

# Near Southeast Area Plan

In-person Community Workshop

Draft Plan

December 6, 2022



# Councilmember Welcome

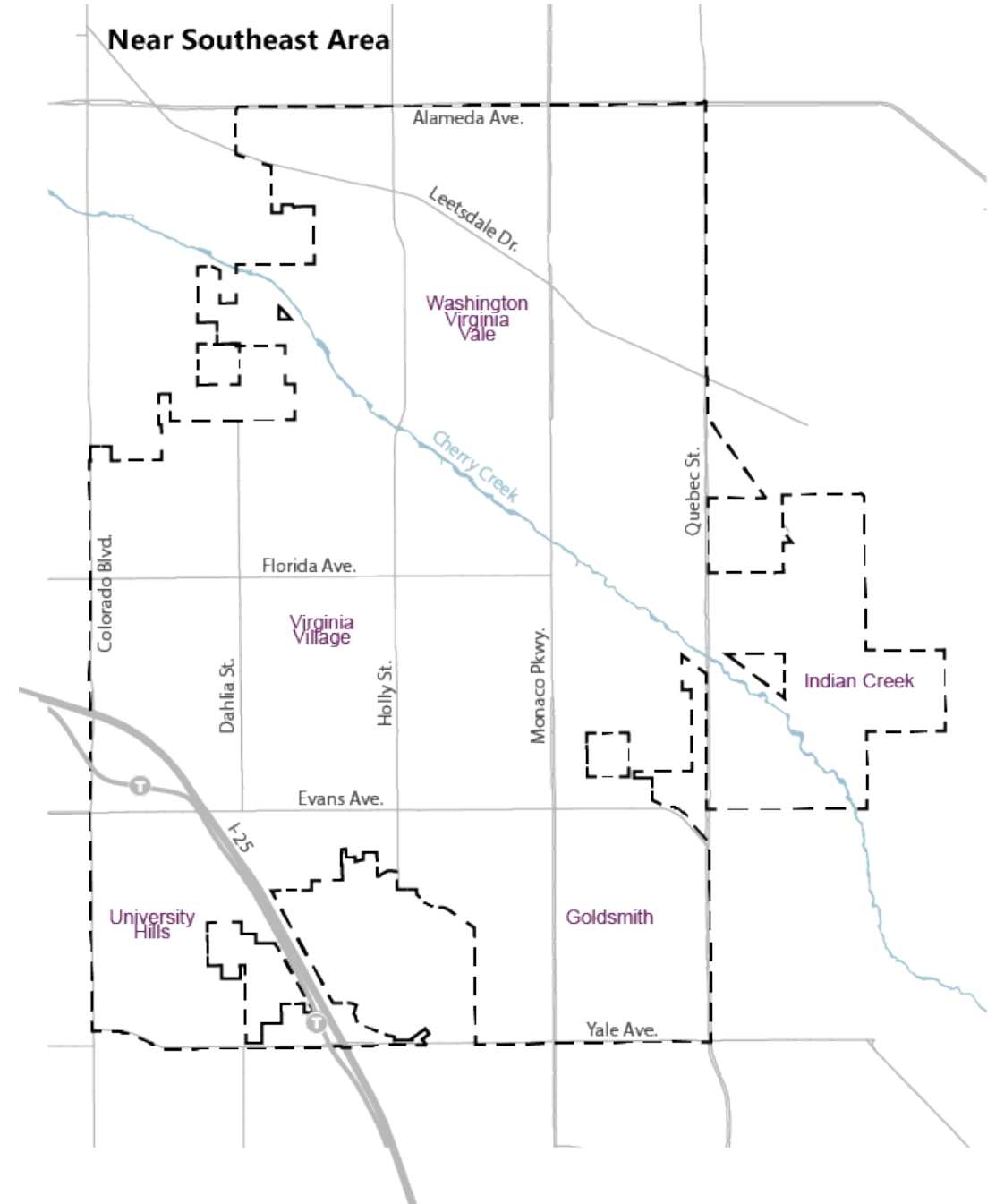


# Agenda

- *What is the Near Southeast Plan?*
- *Near Southeast Plan so far*
- *Plan overview*
- *Open house*

# What is the Near Southeast Plan?

# Near Southeast Area





## *Why Plan?*

- Create a shared vision that addresses the diverse needs and concerns of the community

## *What Do Plans Do?*

Plans inform how things should evolve in the future for the benefit of the community

- Define a vision and recommend strategies to achieve it
- Inform decision-making (public & private)

## *What Plans Don't Do...*

- Change regulations (zoning, historic districts, etc.)
- Establish budgets for implementation
- Provide detailed design/engineering of infrastructure projects



