

Near Southeast Area Plan

Steering Committee Meeting 12

August 10, 2022



Agenda

- *Project update*
- *Colorado Station*
- *Affordability, design, and preservation*
- *Mobility safety*
- *Former Chapter 59 zoning*
- *Other topics?*

Project Update

Phase 3 Goals

- *Refine draft recommendations*
- *Choose preferred alternatives*
- *Vet projects*
- *Update maps*
- *Convey how phase 2 was used and how phase 3 will be*

Phase 3 Activities

- *Online surveys – by topic*
- *Community workshops – in-person and virtual*
- *Office hours – library, rec center, etc.*
- *Focus groups – round 2*
- *Intentional engagement/navigators – meetings and events*

Phase 3 Schedule

- **Online surveys** – posted July 13
- **Community workshop 1 – Virtual** – Wednesday, July 13, 6 pm
- **Community workshop 2 – In person** – Thursday, July 21, 5 pm
- **Office hours** – July 27, August 3, August 10, August 16

Phase 3 Schedule

- *National Night Out – August 2*
- *South by Southeast – August 20*
- *Food Truck Events – July 23, August 18*
- *School Events – TBD*

Remaining Process

- *Phase 3 – Draft recommendations: July-August, 2022*
- *Phase 4 – Draft plan: Late 2022*
- *Phase 5 – Adoption: First half of 2023*

Yard Signs

Hey, Near Southeast

We have some questions for YOU!

WASHINGTON VIRGINIA VALE

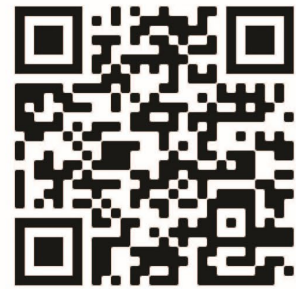
VIRGINIA VILLAGE

INDIAN CREEK

UNIVERSITY HILLS NORTH

GOLDSMITH

JOIN THE EFFORT
to shape the future of your neighborhood!



Scan Me



[DenverGov.org/nearsoutheastplan](https://denvergov.org/nearsoutheastplan)



Colorado Station

Colorado Station

- *Currently zoned for 20 stories (up to 30 with additional affordable housing)*
- *Community would like to see additional growth and amenities, including housing, retail, open space, and entertainment destinations*
- *Community would like improved accessibility and safety*

Colorado Station

- *Implement a street grid on the south side of the station. Encourage additional uses, including affordable housing, a wide variety of retail and dining, and plazas to serve as community gathering places.*
- *Align streets north and south of Evans Avenue to make more efficient connections. Improve safety of pedestrian crossings on Evans Avenue and Colorado Boulevard. Add bike lanes to improve bicycle circulation through the area. Explore additional vehicle or pedestrian and bicycle connections across the rail tracks to better connect the north and south sides of the station. Explore additional vehicle or pedestrian connections across I-25, such as at Bellaire Street, to better incorporate the area north of I-25.*



