UNLOCKING HOUSING CHOICES

Plan Guidance Summary

May 2025

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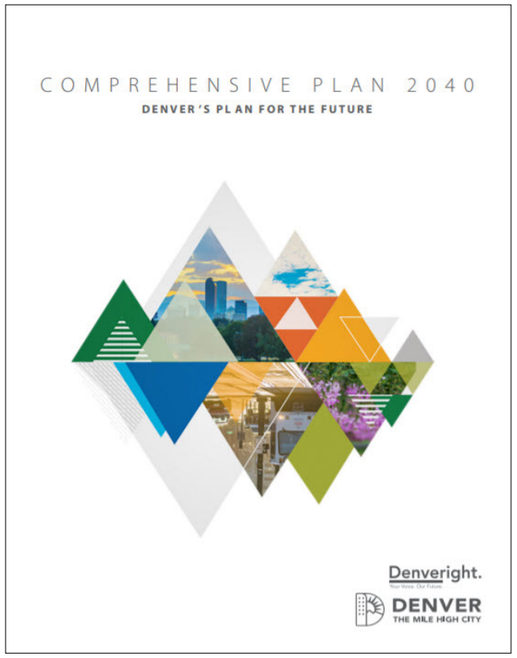
01 Citywide Plans

Denver's two citywide adopted plans, Comprehensive Plan 2040 and Blueprint Denver, were adopted in 2019 and set forth broad recommendations for introducing middle housing in Denver's residential areas. Both plans recommend consideration of affordability and design, as well as incentives for preserving existing residential structures.

Comprehensive Plan 2040

Comprehensive Plan 2040 states that housing should be built as a continuum and that a greater mix of housing options should be built in every neighborhood to support residents across a range of incomes, ages, and needs (pg. 28, 30, 34). The plan also provides clear guidance to utilize land use regulations to encourage the private development of middle housing, especially near transit or other amenities, such as centers and corridors (pg. 28). Comprehensive Plan 2040 also recommends incorporating policies that help stabilize residents at risk of displacement when undertaking any major regulatory changes. It calls for the creation of new affordable housing and the preservation of existing affordability (pg. 29-30).



Relevant Goals & Policies

- Equitable, Affordable, and Inclusive: Goals 1-8 (pg. 28-30).
- Strong and Authentic Neighborhoods: Goal 1 (pg. 34).

Blueprint Denver

Blueprint Denver states that middle housing types should be incorporated into low and low-medium residential areas. The integration of these housing types should be implemented at a citywide scale with a focus on affordability and limiting the demolition of existing structures. The plan directs CPD to incorporate robust community engagement as a part of this project to help assess what types of middle housing are appropriate in different locations and neighborhoods. The plan also states that considerations for middle housing integration could include affordability, location, and preservation requirements (pg. 82-85). The plan's Low Residential future place promotes the allowance of duplexes in all single-unit areas (pg. 198, 214, 230).

Blueprint Denver's growth strategy also supports increasing the amount of housing units in all areas of the city. Residential Low and Residential Low Medium future places, that are the focus of this project, make up the majority of Blueprint Denver's growth area designation called "All other areas of the city." These areas are expected to contribute 20% of the new housing units that the city needs as Denver's population grows (pg. 48, 51).

Location Guidance

(Equity Metrics, pg. 30-42; Housing goals 02, 03, 06, pg. 82-85)

When considering how to integrate missing middle housing into Denver's low and low-medium residential neighborhoods, Blueprint Denver specifies types of locations that may be appropriate for slightly higher density housing. These locations may include, but are not limited to:

- Corner lots (pg. 82)
- Near transit (pg. 82)
- Adjacent to centers or corridors (pg. 82)
- Neighborhoods that score low in Housing Diversity (pg. 40, 82)
- Areas that score high for Vulnerability to Displacement, along with affordability requirements (pg. 82, 85)
- Areas with high access to opportunity (pg. 32)

Design

The plan also has specific policies related to design and the preservation of neighborhood character, which vary by neighborhood context (pg. 82-85, 99, 104). These policies typically refer to all infill development, but new housing choices enabled by this project should implement these plan policies where applicable. Updates could include:

- Stricter bulk planes
- Limitations on height
- Changes to setbacks
- Changes to lot coverage
- Change to transparency or entry features
- Design could vary by neighborhood context

Relevant Goals & Policies

- Land Use and Built Form Housing: Goals 02, 03, 06 (pg. 82-85).
- Design Quality & Preservation: Goals 02, 06 (pg. 99, 104).
- Future places (pg. 198-260).

02 Neighborhood Planning Initiative

The Neighborhood Planning Initiative was launched in 2017 to help implement citywide policies at the neighborhood level. Six plans have been adopted so far. Each of the plans contains recommendations for introducing middle housing in low and low-medium residential areas, though middle housing is not defined consistently across plans. Definitions range from buildings that contain 2-4 units to 2-19 units, or just as specific building forms such as duplexes, townhomes, and fourplexes. While each area plan has unique policies about how middle housing should be incorporated into their neighborhoods, there are some consistent themes. They broadly recommend that middle housing be introduced along with the following policies:

- Affordability incentives or requirements
- Retention of existing structures to preserve neighborhood character, historic resources, or naturally occurring affordable housing
- Proximity to amenities such as transit, parks, schools, or commercial areas
- Compatible design requirements

However, many of the area plans acknowledge that middle housing policies implemented citywide may add additional housing options that were not contemplated by the plan.

East Area Plan

The East Area Plan states that middle housing can be incorporated into east area neighborhoods if rules are in place to preserve valued neighborhood characteristics. These characteristics include compatible design requirements, preserving older homes, discouraging replacement of smaller homes with larger ones, and that single-unit areas remain primarily single-unit (pg. 39, 54). Middle housing should be implemented citywide and include the following items outlined in Policy L6 (pg. 39):

- A robust community outreach process
- Long term affordability for residents
- Opportunities for home ownership
- Anti-displacement policies
- Limiting short-term rentals
- Addressing street parking

The East Area Plan also recommends including strategies for affordability and wealth-building for low- and moderate-income residents alongside a project to integrate middle housing and increase housing diversity (pg. 54).

Future Places

The East Area Plan created three future place designations that differ from Blueprint Denver and relate to middle housing. For implementation of these future places the plan directs readers to Policy L6, which is outlined above.

Low Residential Single-Unit is mapped in areas where single-unit homes with accessory dwelling units are appropriate. Additional primary units would only be appropriate where they already exist or as determined through a future regulatory process to integrate missing middle housing in some locations (pg. 27).

Low Residential Two-Unit is mapped in areas where both single- and two unit homes with accessory dwelling units are appropriate. Additional primary units would only be appropriate where they already exist or as determined through a future regulatory process to integrate missing middle housing in some locations (pg. 27).

