

Southwest Area Plan



02.11.26 – South Platte River Committee



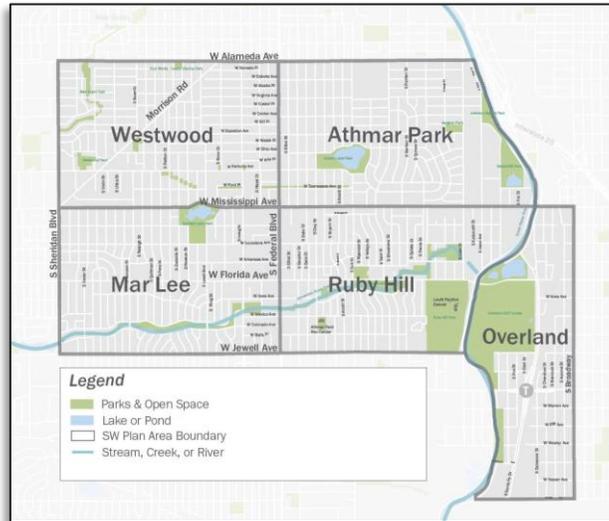
Agenda

- Plan Overview
- Adoption Criteria
 - Inclusive Community Process
 - Consistency with Comprehensive Plan 2040
 - Long-Term View

Plan Overview



Southwest Planning Area



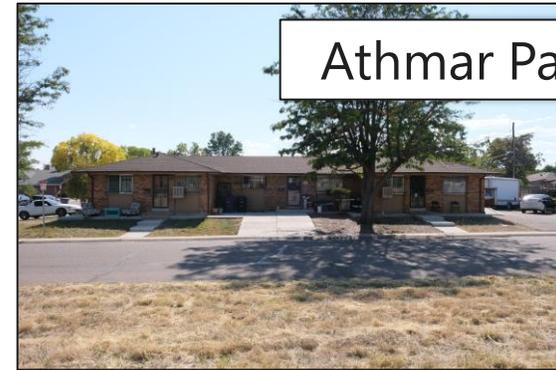
Westwood



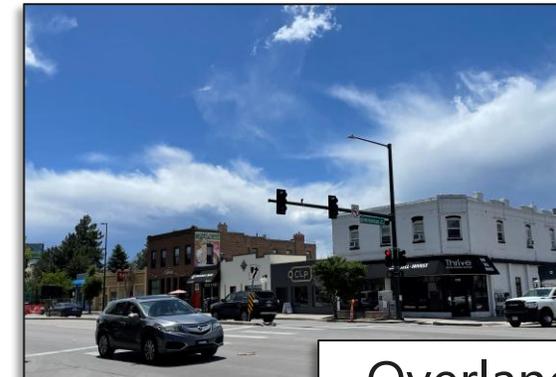
Mar Lee



Athmar Park



Ruby Hill



Overland

Who lives in the Southwest area?