**We Make Lives Better
Through Connections.**

Colorado Station Development

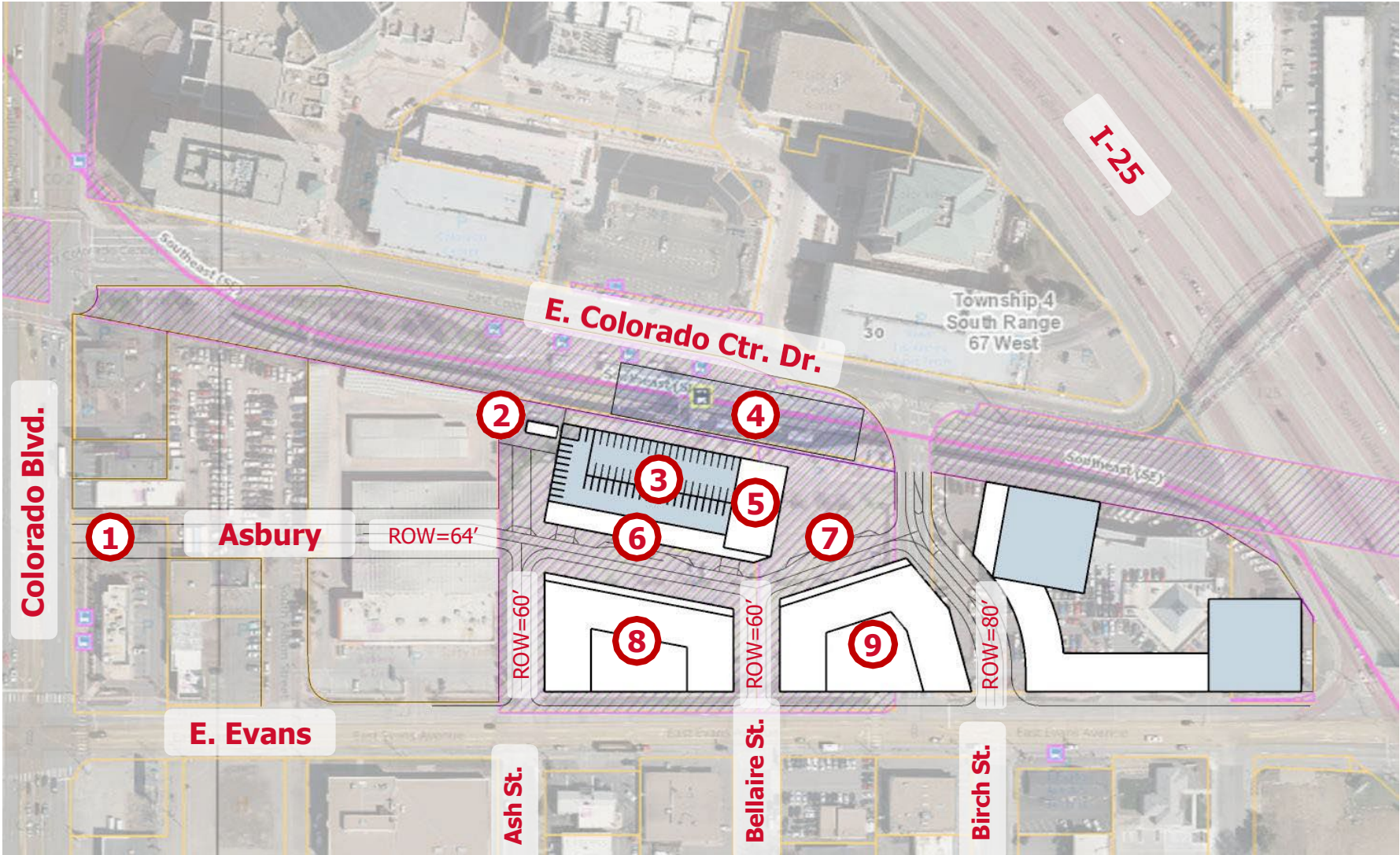
RTD Study

June 27, 2022

Plan View

Legend

- 1. Proposed Asbury Ave.
- 2. Existing RTD TPSS
- 3. Structured Parking RTD: 350 Sp.
- 4. RTD LRT Station
- 5. RTD Residential Liner Building: 96,800 SF
- 6. Bus Stop: Rt 46
- 7. Bus Stop: Rt 21
- 8. Residential Building: 218,000 SF, 11 Stories, 67 Parking Sp.
- 9. Residential Building: 203,000 SF, 11 Stories, 86 Parking Sp.