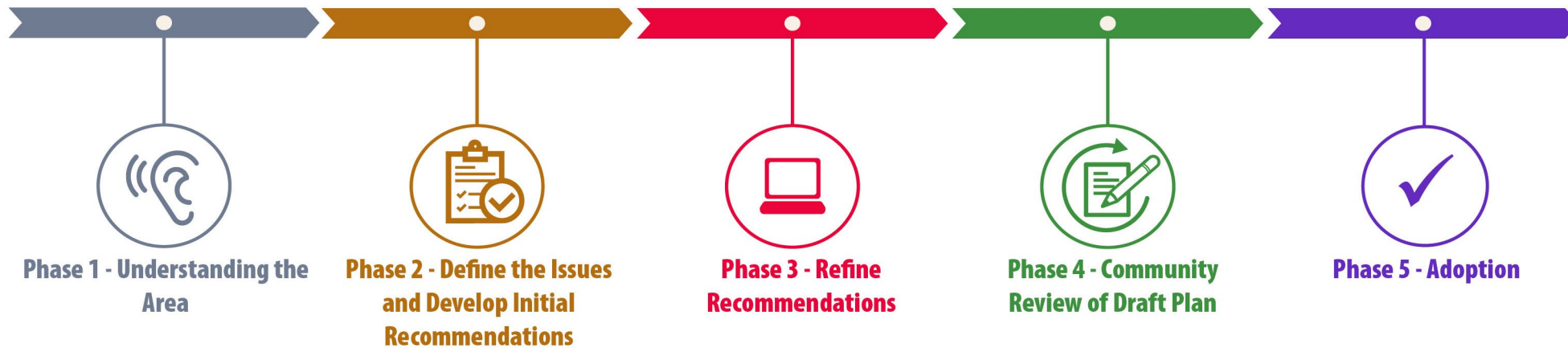
# Neighborhood & Small Area Plans

- *Detailed recommendations that apply to specific areas*
  - *Ex: neighborhoods, corridors, transit station areas*
- *Address many topics and show how systems inter-relate at the local level*
- *Adopted as supplements to the Comprehensive Plan and must be consistent with citywide plans*
- *Provide detailed guidance for use in rezonings & other policy decisions*
- *Recommend capital projects and facilities*



# Timeline

**We are here**



# Near Southeast Plan So Far

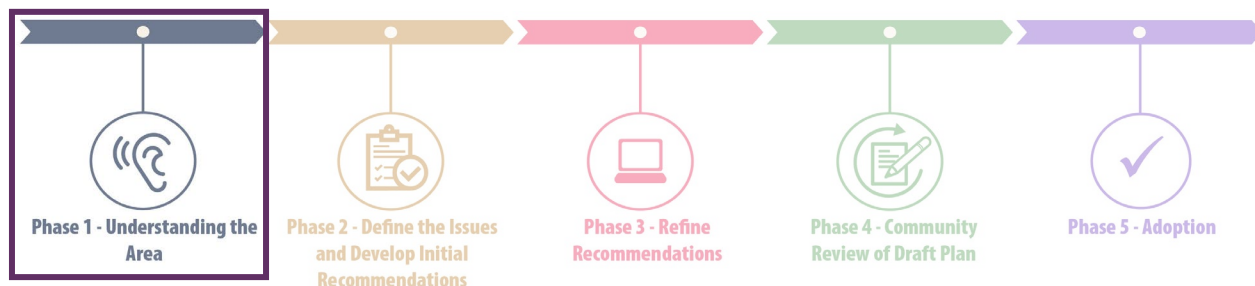
Phases 1, 2, & 3

# Engagement Overview

- 7,255+ online survey responses
- 5,419+ comments
- 4,082+ touchpoints
- 1,082+ in-person interactions
- 39 community events and meetings
- 15 steering committee meetings
- 10 focus groups
- 5 community workshops
- 9,865 emails opened
- 23,564 Facebook posts seen
- 11,198 Twitter posts seen
- 4,661 NextDoor posts seen

# Phase 1 – Understanding the Area

- *Understand how the community views the area and what they like and dislike*
- *Learn what they would like the area to be like in the future*
- *Identify major issues that need improvement*
- *Improve engagement strategy*



# Phase 1 Activities

*July – September 2021*

- *Community kickoff meeting*
- *Online survey*
- *Pop-up events*
- *Intercept events*
- *Focused engagement*
- *Stakeholder interviews*
- *Neighborhood meetings*

# Existing Conditions

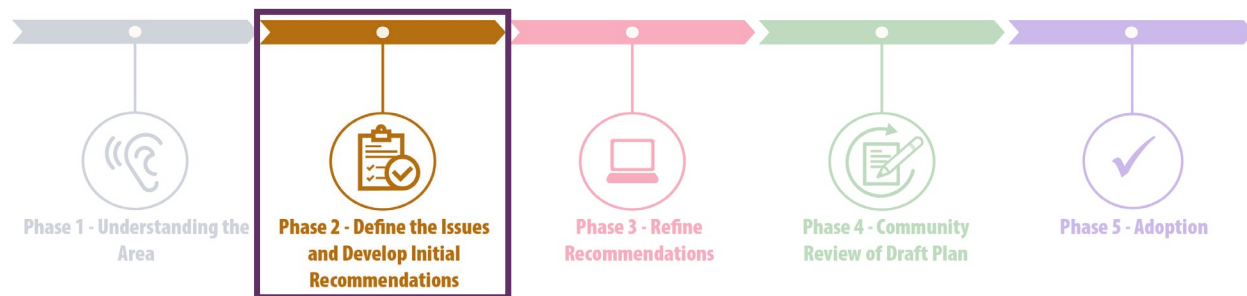
- *Briefing book*
- *Neighborhood pattern analysis*
- *Historic contexts*
- *Mobility study*
- *Market and housing study*

# Phase 1 Key Takeaways

- *Desire for improvements to commercial corridors, particularly Evans Avenue, with better design, walkability, and shopping, dining, and entertainment options*
- *Better and safer mobility options for all modes*
- *More diverse and affordable housing options*
- *Preserve and improve parks, trails, green spaces, and landscaping*

# Phase 2 – Define the Issues and Develop Initial Recommendations

- *Confirm vision statements*
- *Develop recommendations for identified issues and opportunities*
- *Develop alternatives*
- *Identify focus areas and transformative projects*
- *Identify neighborhood-specific issues*
- *Convey how phase 1 was used and how phase 2 will be*



