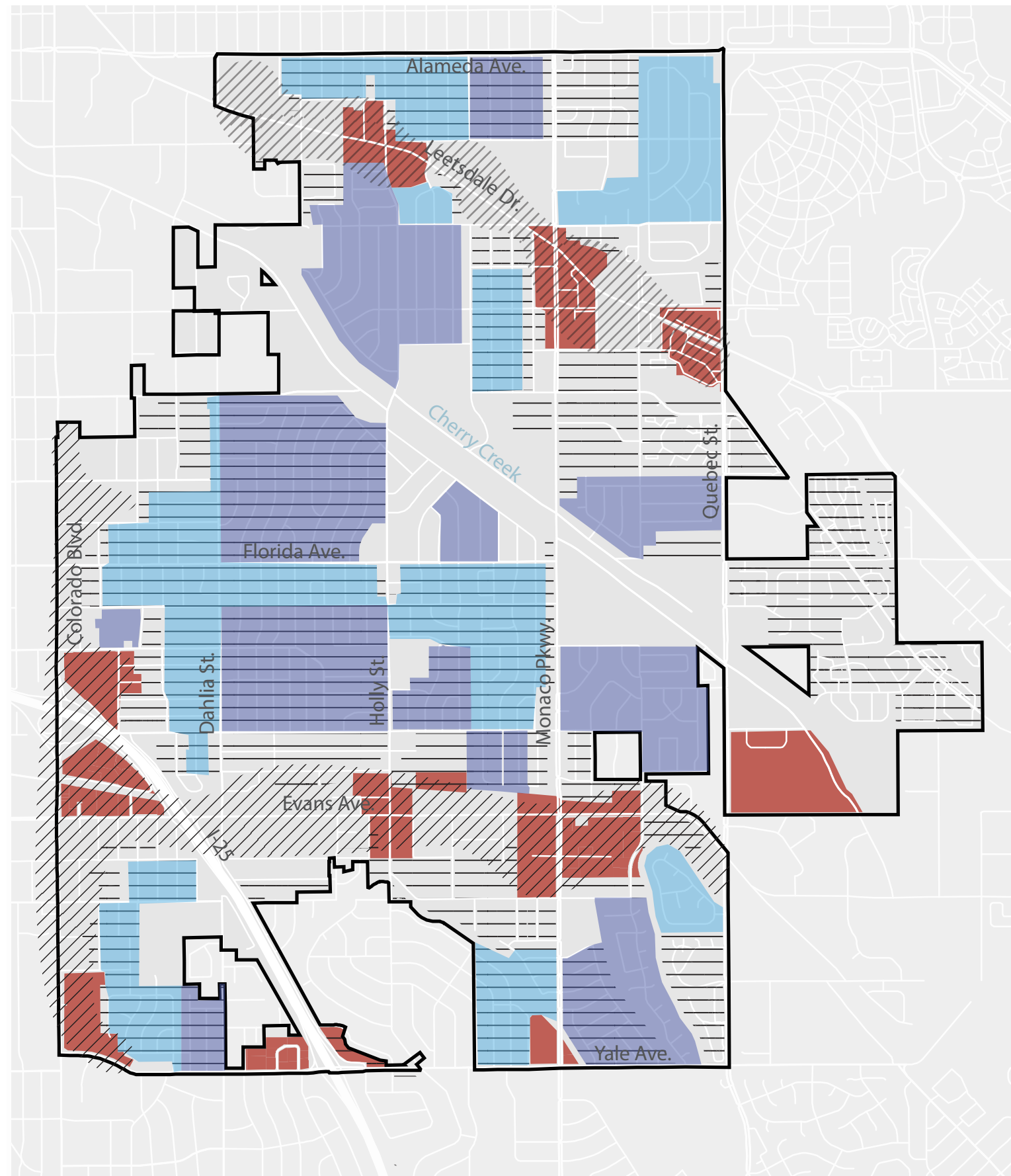


Land Use and Built Form

NEAR SOUTHEAST PLAN Draft Recommendations

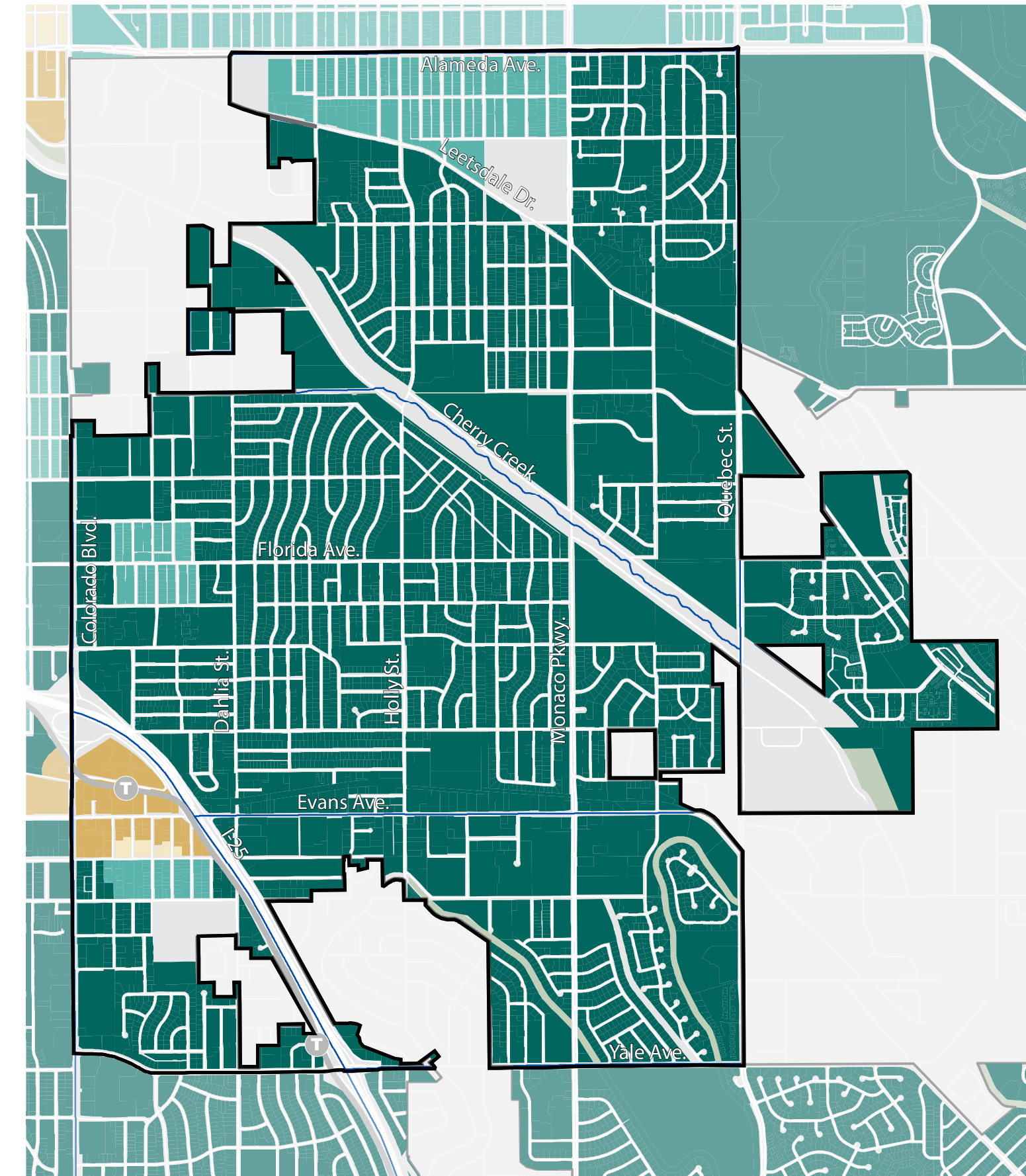


LAND USE FRAMEWORK MAP



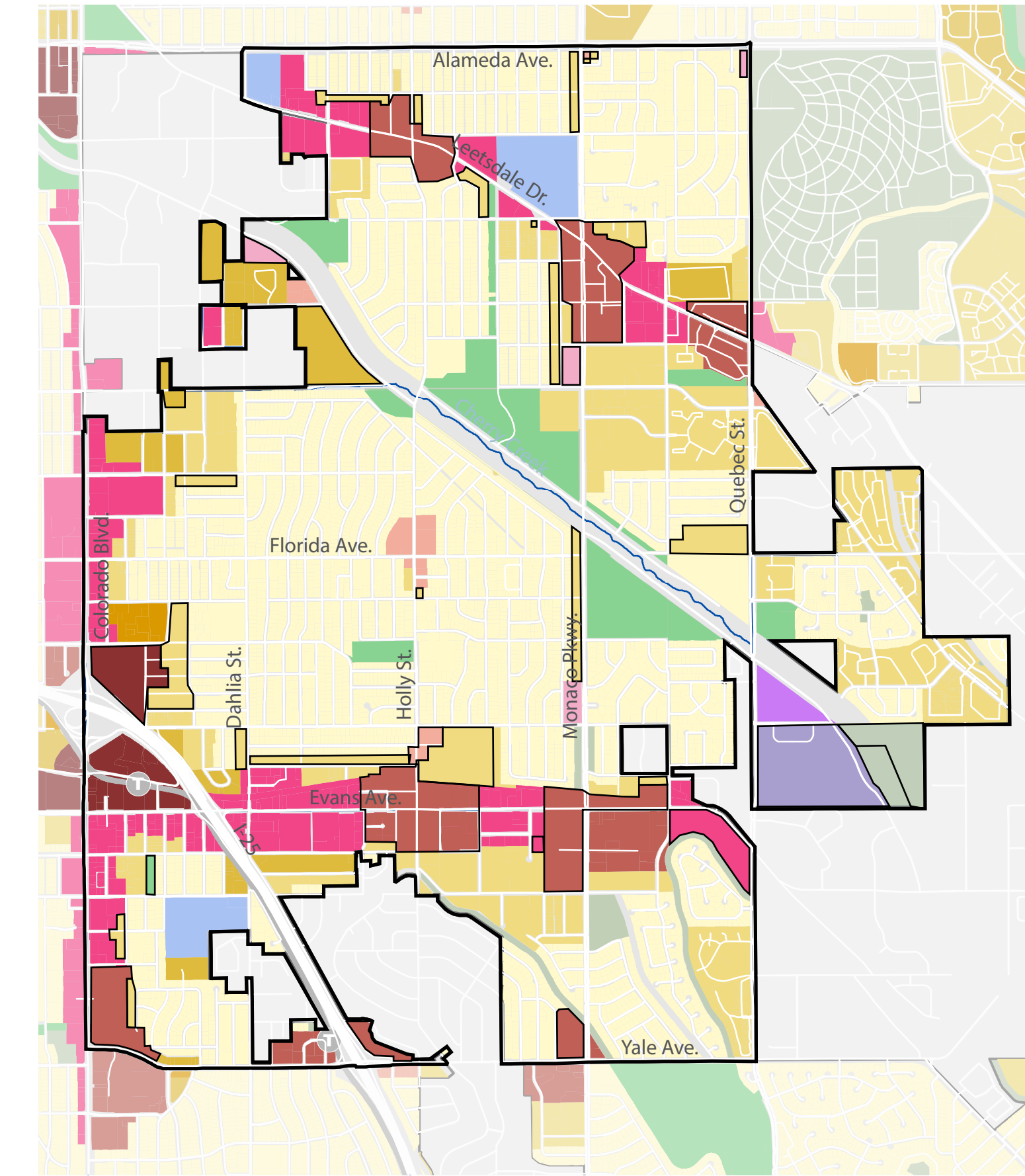
- Plan Area
- Mobility and Design Improvements
- Growth Areas
- Preservation Priority
- Anti-displacement priority
- Missing Middle Opportunity

BLUEPRINT FUTURE NEIGHBORHOOD CONTEXT



- Plan Area
- SUBURBAN
- URBAN EDGE
- URBAN
- GENERAL URBAN
- URBAN CENTER
- SPECIAL DISTRICT

FUTURE PLACES MAP



- Proposed place change
- Local Center
- Community Center
- Regional Center
- Local Corridor
- Community Corridor
- High
- High-Medium
- Low-Medium
- Low
- Campus
- Value Manufacturing
- Innovation/Flex
- Other Park and Open Space
- Public Park and Open Space

Places are an organizational system that describes the desired character of an area. Places work together to promote complete neighborhoods for the residents living within or near each of them. Each place expresses itself differently depending on the neighborhood context where it is located. The Near Southeast Area Plan updates the Blueprint Denver place designations and provides more specific building height guidance. A brief description of place types is below, see Chapters 4 and 5 of Blueprint Denver for more detailed place descriptions.

- Local Center**
