption Process Summary

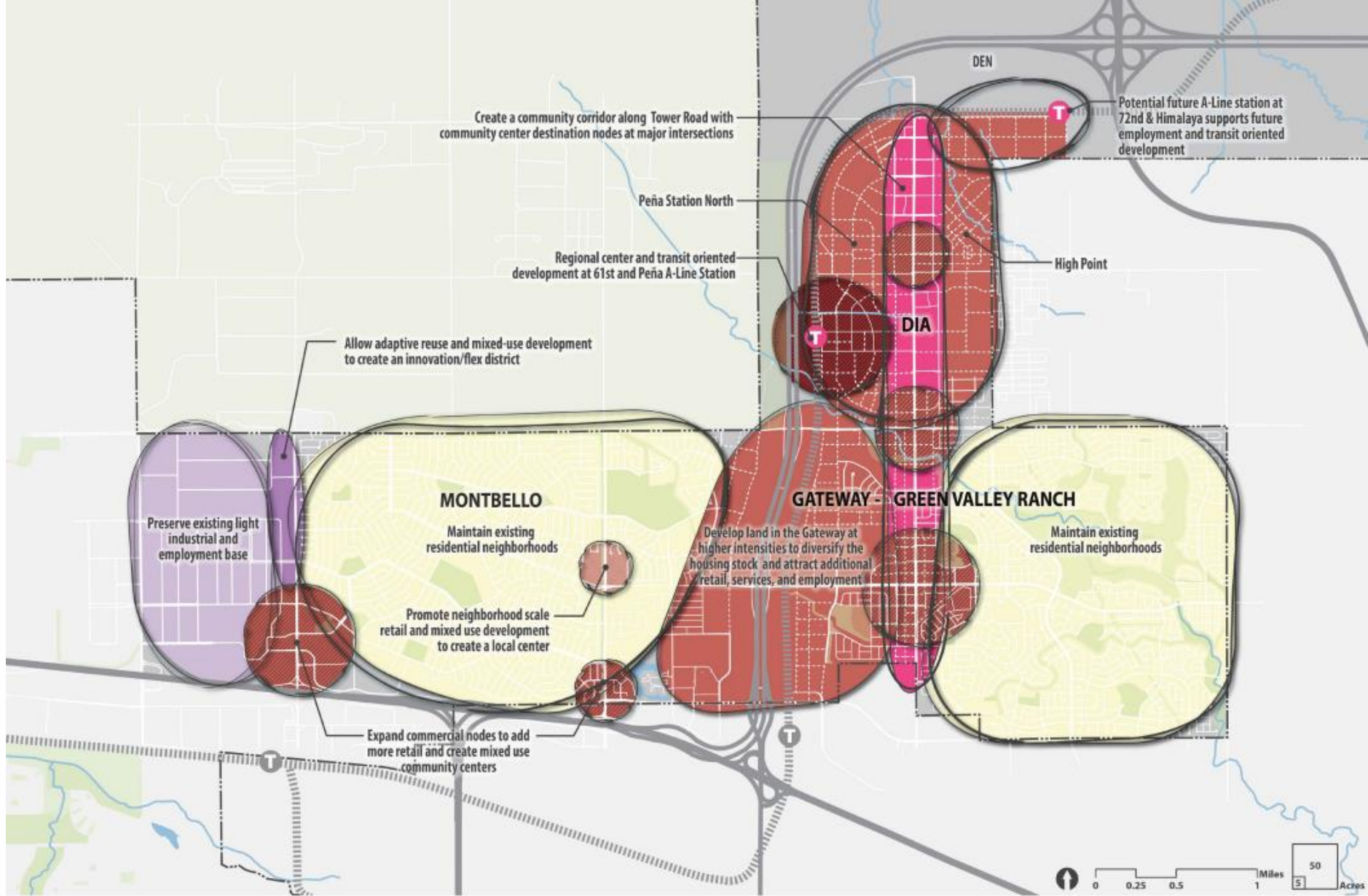
- Planning Board
  - Public hearing held on May 15, 2019
  - Approved the Far Northeast Area Plan by 5-0 vote with two conditions:
    - 1) The document be edited for clarity and correctness.
    - 2) The document clarify the community interest in the GDP or LDR processes for large development sites.
- LUTI Committee
  - Approved bill filing on May 21, 2019

# Staff Recommendation

Staff recommends adopting the Far Northeast Area Plan as a supplement to Comprehensive Plan 2040



# Reference Maps

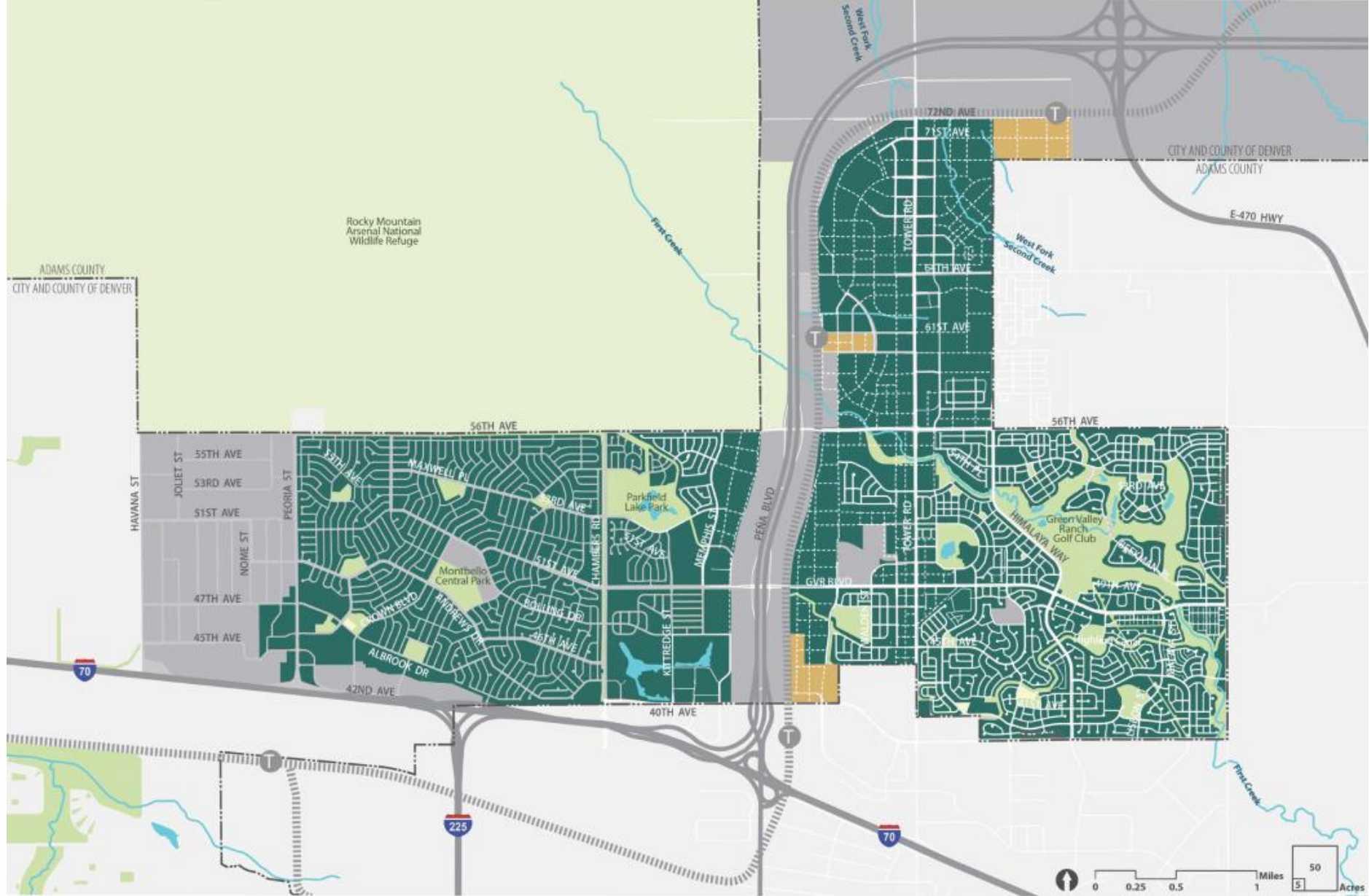


## PLAN CONCEPT

- EXISTING**
- Existing Residential Neighborhood
  - Existing Value Manufacturing
  - Airport
  - Existing Street Network

- PROPOSED**
- Local Center
  - Community Center
  - Regional Center
  - Community Corridor
  - Innovation/Flex District
  - Proposed Street Network