# Phase 2 Activities

*February – May 2022*

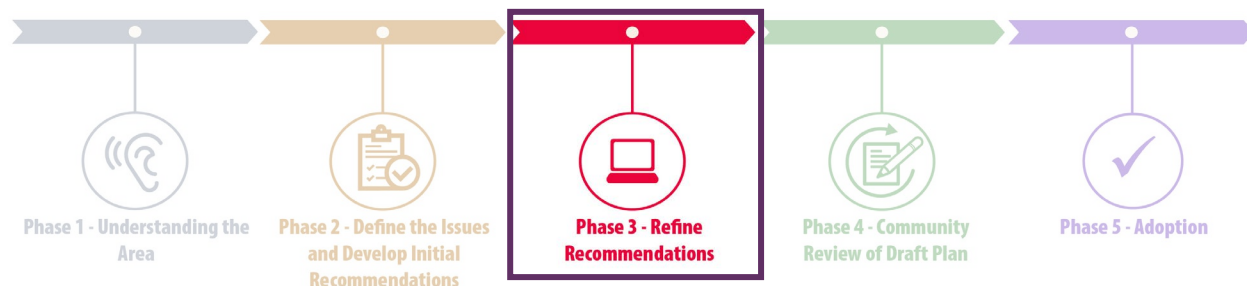
- *Online surveys*
- *Community workshops*
- *Pop-up/in-person events*
- *Focus groups*
- *Focused engagement*
- *Community navigators*

# Phase 2 Key Takeaways

- Growth should be accompanied by better design, improved mobility, and more community amenities
- Housing options should be appropriately scaled, served by infrastructure, and improve affordability
- Affordability and services for those experiencing homelessness should be prioritized
- Desired businesses should be supported
- Mobility improvements at key intersections and corridors
- Walking and biking networks should have improved connectivity and amenities
- Landscaping should be improved to be more sustainable and resilient
- Reduced water and energy use, reduced heating, and improved air quality should be achieved through a range of actions

# Phase 3 – Refine Recommendations

- *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

*July – September 2022*

- *Online surveys*
- *Community workshops*
- *Office hours*
- *Focus groups*
- *Focused engagement*
- *Community navigators*

# Phase 3 Key Takeaways

- Direct most growth to key intersections along the corridors and ensure infrastructure needs are met
- Prioritize affordability and character when integrating new housing options into neighborhoods
- Ensure corridors and centers transitions well into neighborhoods and minimize impacts from additional height and development
- Target affordable housing in areas served by amenities and transit

# Phase 3 Key Takeaways

- Support new and existing local businesses with a variety of tools
- Provide additional mobility connections while limiting speeding on neighborhood streets
- Prioritize sidewalk improvements along routes to key destinations
- Improve connections to trails at parks and reduce conflicts between users
- Enhance landscaping in centers and corridors with appropriate trees and plant that limit water use

# What's Next?

*Phase 4 – Draft Plan*

# Phase 4 Schedule

- **Online review** – *posted November 21*
- **Community workshop 1 – In person** – *Tuesday, December 6, 5:30pm*
- **Community workshop 2 – Virtual**– *Wednesday, December 14, 6 pm*
- **Office hours** – *see website*

# Focused Engagement & Community Navigators

*Focus engagement on traditionally underrepresented groups and those we didn't hear from in earlier phases*

*Community navigators serve as liaisons to specific constituencies*

# Review

- *Open now on the plan website*
- *Comment directly on the plan*

[www.denvergov.org/nearsoutheastplan](http://www.denvergov.org/nearsoutheastplan)

Near\_Southeast\_Area... Table of Contents Page 1 of 81

Type to search Comment Drag

Click anywhere in the document to add a comment. Select a bubble to view comments.

NEAR SOUTH EAST neighborhood PLANNING INITIATIVE

DRAFT NOVEMBER 21, 2022

NEAR SOUTHEAST AREA PLAN

DENVER COMMUNITY PLANNING & DEVELOPMENT

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◀ Previous Near\_Southeast\_Area\_Plan\_Public\_Review\_Draft\_Part1 Next ▶

# Review

- *Download the draft*
- *Provide general comments*
- *Demographics*

Home / Government / Agencies, Departments, and Offices / Community Planning and Development / City Planning / Plans in Progress / Near Southeast Area Plan / **Near Southeast Area Plan Public Review Draft**

## Near Southeast Area Plan Public Review Draft

Thank you for taking the time to review and comment on the first draft of the Near Southeast Area Plan. Read each section or the ones you are most interested in. There are multiple ways to share your thoughts:

- Leave comments and questions directly on the document in the panel below and answer the brief survey at the end of each section. To help us know who we are hearing from, please also complete the demographic survey available at the button below.
- Download the full document and submit general comments and questions through our comment form.
- Attend the [in-person](#) and/or [virtual](#) community workshops and talk directly with staff.