Residential Low-medium Row House is mapped in areas where single-unit, two-unit, and row house buildings would be appropriate. Small multi-unit buildings would only be appropriate as determined through a future regulatory process to integrate missing middle housing in some locations (pg. 27).

Design

The East Area Plan includes design recommendations that seek to ensure new construction is more consistent with existing residential neighborhoods (pg. 38). These policies should be considered when evaluating potential design recommendations associated with middle housing. Recommendations include:

- Reduce massing, scale, building coverage
- Encourage side yards
- Increased setbacks
- Reduce length of two-story sidewalls
- Promote compatible roof forms
- Exemptions for building coverage and bulk plane

Relevant Goals & Policies

- Land Use and Built Form: Policy L4, L6 (pg. 39)
- Economy and Housing: Policy E2, E4 (pg. 54)
- Affordable Housing: Policies E1, E2, and E3 (pg. 52-53).

East Central Area Plan

The East Central Area Plan states that 2-4 unit middle housing types can be incorporated into low residential places as part of a citywide project. The plan outlines valued neighborhood characteristics that should be addressed as a part of that project (pg. 28, 30, 39):

- Compatible design
- Discouraging replacement of smaller homes with larger homes
- Limiting short-term rentals
- Stormwater management
- Home ownership
- Anti-displacement policies
- Addressing street parking
- Long term affordability

The East Central Area Plan also recommends including strategies for affordability and wealth-building for low- and moderate-income residents alongside a project to integrate middle housing and increase housing diversity (pg. 67).

Future Places

The East Central Area Plan created two future place designations that differ from Blueprint Denver and relate to middle housing.

Low Residential Single Unit is mapped in areas where two-unit homes would not be appropriate except in locations where an additional unit is allowed if the existing structure is preserved (pg. 28). 2-4 unit missing middle housing can be integrated as part of a citywide process (pg. 30).

Low Medium Residential Row House is mapped in areas where single-unit, two-unit, row house buildings and accessory dwelling units would be appropriate, but where small multi-unit buildings would not (pg. 28).

Design

Like the East Area Plan, the East Central Area Plan also includes design recommendations that seek to ensure new construction is consistent with existing residential neighborhoods (pg. 39, 40). These strategies should be considered when evaluating potential project recommendations. Recommendations include:

- Reduce massing, scale, building coverage
- Encourage side yards
- Increased setbacks
- Reduce length of two-story sidewalls
- Promote compatible roof forms
- Exemptions for building coverage and bulk plane

Relevant Goals & Policies

- Zoning and Regulation: Policy L4, L5, L6, L7 (pg. 39, 42-43)
- Economy and Housing, Affordable Housing: Policy E8, E9, E11 (pg. 64, 66)

Far Northeast Area Plan

The Far Northeast Area Plan states that single-unit uses should be maintained where they currently exist and new housing should match the use, lot size, and development pattern of these areas (pg. 34). While the plan also includes a policy promoting residential forms that create housing choice, this policy does not mention the introduction of middle housing types, specify areas where new housing types should be allowed, or promote the integration of new housing forms into lower intensity residential neighborhoods (pg. 68).

Future Places

The Far Northeast Area Plan created two future place designations that differ from Blueprint Denver and relate to middle housing.

Residential Low Single Unit is mapped in areas that have single-unit homes, but where two-unit homes would not be appropriate (pg. 34).

Residential Low Medium Rowhouse is mapped in areas where single-unit, two-unit, and rowhouse buildings would be appropriate, but where small multi-unit buildings would not (pg. 34).

Relevant Goals & Policies

Land Use and Built Form: Policy LU-1 (pg. 34), LU-22, and LU-24 (pg. 68).

Near Northwest Area Plan

The Near Northwest Area Plan states that middle housing can be expanded into low residential places along key transit corridors and carriage blocks as part of a citywide process. The plan maps areas where affordability and preservation goals should be met before integrating middle housing. The Near Northwest Area Plan also outlines the types of building forms that are appropriate, focusing on duplexes, tandem houses, triplexes, and multiplexes. Cottage court building forms should only be allowed on longer lots located in the middle of carriage blocks. However, the plan acknowledges that citywide polices may add middle housing types not contemplated by the plan (pg. 54). The plan also directs CPD to explore 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 (pg. 51). The plan lists other concerns that should be addressed as part of a middle housing project (pg. 54):

- Compatible design
- Building forms that allow more units but limit size and scale
- Discouraging replacement of smaller homes with larger homes
- Limiting short-term rentals
- Stormwater management
- Home ownership

- Anti-displacement policies
- Addressing street parking
- Long term affordability
- Barriers from the building code
- Carriage lots
- Encourage multiple bedrooms

The Near Northwest Plan also created three middle housing concepts that are mapped across the plan area with specific recommendations (pg. 54).

Preservation Bonus: Incentivize preservation of existing primary structures in areas within Low Residential places that have been identified as "potentially historic" by allowing an additional primary dwelling unit (than what current zoning allows) if the existing structure is preserved.

Traditional Missing Middle Housing: Protect existing buildings and/or densities in areas that include traditional missing middle housing types that provide existing housing diversity and naturally occurring affordable units.

Affordability Priority: Develop programs and regulations to incentivize and facilitate creation of affordable units, manage the affordable units, and reduce displacement.

Near Southeast Area Plan

The Near Southeast Area Plan has two policies related to middle housing, one focuses on Low Residential places and the other on Low-Medium Residential. In Low Residential places, the plan recommends allowing duplexes in limited locations and only after design, affordability, or preservation recommendations have been met (pg. 52, 55). These conditions are outlined in Policy LU-8 (pg. 59), the plan's Residential Low Concepts (pg. 52), and Duplex Concepts (pg. 55). The plan also states that single-unit areas should remain primarily single unit.

Design

The plan also included specific design recommendations for middle housing. Design recommendations include (pg. 50-51):

- Promote tandem house building form
- Increase lot coverage, building length, and rear bulk plane
- Allow tandem house and duplexes to be bult on 25' wide lots
- Limit flat facades
- Require private open space (porches, stoops) along streets
- Increase setbacks to allow for additional landscaping

Relevant Goals & Policies

Land Use and Built Form: Policy L8, L9, L10 (pg. 50-51, 54)

Middle Housing Concepts (pg. 53)

Residential Low Concepts

Distinguishes 4 areas with different policies (pg. 52).

- **Traditional Residential.** Areas that are not appropriate for individual rezonings to allow duplexes, but may allow middle housing as part of citywide policy,
- **Affordability Priority.** Areas where policies should be implemented to promote affordability, reduce scrapes, and prevent displacement.
- **Preservation Priority.** Areas where preservation tools, such as conservation overlays, should be considered.
- **Other Places.** Areas that can currently accommodate missing middle housing.