52,000
residents

67% Hispanic



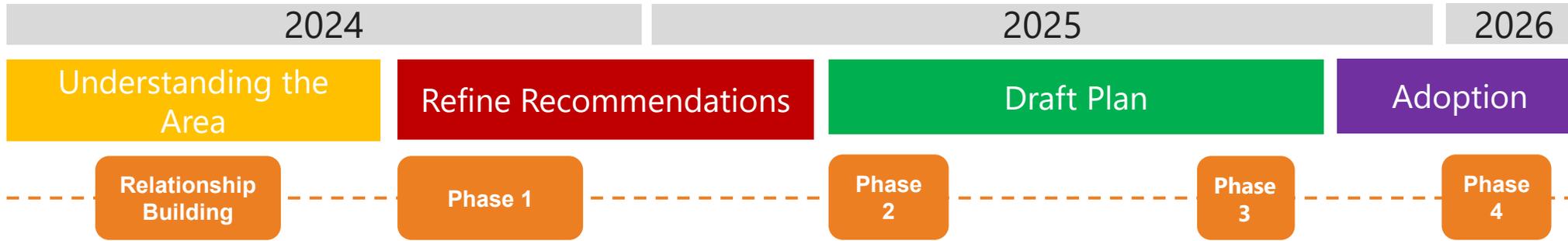
Half below
the age of 30

Households of four or
more make up 30% of all
households



Southwest Area Plan Process

Engagement

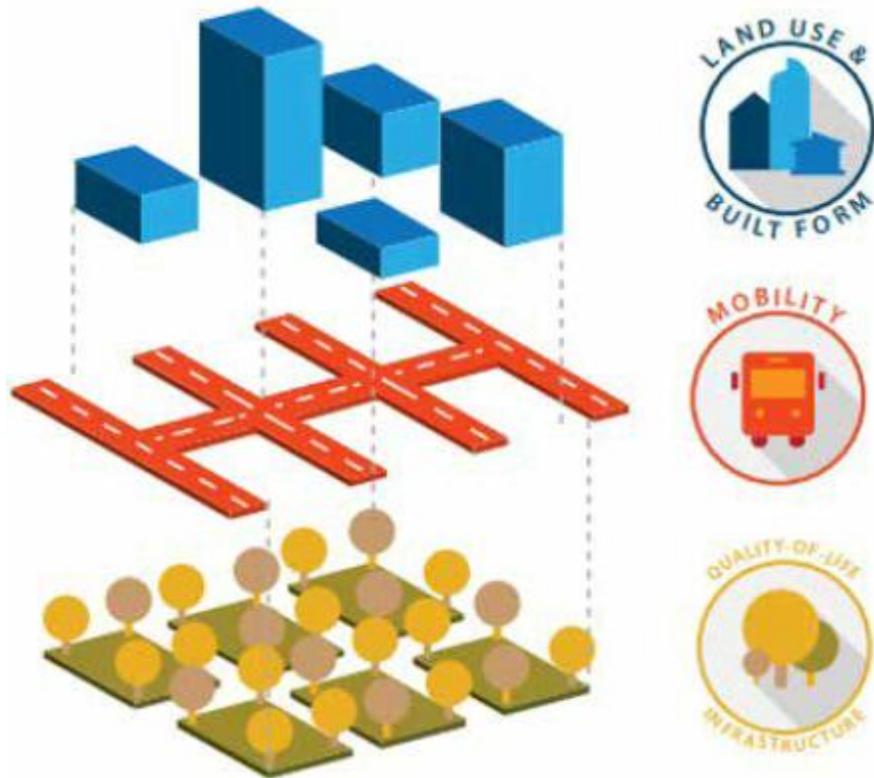


Community navigators work with focused populations to leverage their expertise and trust with the local community.

Southwest Community Navigators: **Commun, Una Mano, Una Esperanza, and BuCu West, and Colorado Asian Pacific United (CAPU).**



Plan Organization



Land Use: Considers what gets built where. It includes ways to strengthen the quality and character of the community through the built environment.

Mobility: Considers how people move around. It includes strategies to make it safer, easier, and more comfortable for everyone to get to the places they live, work and play.

Quality of Life: Considers what makes great neighborhoods. This includes things like parks, open spaces, natural features and places where people can gather and connect.

Community Priorities

Diverse Cultural Hubs



Safe Communal Spaces



Housing Stability and Options



Integrated Industry



Improved Infrastructure



Natural Resources



Diverse Cultural Hubs



By 2045, the Southwest Area will continue to be a vibrant cultural hub that honors its history and celebrates the diversity of its people, businesses, and neighborhoods.

L1

Southwest residents should have **affordable and secure housing options** that accommodate a wide range of needs.

L6

Local businesses should be supported to create a thriving, regional cultural hub providing resources, services, and goods.

L6

Historic, cultural, and architecturally significant structures should be preserved and recognized.

