

# 1.2 EXECUTIVE SUMMARY

## 1.2.1 Vision

The Near Southeast plan is an all-inclusive plan that covers four broad categories: Land Use and Built Form, Housing and Economy, Mobility, and Quality of Life Infrastructure. Each of these categories provides detailed recommendations for the improvement of various aspects of the neighborhoods based on community need and input. Throughout the planning process, three core goals emerged:



**Modernize centers and corridors in terms of land use, design, and mobility** - focus growth into major corridors where redevelopment is most likely to occur and be of benefit to the community including Evans, Colorado, Leetsdale, and major centers like Colorado Station and Yale Station



**Balance housing affordability, options, and preservation in neighborhoods** - maintain the unique quality and character of the Near Southeast Neighborhoods while providing a variety of housing types to address the need for affordability within corridors and transition areas

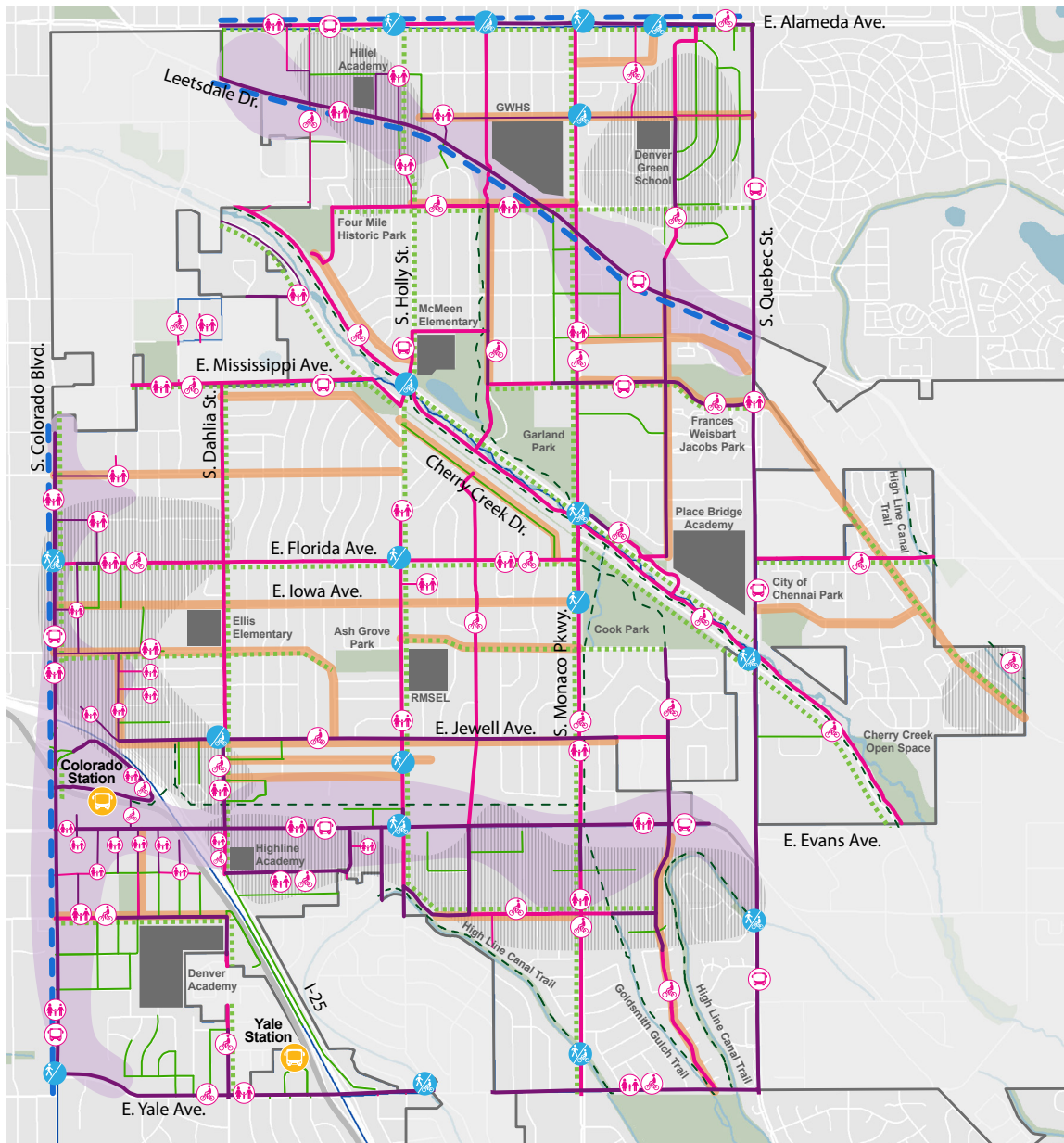


**Improve sustainability through mobility, green infrastructure, and ecologically beneficial landscapes** - enhance the community's adaptability and resiliency to climate and economic conditions with a focus on multimodal safety, park enhancements, trails, and resilient landscaping and stormwater strategies


### Relevant Recommendations

	Land Use and Built Form	Housing and Economy	Mobility	Quality of Life Infrastructure
<b>Modernize Centers and Corridors</b>	LU-1 Elements of a complete neighborhood and height LU-2 Mixed-use design LU-3 Community corridors LU-4 Local centers and corridors LU-5 Community and regional centers	HE-7 Prioritize development of commercial areas HE-10 Support local businesses HE-11 Attract new businesses	M-14 Enhance pedestrian safety M-16 Improve bike safety M-17 Implement transit along corridors M-18 Mobility hubs M-22 Freight plan	
<b>Balance Housing Options</b>	LU-6 Multi-unit residential LU-7 Residential low design and preservation LU-8 Missing middle housing and ADUs	HE-1 Preserve existing affordable housing HE-2 Prioritize new affordable housing HE-3 Prevent housing displacement		