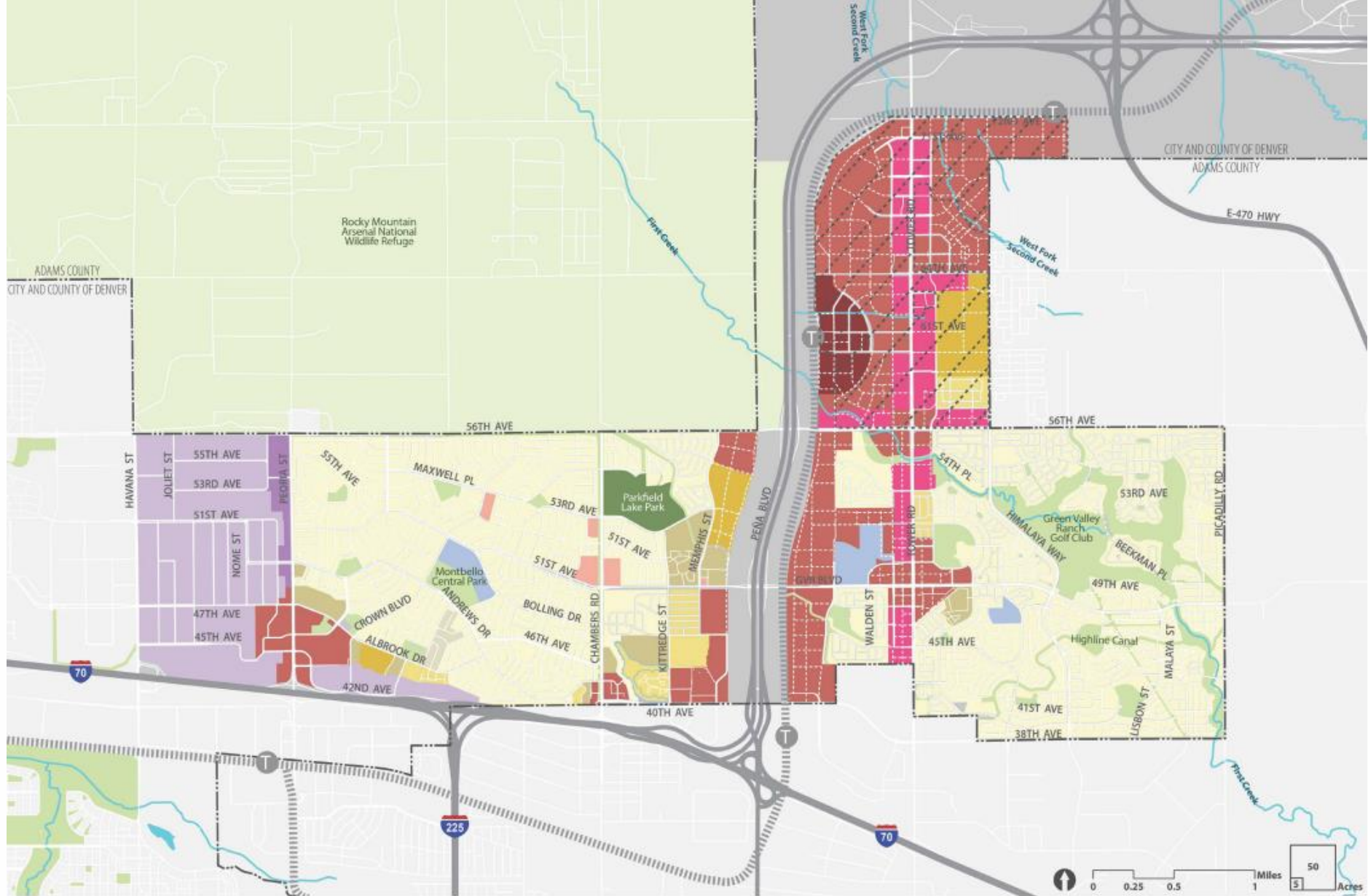
**T** Transit Station



## FUTURE NEIGHBORHOOD CONTEXTS

-  City & County of Denver Boundary
-  Park or Open Space
-  Lake or Pond
-  Stream, Creek or River
-  Suburban
-  Urban Center
-  Districts
-  Existing Street Network
-  Future Street Network





## FUTURE PLACES

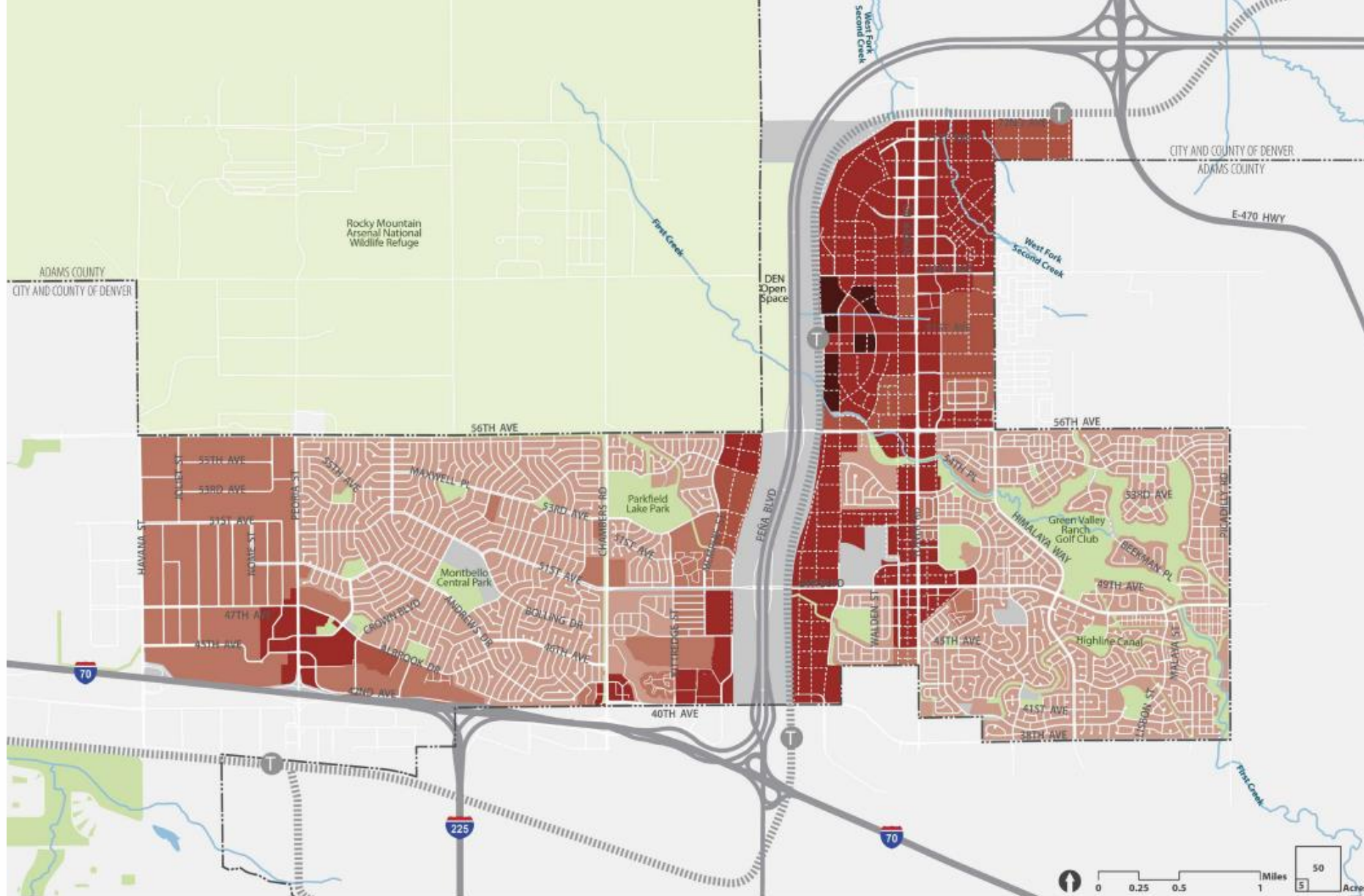
- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River
- Existing Street Network
- Future Street Network

- CENTERS & CORRIDORS**
- Local Center
  - Community Center
  - Regional Center
  - Community Corridor

- RESIDENTIAL AREAS**
- Low: Single Unit
  - Low
  - Low-Medium: Row House
  - Low-Medium
  - High-Medium

- SPECIAL DISTRICTS**
- Innovation/Flex
  - Value Manufacturing
  - Regional Park
  - Campus
  - Airport

- DIA Influence Area  
Land Use and other regulatory restrictions apply within the DIA Influence Area. Refer to Section 3.3.3 for more details



## RECOMMENDED MAXIMUM BUILDING HEIGHTS

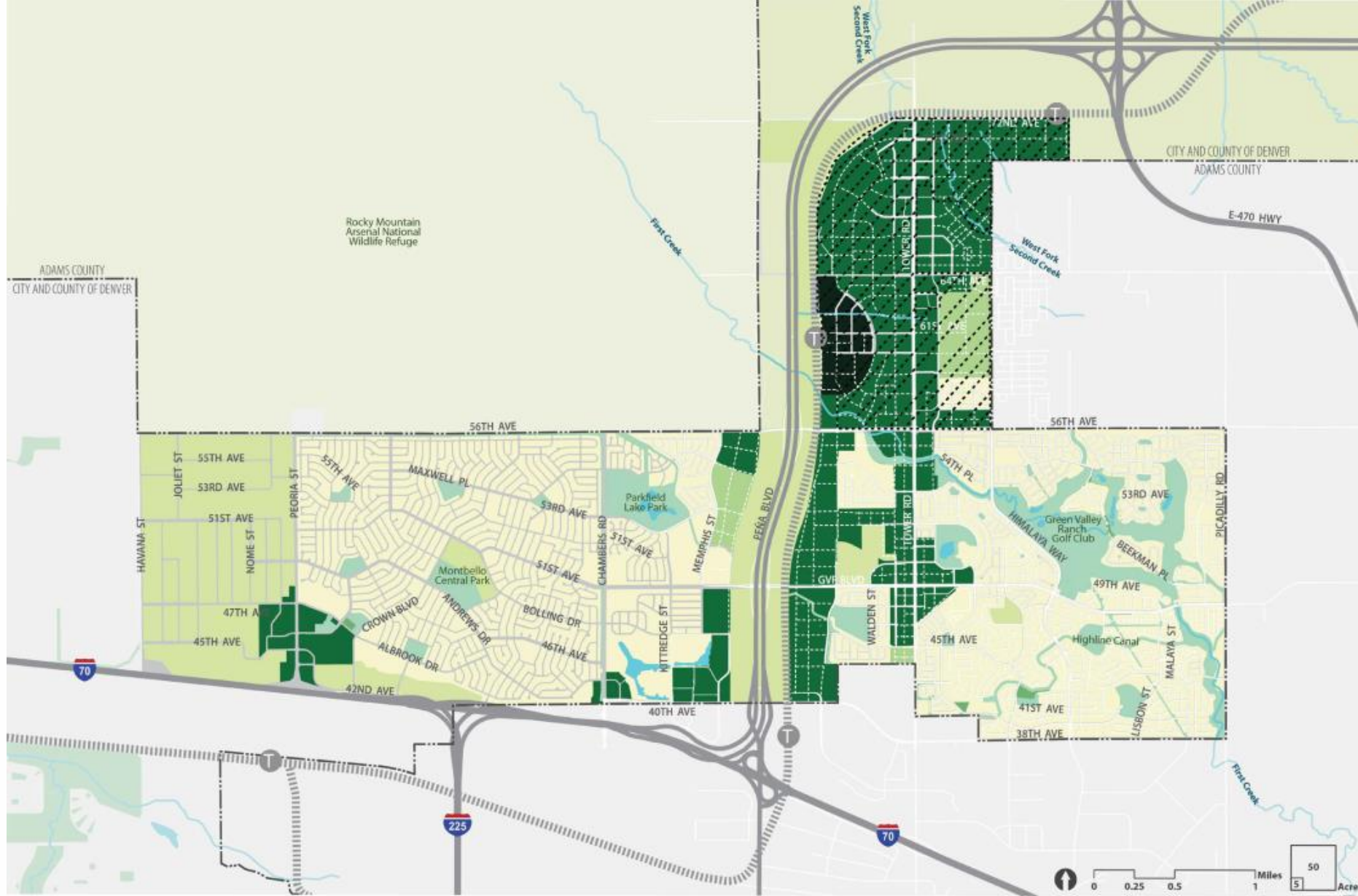


- MAX BUILDING HEIGHT**
- 2.5 Stories Max
  - 3 Stories Max
  - 5 Stories Max
  - 8 Stories Max
  - 12 Stories

- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River
- Existing Street Network
- Future Street Network

\* Note: Maximum heights do not reflect proposed height transitions. Refer to recommendations in Chapter 3 for more details on height transitions.