Duplex Concepts (pg. 55)

Duplex General. Duplexes should be allowed after design goals are implemented.

Affordability + Duplex. Duplexes should be allowed when design and affordability goals are implemented.

Preservation + Duplex. Duplexes should be allowed when design and preservation policies are implemented.

In Low-Medium Residential places, the plan calls for expanding the types of middle housing forms that can be built and maps the Low-Medium future place in new locations along significant corridors. However, it states that rezonings are not appropriate until design recommendations have been implemented. The plan also distinguishes what type of building forms are appropriate based on the allowed height. In areas with three story maximum height recommendations, appropriate building forms include duplexes, triplexes, fourplexes, townhomes, rowhomes, small apartment buildings, and garden courts. In areas with 2.5 story maximum height recommendations, housing types should be limited to duplexes, triplexes, 4-plexes, and townhomes (pg. 50). Despite specific guidance provided by the plan, it also acknowledges that citywide policies may add additional middle housing options in Near Southeast not contemplated by these recommendations (pg. 59).

Design

The Near Southeast Area Plan also included design recommendations to ensure new development fits with existing residential neighborhoods. Recommendations include (pg. 50, 56):

- Building materials
- Massing
- Setbacks
- Building length
- Mass reduction
- Upper story setbacks and step downs
- Articulation patterns

Relevant Goals & Policies

- Land Use and Built Form: Policies LU-6, LU-7, LU-8 (pg. 55-59)
- Housing and Economy: Policies HE-2 (pg. 73)
- Duplex Concepts (pg. 50)
- Residential Low Concepts (pg. 52)

West Area Plan

The West Area Plan recommends expanding middle housing options in targeted locations. It specifies that areas near parks, schools, transit, or corner lots should be considered and that greater allowances should be considered in exchange for affordability guarantees (pg. 184, 213). These recommendations for added density should be implemented along with the following policies:

- Compatible design
- Affordability requirements
- Anti-displacement strategies
- Historic Preservation

The plan also recommends allowing an additional primary unit when the existing home is preserved (pg. 186) and directs CPD to integrate middle housing policies alongside strategies to promote affordability and wealth-building for low- and moderate-income residents (pg. 211-13).

Design

Specific design recommendations include (pg. 186):

- Reduce separation between rear garage and main house
- Reduce rear setbacks
- Reduce massing, scale, and building coverage

Relevant Goals & Policies

- Housing Options, Design, and Landmark Preservation: Policies L5 and L6 (pg. 184, 186)
- Housing Affordability: Policy E1, E2, E3 (pg. 211-213)

03 Neighborhood Planning Initiative - In Progress

At the time this plan summary was published, initial public drafts of the following area plans have been released but the plans have not yet been adopted. Therefore, the following draft guidance is subject to change.

Southwest Area Plan

The Southwest Area Plan draft as of (date) states that integration of more diverse housing units into Residential Low places should be implemented at the citywide scale with a focus on affordability, anti-displacement, and preserving neighborhood character by retaining existing structures (pg. 39). It specifically mentions that duplexes, triplexes, and quadplexes should be allowed in all residential areas that are within two blocks of Federal Boulevard and Alameda Avenue once bus rapid transit service is implemented (pg. 40). Finally, the Southwest Area Plan states that additional housing opportunities and forms, along with design standards, should be introduced into Residential Low-Medium places (pg. 40).

Relevant Goals & Policies

Land Use and Built Form: Policies L3, L4, and L5 (pg. 39-40)

Far Southwest Area Plan

The Far Southwest Area Plan draft as of (date) seeks to preserve the quiet suburban character of the area and directs most residential growth to centers and corridors (pg. 17). However, the plan also states that suburban residential areas will thoughtfully accommodate new residents (pg. 24) and calls for the expansion of small-scale multi-unit residential uses (pg. 27). The plan includes duplexes when discussing multi-unit housing options (pg. 27). It specifically calls for multi-unit residential uses to be expanded near Federal Boulevard (pg. 27, 67). The plan also retains Blueprint Denver's Residential Low future place, which says that two-unit uses are appropriate and can be thoughtfully integrated (pg. 21).

The plan has specific recommendations for the different neighborhoods contained in the area plan. In the College View neighborhood, the plan calls for infill development that preserves the primary structure and redevelopment that results in additional housing units instead of larger single-unit housing (pg. 91). However, it then goes on to state that additional housing options are appropriate near Federal Boulevard once anti-displacement measures are in place (pg. 92). The rest of the neighborhoods reinforce that middle housing is only appropriate near Federal Boulevard (pg. 101, 109) or do not mention it at all.

Relevant Goals & Policies

Land Use and Built Form: Policies L1 (pg. 24), L3 (pg. 26), and L4 (pg. 27)

Neighborhood Specific Policies: CV-1 (pg. 91), CV-2 (pg. 92), HS-1 (pg. 109), HP-1 (pg. 101)

Other Neighborhood Plans

Several neighborhood plans were created after the Denver Zone Code was adopted in 2010 and before Blueprint Denver was adopted in 2019. The Westwood Neighborhood Plan, Globeville Neighborhood Plan, Elyria and Swansea Neighborhoods Plan, Northeast Downtown Neighborhoods Plan, and the La Alma/Lincoln Park Neighborhood Plan were found to be particularly relevant. While these plans do not have specific policies that direct how Blueprint Denver's missing middle housing policies should be implemented, some of their policies provide guidance about increasing the types of homes that can be built within these neighborhoods.

Several of these plans use a Single Family/ Duplex land use concept to identify areas where duplexes, and in Elyria-Swansea, rowhouses, should be allowed (Westwood Neighborhood Plan, pg. 50; Elyria & Swansea Neighborhoods Plan, pg. 26). Many of them also call for more housing units to be built near corridors and centers, creating a transition to single-unit neighborhoods (Westwood Neighborhood Plan, pg. 48; Northeast Downtown Neighborhoods Plan, pg. 16; Elyria & Swansea Neighborhoods Plan, pg. 30). However, the La Alma/Lincoln Park Neighborhood Plan (pg. 45) and the Globeville Neighborhood Plan (pg. 35) state that new development should match existing development patterns. Most of these neighborhood plans attempt to balance encouraging investment while preserving the affordability of the neighborhood for current residents (La Alma/Lincoln Park Neighborhood Plan, pg 45; Westwood Neighborhood Plan, pg. 44; Globeville Neighborhood Plan, pg. 45-46; Elyria & Swansea Neighborhoods Plan, pg. 88-89).

04 Plan Review: Policy List

This document lists policies and goals found in Denver's adopted plans since 2019 that relate to the Unlocking Housing Choices text amendment.