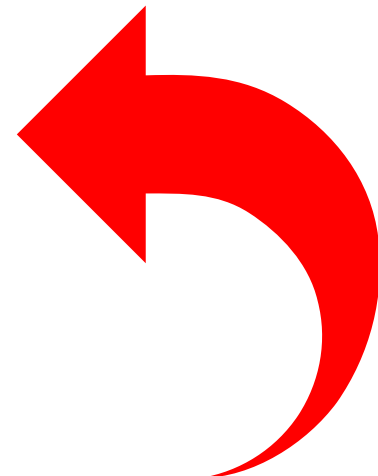
[Download the full document](#) [Submit general comments and questions](#) [Tell us about yourself](#)

### Read and comment on the plan

The draft plan has been separated into 4 sections:

1. Introduction, Land Use and Built Form, and Housing and Economy
2. Mobility and Quality of Life Infrastructure
3. Neighborhoods of Near Southeast
4. Focus Areas and Transformative Projects, and Implementation

To move through the sections use the navigation above or below the document window to get to the section you want to review, and use the Table of Contents to move through each section. Click anywhere on the document to leave a comment or question, and click on the comment bubbles to view comments or questions left by others. Click on the blue buttons at the end of each chapter to share your level of support and leave general comments.



# Remaining Process

- *Phase 4 – Draft recommendations: November 2022 – January 2023*
- *Phase 5 – Adoption: Spring 2023*

# Plan Overview

# Contents

- *Introduction*
- *Land Use and Built Form*
- *Housing and Economy*
- *Mobility*
- *Quality of Life Infrastructure*
- *Neighborhoods of Near Southeast*
- *Focus Areas and Transformative Projects*
- *Implementation*

# Key Themes



- *Modernize centers and corridors in terms of land use, design, and mobility*



- *Balance housing affordability, options, and preservation in neighborhoods*



- *Improve sustainability through mobility, green infrastructure, and ecologically beneficial landscapes*

# Equity

## Improving Access to Opportunity

creating more equitable access to quality-of-life amenities, health and quality education.

## Reducing Vulnerability to Displacement

stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

## Expanding Housing and Jobs Diversity

providing a better and more inclusive range of housing and employment options in all neighborhoods.

# Sustainability

- *Climate action - Climate change mitigation focuses on reducing greenhouse gas emissions*
- *Sustainability - "The long-term social, economic and environmental health of a community. A sustainable city survives today without compromising the ability of future generations to meet their needs."*
- *Resiliency - Adapting to climate change and changes in resource availability and ensuring the community can respond to challenges*

# Land Use and Built Form

- *Thoughtful growth - direct growth to appropriate places with infrastructure and elements of a complete neighborhood*
- *Center and corridor upgrades - improve the appearance and functionality of commercial and mixed-use areas*
- *Neighborhood values - preserve the affordability and design the community enjoys while adding housing options*

# Housing and Economy

- *Housing Improvements – Expand housing options by improving overall conditions and affordability*
- *Local Business Support – Connect new and existing businesses to financing, incentives, and networking to better serve residents*
- *Community Resources – Invest and grow resources in development, education, workforce training, and homelessness to improve community connections*

# Mobility

- *Corridor Improvements– Prioritize safe multimodal transportation options and operational improvements along Near Southeast corridors*
- *Pedestrian and Bicycle Safety Improvements – Reduce pedestrian, bicyclist, and driver exposure to crashes by providing safe crossing environments, adequate and complete sidewalk space, and comfortable bicycle infrastructure*
- *Neighborhood Traffic Calming – Install traffic calming elements intended to provide visual and physical cues to slow the speed of vehicles in Near Southeast, and target areas where safety is of utmost concern, such as schools, parks and commercial nodes*

# Quality of Life Infrastructure

- *Greenery and Recreation - ensure the community has access to the parks, trails, and natural amenities they value*
- *Sustainability and resiliency - reduce our impact on the climate and prepare the area for the future*
- *Community wellbeing - improve safety and opportunities for healthy living, quality food, and community resources*

# Focus Areas and Transformative Projects

- *Colorado Station*
- *Yale Station*
- *Evans and Monaco*
- *Leetsdale and Monaco*
- *Indian Creek Industrial Area*

