

Near Southeast Area Plan

Steering Committee Meeting 16

January 11, 2023



Agenda

- *Engagement overview*
- *Residential policies*
- *Infrastructure*
- *Colorado station*
- *Evans height*
- *University Hills North*
- *February meeting*

Engagement Overview

Through Phase 4

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

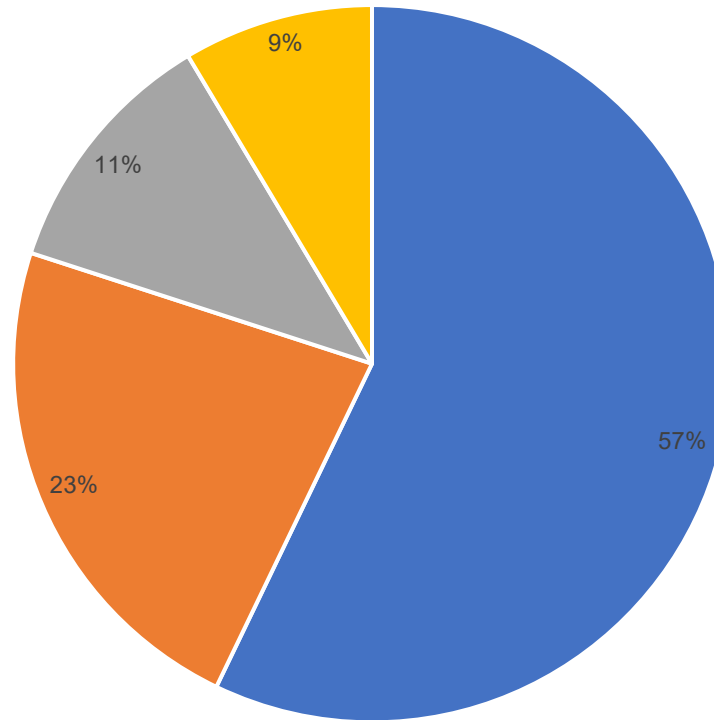
Phase 4 Engagement

- *Draft plan release and survey – 51 commenters*
- *In-person community workshop – 90 attendees*
- *Virtual community workshop – 37 attendees*
- *Intentional engagement – at the Hudson apartments*

Phase 4 Feedback

- *183 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

Phase 4 Feedback

Why people don't support the plan:

- *Impacts of growth and need for infrastructure*
- *Concerns about traffic and safety*
- *Concerns about affordability*