Transit Plaza



June 29, 2022

View 1

- Aerial view from the Northeast



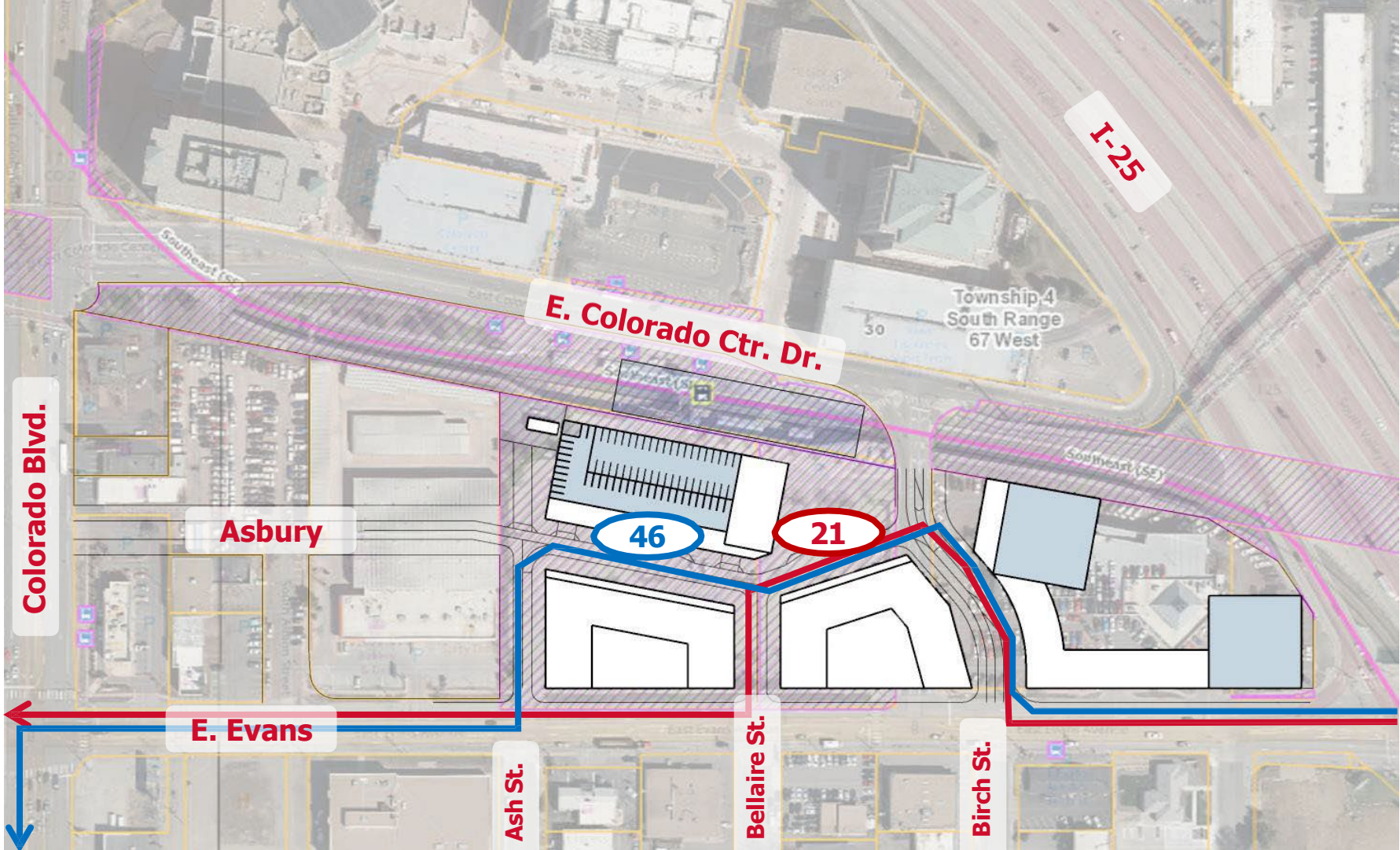
View 2

- Aerial view from the Northwest



Potential Bus Route Changes

- Rerouting SB 46 will reduce travel by 0.5 miles
- Rerouting WB 21 will reduce travel by 0.16 miles



Colorado Station

- *What do you think about the proposed layout and design?*
- *What other elements would you like to see in the area?*

Affordability, Design, and Preservation

Housing

- *Blueprint Denver calls for allowing ADUs and incorporating missing middle housing into every neighborhood*
- *Community is interested in new housing options when they are appropriately scaled, served by infrastructure, and improve affordability*
- *Community would like to preserve the look and feel of existing neighborhoods*