L10

Design vibrant commercial **Centers and Corridors** that preserve and reflect the neighborhood's cultural character and create spaces that are pedestrian-friendly, comfortable, and welcoming for all.

Q4

Food resources should be increased and more accessible to residents.

Q4

Public spaces and community placemaking should celebrate and embrace the diverse cultural fabric and traditions of the Southwest neighborhoods.

Safe Communal Spaces



By 2045, the Southwest Area will offer a variety of safe, comfortable, and welcoming public spaces that bring people together and improve access to services, recreation, civic institutions, and the arts.

L8

Community institutions and other non-profit campuses should be well integrated into the community.

L10

Design vibrant commercial **Centers and Corridors** that preserve and reflect the neighborhood's cultural character and create spaces that are pedestrian-friendly, comfortable, and welcoming for all.

M1

The Southwest area mobility network should have **safe crossings** of major barriers, multimodal corridors, and connect residents key places.

M4

Prioritize safety for all users by incorporating **traffic calming** to reduce heavy vehicle impacts on residential streets while delivering added community benefits.

Q2

Parks should stay well-connected and offer amenities that reflect local needs and culture.

Q3

Trails and greenways should be well-connected and include amenities and services that reflect the community's needs and culture.

Q5

Healthcare and public health facilities should be reliably accessible.

Q6

All Southwest neighborhoods should be **safe and welcoming**.

Q2

Public spaces and community placemaking should celebrate and embrace the diverse cultural fabric and traditions of the Southwest neighborhoods

Housing Stability and Options



By 2045, the Southwest Area will offer a range of affordable, high-quality housing options that meet the needs of families from diverse backgrounds. New housing will be added in ways that reflect neighborhood character and help prevent displacement.

L1

Southwest residents should have **affordable and secure housing options** that accommodate a wide range of needs.

L2

Ensure **adequate supply of high-quality**, well maintained housing that meets the needs of the community.

L3

Low Residential places should allow for additional housing growth while promoting affordability, design, and preservation.

L4

Low-Medium, High Medium, and High Residential Places in proximity of major corridors should allow for additional housing growth while promoting affordability, design, and preservation.

L5

Affordable housing should be available in **Centers and Corridors** alongside business and services to ensure these areas remain vibrant economic and cultural hubs.

L9

Historic, cultural, and architecturally significant structures should be preserved and recognized.

Integrated Industry



By 2045, the Southwest Area will remain a key center for industry and manufacturing in Denver, with stronger connections to surrounding communities.

L7

Employment areas throughout the Southwest should provide equitable job opportunities

RC-L1

Centers and Corridors within the riverside communities area should be **active community gathering and commercial spaces** that connect the river to the surrounding communities

RC-L2

The industrial areas should support new and existing industrial businesses and ensure they are part of a healthy community

RC-L3

Design and development in industrial areas should be improved through the built form while retaining the area's character while better integrating to a more walkable and pedestrian oriented environment.

RC-M1

Communities on both sides of the river are **safely and comfortably connected** to each other and to the river corridor by a variety of modes

RC-Q4

Industrial areas should be good neighbors to other adjacent uses with appropriate transitions and limited environmental impacts for human health and health of the environment and nonhuman life that supports it.

Improved Infrastructure



By 2045, the Southwest Area will have well-designed infrastructure such as roads, trails, sidewalks and landscaping that supports safe, comfortable, and connected travel for everyone.

M1

The Southwest area mobility network should have **safe crossings of major barriers, multimodal corridors**, and connect residents to key places.

M2

Bike infrastructure should provide safe and comfortable connections to parks, neighborhood destinations, and surrounding communities.

M3

Public transportation should comfortably connect residents to local destinations, neighborhood services, and regional centers.

M4

Prioritize safety for all users by incorporating **traffic calming** to reduce heavy vehicle impacts on residential streets while delivering added community benefits

M5

Make walking to and around key community destinations safer and more comfortable by improving **pedestrian infrastructure**.