Plan Content

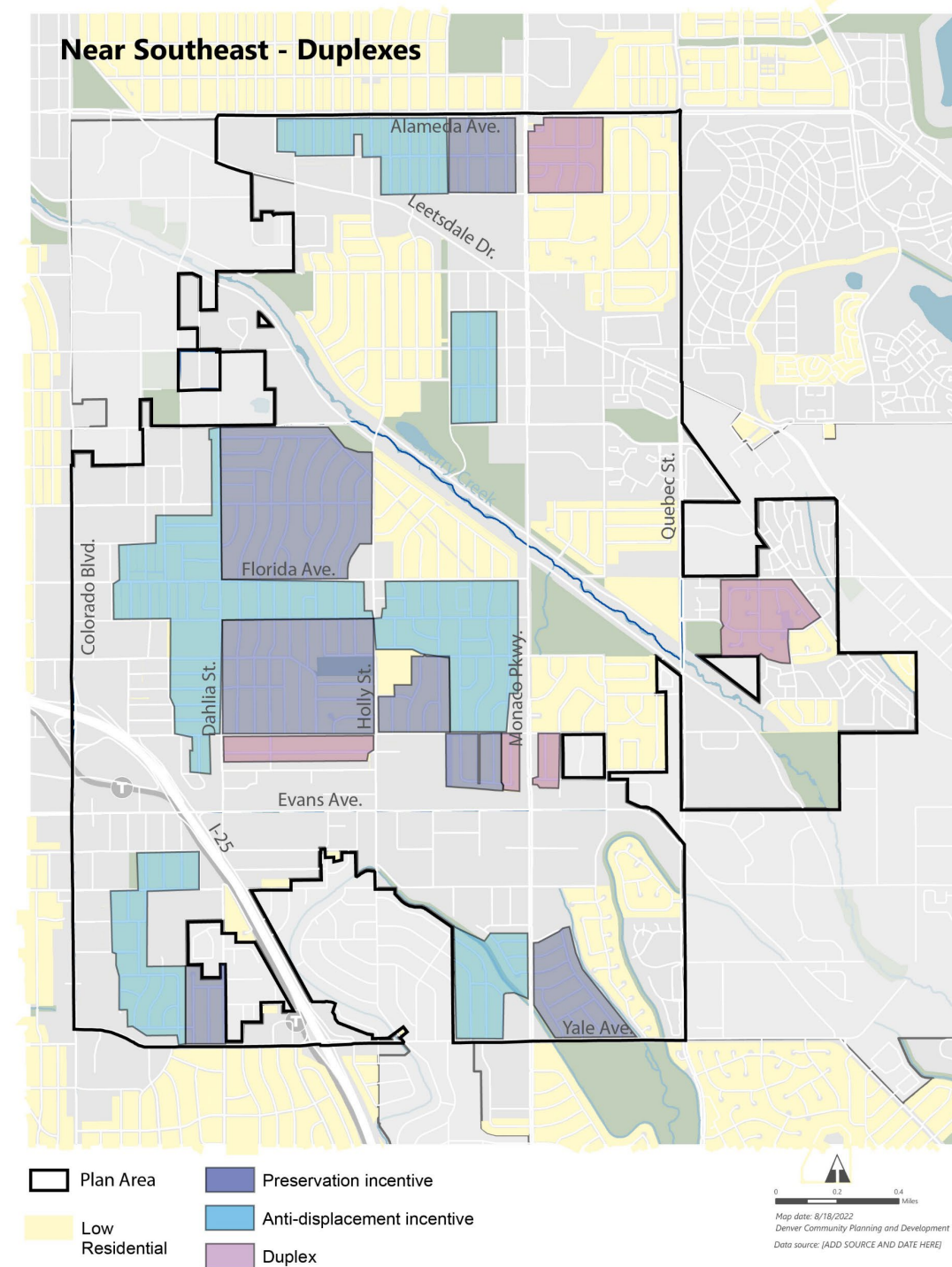
Potential Changes

Residential Policy

- *Comments saying both too much and too little area allowed for duplexes*
- *Comments about duplex and lot split recommendations encouraging scrapes and more expensive new builds*

Residential Policy

- *Duplex: Allow duplexes, tandem houses, and live-work of compatible scale and design in areas with adequate infrastructure.*
- *Preservation incentive: Allow duplexes only if original structure is preserved in combination with preservation priority strategies.*
- *Anti-displacement incentive: Allow duplexes only if affordability goals are met in combination with anti-displacement strategies.*



Infrastructure

- *Require infrastructure analysis for applicant-driven rezonings in centers and corridors where additional height is recommended*
- *Determine what infrastructure should be completed before or concurrent with development*
- *Prioritize pedestrians, bicycles, and transit*
- *Reference to design goals*
- *Balance against other needs*

