

Near Southeast Area Plan

Steering Committee Meeting 17
February 8, 2023



Agenda

- *Engagement overview*
- *Residential policies*
- *Heights*
- *University Hills North*
- *Mobility*
- *Remaining schedule*

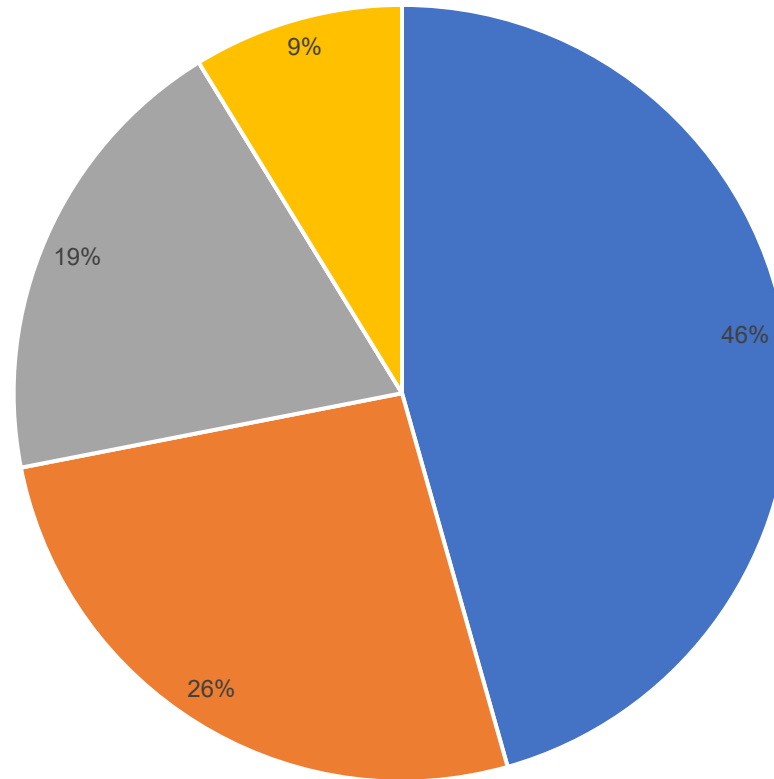
Engagement Overview

Through Phase 4

Phase 4 Feedback

- *310 comments*

What is your level of support for the plan?



- I fully support the draft plan
- I mostly support the draft plan
- I support some elements of the draft plan but not others
- I do not support the draft plan