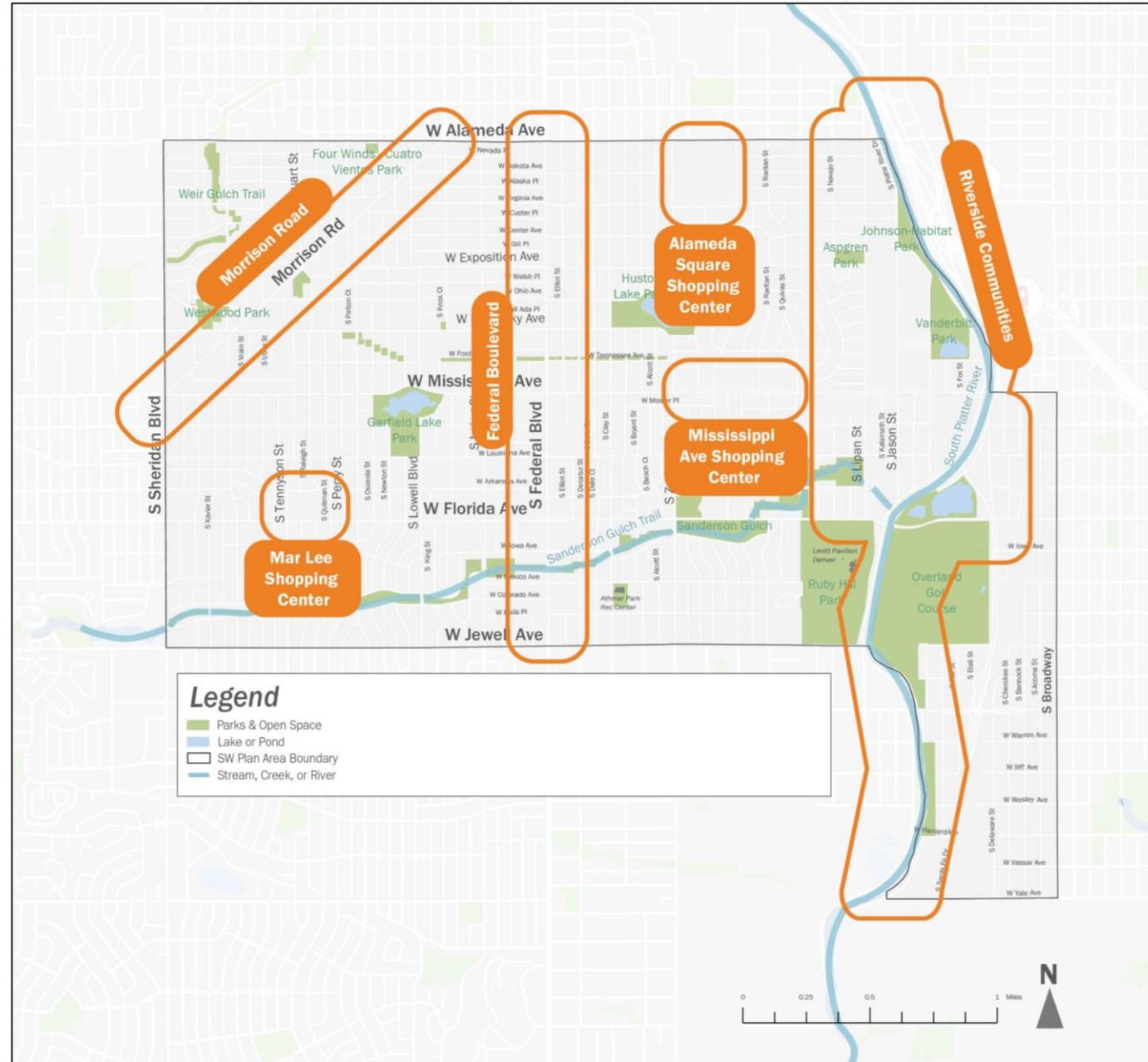
Natural Resources



By 2045, the Southwest Area will protect and celebrate its natural resources like water, open spaces, and the South Platte River through strong environmental protections and improved community access.