Citywide Plans

Comprehensive Plan 2040

Equitable, Affordable and Inclusive

Goal 1. Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities. (28)
A. Increase development of housing units close to transit and mixed-use developments. (28)

Goal 2. Build housing as a continuum to serve residents across a range of incomes, ages and needs. (28)

A. Create a greater mix of housing options in every neighborhood for all individuals and families. (28)

B. Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options. (28)

C. Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services. (28)

Goal 3. Develop housing that is affordable to residents of all income levels.

B. Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit. (28)
Goal 4. Preserve existing affordable housing. (28)

C. Incentivize the reuse of existing smaller and affordable homes. (28)

Goal 5. Reduce the involuntary displacement of residents and businesses. (28)

A. Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability. (28)

B. Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community. (28)

C. Evaluate city plans, projects and major regulatory changes for the potential to contribute to involuntary displacement; identify and implement strategies to mitigate anticipated impacts to residents and businesses. (28)

Goal 8. Increase housing options for Denver's most vulnerable populations. (30)

D.Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place. (30)

Strong and Authentic Neighborhoods

Goal 1. Create a city of complete neighborhoods. (34)

B. Ensure neighborhoods offer a mix of housing types and services for a diverse population. (34)

D. Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities. (34)

Goal 2. Enhance Denver's neighborhoods through high-quality urban design. (34)

Goal 3. Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture. (34)

C. Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most. (34)

D. Support the stewardship and reuse of existing buildings, including city properties. (34)

Environmentally Resilient

Goal 2. Prepare for and adapt to climate change. (52)

Goal 9. Protect and improve air quality. (52)
Blueprint Denver

Blueprint Denver

Land Use & Built Form: Housing

Goal 2. Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas. (pg. 82)

A. Integrate missing middle housing into low and low-medium residential areas, especially those that score low in Housing Diversity. This should be implemented through holistic revisions to the zoning code at a citywide scale, with a focus on discouraging demolition and encouraging affordability. Zoning code revisions should be informed by an inclusive community input process and could include (pg. 82):

- Allowing 2- to 4-unit structures, tandem houses, and/or smaller minimum lot sizes in locations where slightly higher density may be appropriate. This might include lots on corners, near transit, and/or adjacent to centers or corridors. This allowance should advance goals for affordability, such as including a requirement to provide affordability in exchange for increased density. (pg. 82)
- Encouraging the reuse, rather than demolition, of existing structures. This could be accomplished by allowing additional unit(s) to be added to an existing structure if the structure is preserved. (pg. 82)

Goal 3. Incentivize the preservation and reuse of existing smaller and affordable homes. (pg. 82)

A. Implement zoning tools to incentivize the preservation of smaller, more affordable housing options. An example would be to allow the owner of an existing house to add an additional unit or accessory dwelling unit if the original structure is preserved. (pg. 82)

B. Consider increased incentives in transit-rich areas and in areas that score high for Vulnerability to Displacement. (pg. 82)

C. Partner with public health to support upgrades to older homes to meet modern code, safety and quality of life standards. (pg. 82)

Goal 6. Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities. (pg. 85)

A. Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit. This could include a process—informed by community input—to create citywide height bonuses in the zoning code, where additional height is allowed in exchange for income restricted units. Incentives for affordable housing are particularly important for areas that score high in Vulnerability to Displacement and score low in Housing Diversity. (pg. 85)

C. Implement other incentives for affordable housing, such as lower building permit fees for projects that commit to a certain percentage of income-restricted units onsite. (pg. 85)

Goal 7. Expand family-friendly housing throughout the city. (pg. 85)

1. Implement tools to require and/or incentivize the development of family-friendly housing. This could include bonuses for affordable large units (those with three or more bedrooms), especially in multifamily developments. (pg. 85)

Land Use and Built Form Design Quality & Preservation

Goal 2. Ensure residential neighborhoods retain their unique character as infill development occurs. (pg. 99)

D. For residential places, revise the zoning code to create more contextual bulk and scale requirements for primary and accessory structures. This may include stricter bulk planes, limitations on height, changes to setback requirements, changes to maximum lot coverage, changes to transparency features and/or entry feature requirements. These changes should vary by neighborhood context to better reflect the built character. In creating new zoning standards, consideration should be given to light, air, privacy, engagement of the public realm and human-scaled design. (pg. 99)
Goal 6. Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts.

C. Create new regulations to encourage the reuse of existing buildings. This could include requirements to salvage or reuse building materials after a structure is demolished or allowing flexibility in uses or density when an existing structure is reused and maintained.

Equity Metrics

Improving Access to Opportunity (pg. 32)
The vision for an inclusive city means the growing disparities between neighborhoods are reversed and all Denver residents have access to their daily needs and a healthy quality of life. The proximity of an amenity (including quality jobs, schools, parks, health care services and healthy food), the affordability of that amenity, and the safety and ease of access to that amenity are important elements of access to opportunity. Equitable access to opportunity strengthens our collective prosperity and improves outcomes for all. (pg 32)

In areas with high access to opportunity, it is important to increase the range of affordable housing options so that residents of all income levels can live in these neighborhoods. (pg. 32)
Reducing Vulnerability to Displacement (pg. 36)

Involuntary displacement means Denver neighborhoods, and often the city as a whole, loses its long-term residents and businesses. As families and local shops and restaurants leave neighborhoods where they've been for years, it often decreases the diversity of the population and employment opportunities, reduces local school enrollment, weakens the longstanding social networks in the area and pulls at the threads of the rich culture that helps to make Denver neighborhoods unique and authentic. If involuntary displacement is left unchecked, it means too many people who live, work and own businesses in an area today will not have the opportunity to be part of the future of that place or to benefit from Denver's economic growth. The topic of involuntary displacement is complex and incredibly important. Effectively addressing involuntary displacement requires a variety of strategies that cut across many disciplines, plans and partners. (pg. 36)

Expanding Housing and Jobs Diversity (pg. 40)

A diverse range of housing options—including different prices, sizes, types and a mix of rental and for-sale—is key to encouraging complete neighborhoods where families and households of all types and incomes can choose to live. Housing diversity includes the single-unit homes that are already found in many Denver neighborhoods, as well as units of different types and sizes that can complement the existing single-unit pattern of an area. The vision is for every neighborhood in Denver to offer affordable housing options. (pg. 40)
The vision of an inclusive Denver relies on a diverse range of residents, businesses and employees. Areas that become too homogeneous and exclusive threaten that vision by reducing or eliminating choice for anyone but the most affluent and privileged. A lack of housing options at various sizes and prices often means certain populations—including families, the elderly and people with disabilities—are not able to live in neighborhoods of their choice. Increasing the range of housing and job options will also advance the important goal to maintain and increase racial, ethnic and socioeconomic diversity in Denver's neighborhoods.
Certain housing types, such as attainable homeownership, can help build wealth and improve economic mobility for Denver

residents. It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities. (pg. 40)