Plan Content

Potential Changes

Primarily Single Unit

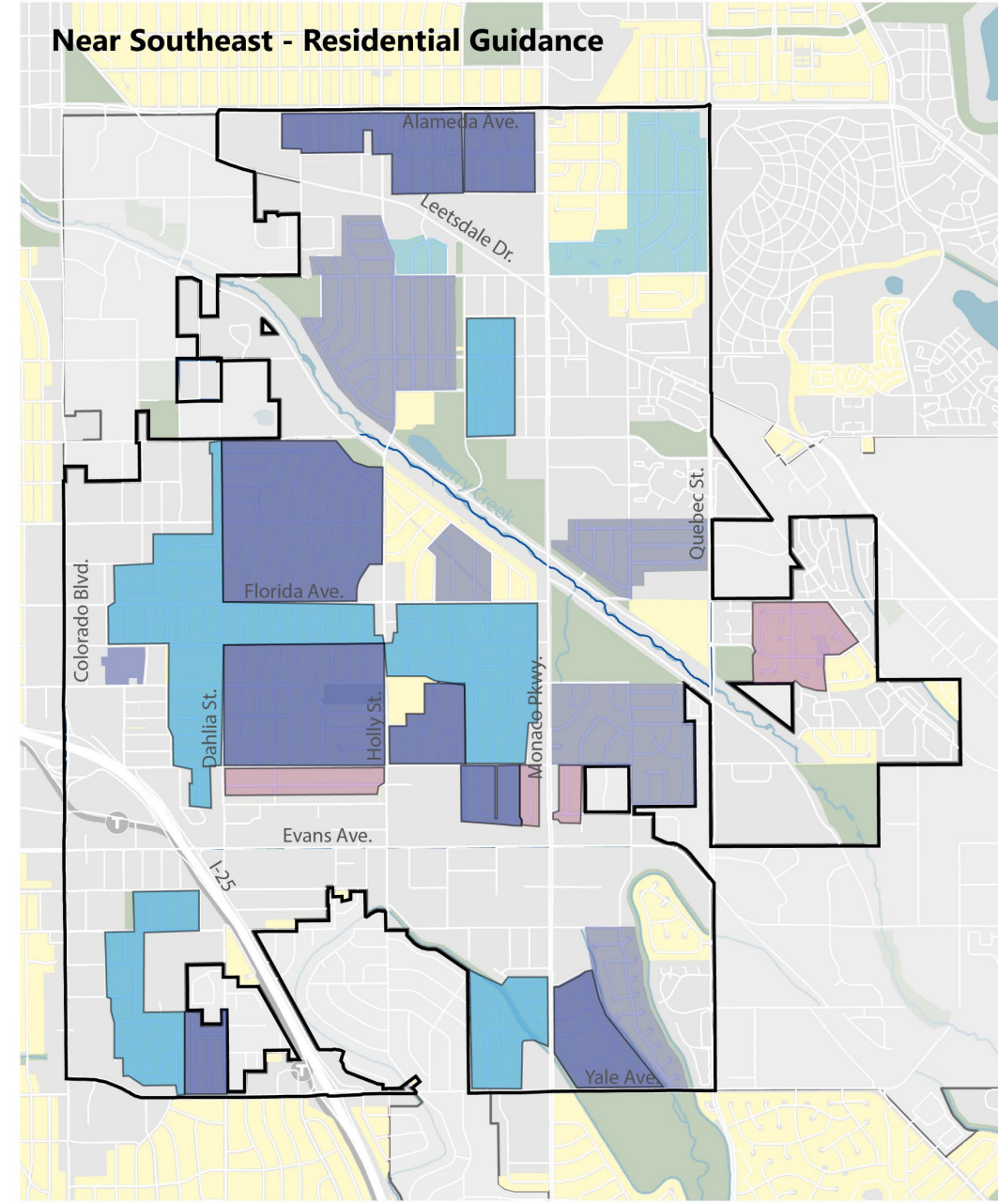
- *LU-8.A.1 – Single-unit areas should remain primarily single-unit with options for more housing types allowed with appropriate provisions addressing design, preservation, and affordability in place.*

Residential Policy

		Duplex	
		Are conversions to two units allowed and under what conditions	
		No	Yes
Priority What additional concerns need to be addressed in the area	None	<p>Low Residential Areas that are not appropriate for individual rezonings to allow duplexes but may accommodate missing middle options following citywide missing middle implementation.</p>	<p>Duplex Allow duplexes, tandem houses, and live-work of compatible scale and design in areas with adequate infrastructure. Designated areas on the map have been determined to have adequate street networks, sidewalks, and bike facilities to support additional housing. Rezonings should be allowed after the regulations to achieve design goals have been put in place.</p>
	Affordability Areas that are vulnerable to displacement	<p>Affordability Priority Implement policies to promote affordability, reduce scrapes, and prevent displacement. Based on Vulnerability to Displacement equity scores and ratio of structure value to land value.</p>	<p>Affordability Duplex Promote affordability by implementing the anti-displacement priority policies and allowing duplexes only if requirements under “Duplex” above are met and a unit is income restricted or other goals are met in combination with anti-displacement strategies. Rezoning should be allowed after the regulatory framework is in place to achieve design and affordability goals.</p>
	Preservation Areas that have character that is potentially worth preserving	<p>Preservation Priority Consider preservation tools such as landmark districts and conservation overlays. Based on Discover Denver recommendations, historic context recommendations, and community input.</p>	<p>Preservation Duplex Promote preservation by implementing the preservation priority policies and allowing duplexes only if requirements under “Duplex” above are met and the original structure is preserved. Appropriate additions should be allowed to convert preserved structures into duplexes. Rezoning should be allowed after the regulatory framework is in place to achieve design and preservation goals.</p>

Residential Policy

		Duplex	
		No	Yes
Priority	None	Low Residential	Duplex
	Affordability	Affordability Priority	Affordability Duplex
	Preservation	Preservation Priority	Preservation Duplex