Primarily provides options for dining, entertainment and shopping. May also include some residential and office uses. Pedestrian scale with a range of building setbacks, though closer to the street is preferred.
- Community Center**
Typically provides some medium mix of office, commercial and residential uses. A mix of larger and smaller scale buildings, set back from the street to accommodate streetscapes. Transitions gradually within the center out to the surrounding residential areas.
- Regional Center**
Contains a high mix of uses— providing a dynamic environment of living, dining, entertainment and shopping, while incorporating a diverse set of employment options. Larger scale mixed-use buildings are common. Structures should respond in form and mass to the streets and public spaces around them.
- Local Corridor**
Primarily provides options for dining, entertainment and shopping. May also include some residential and office uses. Pedestrian scale with a range of building setbacks, though closer to the street is preferred.
- Community Corridor**
Typically provides some mix of office, commercial and residential. Buildings have a distinctly linear orientation, but may provide an opportunity for infill in large setbacks that are a result of historic suburban development.
- Residential High**
Characterized by a high number of multi-unit residential buildings, typically on larger properties. A mix of non-residential uses should also be found in appropriate locations.
- Residential High-Medium**
Contains a mix of medium-scale, multi-unit residential types and can accommodate compatible commercial/retail uses. Building heights and scaling help provide transitions to adjacent places.
- Residential Low-Medium**
Mix of low- to mid-scale multi-unit residential options. A variety of lower scale residential forms including row houses and small multi-unit buildings are found. Limited mixed-use along some arterial and collector streets and at intersections, as well as where commercial uses have been already established.
- Residential Low**
Generally characterized by single-unit uses on larger lots. Accessory dwelling units and compatible two-unit uses are appropriate and can be thoughtfully integrated. Limited mixed-use along some arterial and collector streets and at intersections, as well as where commercial uses have been already established.
- Campus**
Campus districts each have a primary purpose such as education or medical services. These environments often provide retail, restaurants, offices and residential uses to support the primary use and serve the surrounding neighborhoods.
- Value Manufacturing**
Value manufacturing districts serve the primary purpose of light manufacturing, wholesale trade, transportation and warehousing.
- Innovation/Flex**
Innovation/flex districts serve the purpose of craft/maker space, high-tech design and manufacturing with a mix of employment and residential.