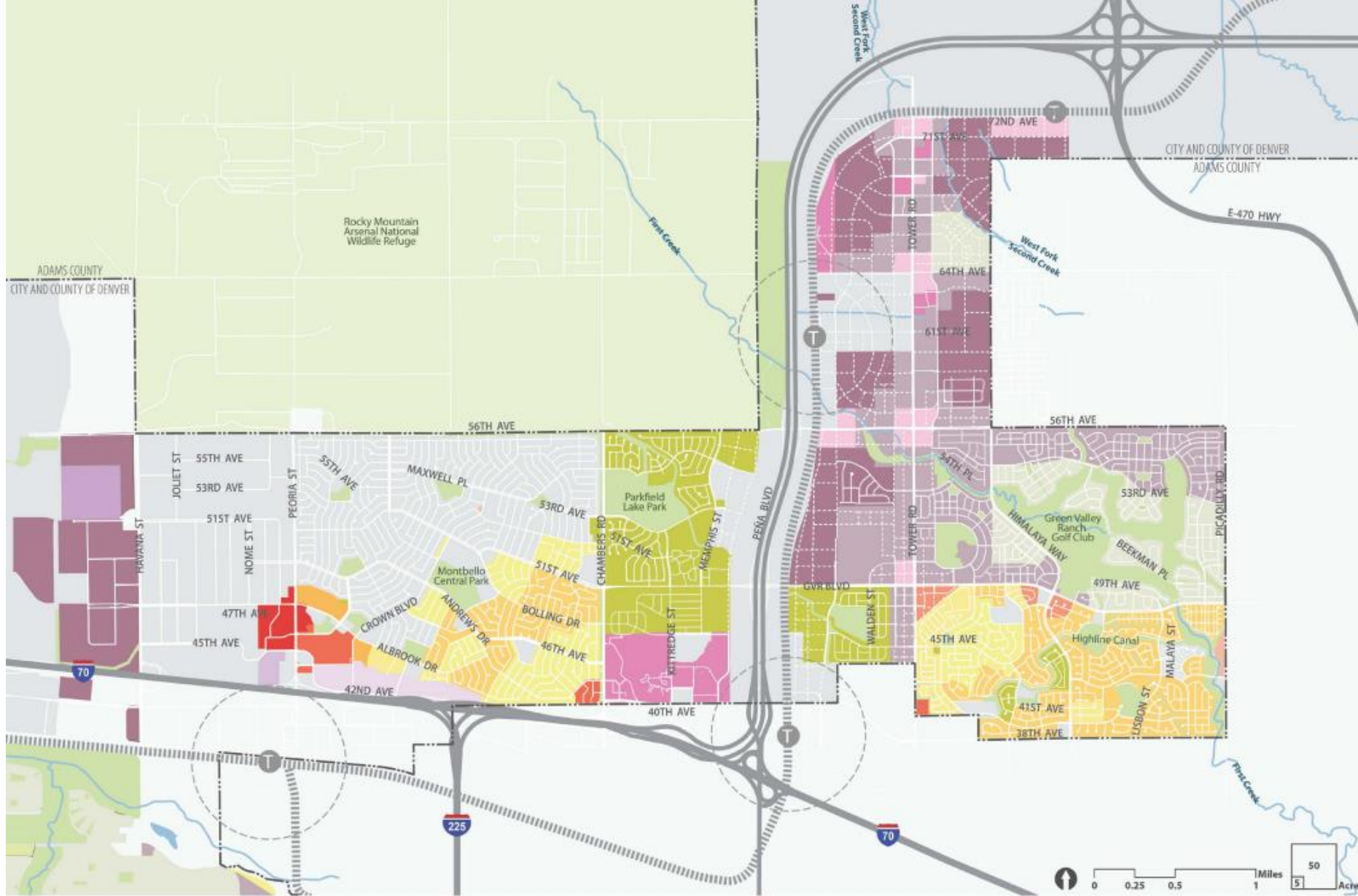


## GROWTH STRATEGY

- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River
- Regional Centers
- Community Centers and Corridors
- Greenfield Residential Areas
- Districts
- All Other Areas
- Existing Street Network
- Future Street Network

DIA Influence Area  
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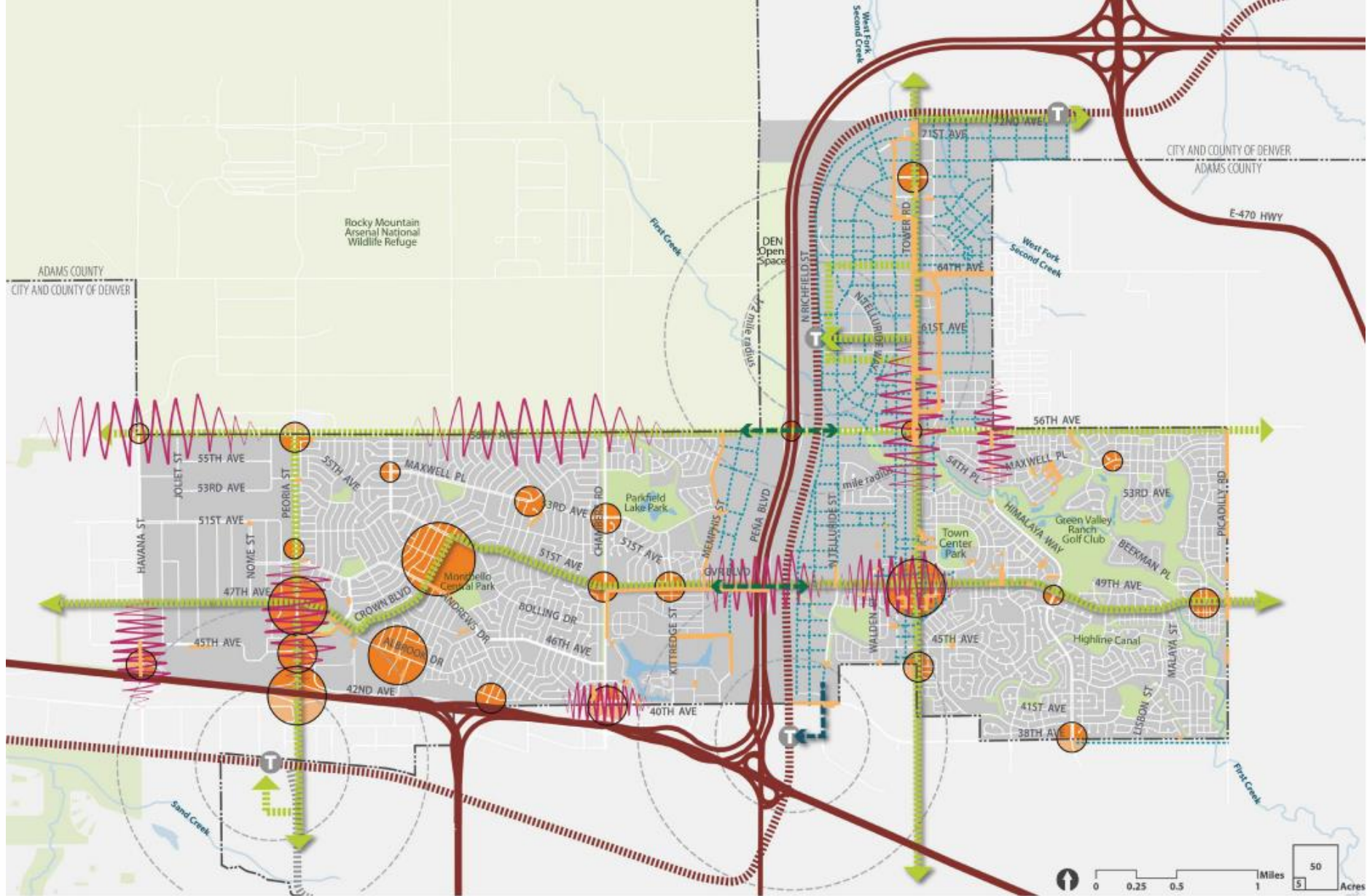




## FORMER CHAPTER 59 ZONING (PUDs, WAIVERS & CONDITIONS)

- |                                  |                       |                                |                            |                                |
|----------------------------------|-----------------------|--------------------------------|----------------------------|--------------------------------|
| City & County of Denver Boundary | R-3 (Residential)     | C-MU-30 (Commercial Mixed Use) | B-8 (Commercial Mixed Use) | PUD (Planned Unit Development) |
| Existing Street Network          | R-2 (Residential)     | C-MU-20 (Commercial Mixed Use) | B-4 (Commercial Mixed Use) | I-1 (Industrial)               |
| Future Street Network            | R-1 (Residential)     | C-MU-10 (Commercial Mixed Use) | B-3 (Commercial Mixed Use) | I-0 (Industrial)               |
|                                  | R-2-A (Residential)   | GTWY (Commercial Mixed Use)    | B-2 (Commercial Mixed Use) |                                |
|                                  | R-MU-20 (Residential) |                                |                            |                                |





## CHALLENGES & OPPORTUNITIES



- City & County of Denver Boundary
- Existing Highway
- Existing Railway
- Park or Open Space
- Lake or Pond
- Stream, Creek or River

- Vehicle on Ped/Bike Collisions\* (low to high incidence)
- Traffic Congestion Areas