Colorado Station

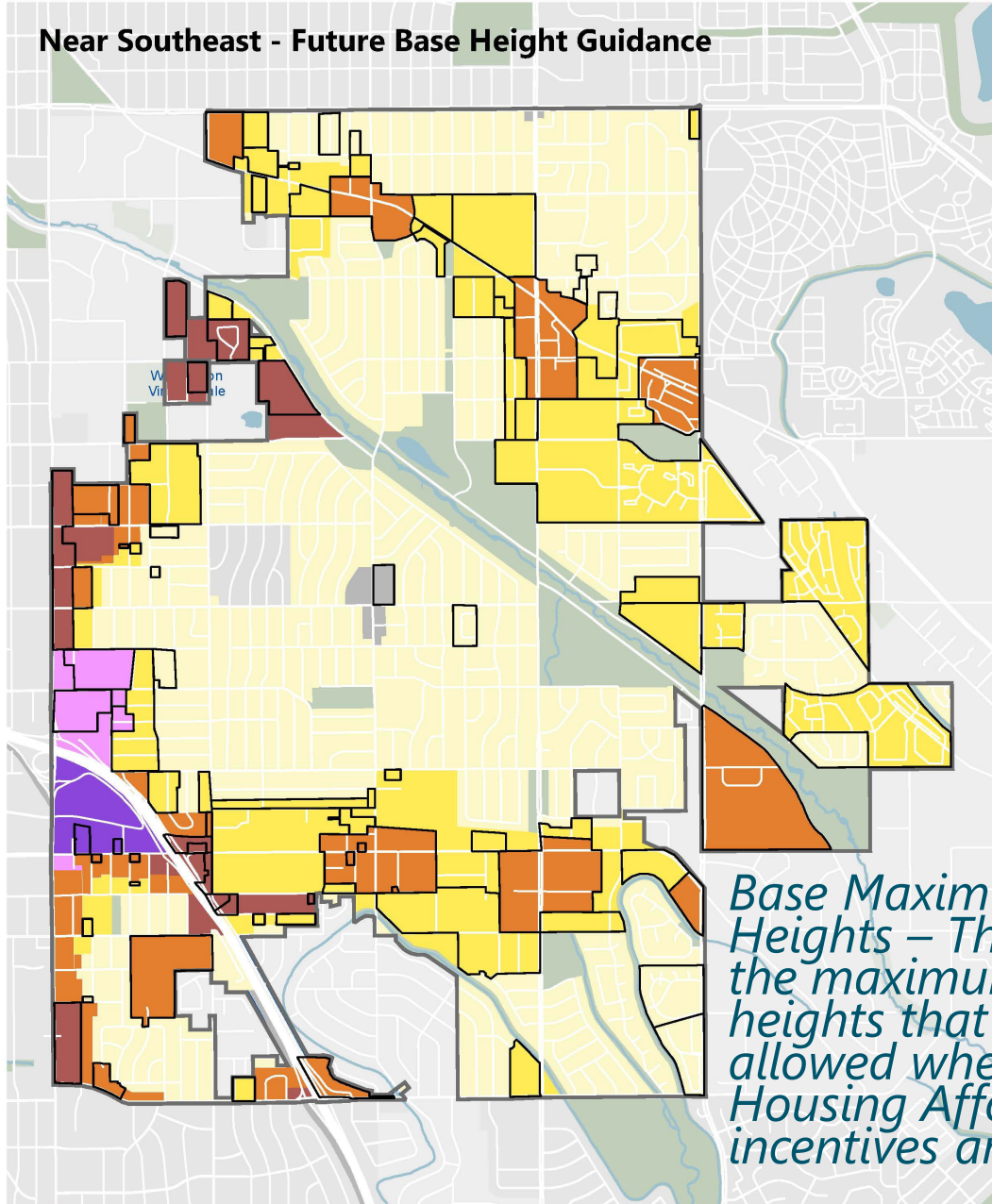
- *How to best integrate mobility network into the station area*