Growth Strategy (pg. 48-51)

The remaining parts of Denver, mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods. (pg. 48)

Future Places (pg. 95-125)

Neighborhood Planning Initiative

East Area Plan

Zoning and Regulations

Policy L4. Encourage maintaining, rather than demolishing, existing older homes by revising design requirements to encourage renovations and additions. (pg. 37)

A. Update regulations in residential zone districts to remove barriers to additions and renovations. The following should be considered when preserving existing homes (pg. 37):

1. Allow limited penetrations to the bulk plane standard for dormers and cross gables to enable architectural features that are consistent with neighborhood character. (pg. 37)

2. Reduce the required separation between the garage and the main house to enable rear additions. (pg. 37)

3. Reduce rear building setbacks to enable rear additions. (pg. 37)

4. Exempt detached accessory dwelling units from maximum building coverage requirements to enable adding detached structures to the rear when maintaining the existing primary structure. (pg. 37)

C. Reduce massing, scale, and building coverage to reduce the incentive to tear down existing homes and replace them with larger homes that don't ft the established character of the neighborhood (See Policy L5). (pg. 37)
LU-5. Work with neighborhoods to modify zoning standards for new construction to be more consistent with neighborhood character in residential areas. (pg. 38)
B. Update zoning regulations to create more contextual standards for massing, materials, scale, and height.

1. The following should be considered for low residential places:

a. Reducing building coverage standards, including exemptions for garages if inconsistent with the established pattern in the neighborhood.

b. Reducing looming efects and encouraging side yards. Consider increasing side setbacks, or a combined minimum setback for both sides and a one side minimum to allow fexibility in meeting the increased standard.

c. Reducing the length of two-story side walls. Consider a maximum dimension for two-story walls before a change in plane or limit the percentage of a wall plane that can be at the minimum side setback.

d. Reducing the appearance of building scale and promoting compatible roof forms by considering the following:

i. Set a maximum dimension for a flat or low sloping roof to discourage out of character 3-story houses

ii. Modify bulk plane standards to encourage pitched roofs in neighborhoods where it is the traditional roof form.

iii. Modify bulk plane standards to provide limited exceptions for cross gables and dormers. This would provide an alternative to fat roofs and accommodate more floor area in a sloped roof form.

iv. Calibrate height and bulk plane standards to promote compatible heights for new construction in primarily 1 - 1.5 story areas.

v. Provide exemptions to building coverage and bulk plane standards for additions to older homes to discourage demolition (See Policy L4), for Accessory Dwelling Units, and for lots identified as appropriate for missing middle housing to encourage smaller, more affordable units. (See Policy L6).

Policy L6. Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations. (pg. 39)

A. Consistent with adopted citywide policies in Blueprint Denver, integrate missing middle housing with rules to preserve valued neighborhood characteristics and address unique issues in the East Area as follows:
1. Single unit areas should remain primarily single unit. (pg. 39)

2. Design requirements to ensure that new construction is compatible with unique setback, height and massing characteristics of East Area neighborhoods (see Policy L5). (pg. 39)

3. Regulations that discourage replacement of smaller homes with larger homes that may be less affordable. (pg. 39)

B. Create requirements to preserve older homes when integrating missing middle housing in the East Area as follows:

1. Criteria for building preservation that considers the age of the home and architectural features. (pg. 39)

2. Building preservation requirements consistent with rules in historic districts, with demolition restricted and design rules for additions and modifications. If a demolition occurs, the property loses the right to construct missing middle housing. (pg. 39)

C. Implement zoning changes to encourage missing middle housing at the citywide scale, not just in the East Area, as follows: (pg. 39)

1. A robust and inclusive community engagement process. (pg. 39)

2. Long term affordability for low income residents. (pg. 39)

3. Encouraging long term housing options rather than short-term rentals. (pg. 39)

4. Opportunities for homeownership. (pg. 39)

5. Tools, such as financial and technical assistance, that help existing East Area residents remain and invest in their properties. (pg. 39)

6. Addressing impacts to street parking. (pg. 39)

7.Except to allow ADUs, individual property owner rezonings are not appropriate. (pg. 39)
Policy L8. Preserve historic buildings in residential areas.

Affordable Housing

Policy E1. Stabilize residents at risk of involuntary displacement. (pg. 52)

Policy E2. Preserve existing affordability and housing quality. (pg. 52)

A. Preserve the affordability of naturally occurring affordable housing, particularly in areas vulnerable to displacement and close to transit, through new tools such as (pg. 52):

1. An incentive program for landlords that provide rehabilitation of small multi-unit properties and single unit homes in exchange for affordability commitments. (pg. 52)
Policy E3. Create new affordable housing with access to transit and amenities.

A. Ensure that the value of increased development potential is shared with the community through the provision of on-site affordable housing or other community benefits (see Policy L3). Tools to consider include:

1. Zoning incentives and other tools that require the construction of income-restricted housing as part of new development.

Policy E4. Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods. (pg. 54)

C. Integrate accessory dwelling units (ADUs) and missing middle housing in appropriate locations (See Policy L6) with strategies for

affordability and wealth-building for low- and moderate-income residents (pg. 54)

D. Expand housing options for non-traditional households, aging-in-place, co-housing, cooperatives, and group living. (pg. 54)

1. Support citywide efforts to revise city regulations to respond to the demands of Denver's unique and modern housing needs (see Blueprint Denver Policy LU-H 01). (pg. 54)

2. Make it easier for households to age within their neighborhoods through models such as senior/ assisted living, home-sharing, and co-housing. (See, Sunshine Home Care case study in side bar). (pg. 54)
E. Encourage more family-friendly development including larger unit sizes and family-supportive amenities (see Blueprint Denver Policy LU-H 07). (pg. 54)

Future Places

Low Residential Single-Unit:
This subcategory is recommended in areas where single-unit homes with accessory dwelling units are appropriate. Additional primary units would only be appropriate where they already exist or as determined through a future regulatory process to integrate missing middle housing in some locations (see Policy L6). (pg. 27)

Low Residential Two-Unit:
This subcategory is recommended in areas where both single- and two unit homes with accessory dwelling units are appropriate. Additional primary units would only be appropriate where they already exist or as determined through a future regulatory process to integrate missing middle housing in some locations (see Policy L6). (pg. 27)

Residential Low-medium Row House:
Areas where single-unit, two-unit, row house buildings and accessory dwelling units would be appropriate, and where small multi-unit buildings would only be appropriate as determined through a future regulatory process to integrate missing middle housing in some locations (see Policy L6). (pg. 27)

East Central Area Plan

Zoning and Regulations

Policy L4. Encourage renovations and additions instead of demolition in residential areas. (pg. 39)

A. Update regulations in residential zone districts to remove barriers to additions and renovations. The following should be considered (pg. 39):