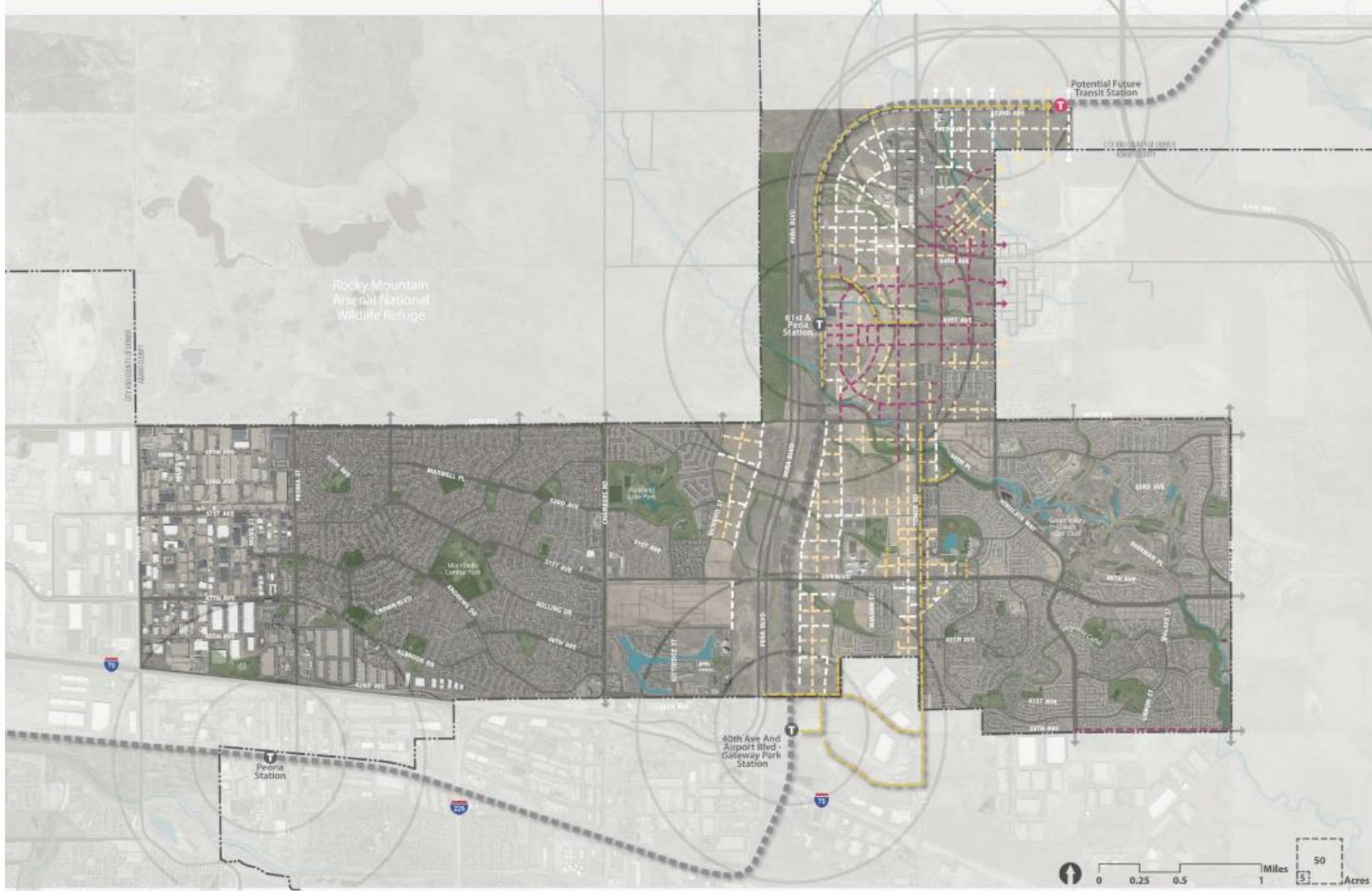
\*NOTE: Collisions are aggregated, and depicted within relative areas where the incident occurred. Data points do not represent actual locations of incidents.

- New Road Opportunity
- New Transit Opportunity
- Transit Connection Opportunity
- Pedestrian Connection Opportunity

- Missing Sidewalks







## FUTURE STREETS

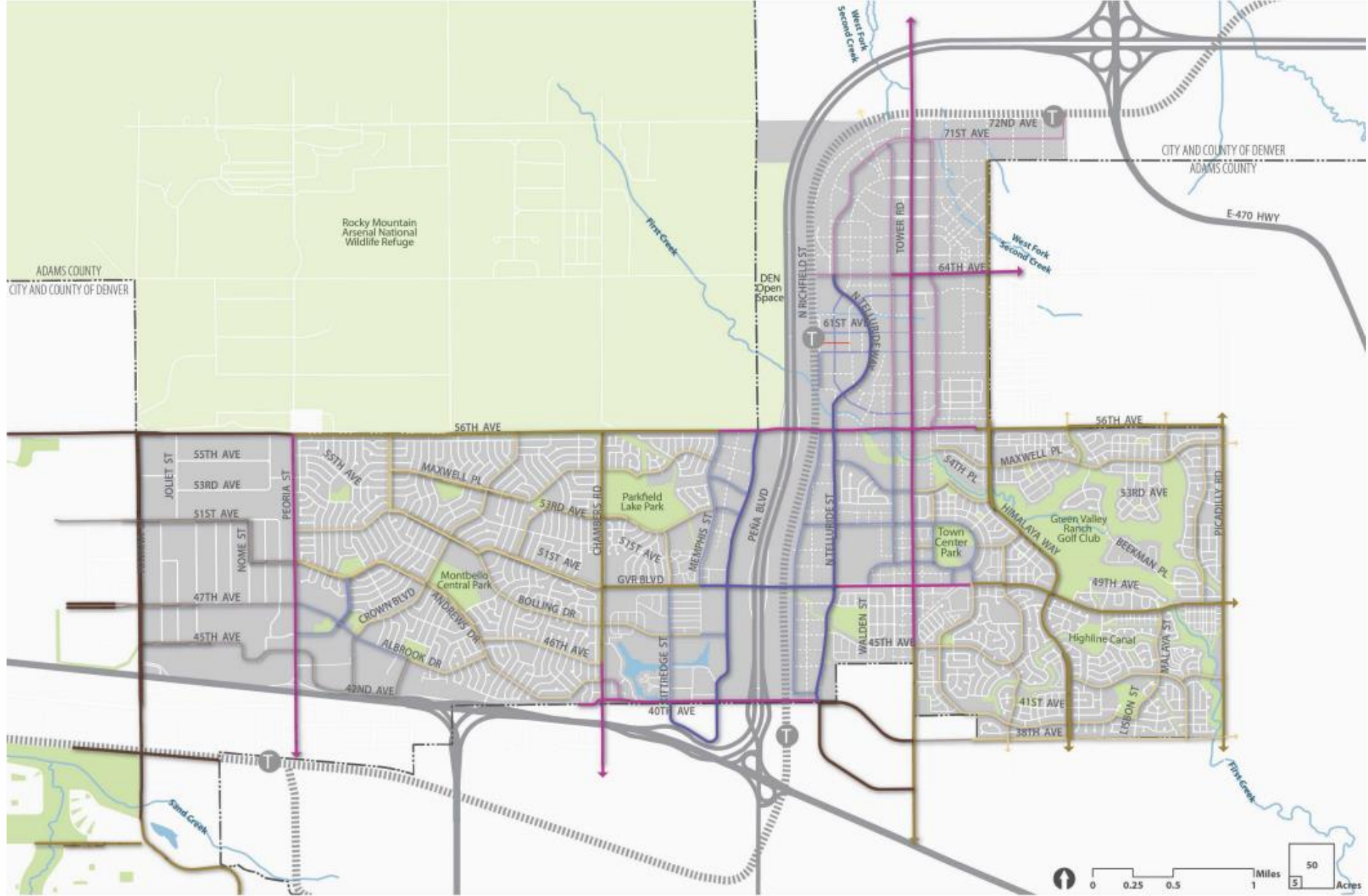
Future Road Network:

- Already Approved Future Streets
- Important Future Connections
- Conceptual Completed Street Grid

- Existing A-Line Rail
- T Existing A-Line Rail Stop
- T Proposed A-Line Rail Stop

- City and County of Denver Boundary
- Parks and Open Space
- Water Bodies





## FUTURE STREET TYPES



- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River

- RESIDENTIAL STREETS**
- Collector
- Arterial

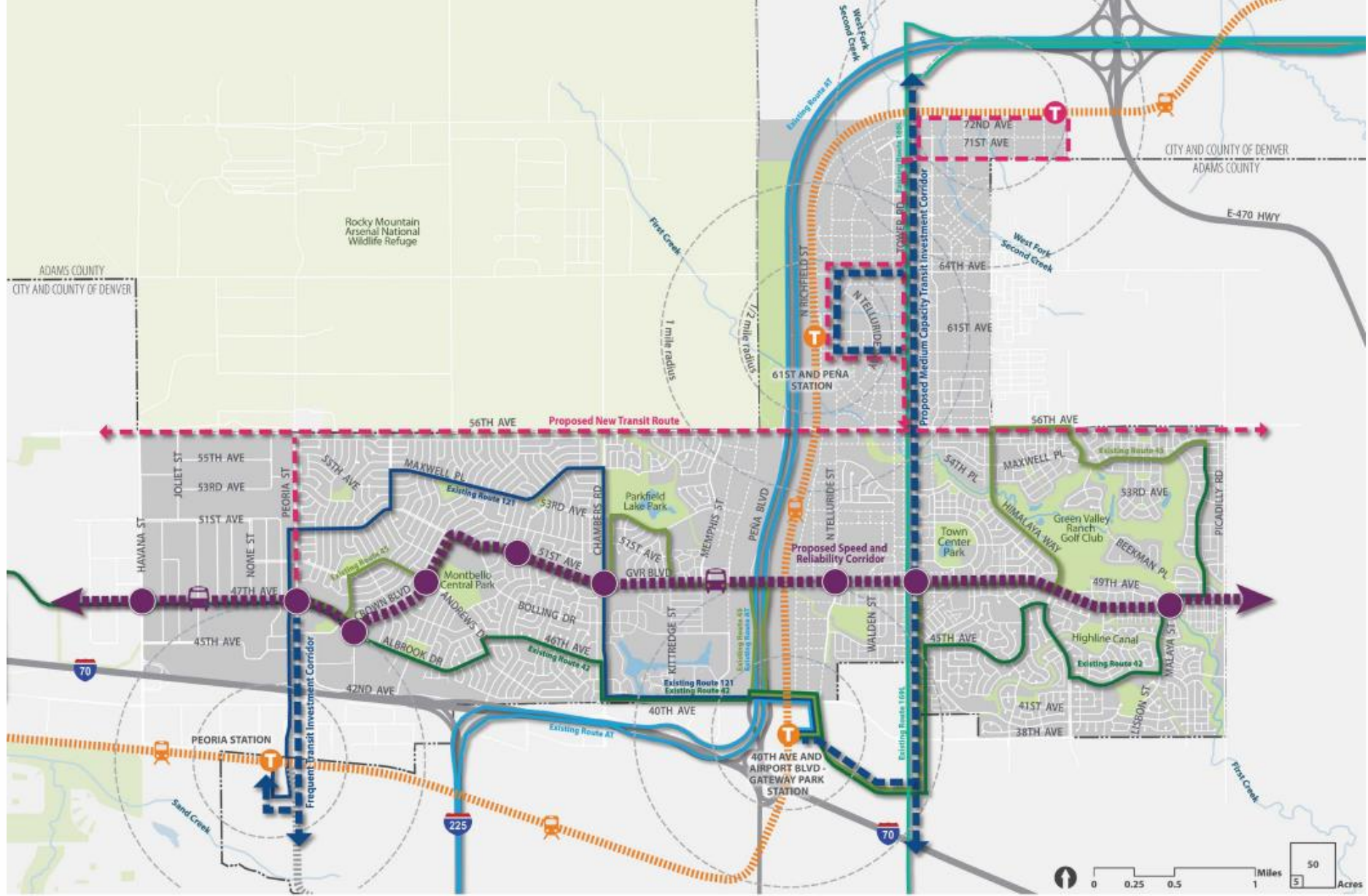
- COMMERCIAL STREETS**
- Collector
- Arterial