- Q1 Environmental impacts should be minimized by using green infrastructure.
- Q2 Parks should stay well-connected and offer amenities that reflect local needs and culture.
- Q3 Trails and greenways should be well-connected and include amenities and services that reflect the community's needs
- Q6 All Southwest neighborhoods should be safe and welcoming.
- M2 Bike infrastructure should provide safe and comfortable connections to parks, neighborhood destinations, and surrounding communities.
- RC-Q1 Parks, streets and public spaces along the river corridor, and the river itself, should be accessible, safe and reflective of the Southwest culture
- RC-Q2 Areas along the river should be safe from stormwater and river flooding
- RC-Q3 The natural health and stewardship of the South Platte River and connecting waterways should be restored and protected.

Focus Areas



Riverside Communities Focus Areas

Sub Areas Visions

- 1 South Platte River
- 2 South of Vanderbilt Park
- 3 Santa Fe Corridor
- 4 Lipan Street
- 5 North of Evans Station
- 6 South of Evans Station
- 7 Manufacturing Preservation Areas
- 8 Evans Corridor

- More detail guidance for the river corridor and surrounding land uses, connectivity and quality of life elements:
 - River health, protection and restoration
 - Stormwater and flooding reduction
 - River parks network and relationship to indigenous peoples.
 - Industrial land use guidance
 - Mixed use centers and corridors near the corridor
 - River access and crossings
 - Safety and comfort



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.

Inclusive Community Process



Southwest Area Plan Process

Engagement



Kickoff: Relationship Building

What we did:

- Formed Advisory Committee
- Understand concerns
- One-on-one interviews with community partners
- Attended existing community events



Safe Summer Kick Off Event 2024

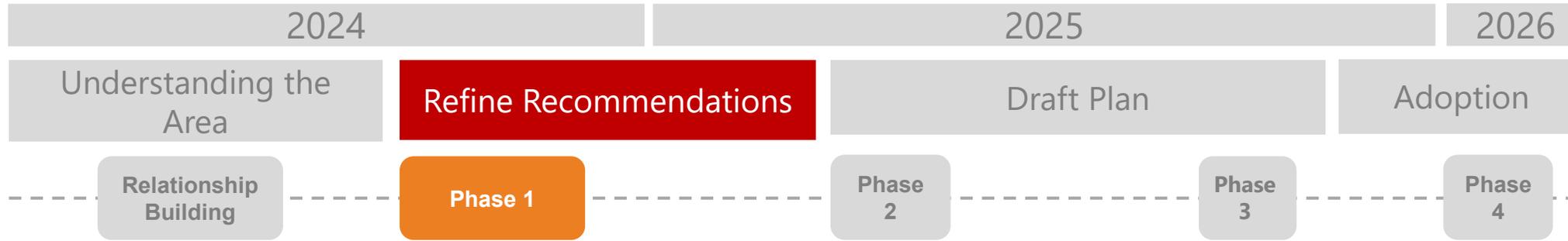
Advisory Committee

- 22 members representing a diverse perspective from the neighborhoods
- 9 Meetings
- 3 Equity Sub Committee Meetings
- Letter of support for plan adoption



Southwest Area Plan Process

Engagement



Spreading the Word

What we did:

- **23, 000 postcards**, yard signs, flyers
- Kick-off open house with over **220 attendees**
- **480** Online and paper surveys
- **6 RNO** workshops
- **3** Advisory Committee meetings
- Attended **37 existing community events**
- **3 high school** classes
- Collaborated with **community navigators**
- **Statistically valid survey**
- **1,400 comments** overall

What we Heard:

- Residents value parks, green space, and community events, and want safer streets, better crossings, improved transit, and more family-friendly, affordable housing