1. Clarify regulations to ensure that the existing house is substantially preserved in exchange for greater flexibility (see Policy L5.B.2). (pg. 39)

2. Allow penetrations to the bulk plane standard for dormers and cross gables. (pg. 39)
3. Reduce the required separation between a garage and the main house to better enable rear additions. (pg. 39)

4. Reduce rear building setbacks to allow flexibility for rear additions. (pg. 39)

5. Allow building coverage exemptions for the full footprint of an accessory dwelling unit. (pg. 39)

B. Consider fees and new regulations that require the salvaging or reuse of building materials when homes of certain age are demolished. (pg. 39)

Policy L5. Encourage preserving buildings in Low Residential Places and expand missing middle housing options in neighborhoods. (pg. 39)

A. Consistent with adopted citywide policies in Blueprint Denver, integrate missing middle housing (see following page for definition) in Low Residential Places with rules to preserve valued neighborhood characteristics and address unique issues in the East Central area as follows (pg. 39):

1. Design requirements to ensure that new construction is compatible with unique setback, height and massing characteristics of East Central neighborhoods (see Policy L7). (pg. 39)

2. Discouraging replacement of smaller homes with larger homes that may be less affordable. (pg. 39)

3. Encouraging long term housing options rather than short-term rentals. (pg. 39)

4. Stormwater management, particularly in flood prone areas. (pg. 39)

5. Home ownership of units should be encouraged to help build equity and investment in the neighborhood. (pg. 39)

6. Tools, such as financial and technical assistance, that help existing East Central area residents remain and invest in their properties. (pg. 39)

7. Impacts to street parking should be addressed. (pg. 39)

8. Long term affordability for low income residents. (pg. 39)

B. In Low Residential Single Unit Places, create an incentive for preserving historically significant homes by allowing an additional primary dwelling unit if the existing home is preserved, as follows (pg. 39):

1. Prepare criteria for eligibility for an additional unit, considering the age of the home, architecture, and how much of the structure must be preserved. (pg. 39)

2. Engage Historic Denver and the Denver Landmark Preservation Commission in creating preservation criteria, rules for restricting demolitions, and appropriate modifications to structures. (pg. 39)

C. Implement adopted citywide policies in Blueprint Denver to diversify housing choice through expansion of accessory dwelling units (ADUs) throughout all residential areas while also addressing context-sensitive ADU design and removing barriers to ADU construction. (pg. 39)

1. ADUs should be allowed in all low residential forms, including duplex and rowhouse. (pg. 39)

2. Until a citywide ADU approach is complete, consider neighborhood-wide rezonings to allow ADUs. (pg. 39)

Policy L6. Retain the character of High, High-Medium, and Low-Medium Residential Places and facilitate compatible infill development. (pg. 42)

A. Promote preservation of historic and character defining single-unit, multi-unit, and mixed-use buildings. Consider individual landmarks, historic districts, or other tools as appropriate. (pg. 42)

1. Facilitate adaptive reuse of historic structures by allowing a broader range of uses, including compatible commercial uses, and appropriate additions. (pg. 42)

2. Facilitate the preservation of large single-unit structures by ensuring regulations do not prevent creating multiple units within the structure. (pg. 42)

D. Encourage more larger units (2+ bedrooms) in multiunit and mixed-use developments to accommodate a variety of household types and sizes. (pg. 42)

E. Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods. (See E11 for more detail.) (pg. 42)

Policy L7. Work with neighborhoods to modify zoning standards for new construction to be more consistent with neighborhood character in Low Residential Places. (pg. 43)

A. Update zoning regulations to create more contextual standards for massing, scale, and height, such as:

1. Reduce building coverage standards, including exemptions for garages if inconsistent with the established pattern in the neighborhood.

2. Increase side setbacks to reduce looming effects and encourage side yards. Consider a combined minimum for both sides and a one side minimum to allow greater flexibility.

3. Reduce the length of two-story side walls. Consider a maximum dimension for two-story walls before a change in plane is required or limit the percentage of wall plane that can be at the minimum side setback.

Affordable Housing

Policy E8. Stabilize residents at risk of involuntary displacement. (pg. 64)

Policy E9. Preserve existing affordability and housing quality. (pg. 64)
B. Preserve the affordability of naturally occuring affordable housing, particularly in areas vulnerable to displacement and close to transit, through existing tools and new tools such as (pg. 64):

1. An incentive program for landlords that provides rehabilitation of small multi-unit properties and homes in exchange for affordability commitments. (pg. 64)

2. Partnering with existing cooperatives and other organizations to assist tenants with acquiring and transforming housing into cooperative housing (Encouraging cooperatives also requires reducing barriers to shared living. See Policy E11). (pg. 64)

C. Retain and improve the quality of older housing through programs that help with upgrades to improve accessibility, energy efficiency, and rehabilitation. (pg. 64)

Policy E10. Create new affordable housing with access to transit and amenities. (pg. 65)

B. Ensure that the value of increased development potential is shared with the community through the provision of on-site affordable housing or other community benefits (see Policy L3). Appropriate tools include (pg. 65):

1. Zoning and other incentives that require the construction of income-restricted housing as part of new development. (pg. 65)

Policy E11. Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes throughout East Central. (pg. 66-67)

C. Encourage more family-friendly development, including larger unit sizes and family-supportive amenities (see Blueprint Denver Policy LU-H 07). (pg. 66)

D. Expand housing options for non-traditional households, aging-in-place, co-housing, cooperatives, and group living. (pg. 66)

E. Integrate accessory dwelling units (ADUs) and missing middle housing in appropriate locations (See Policy L5) with strategies for affordability and wealth-building for low- and moderate-income residents… (pg. 67)

Future Places

Low Residential Single Unit:
This subcategory is recommended in areas that have single-unit homes, but where two-unit homes would not be appropriate except in locations identified where an additional unit is allowed if the house is preserved (see Policy L5). (pg. 28)

Low Medium Residential Row House:
This subcategory includes single-unit and two-unit residential in a limited capacity as well as denser housing types such as row houses and small multi-unit buildings. The East Central Area Plan applies the "residential low-medium: row house" subcategory in areas where single-unit, two-unit, row house buildings and accessory dwelling units would be appropriate, but where small multi-unit buildings would not. (pg. 28)

• Primarily residential, with a mix of unit types (pg. 29-30)
• Single- and two-unit homes are interspersed with row houses (pg. 29-30)

Far Northeast Area Plan

The Far Northeast Area Plan states that single unit uses should be maintained where they currently exist and new housing should match the use, lot size, and development pattern of these areas (pg. 34). While the plan also includes a policy promoting residential forms that create housing choice, this policy does not mention the introduction of middle housing types, specify areas where new housing types should be allowed, or promote the integration of new housing forms into lower intensity residential neighborhoods (pg. 68).