- MIXED-USE STREETS**
- Collector
- Arterial

- INDUSTRIAL STREETS**
- Collector
- Arterial

- MAIN STREETS**
- Local Street





## Proposed Transit Facilities

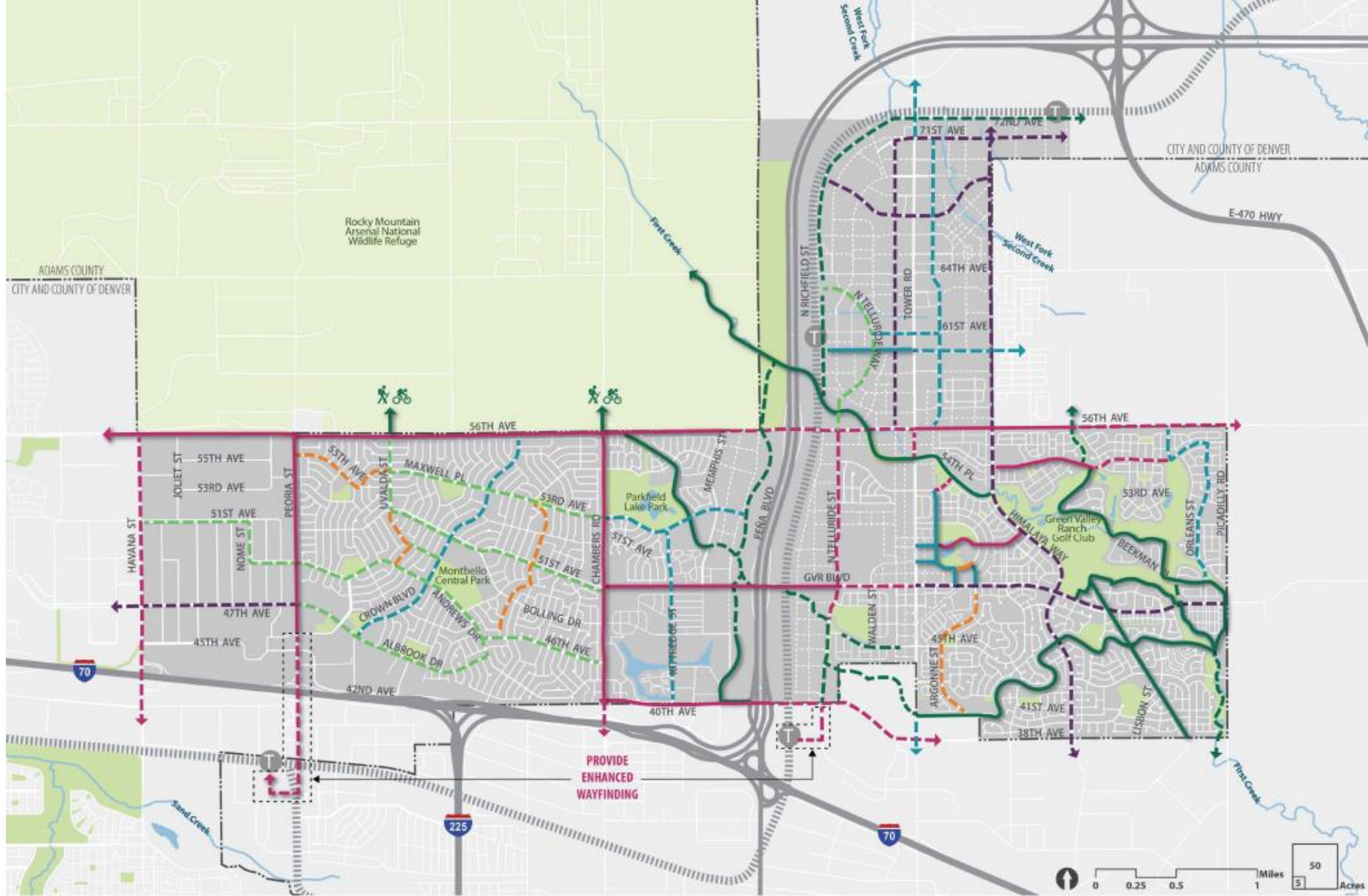


- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River

- Existing Transit Station
- Proposed Future Transit Station
- Existing Bus Routes

- Proposed Enhanced Bus Stops
- Proposed Transit Speed and Reliability Corridor
- Proposed Medium Capacity Transit Investment Corridor
- Proposed New Transit Route





## BICYCLE FACILITIES



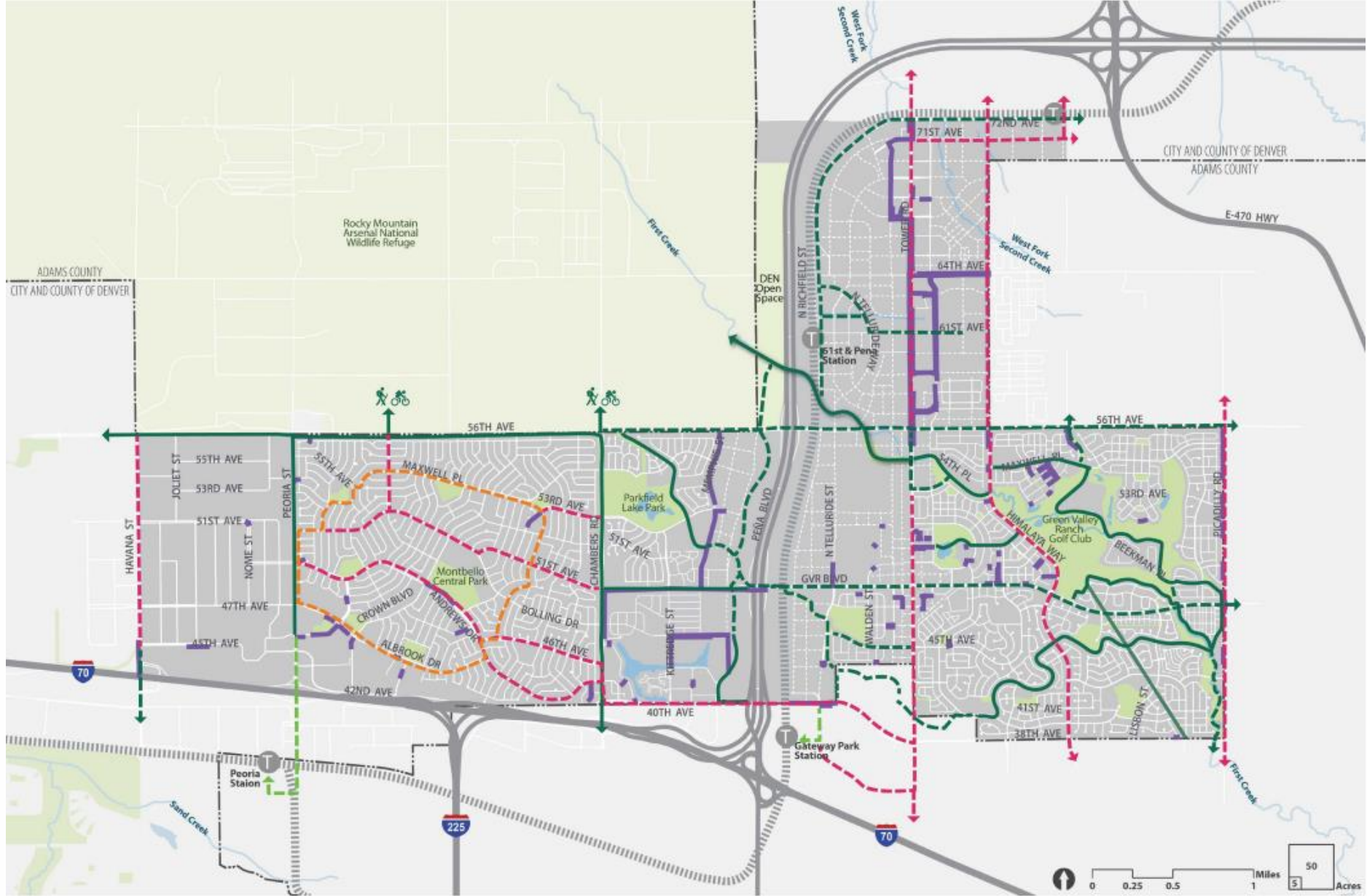
- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River

- HIGH EASE OF USE**
- Existing Neighborhood Bikeway
  - Proposed Neighborhood Bikeway
  - Proposed Protected Bike Lane

- HIGH EASE OF USE**
- Existing Shared Sidewalk
  - Proposed Shared Sidewalk
  - Existing Trail
  - Proposed Trail

- MODERATE EASE OF USE**
- Existing Bike Lane
  - Proposed Bike Lane
  - Proposed Buffered Bike Lane