<b>Improve Sustainability</b>	LU-10 Improve development regulations	HE-14 Encourage green business practices	M-15 Install bike facilities M-19 Transportation demand management M-22 Encourage alternative mobility options	Q-1 Improve parks and park access Q-2 Improve trails and trail access Q-3 Improve landscaping Q-4 Green infrastructure Q-5 Efficient resource use

# PRIORITY RECOMMENDATIONS MAP




- Modernize Centers & Corridors
- Open Space
- New Community Open Space, Park, & Recreation Opportunity
- Schools
- Mobility Hub
- Priority Street
- 🚶 Pedestrian Priority
- 🚗 Transit Priority
- 🚲 Bicycle Priority
- Green/Priority Street
- Green Street
- Planned Bus Rapid Transit
- Contemporary Parkway
- Neighborhood Traffic Calming
- Trails
- 🚶 Pedestrian Intersection Safety Treatment
- 🚲 Bicycle Intersection Safety Treatment
- 🚶🚲 Pedestrian & Bicycle Intersection Safety Treatment



  


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

## NEAR SOUTHEAST CORE GOALS

Look for these icons throughout the plan to find the priority policies for each goal.

 **Modernize centers and corridors in terms of land use, design, and mobility** - focus growth into major corridors where redevelopment is most likely to occur and be of benefit to the community including Evans, Colorado, Leetsdale, and major centers like Colorado Station and Yale Station

 **Balance housing affordability, options, and preservation in neighborhoods** - maintain the unique quality and character of the Near Southeast Neighborhoods while providing a variety of housing types to address the need for affordability within corridors and transition areas

 **Improve sustainability through mobility, green infrastructure, and ecologically beneficial landscapes** - enhance the community's adaptability and resiliency to climate and economic conditions with a focus on multimodal safety, park enhancements, trails, and resilient landscaping and stormwater strategies

## 1.2.2 Community Priorities

### MODERNIZE CENTERS AND CORRIDORS

To spearhead sustainable growth through Near Southeast's major corridors in the study area, they must be modernized, provide a comfortable and safe environment for all mobility users, and have a mix of community serving businesses and housing to generate transit trips. Development density will be focused along the corridors (Evans, Colorado, Leetsdale, and at major centers like Colorado Station and Yale Station.