Policies and Goals

Land Use Policy 1. Maintain the uses, development patterns and character of established residential areas.

• 1.1 - Promote the continued use of single-unit zoning on properties with existing single-unit homes and identified by this plan as residential low: single-unit. (pg. 34)

a. Match single-unit zoning to the prevailing lot sizes and other development patterns within the surrounding area. (pg. 34)

b. See Sections 3.1.4A and 3.2.4A for more details on existing development patterns for residential areas in Montbello and Gateway-Green Valley Ranch. (pg. 34)

• 1.2 - If standard zone districts are determined to be insufficient to promote the desired character and design quality, consider the need for additional regulatory tools. (pg. 34)

a. Use conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character. (pg. 34)

b. Use design overlays as targeted tools in developing or redeveloping areas that have a specific design vision as described by this plan. (pg. 34)

c. As needed, revise the zoning code to create more contextual bulk and scale requirements for primary and accessory structures in areas identified by this plan as residential low or residential low: single-unit. (pg. 34)
Land Use Policy 22. Promote citywide affordable housing programs in the Far Northeast. (pg. 67)

• 22.1. Support housing development funds, grant programs, public-private partnerships, community land trusts and other financial tools to acquire land for affordable housing development. (pg. 67)

a. Prioritize sites near employment centers, transit and multimodal networks. (pg. 67)

b. Prioritize mixed-use, mixed-income projects to incorporate services and amenities for low- and moderate-income households and families with fixed incomes. (pg. 67)

• 22.2. Use policy tools, regulatory tools, and action plans to prioritize affordable and mixed-income housing in the Far Northeast. (pg. 67)

a. Tools include, but are not limited to, the Denver Zoning Code, Blueprint Denver, Comprehensive Plan 2040, and Annual Housing Action Plans. (pg. 67)

b. Encourage standard Denver Zoning Code single-unit residential zone districts that utilize smaller minimum zone lot sizes to reduce costs associated with the acquisition of land in the development of affordable housing. (pg. 67)
Land Use Policy 24. Promote residential building forms, types and sizes that create housing diversity and choice, including Accessory Dwelling Units (ADUs). (pg. 67)

• 24.1. - Residential building forms should include townhomes, condominiums, urban and suburban homes, and new forms including modular, container, and "tiny homes," that emerge through market demand and technological innovations in housing development. (pg. 67)

• 24.2. - Evaluate rezonings on their ability to create housing affordability through increased density and building form diversity, (including Accessory Dwelling Units) along with the rezoning criteria required by the Denver Zoning Code. (pg. 67)

• 24.3. - Accessory Dwelling Units should be a permitted building form and use in all residential zone districts throughout the Far Northeast. ADUs should be developed in accordance with building form, use and siting requirements outlined in the Denver Zoning Code. (pg. 67)

• 24.4. - Income restricted and subsidized ADU development should be permitted in the Far Northeast. Programs should be promoted to help residents build affordable ADUs for income generation to avoid involuntary displacement, or to assist in the care of family and relatives. (pg. 67)

• 24.5. - Develop and enforce regulatory tools that require affordable units to be built on-site. Phased housing developments should include affordable housing mixed within and throughout each phase. Clustering affordable housing units in single buildings or single homogeneous areas should be discouraged. (pg. 67)

Future Places

Residential Low Single Unit Residential Low: Single-Unit Blueprint Denver defines “residential low” as including both single-unit and two-unit residential types. The “residential low: single-unit” subcategory is mapped in Far Northeast in areas that have single-unit homes, but where two-unit homes would not be appropriate. Because it is a subcategory, where this plan references low residential areas, that guidance should also bepresumed to apply to identified single-unit areas. (pg. 34)

Residential Low Medium Rowhouse: Blueprint Denver defines “residential low-medium” as including single-unit and two-unit residential in a limited capacity as well as denser housing types such as rowhouses and small multi-unit buildings. The Far Northeast Area Plan uses the “residential low-medium” place category in areas where the full range of identified residential types would be appropriate. The Far Northeast Area Plan applies the “residential low-medium: rowhouse” subcategory in areas where single-unit, two-unit, rowhouse buildings and accessory dwelling units would be appropriate, but where small multi-unit buildings would not. (pg. 34)

Near Northwest Area Plan

Housing Design and Types

L8. Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, encourage retaining, rather than demolishing, existing older homes to maintain character and promote natural affordability within low residential places. (pg. 50)

A. Encourage renovations and additions, especially for areas identified as “potentially historic,” by allowing additional flexibility in zoning regulations. Consider the following (pg. 50):

1. Allow for penetrations to bulk plane for dormers and cross gables to accommodate second story additions. (pg. 50)

2. Reduce required separation between a garage and main house to accommodate rear additions. (pg. 50)

3. Increase lot coverage if an existing structure is retained. (pg. 50)

4. Reduce rear setbacks to allow flexibility for rear additions. (pg. 50)

B. Explore a demolition ordinance and fees for certain areas or buildings of a certain age to deter demolition in neighborhoods. If demolition is pursued, require the salvaging or reuse of a certain percentage and/or type of building materials. (pg. 50)

C. Promote the upkeep and rehabilitation of existing buildings, including older apartment buildings, by connecting residents and landlords, especially those vulnerable to displacement, to resources to improve or update their homes (See Policy H3). (pg. 50)

L9. Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, ensure that new housing and additions are more consistent with traditional neighborhood scale and characteristics, and promote affordability in low and low-medium places. (pg. 51)

A. Residential Low – Encourage new single-unit homes to be more consistent with the scale of the neighborhood and limit scrapes in the Chaffee Park neighborhood by promoting additions that are compatible with the neighborhood character. Update zoning regulations that consider the following (pg. 51):

1. Reductions to the building lot coverage standard to ensure new homes and additions are similarly sized to the existing neighborhoods. (pg. 51)

2. Reductions in height and adjustments to bulk plane standards to promote more compatible scale and massing. (pg. 51)

3. Additional form standards to encourage key features consistent with the neighborhood, such as a maximum roof pitch to encourage low-sloping roofs to match existing roof forms in the neighborhood. (pg. 51)

B. Residential Low - Encourage more compatible building forms that fit in with the traditional neighborhood character and remove barriers on small and unique lots. Update zoning regulations for two-unit zone districts (TU) that consider the following (pg. 51):

1. Promote more compatible infill by incentivizing use of the tandem house building form. This will promote an appearance from the street of a single unit structure, even though additional attached or detached units may be located to the rear where they are less visible from the street. Consider increasing lot coverage, flexibility in building length, and increasing rear bulk plane to incentivize tandem homes. (pg. 51)