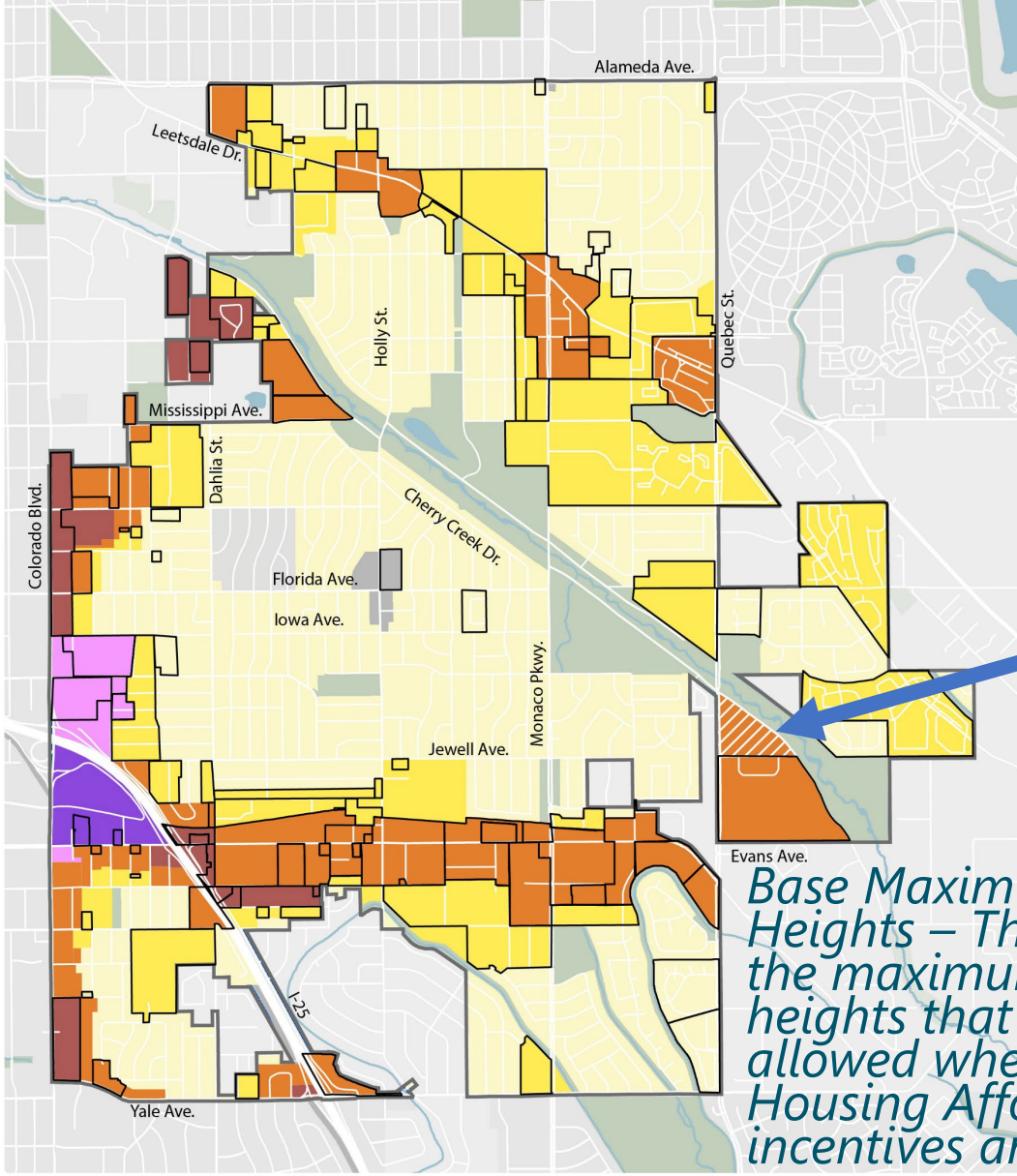
□ Plan Area ■ Preservation duplex ■ Duplex
■ Preservation priority ■ Anti-displacement priority ■ Low Residential
■ Anti-displacement duplex ■ Other places

0 0.2 0.4 Miles
 Map date: 11/10/2022
 Denver Community Planning and Development

Residential Low-Medium

- *LU-6.A.1.c – Consider developing policies to promote affordable units in developments of fewer than 10 units, especially in areas vulnerable to displacement and where properties are rezoned to allow more intense development. These areas should be prioritized for affordable housing created using linkage or other fees generated from these developments.*