The framework map illustrates the priority recommendations from the community:

- Make sure infrastructure and regulations are in place for mixed-use and residential places before increases in development potential are allowed.
- Direct growth to corridors and key intersections where infrastructure is or will be in place, paired with mobility and design improvements.
- Preserve and improve affordability through building preservation and design improvements, anti-displacement policies, and adding more housing options.

Neighborhood Contexts reflect established land patterns such as lot and block sizes, era of construction, and existing building heights and density. Neighborhood contexts also reflect future expectations for how new development is expected to occur and how it should respond to existing patterns. The assigned contexts are reflected in the Denver Zoning Code as well. For context descriptions, please refer to Blueprint Denver, Chapters 4 and 5.

GENERAL COMMENTS

Key Land Use Themes

- **Thoughtful growth** - direct growth to appropriate places with infrastructure and elements of a complete neighborhood
 - LU Policies 1, 6 and 9
- **Center and corridor upgrades** - improve the appearance and functionality of commercial and mixed-use areas
 - LU Policies 2-5 and 10
- **Neighborhood values** - preserve the affordability and design the community enjoys while adding housing options
 - LU Policies 7, 8 and 11

Do you agree with the Land Use and Built Form recommendations?

STRONGLY DISAGREE

DISAGREE

NEUTRAL

AGREE

STRONGLY AGREE

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You can review the full policies and additional details in the draft plan on the website or by using the QR code below:

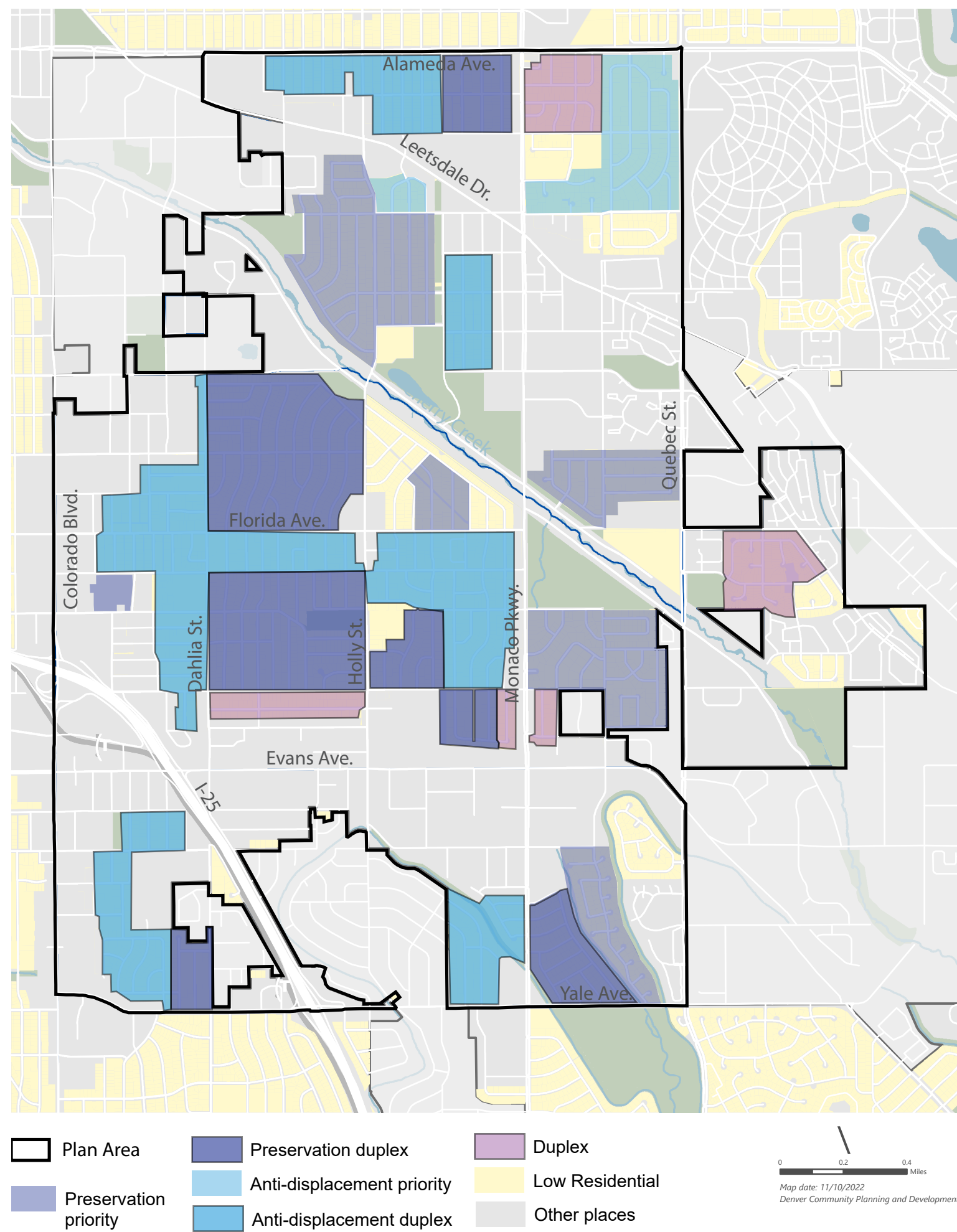
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RESIDENTIAL GUIDANCE MAP