Ruby Hill RNO Meeting



Trunk-or-Treat

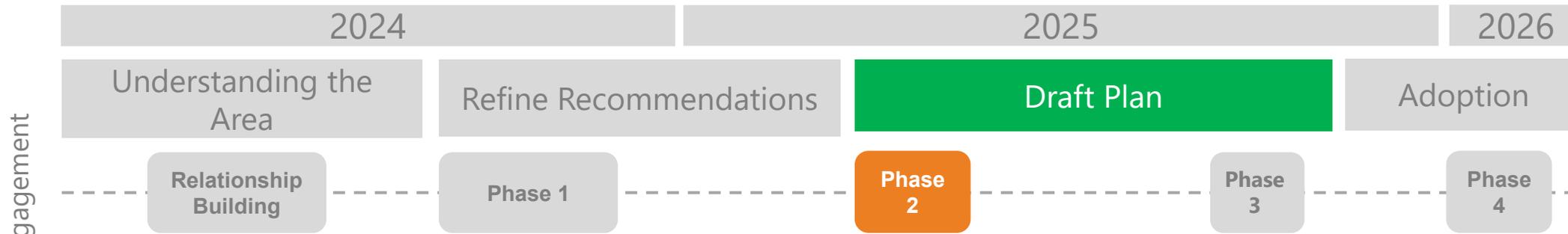


Kick-off meeting



Saigon Azteca Event

Southwest Area Plan Process



First Draft Review

What we did:

- Hosted open house with **90+ attendees**
- RNO Workshop "Tour" visiting **5 RNOs with 150+ attendees**
- **55+** Online plan review and survey participants
- **310 paper surveys** from navigators
- Attended **12 existing community events**
- Input from **30-one-on-one** CAPU Conversations
- **2 Student** workshops
- Collaborated with community navigators
- **3 Focus Groups** and **3 Advisory Committee Meetings**
- **1,200 comments** overall

What we Heard:

- Strong support for community priorities, along with concerns about safety, growth, and displacement.
- Interest in the industrial and river corridor areas.

Goldrick Elementary Open House



Safe Summer Kick-Off 2025



Industrial Areas Focus Group

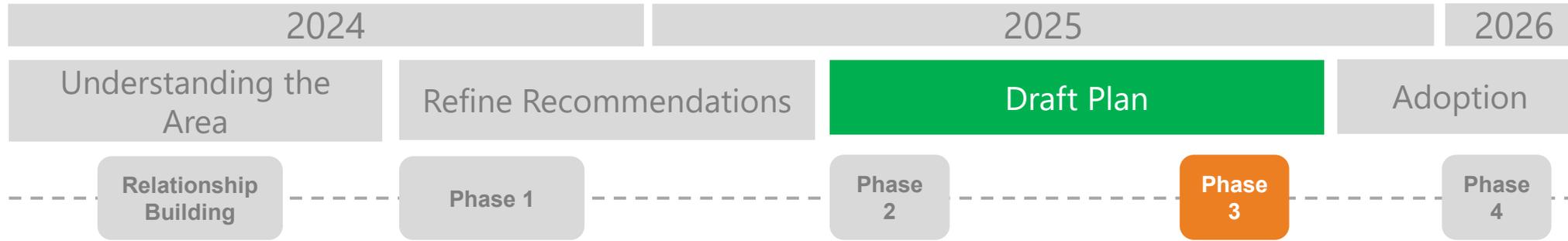


Westwood Community Action Team Meeting



Southwest Area Plan Process

Engagement



What we did?