Near Southeast - Future Base Height Guidance

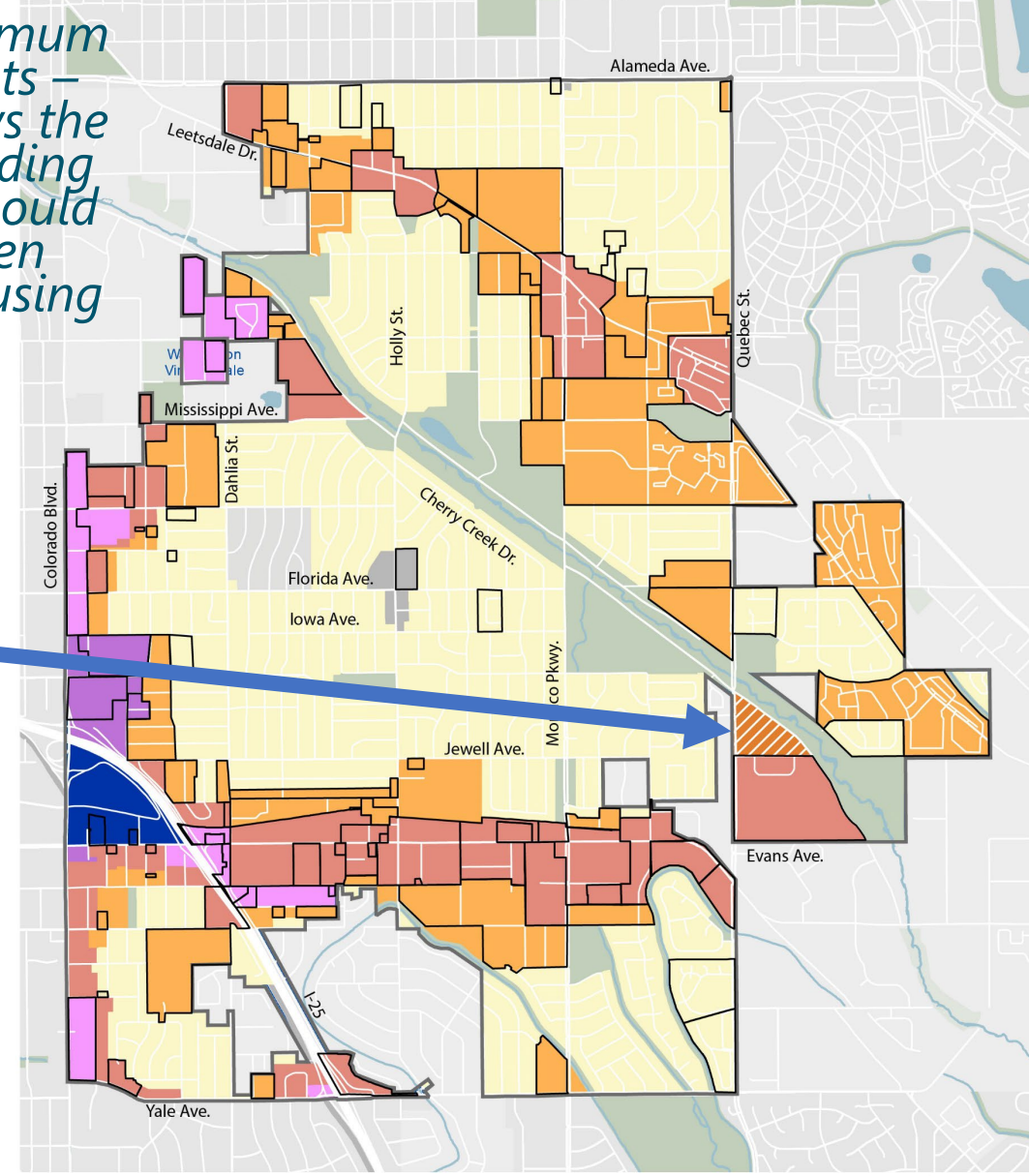


Incentive Maximum Building Heights – This map shows the maximum building heights that should be allowed when Expanding Housing Affordability incentives are applied.

Heights within the Value Manufacturing place type controlled by floor area ratio (FAR).

Base Maximum Building Heights – This map shows the maximum building heights that should be allowed when Expanding Housing Affordability incentives are not applied.