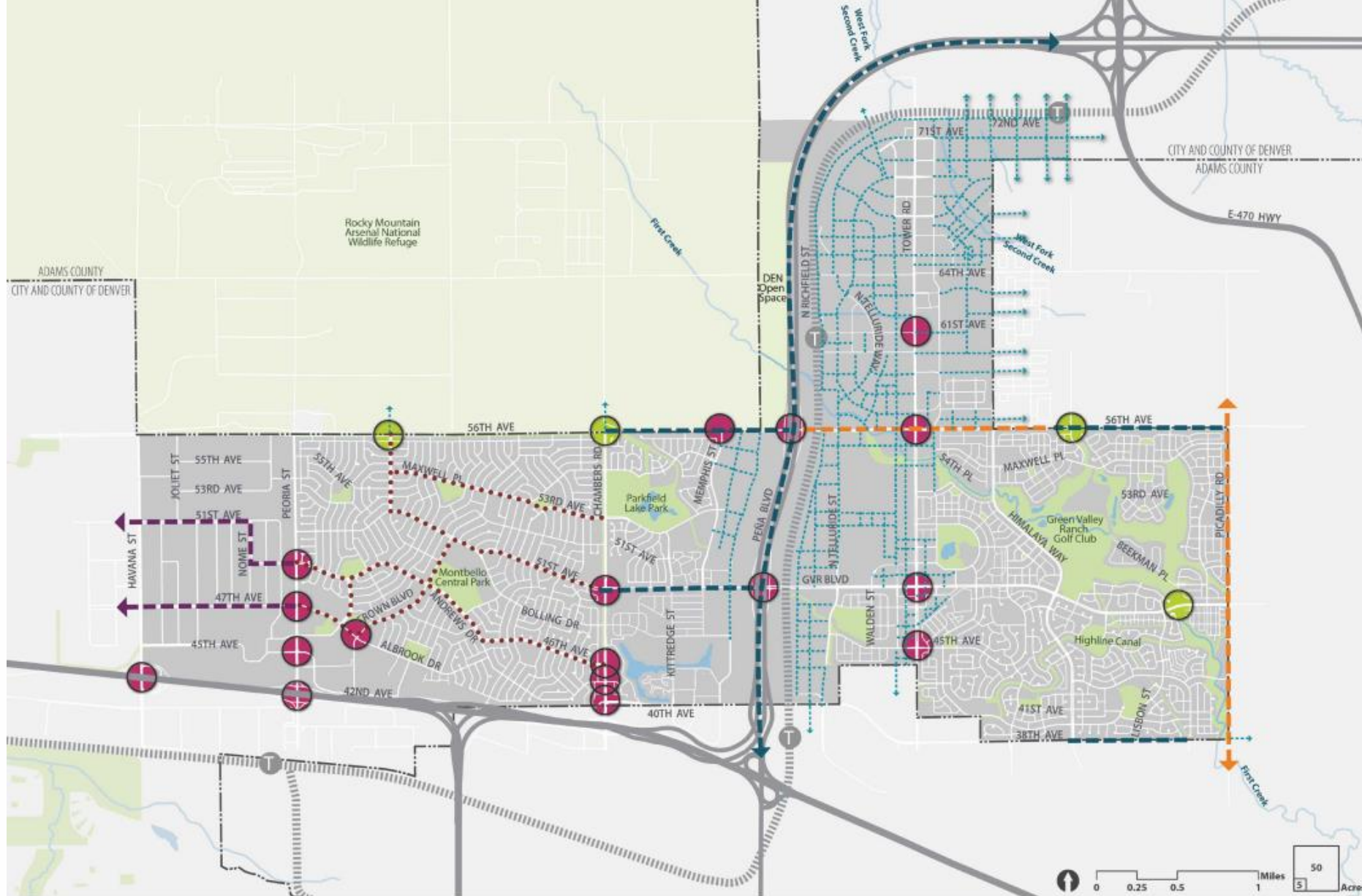
## Proposed Pedestrian Facilities



- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River

- Existing Shared Use Sidewalk / Trail
- Proposed Sidewalk Network Completion

- Proposed Shared Use Sidewalk / Trail
- Proposed Shared Use Sidewalk with Enhanced Wayfinding
- Proposed Priority Pedestrian Network
- Proposed Walkable Loop



## PROPOSED ROADWAY & INTERSECTION ENHANCEMENTS

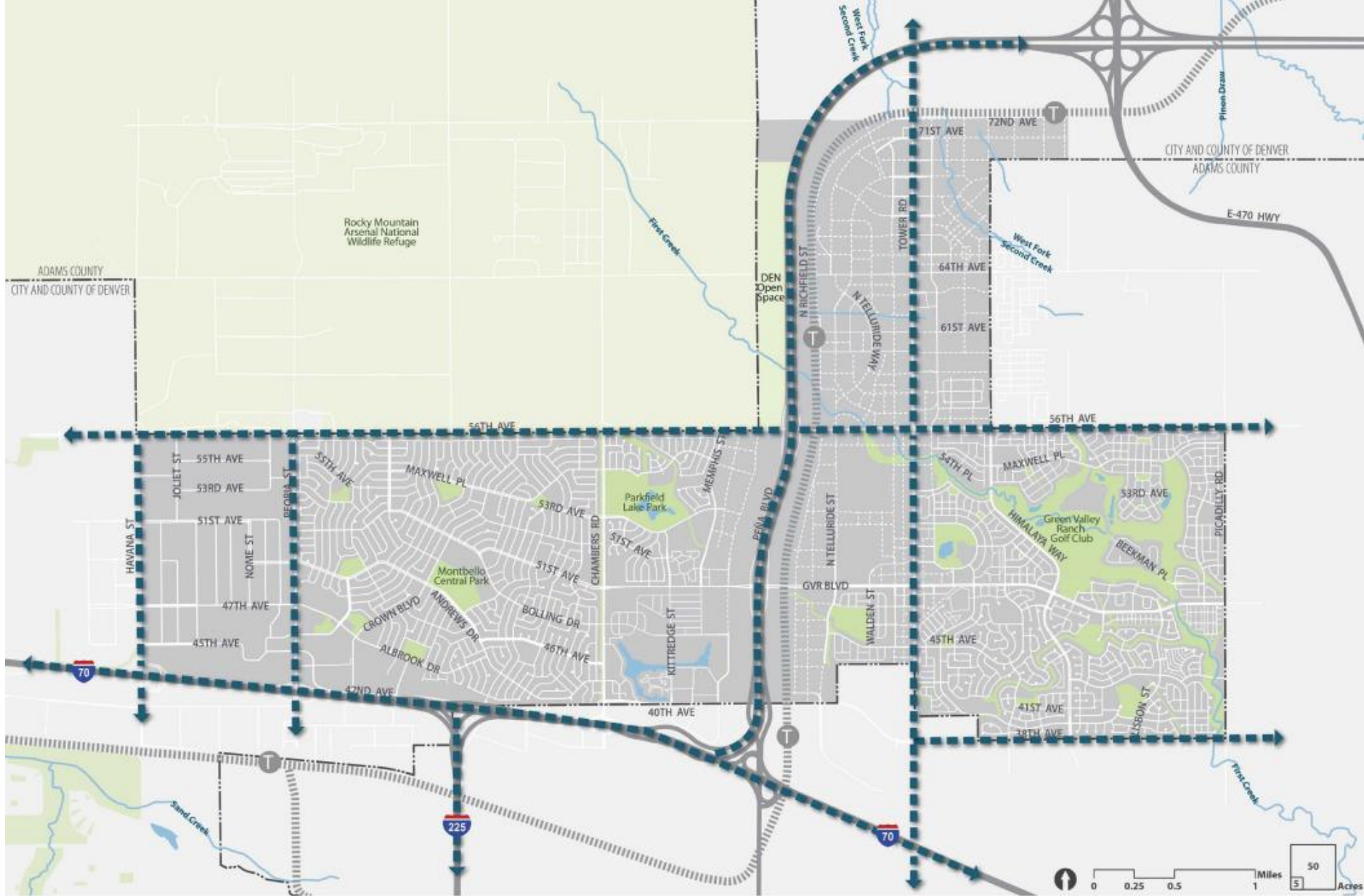


- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River

- PROPOSED ROADWAY ENHANCEMENTS**
- Road Connection
- Corridor Enhancements
- Roadway Reconfiguration
- Remove Lanes
- Add Lanes

- PROPOSED INTERSECTIONS TO BE ENHANCED**
- Operational and Safety Enhancements
- Trail Crossing Enhancements



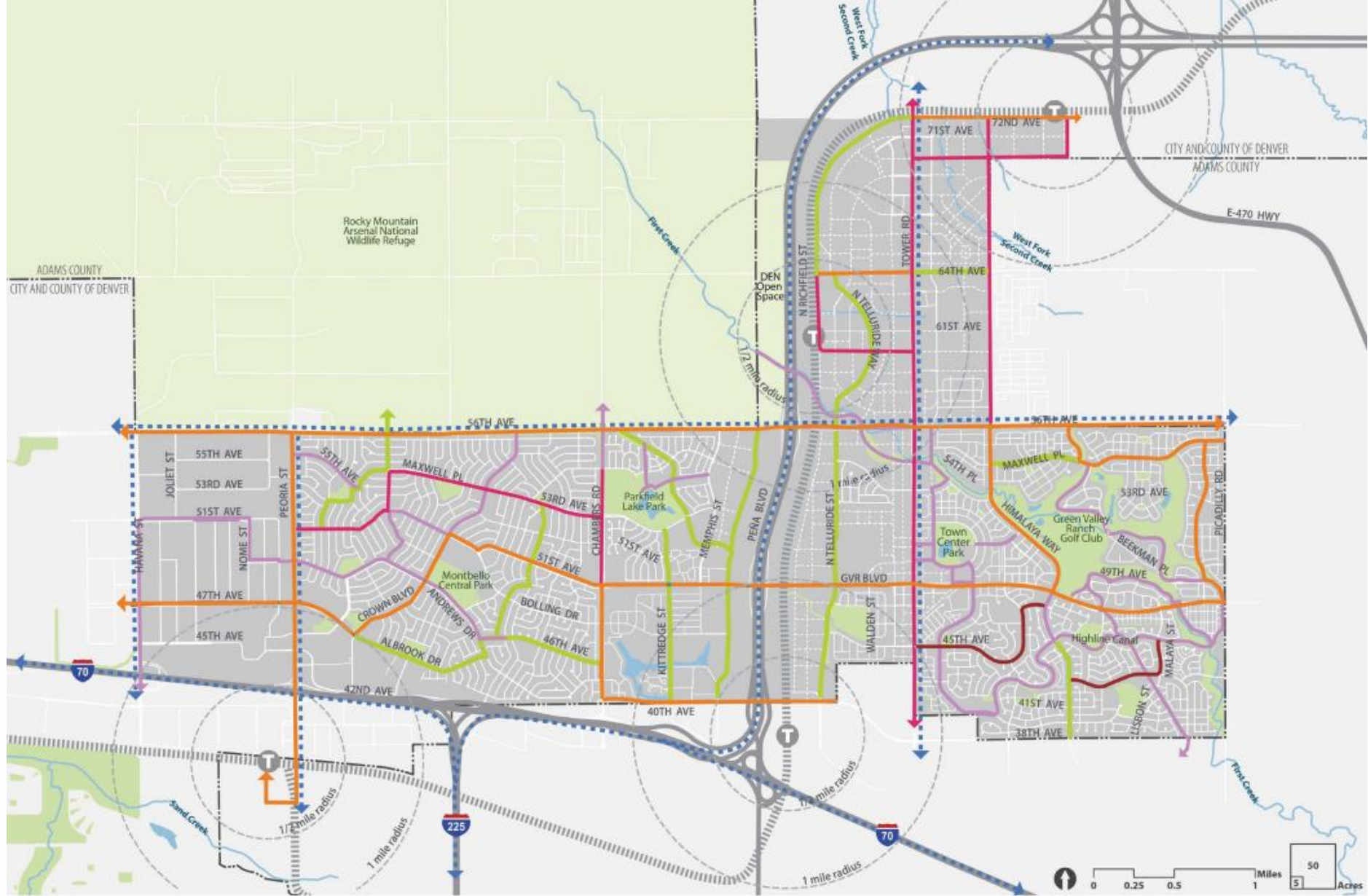


## PROPOSED AUTO AND GOODS PRIORITY ROUTES



- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River
- Auto and Goods Priority Route