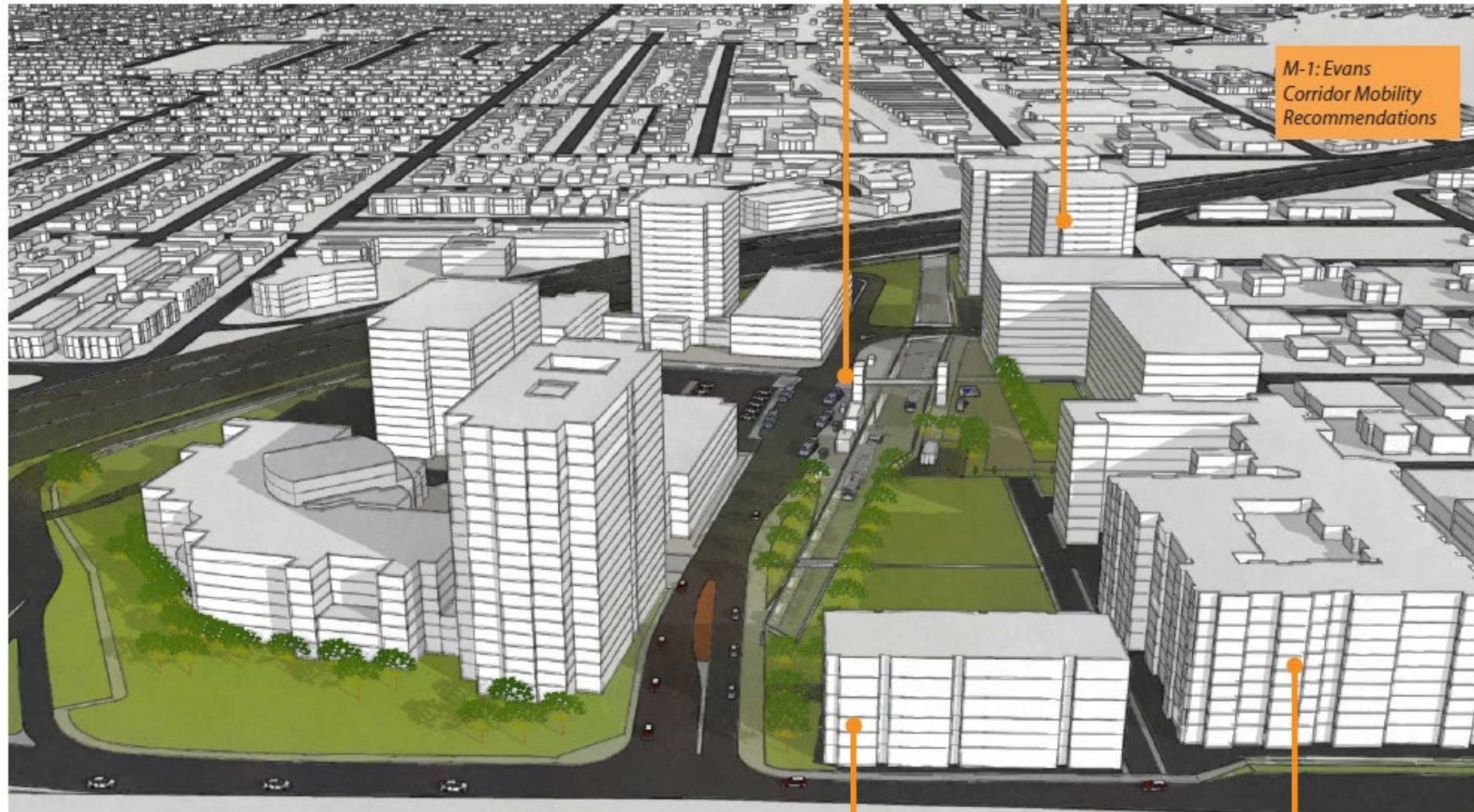
# Colorado Station

## CONCEPTUAL DEVELOPMENT

*M-17: Prioritize implementing transit along corridors in Near Southeast.*  
*M-18: Install rider amenities at transit stops and better connect transportation modes via mobility hubs.*  
*U-M-3 - Colorado Station Recommendations.*

*LU-5: Community and Regional Centers – 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.*

*M-1: Evans Corridor Mobility Recommendations*



*LU-1: Elements of a complete neighborhood and height - 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 is recommended.*

*LU-2: Mixed-Use Design – Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, improve design outcomes in mixed-use areas to create places that reflect the character and community of Near Southeast.*