Residential Policies

- **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. Rezoning should be allowed after the regulations to achieve design goals have been put in place.
- **Preservation Priority** - Consider preservation tools such as landmark districts and conservation overlays. Based on Discover Denver recommendations, historic context recommendations, and community input.
- **Preservation Duplex** - Allow duplexes only if requirements under "Duplex" above are met and the original structure is preserved in combination with preservation priority strategies. 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.
- **Anti-displacement 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.
- **Anti-displacement Duplex** - Allow 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.
- **Low Residential** - Areas that are not appropriate for individual rezonings to allow duplexes but may accommodate missing middle options following citywide missing middle implementation.
- **Other places** - Areas that can accommodate a wider range of development types, from additional missing middle options like townhomes through large apartment and mixed-use developments.

- 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.
- LU-9** 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-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.
- LU-11** Strengthen the sense of community in Near Southeast through improved design, facilitating interactions, and more community events.

GENERAL COMMENTS

ENCOURAGE DIVERSE HOUSING OPTIONS

Preservation priority areas based on Discover Denver recommendation

Large lot on cul-de-sac with second-story addition

Detached ADU

Cottage Court

Residential Low

Areas with historic or architectural significance may be preserved with landmark designation, design overlays, or unique mass and form standards, these tools should be applied based on community interest.

Detached ADUs located behind the existing houses provide "gentle density" when not visible from the street. Form standards and lot coverage should be calibrated to encourage ADUs.

Townhouse

Duplex / Attached ADU

Multi-Unit / Apartment

Low-medium to high-medium residential

Additional building forms should be allowed in appropriate locations and calibrated to the existing context, including modifications to height, bulk, setback, and site design standards to ensure compatible design. Higher-density developments closest to centers and corridors should be more urban in form, with buildings located near the property line and vehicular access located behind the building.

New residential design in high/high-medium

Plazas, usable open spaces and landscaped areas should be encouraged by calibrating form standards

Multi-dwelling units should be located in centers and along corridors

Transition from centers and corridors to lower-scale residential areas with mid-scale multi-unit residential

Corridor / Center

Transition

New residential design in high-medium / low-medium

Multi-unit dwellings increase in height and scale closer to centers and corridors

"Missing middle" housing includes small apartment buildings

Townhomes are included in low-medium residential areas

Transition between Corridor / Center and lower scale residential

Do you agree with the Land Use and Built Form recommendations?

STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE

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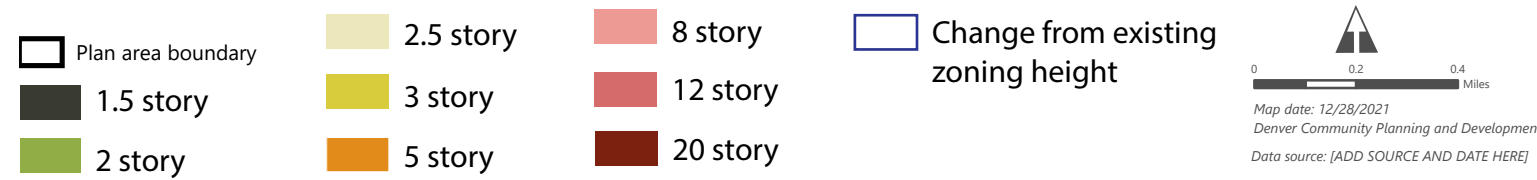
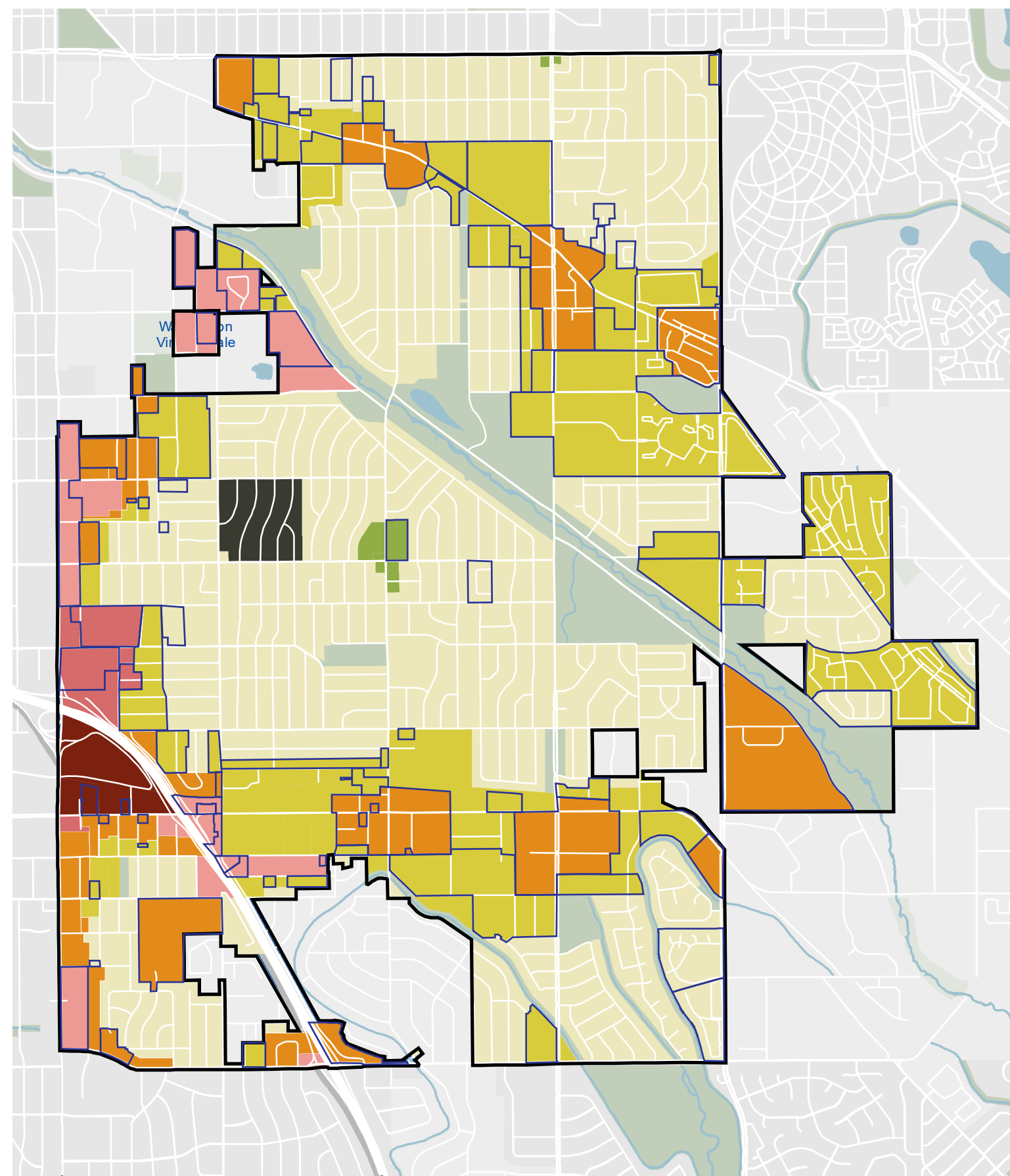


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FUTURE BASE HEIGHT GUIDANCE MAP