## PROPOSED MODAL PRIORITY STREETS

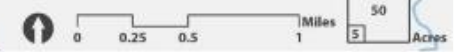
- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River

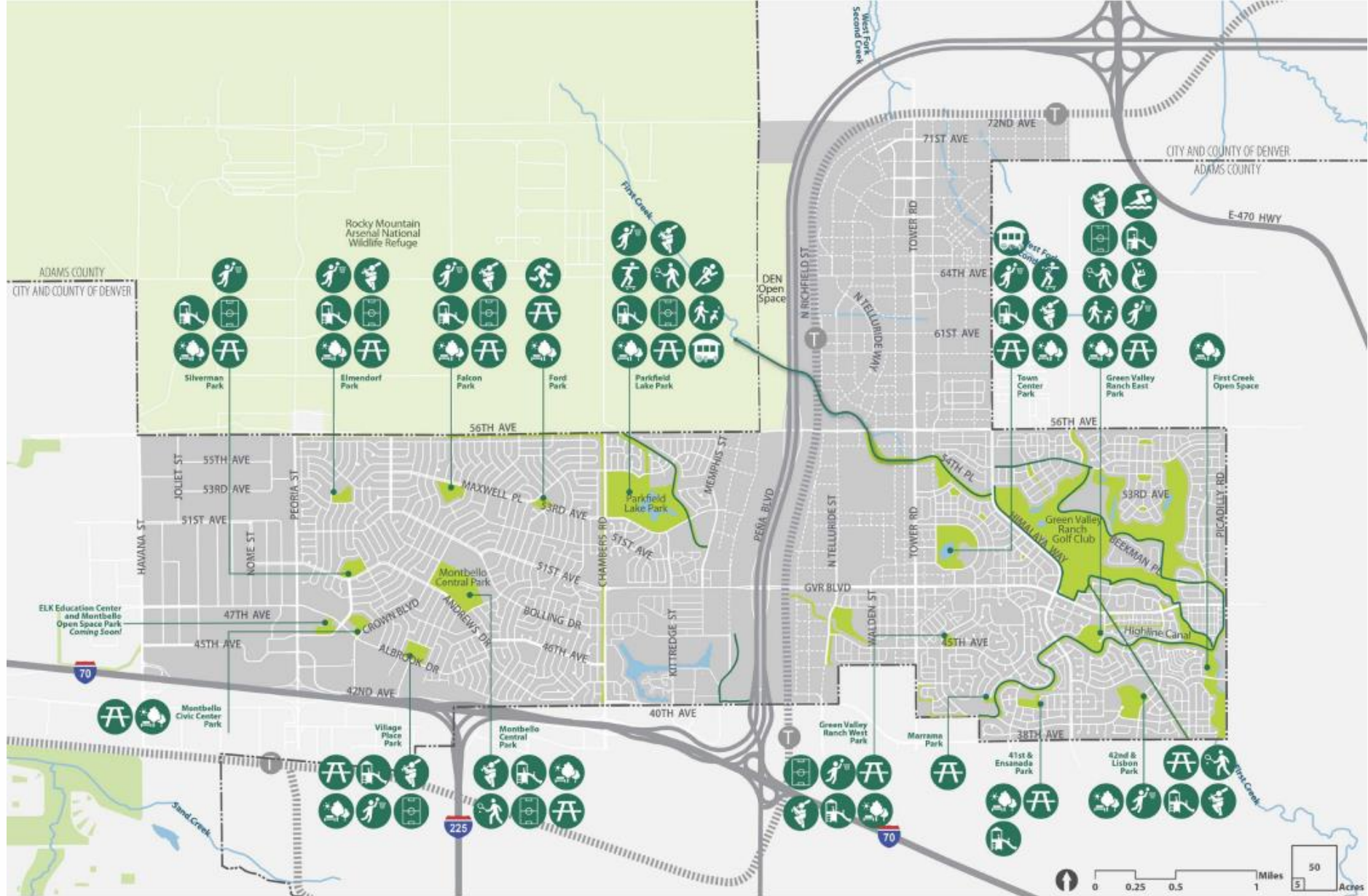
- Priority Transit
- Priority Transit - Ped
- Priority Transit - Bike - Ped

- Priority Bike
- Priority Bike - Ped
- Auto & Goods Priority



1/2 Mile and 1 Mile walk sheds

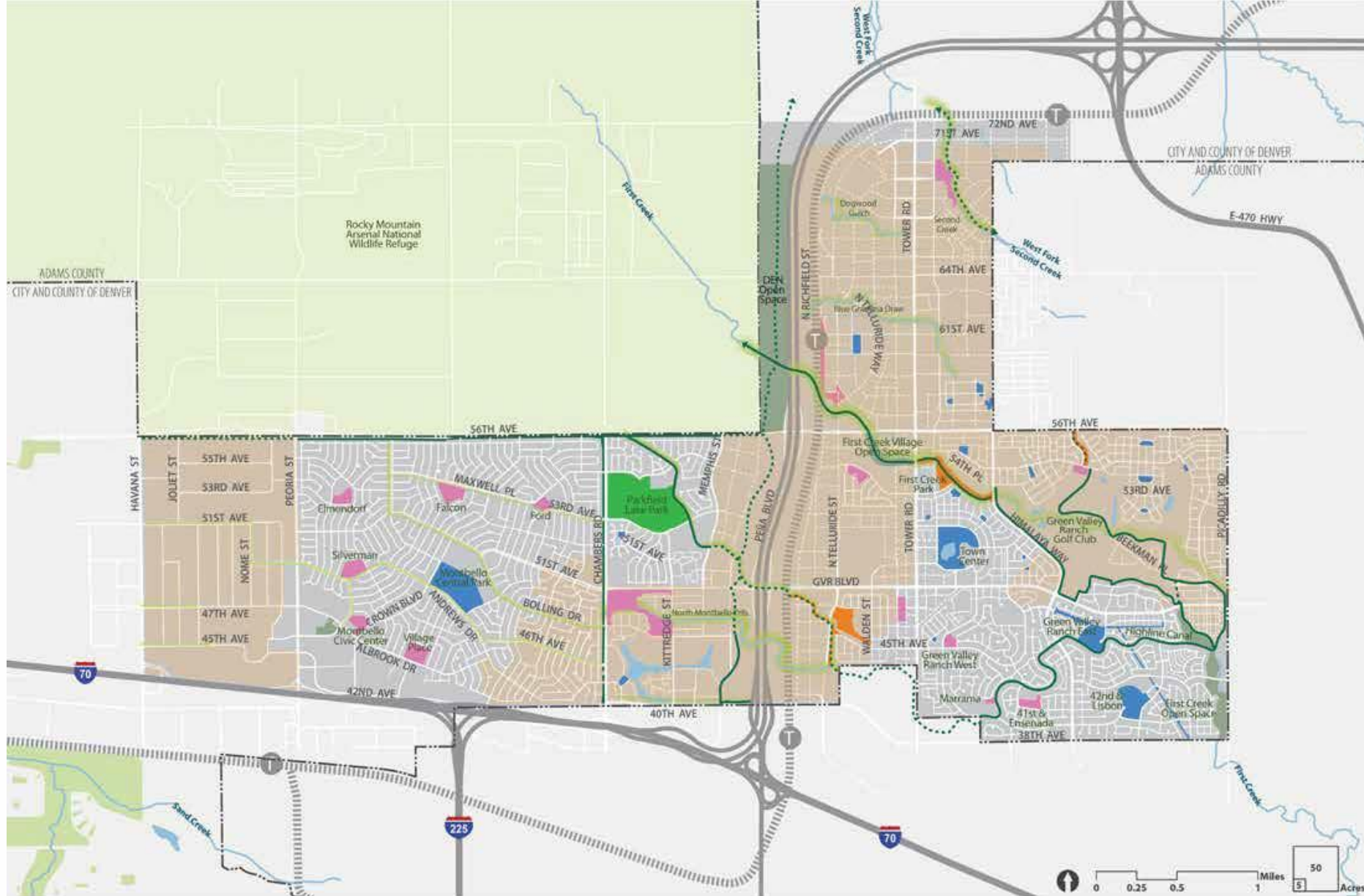




## EXISTING PARKS SYSTEM

- |                                  |             |                |            |            |                   |
|----------------------------------|-------------|----------------|------------|------------|-------------------|
| City & County of Denver Boundary | Park        | Multiuse Field | Tennis     | Basketball | Recreation Center |
| Park or Open Space               | Playground  | Baseball       | Skate park | Volleyball | Dog Park          |
| Lake or Pond                     | Picnic Area | Pool           |            | Trail      |                   |
| Stream, Creek or River           |             |                |            |            |                   |





## PARKS, OPEN SPACE & TRAILS



- City & County of Denver Boundary
- Rocky Mountain Arsenal
- Lake or Pond
- Stream, Creek or River

- Recommended Open Space Corridor
- Existing Trail
- Proposed Trail
- Public Park Walkshed Gap