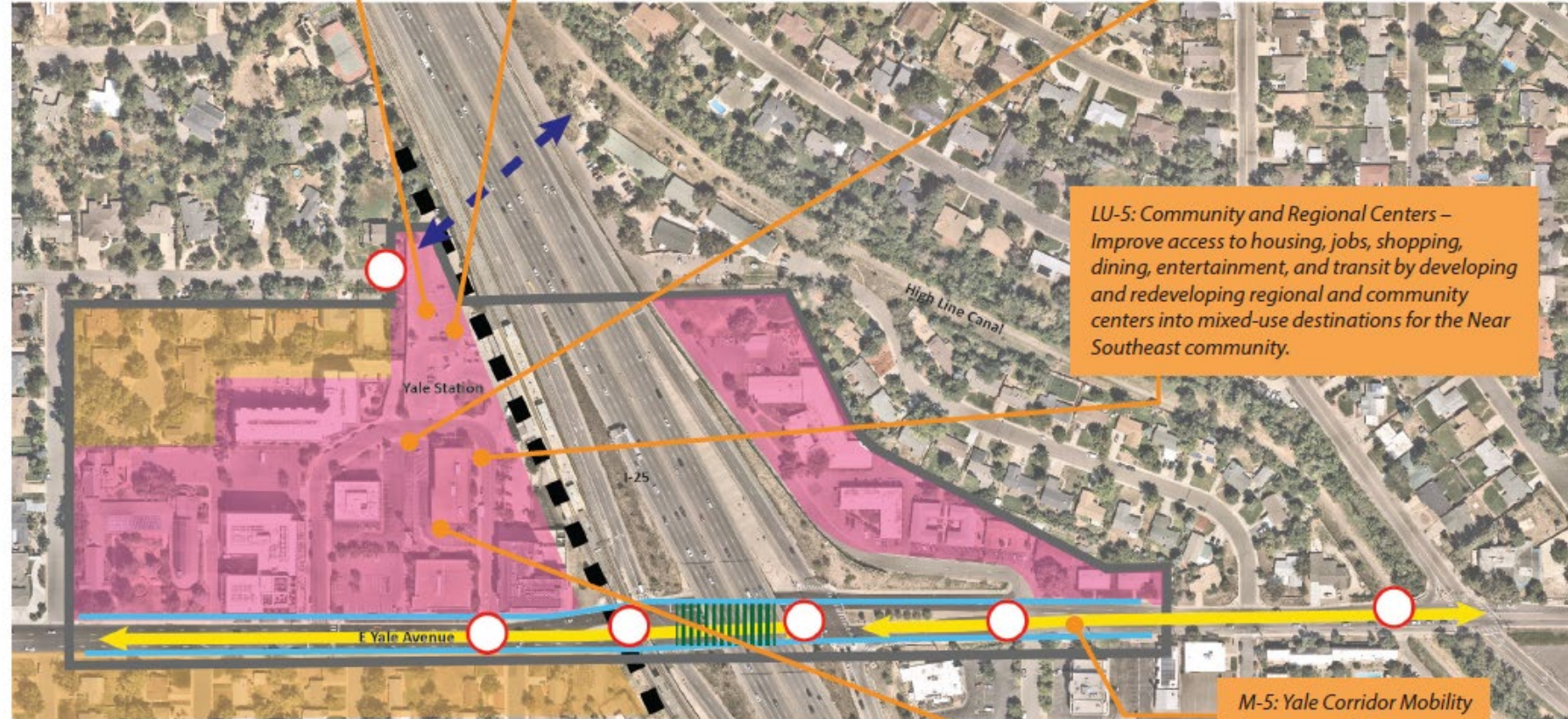
# Yale Station

## CONCEPTUAL DEVELOPMENT

**U-M-2: Yale Station Recommendations**

**M-17: Prioritize implementing transit along corridors in Near Southeast.**  
**M-18: Install rider amenities at transit stops and better connect transportation modes via mobility hubs.**

**LU-2: Mixed-Use Design – Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, improve design outcomes in mixed-use areas to create places that reflect the character and community of Near Southeast.**



**LU-5: Community and Regional Centers – 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.**

**M-5: Yale Corridor Mobility Recommendations**

**Transformative Project and Recommendations Map**  
 Yale Station

	Focus Area Boundary		Future Trail Extension
	Planned Mixed-Use Design Area		Potential for Future Bicycle Infrastructure
	Future Connection		Crossing or Access Improvement
	Light Rail		Underpass improvements
	Enhanced Streetscapes		
	Parking Management Area		

**LU-1: Elements of a complete neighborhood and height - 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 is recommended.**

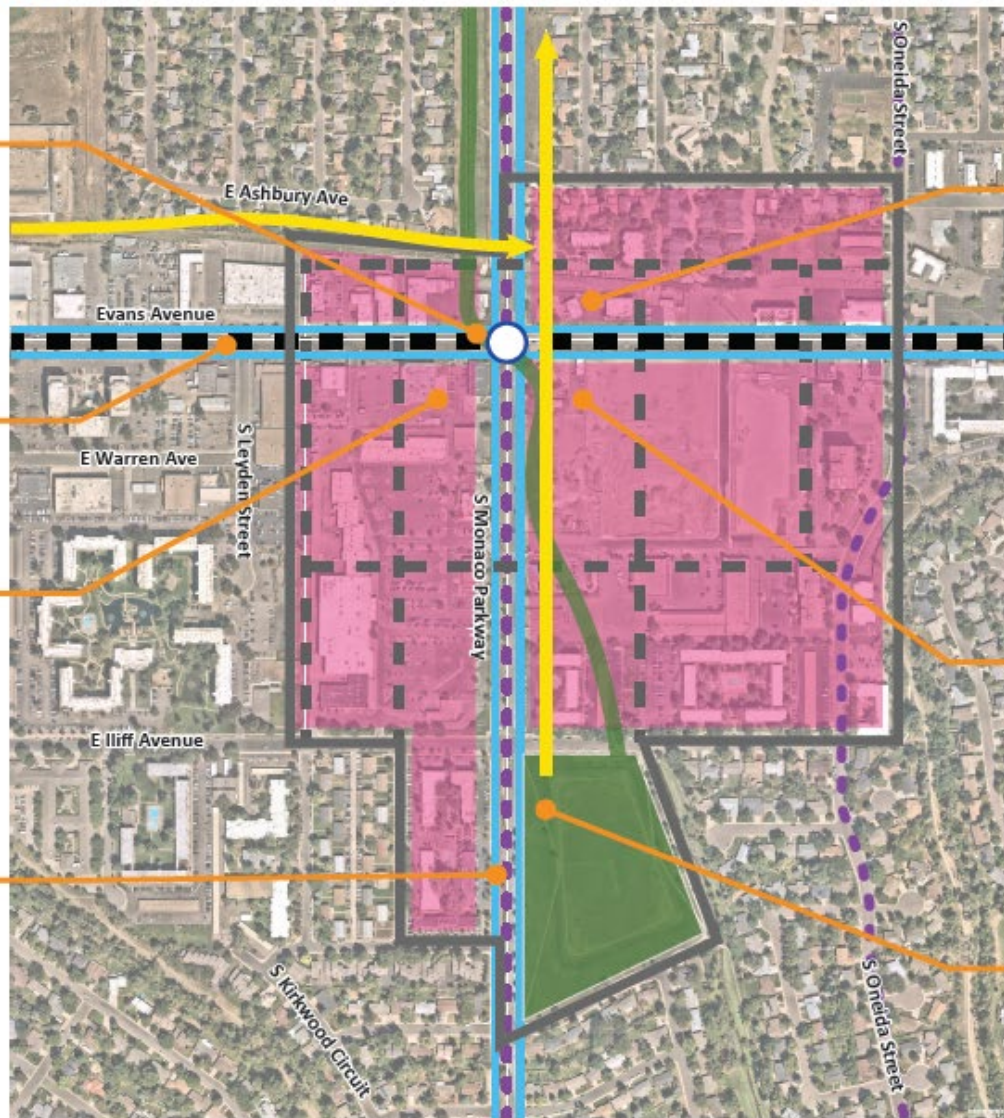
# Evans and Monaco

M-17: Prioritize implementing transit along corridors in Near Southeast.  
M-18: Install rider amenities at transit stops and better connect transportation modes via mobility hubs.