- Online Summary Videos
- **[180]** Comments on **Konveio**
- **[15]** Online Surveys
- **[553]** Navigator Surveys
- **[6]** **RNO** workshops (15 Surveys)
- River and Industrial Conversations (20 attendees)
- Business Mixer (5-10 attendees)
DHA Conversation

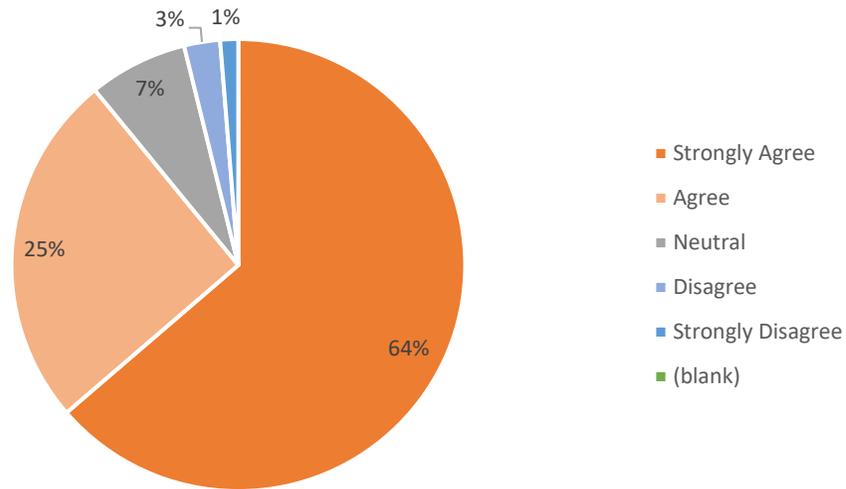
What we heard?

- Strong support for overall vision, improved safety, small business support, recreation, industrial areas noise, support and river access.



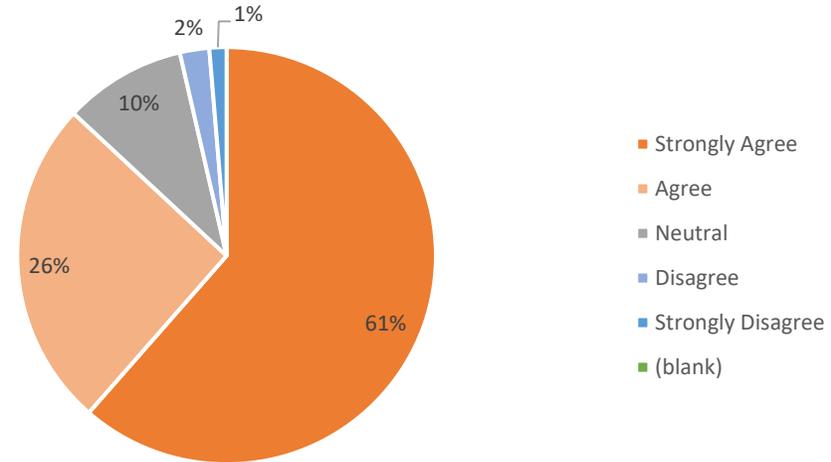
Overall General Support Phase 3

Areawide Vision - Overall



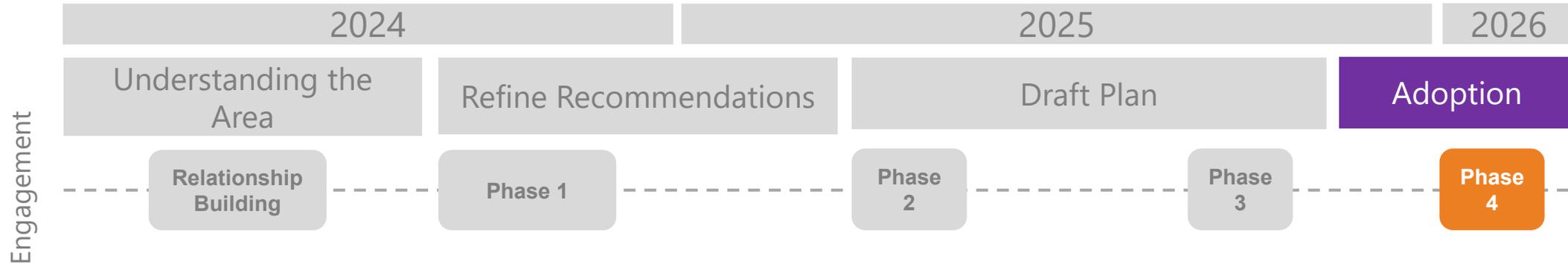
89% Strongly Agree or Agrees with the **Areawide Vision**

Neighborhood Vision - Overall



87% Strongly Agree or Agrees with their **Neighborhood Vision**

Southwest Area Plan Process



Current Phase: Public Hearings

What are we going to do?