Evans Height

- *Potential to increase heights along Evans to five stories*

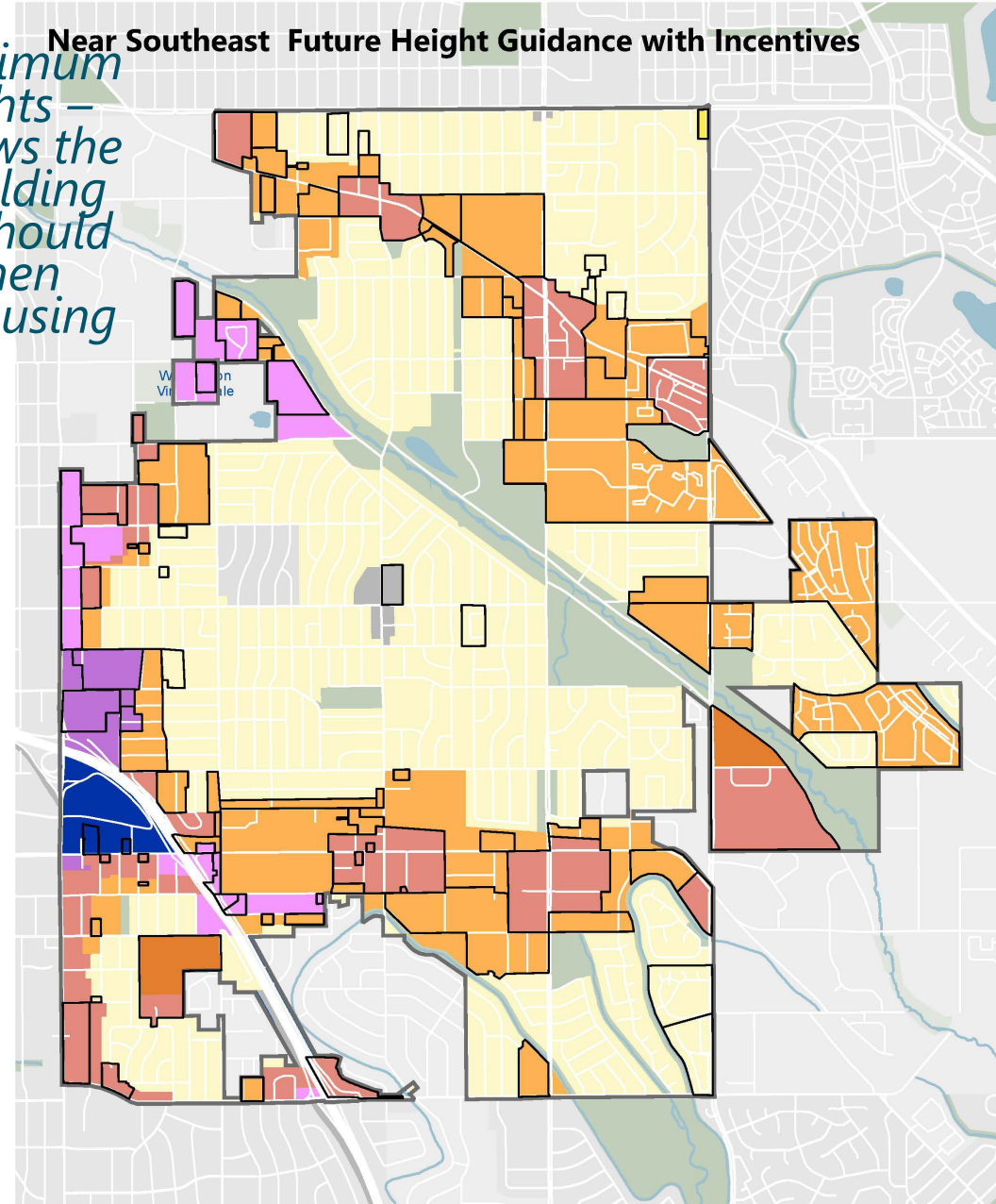
Near Southeast - Future Base Height Guidance



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 Height Guidance with Incentives

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



*Identifies number of stories gained with incentive



0 0.2 0.4 Miles
 Map date: 12/28/2021
 Denver Community Planning and Development
 Data source: [ADD SOURCE AND DATE HERE]