Near Southeast - Future Incentive Height Guidance



Plan Area Boundary	2.5 story	5 story	12 story	30 story
1.5 story	3 story	7 story	16 story	Change from existing zoning height
2 story	4 story	8 story	20 story	Height in Industrial - Light (I-A) zone is based on FAR rather than stories.

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

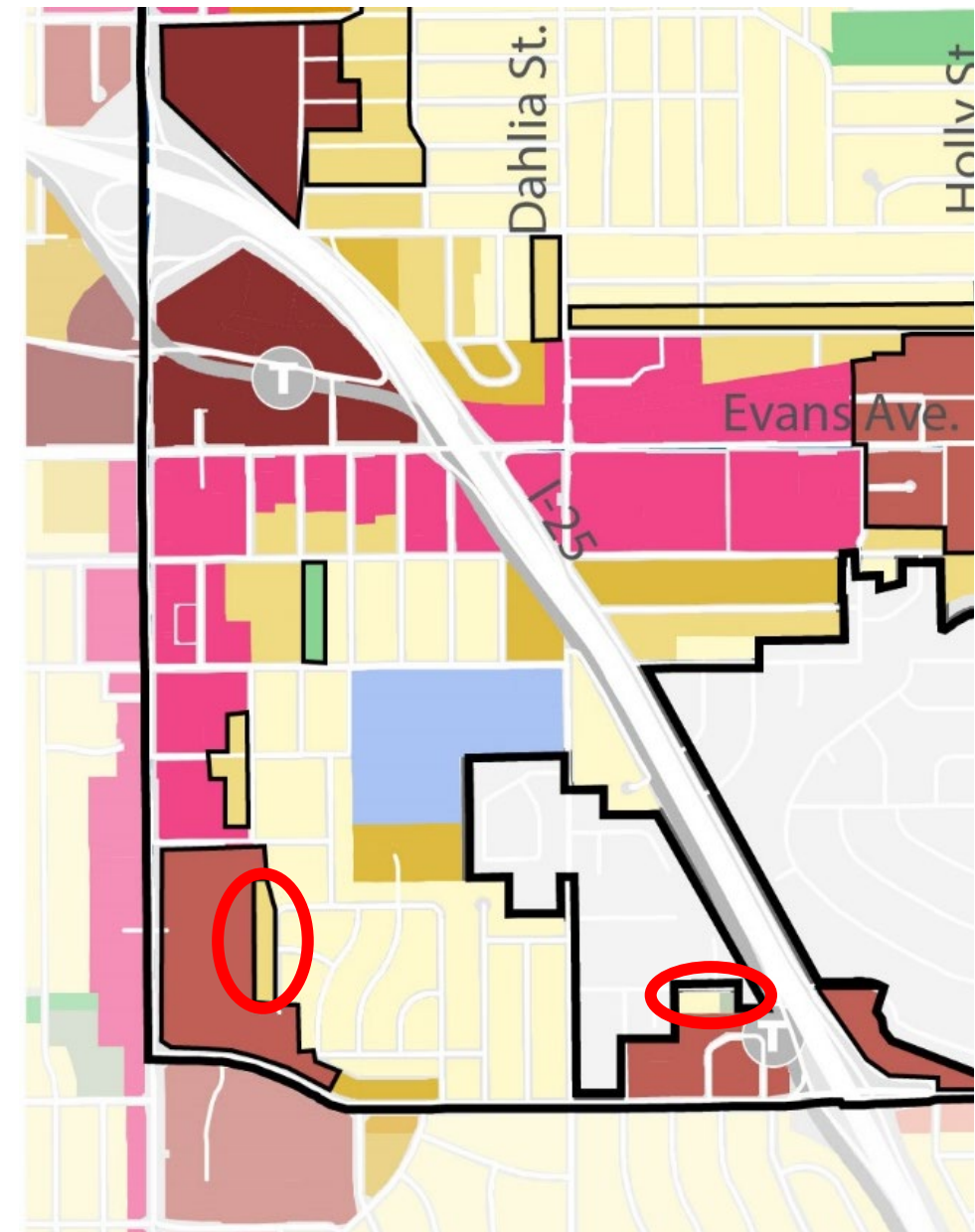
Plan Area Boundary	2.5 story	8 story	Change from existing zoning height
1.5 story	3 story	12 story	Height in Industrial - Light (I-A) zone is based on FAR rather than stories
20 story	5 story		