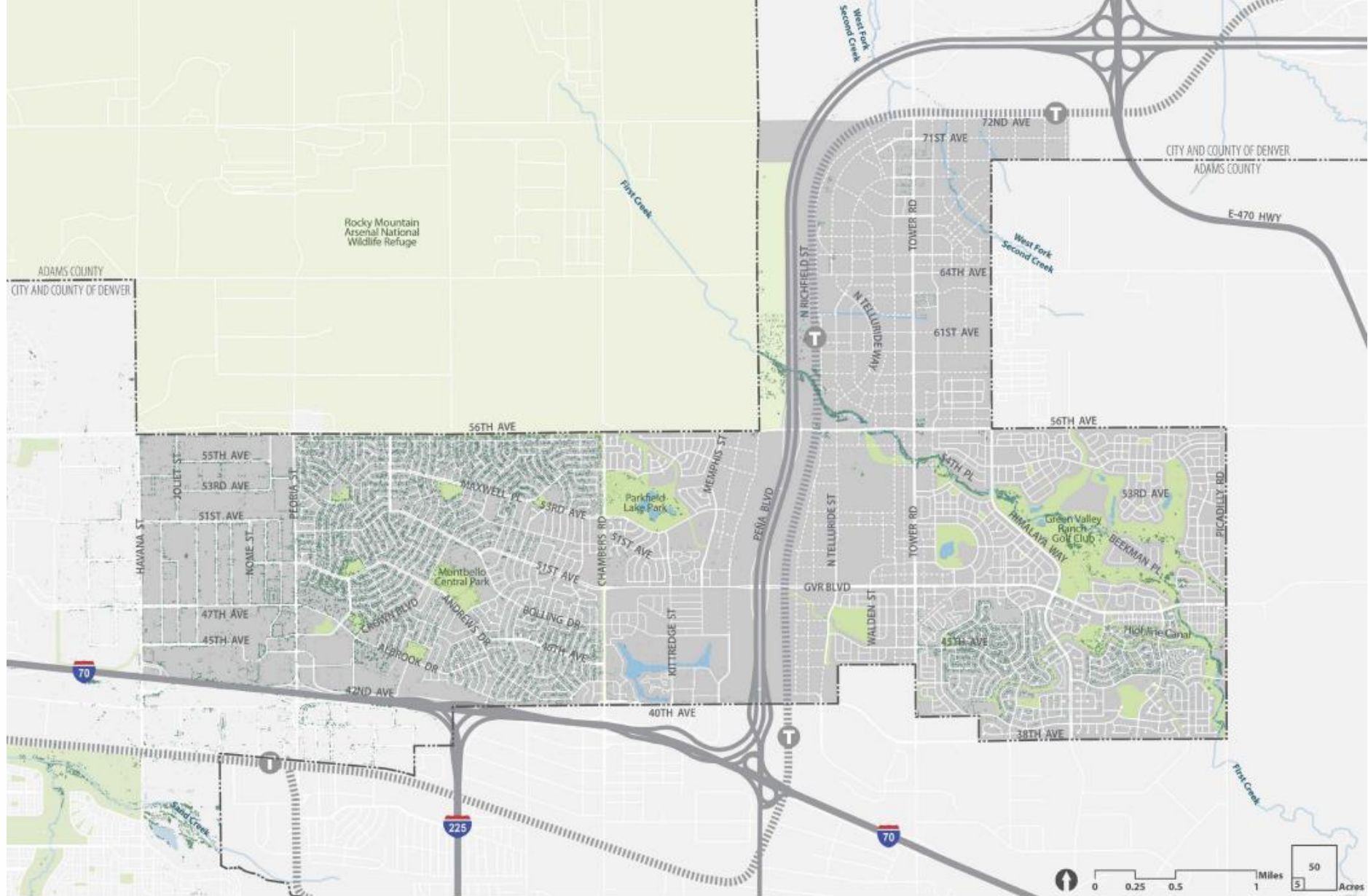
### Denver Parks

- Undeveloped "Parks-Owned Land"
- Open Space
- Regional Park

### Non-DPR Parks

- Existing Park
- Future Park



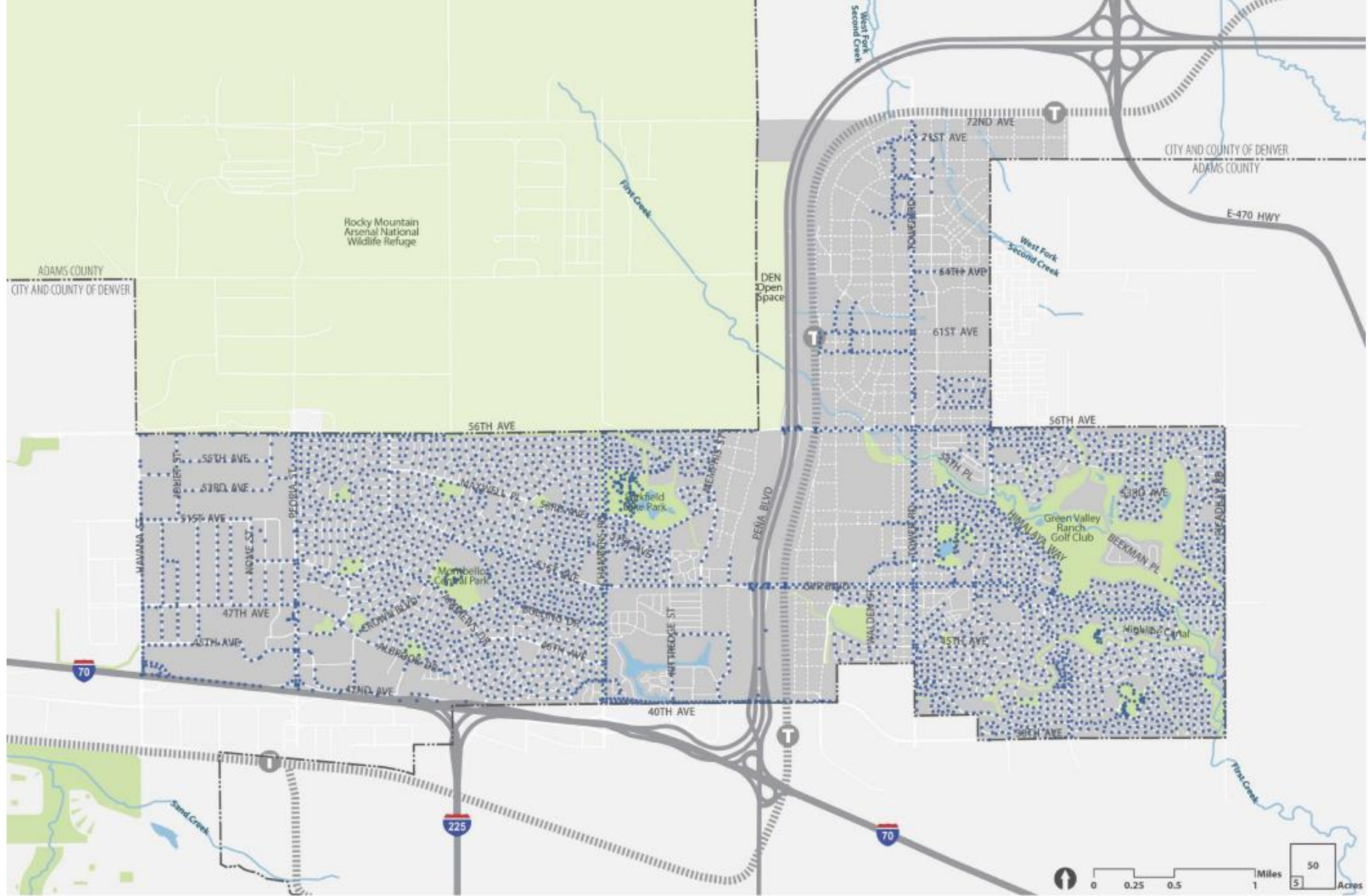


## EXISTING TREE CANOPY



-  City & County of Denver Boundary
-  Park or Open Space
-  Lake or Pond
-  Stream, Creek or River

-  Tree Canopy

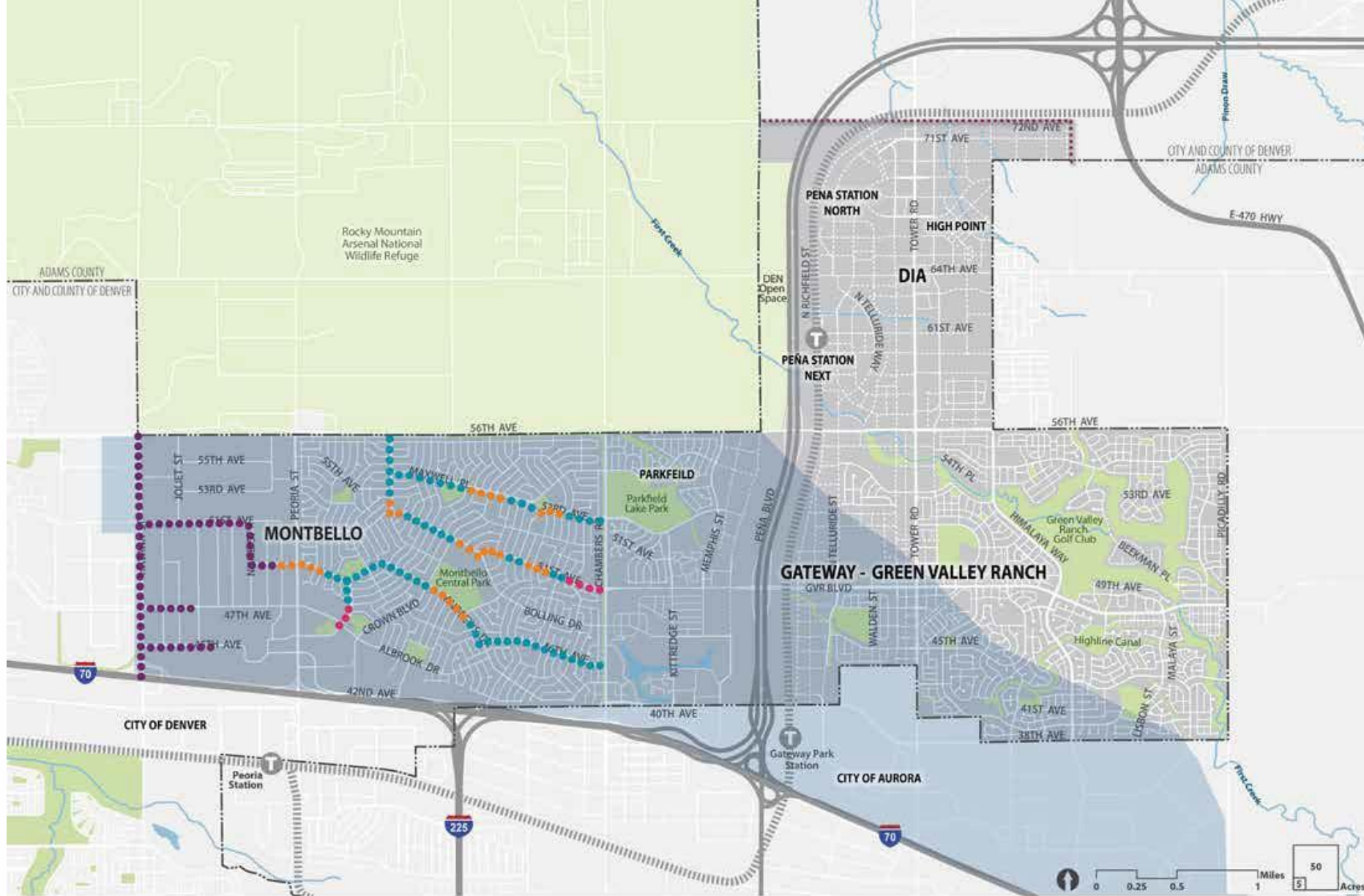


## EXISTING STREETLIGHTING

- City & County of Denver Boundary
- Park or Open Space
- Lake or Pond
- Stream, Creek or River

- Existing Streetlight
- Existing Street Network
- Proposed Street Network





## OPEN DRAINAGE CHANNELS

- City & County of Denver Boundary
- Rocky Mountain Arsenal
- Parks and Open Space
- Lake or Pond
- Stream, Creek or River

- CHANNEL CONTEXT
- Residential Adjacent
  - Institutional Adjacent
  - Commercial Adjacent
  - Industrial Adjacent

Irondale Gulch Approximate Study Limits