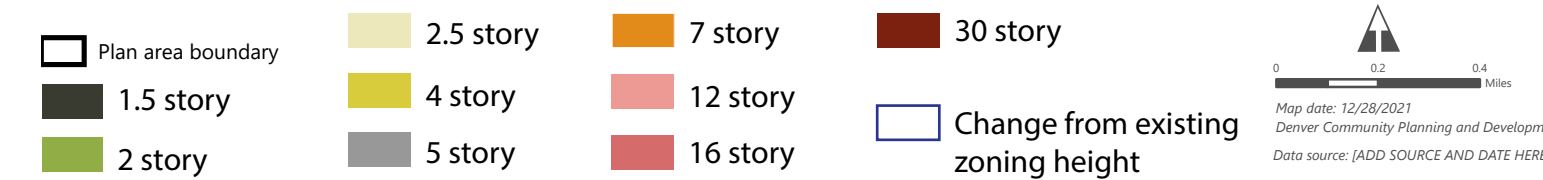
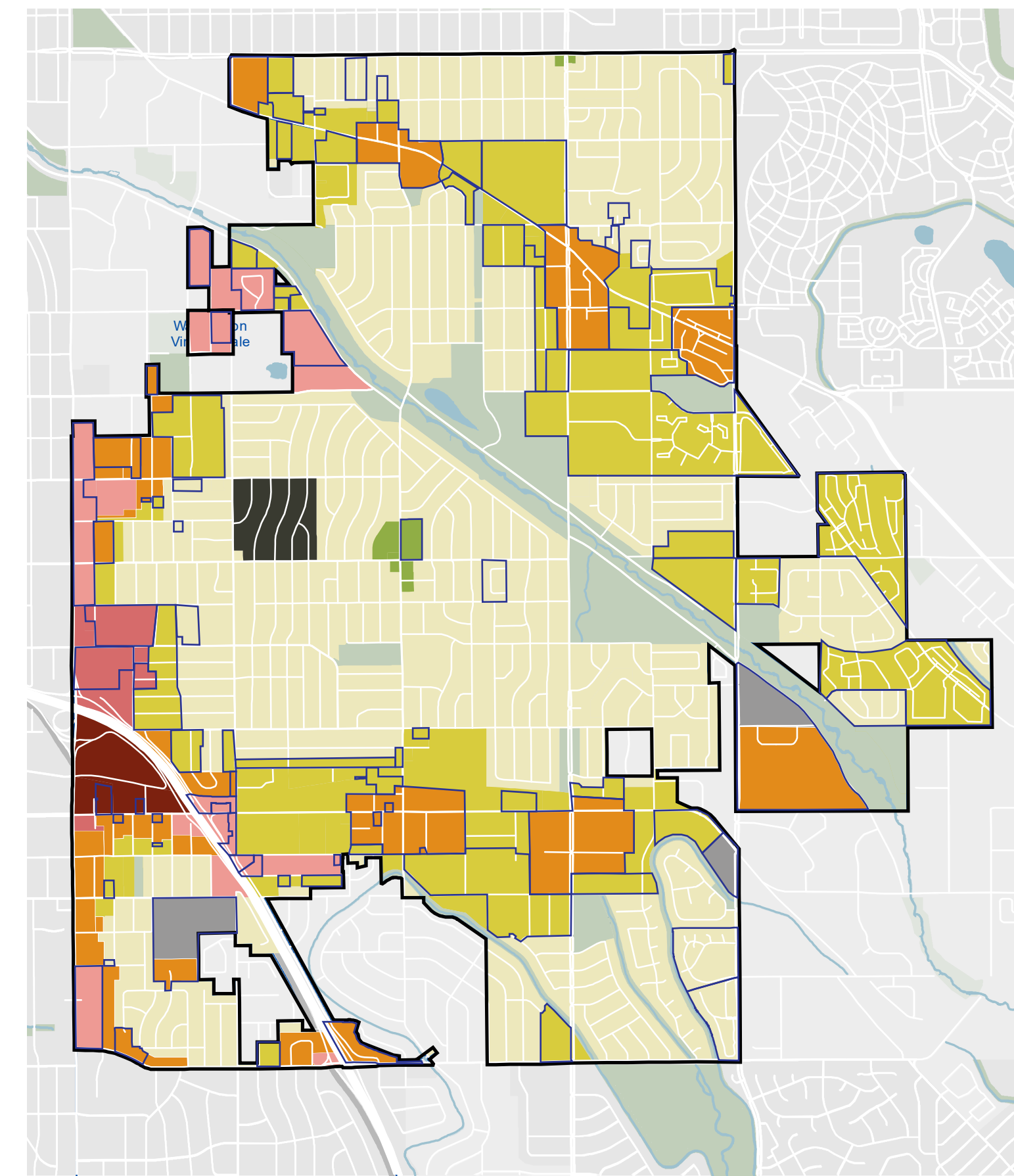
Base Maximum Building Heights

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

Heights

While Blueprint Denver place type categories provide general guidance on building heights, this plan provides detailed height guidance for specific areas to direct growth and achieve urban design goals. The Base Maximum Building Heights map depicts the recommended building heights within Near Southeast when incentive heights are not applied. The Incentive Maximum Building Heights map depicts the maximum recommended building heights that could be achieved under the existing Expanding Housing Affordability incentive program if additional affordable housing is provided. These heights may or may not be achievable on specific sites subject to a variety of factors including but not limited to: existing zoning, protected district standards, sufficiency of infrastructure, and where achieving maximum heights is linked to the provision of elements of a complete neighborhood (such as affordable housing) as recommended in this plan. These height recommendations are to be used along with the place designations above to determine appropriate zone districts and development patterns in Near Southeast. In the areas shown with 2.5 story maximums, those heights may not be achieved if future regulatory changes limit heights in residential low areas to implement desired design goals.

FUTURE INCENTIVE HEIGHT GUIDANCE MAP



Incentive Maximum Building Heights

This map shows the maximum building heights that should be allowed when Expanding Housing Affordability incentives are applied.