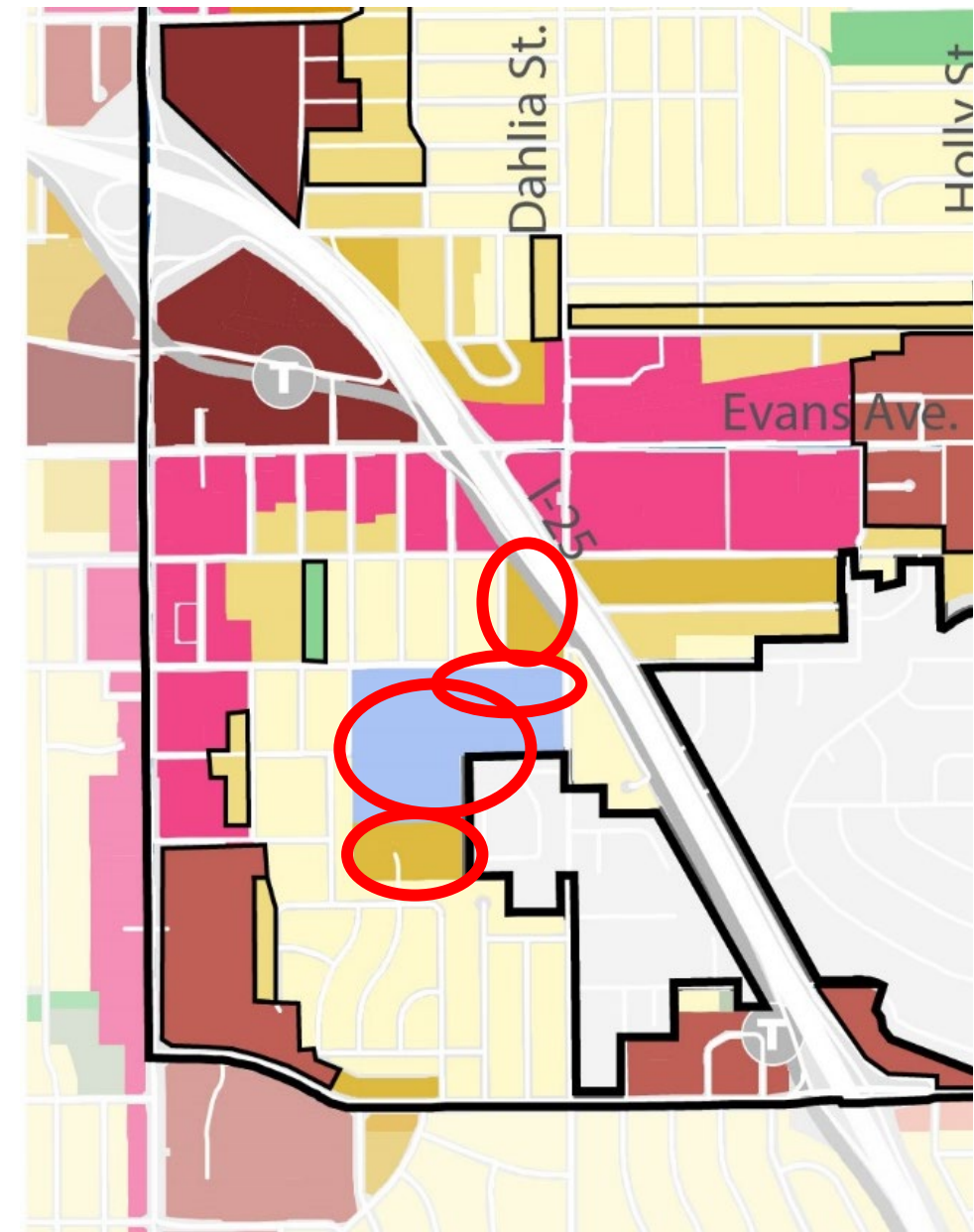
0 0.2 0.4 Miles
 Map date: 12/28/2021
 Denver Community Planning and Development
 Data source: [ADD SOURCE AND DATE HERE]

*Heights available with incentive only

University Hills North

Proposed changes:

- *North of Iliff at Dahlia*
- *South of Iliff at Dahlia*
- *Denver Academy*
- *Clermont Senior Housing*



Other Topics?

Steering Committee

- *Encourage your networks to review the draft*
- *Please provide photos to use in the plan – you will be credited*
- *In-person steering committee meeting in February at Junction*