M-1: Evans Corridor Mobility Recommendations

LU-5: Community and Regional Centers – 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.

M-4: Monaco Corridor Mobility Recommendations

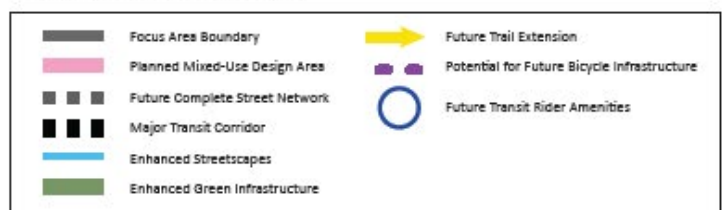


LU-1: Elements of a complete neighborhood and height - Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, direct growth to regional centers, community centers, and community corridors with improved infrastructure and design and incorporate elements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

LU-2: Mixed-Use Design – Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, improve design outcomes in mixed-use areas to create places that reflect the character and community of Near Southeast.

Q-3: Landscaping – 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.

Transformative Project and Recommendations Map  
E Evans Avenue & S Monaco Parkway



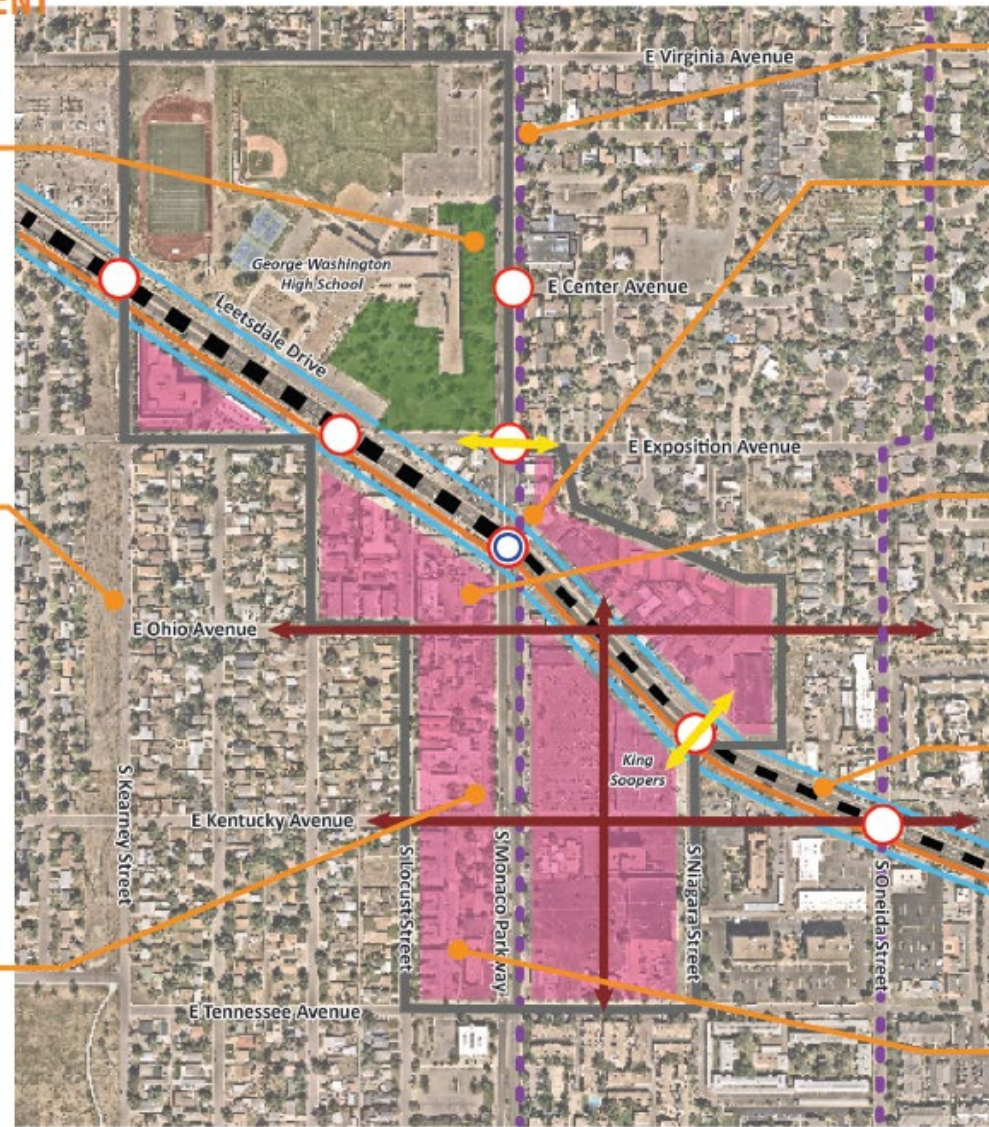
# Leetsdale and Monaco

## CONCEPTUAL DEVELOPMENT

**Q-3: Landscaping** – 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.

**V-Q-2.B.1:** Make better use of the Garland Greenway connecting Garland Park to Leetsdale Drive by improving the landscaping, adding shade, adding active features, and repaving the path.

**LU-1: Elements of a complete neighborhood and height** - 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 is recommended.



**M-4: Monaco Corridor**  
Mobility Recommendations

**M-17:** Prioritize implementing transit along corridors in Near Southeast.  
**M-18:** Install rider amenities at transit stops and better connect transportation modes via mobility hubs.