#### Community priorities include:

LU-1 Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, direct growth to regional centers, community centers, and community corridors with improved infrastructure and design and incorporate elements of complete neighborhoods in areas where additional height beyond existing entitlements is recommended.

LU-2 Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, improve design outcomes in centers and corridors to create places that reflect the character and community of Near Southeast.

LU-3 Facilitate phased redevelopment of corridors to achieve urban design goals, improve mobility, and increase opportunities for desired uses such as affordable housing, dining, entertainment, and local retail.

LU-4 Provide opportunities for community members to easily access goods and services, gathering places, and dining and entertainment options by strengthening existing and creating new local centers and corridors in Near Southeast.

LU-5 Improve access to housing, jobs, shopping, dining, entertainment, and transit by developing and redeveloping regional and community centers into mixed-use destinations for the Near Southeast community.

HE-7 Prioritize the development and investment of commercial areas

HE-10 Create a local business support office tasked with assisting and promoting small businesses with resources and strengthen and add formal business organizations throughout Near Southeast

HE-11 Attract new businesses to Near Southeast to better serve residents' needs.

M-14 Enhance pedestrian safety where there are unsafe crossings and missing, narrow or inadequate sidewalks in Near Southeast

M-16 Improve safety for bicyclists along corridors and at inadequate street crossings where there are existing safety concerns

M-17 Prioritize implementing transit along corridors in Near Southeast

M-18 Install rider and safety, accessibility amenities at transit stops and better connect transportation modes via mobility hubs

M-21 Develop a citywide freight plan

## BALANCE HOUSING OPTIONS

Address Denver's need for affordable housing for all residents while maintaining the unique character that has made Near Southeast beloved.

### Community priorities include:

LU-6 Provide a variety of high-quality and affordable housing options, ranging from triplexes and townhomes to small apartments and garden courts to large apartment and condominium buildings while preserving desirable design characteristics and compatibility in residential low-medium, residential high-medium, and residential high places.

LU-7 Promote improved design for new construction and additions in residential low places to maintain affordability and accommodate new housing options while encouraging the preservation of historically significant areas, buildings, and design features.

LU-8 Provide additional housing options, promote preservation, and prevent involuntary displacement in residential low places by allowing duplexes and accessory dwelling units in appropriate locations and under appropriate conditions.

HE-1 Preserve existing affordable housing and improve housing quality through renovation, rehabilitation, and other incentives.

HE-2 Prioritize new affordable housing and increase housing diversity, particularly in areas near transit, services, and amenities to support households of different sizes, ages, and incomes in all neighborhoods.

HE-3 Stabilize residents at risk to prevent involuntary displacement by marketing and connecting them to existing support resources and programs.

## IMPROVE SUSTAINABILITY

Create a Near Southeast that is adaptable, sustainable, and resilient to future climate and economic conditions. This includes recommendations for housing, mobility, and infrastructure.

### Community priorities include:

LU-10 Improve development regulations in Near Southeast to achieve the plan vision by bringing properties into the Denver Zoning Code and improving sustainability and reduce climate impact.

HE-14 Invest and encourage green business practices and development

M-15 Implement and upgrade planned Denver Moves: Bikes and install new bikeways not previously identified in Denver Moves: Bikes

M-19 Adopt Transportation Demand Management Strategies and policies to shift peoples travel behavior and meet City goals

M-22 Encourage and incentivize the use of emerging alternative mobility options in Near Southeast

Q-1 Ensure parks in Near Southeast serve the community and meet its needs by improving park accessibility and quality.

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 or no irrigation, offers ecological benefits, and improves the community in key locations such as along existing and contemporary parkways and other important routes.

Q-4 Improve the sustainability and resiliency of Near Southeast through enhanced green infrastructure and better stormwater and flood management.

Q-5 Improve the quality of life in Near Southeast through more efficient use of water, improved air quality, more access to renewable energy, improved ecosystem health, added mitigation of heat island effects, and appropriate waste management.