Missing Middle

- *Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, expand missing middle housing options within Low Residential places. Missing middle housing includes buildings with between two and 19 residential units, such as duplexes, triplexes, 4-plexes, townhomes, and small apartment buildings.*
- *Ensure missing middle housing additions are consistent with the design character of neighborhoods.*
- *Promote affordability of missing middle options.*

ADUs

- *Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, support the addition of affordable and compatible accessory dwelling units (ADUs) in Near Southeast.*
- *Improve compatibility through ADUs in Denver project*
- *Improve affordability through citywide efforts*
- *Consider neighborhood-wide rezonings*
- *Ensure consistency with neighborhood design goals*
- *Ensure mobility options support ADUs*

Design

- *Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, work with neighborhoods to ensure that zoning tools help new construction fit into the neighborhood through future regulatory efforts.*
- *Update zoning regulations to create more contextual standards for massing, scale, and building placement for additions and new builds.*
- *Ensure new construction is sustainable through reduced energy and water use and other appropriate measures.*

Preservation

- *Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, encourage retaining, rather than demolishing, existing older homes to be more consistent with the scale of existing homes and promote natural affordability within Low Residential places.*
- *Support neighborhoods or areas interested in preservation in pursuing appropriate tools, such as landmark districts, individual landmarking, and conservation overlays.*
- *Encourage preservation of existing housing by reducing incentives for demolition through improved design and providing more new housing options in desired locations in Near Southeast.*

Affordability

- *Consistent with Blueprint guidance, incentivize the preservation and reuse of existing smaller and affordable homes particularly those in areas more vulnerable to involuntary displacement and close to transit. Prioritize maintaining affordability for both renters and homeowners through incentive programs for landlords to maintain long-term affordability and programs to upgrade the accessibility, energy efficiency, and rehabilitation in older homes.*

Preventing Displacement

- *Support community relief programs to help residents stay in their homes, including temporary rental and utility assistance, property tax rebates, homeowner preservation initiatives, ownership programs, eviction legal defense, tenant rights counseling, financial empowerment training, energy and accessibility assistance, home rehabilitation assistance, foreclosure prevention, food access, and emergency relief funds.*

Affordability, Design, and Preservation

- *Strong design requirements may limit opportunities or increase cost for adding new housing*
- *Adding new housing reduce design consistency and encourage displacement*
- *Strong affordability limits may reduce investment in adding new units and maintaining existing*

Affordability, Design, and Preservation

- *How should we balance these goals?*
- *How should we evaluate tradeoffs?*
- *How might evaluations differ between neighborhoods?*

Mobility Safety

Pedestrian Safety

- *Enhance pedestrian safety where there have been expressed concerns of narrow, inadequate pedestrian facilities in Near Southeast.*
- *Improve safety for pedestrians at inadequate street crossings where there are existing safety concerns.*

Bike Safety

- *Encourage the installation of separated bicycle facilities and enhanced crossings on corridors in Near Southeast with inadequate bicycle facilities and a lack of connectivity between these facilities.*
- *Improve safety for bicyclists at inadequate street crossings where there are existing safety concerns.*

Vehicle Safety

- *Reduce vehicle speeds and encourage speed mitigation countermeasures where there are existing conflicts between multimodal users and vehicular traffic, especially at street crossings.*
- *Consider prioritizing speed signage and mitigation in school zones in alignment with the City of Denver's Transportation & Mobility policy and procedure.*
- *Consider the addition of street trees and lighting where appropriate to narrow drivers' field of vision, naturally slowing speeds*
- *Consider reducing lane widths to 10 feet (local streets) and 10.5-11 feet (arterials) to slow driver speeds*
- *Consider the use of a mobile radar or radar speed signs in key locations to alert drivers to speeding.*

Mobility Safety

- *Are there key locations that are missing from the map?*
- *What and where should be prioritized?*