**LU-5: Community and Regional Centers** – 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.

**M-3: Leetsdale Corridor**  
Mobility Recommendations

**LU-2: Mixed-Use Design** – Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, improve design outcomes in mixed-use areas to create places that reflect the character and community of Near Southeast.

**Transformative Project and Recommendations Map**  
Leetsdale Drive and S Monaco Parkway



\*As recommended in the Go Speer Leetsdale Corridor Study, a shared use path is recommended on one side of Leetsdale Drive. It is not yet determined which side of the road the shared use path would be on.

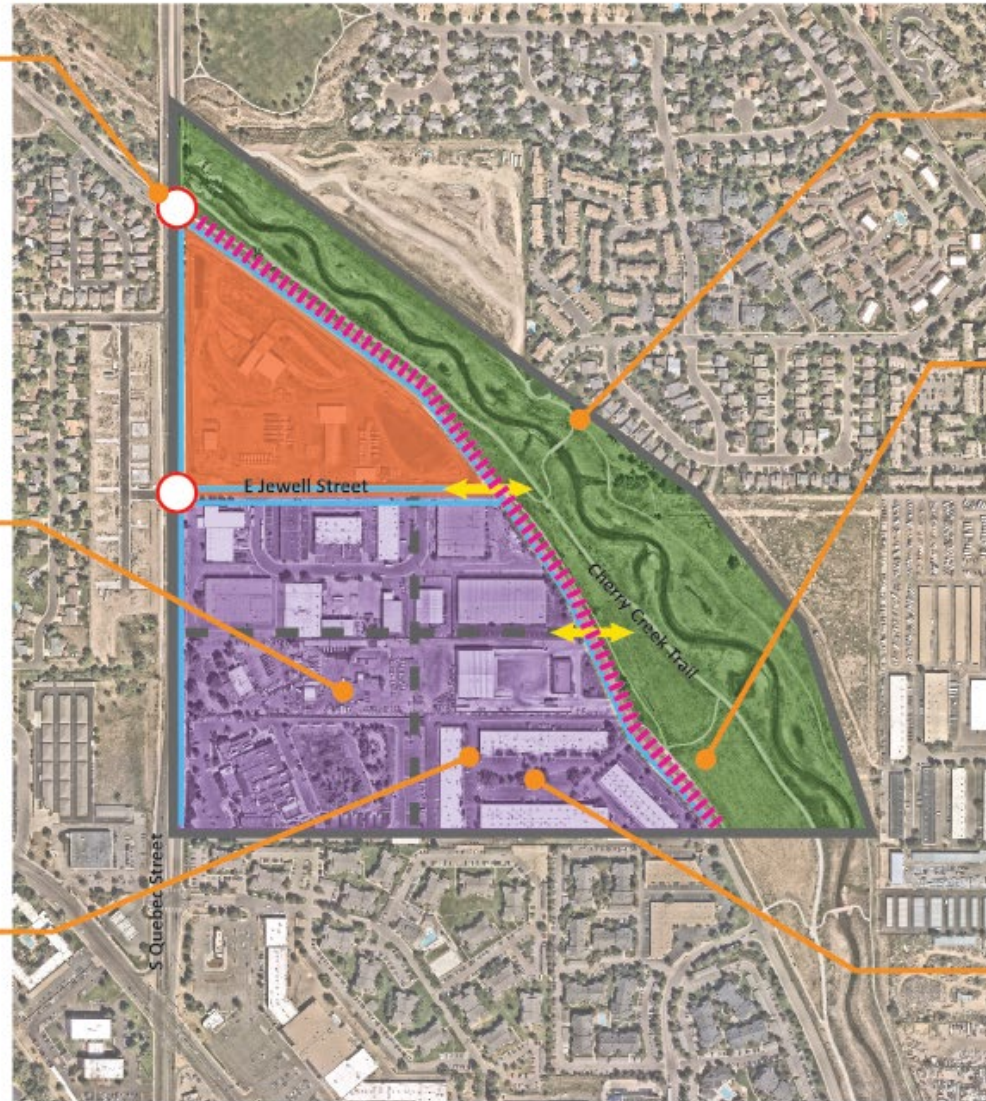
# Indian Creek Industrial

## CONCEPTUAL DEVELOPMENT

M-9: Quebec Corridor Mobility Recommendations

LU-9: Industrial and Special Districts – Promote the improvement of industrial areas and other Special District context areas to have appropriate mixes of community-serving uses, high-quality design, and safe and well-connected mobility options.

LU-1: Elements of a complete neighborhood and height – 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 is recommended.



Q-2: Trails – 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: Landscaping – Ensure public and private landscaping in Near Southeast is sustainable and resilient, helps manage storm water and heat, and improves the community in key locations such as along existing and contemporary parkways and other important routes.

Q-5: Resources – Improve the quality of life in Near Southeast through more efficient use of water, improved air quality, more access to renewable energy, and appropriate waste management.

Transformative Project and Recommendations Map  
Indian Creek Industrial Area



# Open House

## Draft Plan Review

# Draft Recommendation Review

## *Six stations*

- *Overview*
- *Land use and built form*
- *Housing and economy*
- *Mobility*
- *Quality of life infrastructure*
- *Neighborhoods*

## *Activities*

- *Review the maps, graphics, and policies*
- *Place a dot to indicate whether you agree or disagree*
- *Write comments sticky notes and place on the boards*

# Thank You

[www.denvergov.org/nearsoutheastplan](http://www.denvergov.org/nearsoutheastplan)