- Planning Board public hearing
- City Council public hearing and vote

When?

- First quarter of 2026

Inclusive Community Process

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

Consistent with Comprehensive Plan 2040



- Equitable, Affordable, & Inclusive
 - 9 Goals, 26 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, 19 Strategies



- Healthy & Active
 - 5 Goals, 12 Strategies

Consistency with Blueprint Denver



- Land Use and Built Form
 - 25 Policies, 54 Strategies



- Mobility
 - 8 Policies, 22 Strategies



- Quality of Life Infrastructure
 - 10 Policies, 31 Strategies

Consistency with Comprehensive Plan 2040

Finding: The Southwest Area Plan is consistent with the vision, goals and strategies of Comprehensive Plan 2040

Long-Term View

The 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*

Long Term View

Finding: The Southwest Area Plan demonstrates a long-term view.

Planning Board Summary

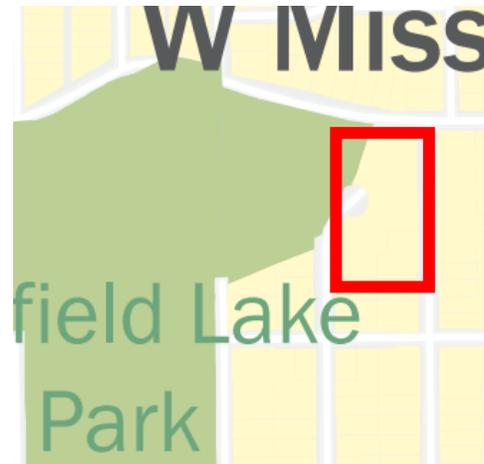
- *7-0 Voted to approve the Southwest Plan on 11/21.*
- *Community Input*
 - *Advisory Committee Support Letter*
 - *Athmar Park Neighborhood Association (APNA) Support Letter*
 - *1 General written comment in opposition*
 - *4 Advisory Committee members spoke in support of the plan*
- *Planning Board approved the Southwest Area Plan with the condition that the document be edited for clarity and correctness and the future place designation for DHAs 1121 S Knox Court be changed from Low Residential to Low-Medium Residential.*

Future Place Update – DHA Property

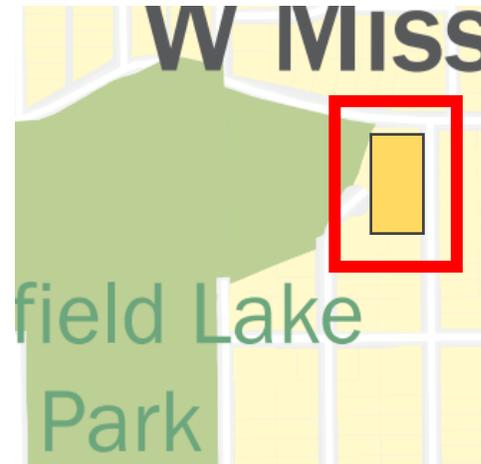
Existing multi-unit properties



Plan Guidance



Suggested Change



Change future place of 1121 S Knox Court from Low to Low-Medium Residential

Staff Recommendation

Based on the findings that the Southwest Area Plan used an inclusive public process, is consistent with Comprehensive Plan 2040 and Blueprint Denver, and takes a long-term view, staff recommends that the South Platte River Committee forward the Southwest Area Plan for consideration by the full Denver City Council with the condition that the document be edited for clarity and correctness.

Thank you

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DENVER
COMMUNITY PLANNING
& DEVELOPMENT