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

University Hills North

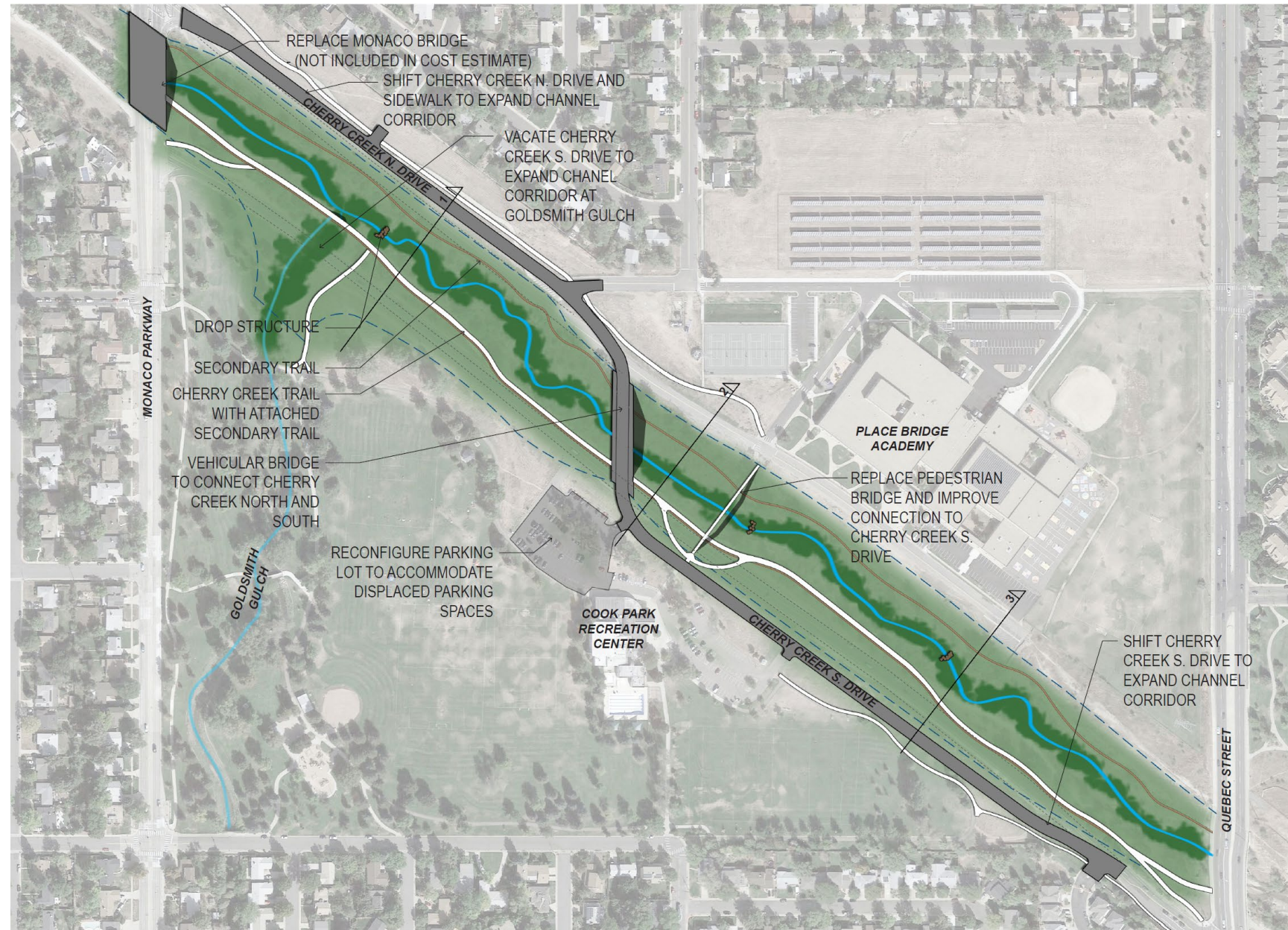
Proposed changes:

- *East of University Hills Plaza*
- *North of Yale Station*



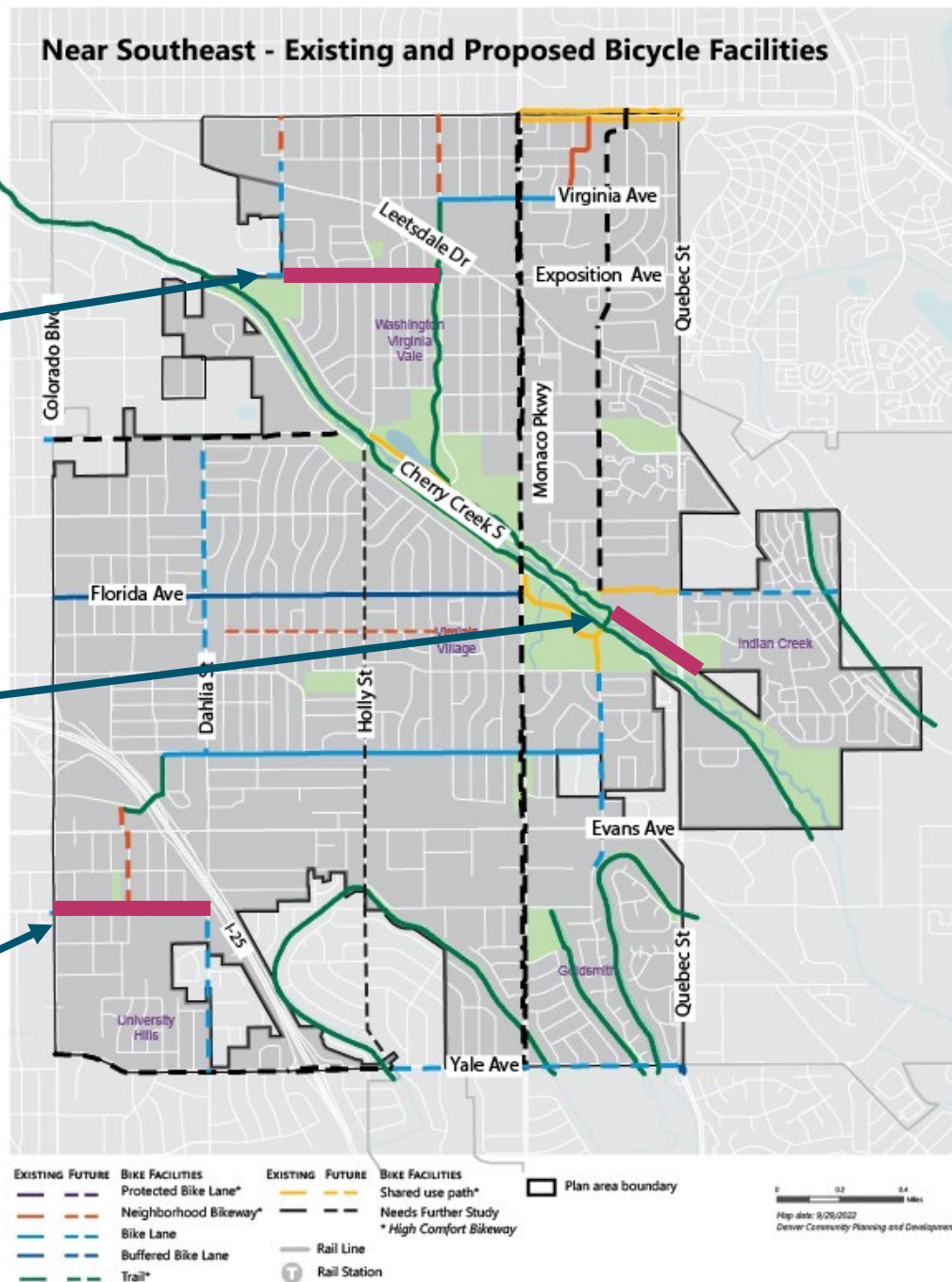
Cherry Creek Drive

- *Evaluate alternative alignments for Cherry Creek Drive South between Quebec Street and Monaco Parkway*



Bike/Trail Extensions

- *Exposition Ave between 4 Mile Park and Garland Greenbelt*
- *Cherry Creek North between Place Bridge Academy and City of Chennai Park*
- *Iliff Avenue between Colorado Boulevard and Dahlia*



Other Topics?

Remaining Schedule

- *Public Review Draft 2 – February 22*
- *Planning Board Info Item – March 1*
- *Steering Committee – March 8*
- *Close 2nd Public Review – March 22*
- *Steering Committee – April 12*
- *Planning Board Hearing – April 19*
- *City Council Hearing – May 17*