Elements of a Complete Neighborhood

“Elements of a complete neighborhood” is a term used throughout this plan. It is most often associated with Land Use Policy LU-1 which seeks to attain certain valuable community needs when new development occurs while simultaneously directing growth in a responsible manner. These are elements that intend to benefit the community at-large but may not be provided by or implemented by the city because they need to occur on private property. Some examples of elements of a complete neighborhood for this purpose are:

- Affordable housing
- Sustainability, climate change mitigation, and resiliency
- Design quality
- Open space
- Community serving uses
- Improved mobility
- Enhanced landscaping

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 placethat reflect the character and community of Near Southeast.

LU-3

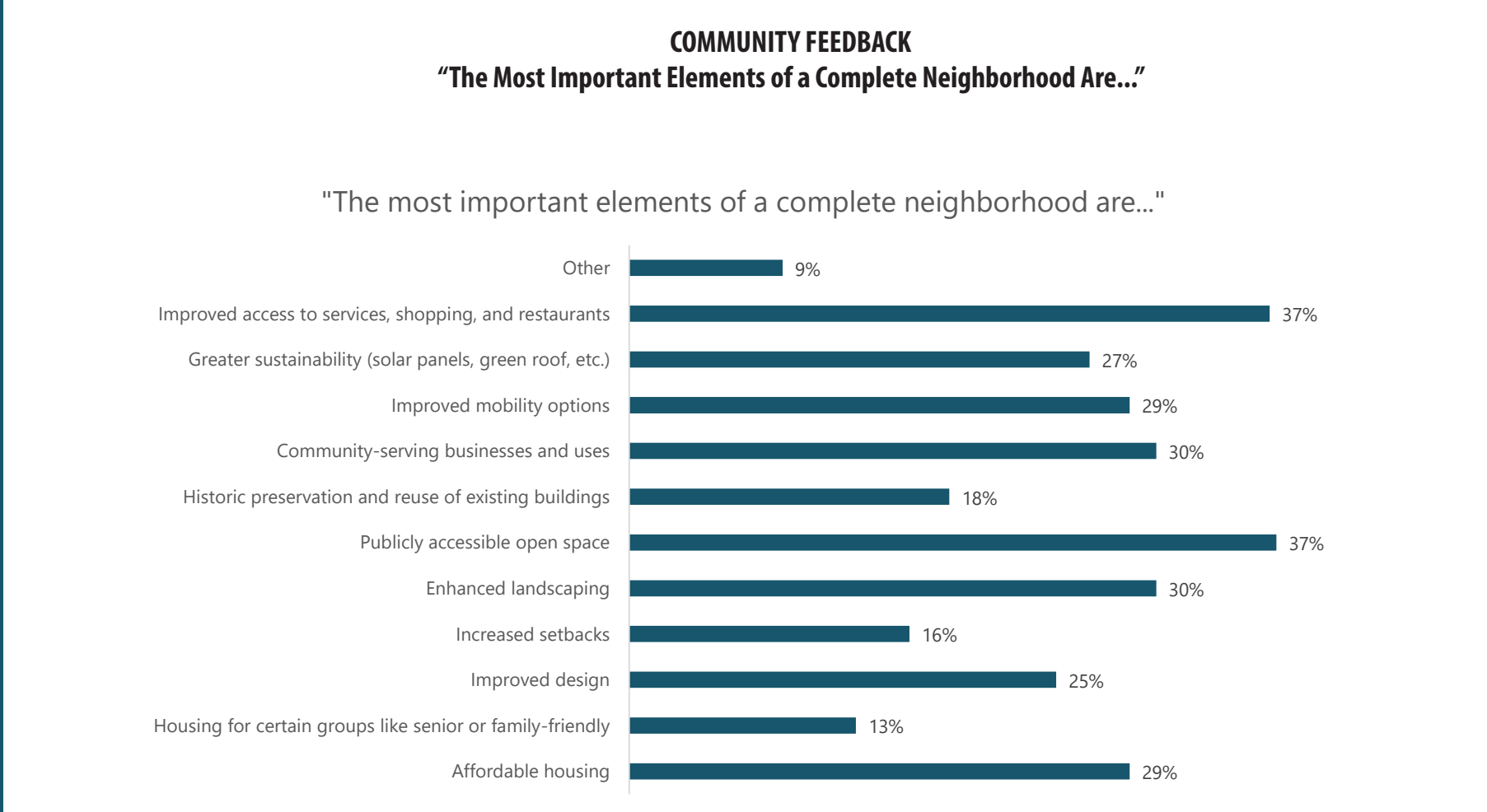
Facilitate phased redevelopment of corridors to achieve urban design goals, improve mobility, and increase opportunities for desired uses such as affordable housing, dining, entertainment, and local retail.

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.



Source: Near Southeast Plan Phase 2 survey

GENERAL COMMENTS

Do you agree with the Land Use and Built Form recommendations?

STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE

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