2. Modify standards to allow duplexes and tandem homes to be built on 25-foot-wide lots. There are multiple lots (primarily in Highland) that are zoned two-unit but restricted to a single-unit home because of minimum lot width restrictions. (pg. 51)

3. Incorporate missing middle housing for carriage lots (land surrounded by alleys in the center of a block and limited to only ADUs). (See Policy L10.D for more details) (pg. 51)

C. Residential Low-Medium – Encourage desired design outcomes within Low-Medium places that are compatible with the neighborhood. (pg. 51)

1. Encourage design elements that will limit flat facades and create more visual interest along the ground floor of residential buildings, while balancing residential privacy. Update zoning regulations that consider the following (pg. 51):

a. Requiring private open spaces (e.g., porches, stoops) fronting along the street and other design elements to help provide a transition from public and private space. (pg. 51)

b. Increasing front setbacks to allow room for additional landscaping and ability to include stoops and porches. (pg. 51)

c. Requiring variation in massing and setbacks, particularly for larger multi-unit buildings, to create visual interest in new buildings. (pg. 51)

2. Create an Urban Context Multi-Unit 3 story district that considers siting, scale and design elements mentioned above. (pg. 51)

D. Residential Low-Medium - 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 and other sources. Until these policies are in place, limit rezonings that would result in the demolition of existing homes. (pg. 51)

Policy L10. Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, expand missing middle housing options while incentivizing preservation and promoting affordability within Low Residential places. (pg. 55)

A. Preservation Bonus: Expand housing options while encouraging preservation in areas that are not currently protected, but identified as “potentially historic,” by allowing one additional primary dwelling unit if the existing structure is preserved. (pg. 55)

1. The majority of the structure and architectural character should be preserved to qualify. (pg. 55)

2. This may require modifications to standards, such as lot coverage, to make feasible. Along with ongoing citywide efforts for similar incentives, study the necessary requirements and allowances (See Policy L8) (pg. 55)

B. Affordability Priority Areas: Develop programs and regulations to incentivize and facilitate creation of affordable units, manage the affordable units, and reduce displacement. (pg. 55)

1. When these programs are in place: 1) Allow new missing middle housing forms (See Policy L10.D) in low residential places on carriage blocks and along key transit corridors under the program conditions to ensure affordability and prevent involuntary displacement; and 2) Allow one additional primary unit in other low residential places. (pg. 55)

2. Pair these policies with others intended to help residents stay in their existing homes (See Policies H2 and H3) and opportunities for wealth-building (see Policy H1). This

may include partnerships with non-profits to offer low-interest financing and subsidies to make the incentive more financially viable for residents. (pg. 55)

C. Traditional Missing Middle Housing: Preserve the natural affordability, density, and historic character of older, traditional missing middle housing. (pg. 55)

1. Support the preservation of these naturally occurring affordable housing units by leveraging new and existing tools (See Policy H2.B). (pg. 55)

2. Consider requirements for any demolition and redevelopment of these homes to provide the same number of units that existed in the original structure with equal or greater bedroom count and ensure that some of these units are income restricted. (pg. 55)

D. New Missing Middle Housing Opportunities: Allow the construction of new "missing middle" housing options on carriage blocks and key transit corridors. Encourage long-term affordability and ensure that the design and scale of new construction is consistent with existing neighborhood characteristics and reflective of older, traditional missing middle housing in the neighborhoods. (pg. 55)

1. Develop new missing middle housing building forms that allow for more units within a single structure but limit its overall size and scale. This may include reductions in height and bulk plane standards. Allowable building forms should include duplexes and tandem homes (where not already allowed), and triplex/multiplex. Cottage court (garden court) homes are also appropriate for longer lots that are located in the middle of carriage blocks. (pg. 55)

a. Evaluate and address potential barriers within the building code that would limit these missing middle housing building forms. (pg. 55)

b. For Carriage Lots (see sidebar on following page for description), work with the community to identify appropriate building forms and develop/revise context-sensitive standards for carriage lots to address concerns related to their configuration, including neighborhood compatibility and life safety concerns. (pg. 55)

2. Consider additional policies to reduce the size of units while encouraging multi-bedroom units for families, and incentivize affordability (e.g., density incentives) to promote affordability and reduce displacement pressures. (pg. 55)

3. Modify the SU/TU zone district or create a new zone district to implement these new missing middle housing building forms and standards that promote affordability. (pg. 56)

E. Where key transit corridors overlap with potentially historic areas, prioritize the preservation of the existing homes. Where affordability priority and preservation bonus areas overlap, develop standards that balance and help achieve both goals. (pg. 56)

F. Special consideration should be given to compatibility and design where additional design guidance applies, such as Conservation Overlays within the Highland and Sunnyside neighborhoods. (pg. 56)

G. Use these recommendations to provide guidance for future citywide projects to implement Blueprint Denver missing middle goals. Citywide policies may add additional missing middle options in Near Northwest not contemplated by these recommendations. (pg. 56)

Affordable Housing and Wealth Building

H1. Support wealth building and increase the development of new for rent and for sale affordable housing and housing diversity, particularly in areas near transit, services, and amenities to support households of different sizes, ages, and incomes in all neighborhoods. (pg. 63)

A. Support policy, standards, projects, and programs that build and increase the supply of affordable housing to ensure that it meets the community needs: (pg. 63)

1. Housing that is affordable to households earning very low, low, and moderate incomes, consistent with adopted city policy. (pg. 63)

2. Permanent Supportive Housing to provide stability for our lowest income and most vulnerable residents. (pg. 63)

Housing options designed to accommodate a range of households, including families, multigenerational living, aging in place, residents with disabilities, and residents needing supportive services. (pg. 63)

3. Affordable housing that will remain affordable for the long-term (99 years), consistent with city policy. (pg. 63)

4. Affordable housing options that are of equal quality to and compatible with unrestricted market-rate housing in the area. (pg. 63)

B. Increase access to homeownership for low- and moderate-income renters by implementing citywide programs and working with partners to create new pilot programs that: (pg. 63)

1. Support existing and creating new programs intended to help make homeownership more attainable for residents who desire homeownership including middle income and income-restricted renters. (pg. 63)

2. Help residents prepare to become homeowners through programs such as targeted homebuyer counseling courses that integrate financial coaching and education with assistance with down payment and low interest financing. (pg. 63)

F. Continue to incentivize the development of affordable housing and improving the process for constructing affordable housing. (pg. 63)

1. Assess barriers within the development review process for small-scale affordable housing and propose solutions that enable smaller projects. Consider waiving the site development plan requirement for projects with 3-4 units. (pg. 63)

G. Promote small-scale housing cooperatives by reducing zoning barriers and exploring additional tools to allow for multiple individuals to share ownership and residency of homes. (pg. 63)

Policy H2. Preserve existing affordability and improve housing quality. (pg. 64)

A. Preserve existing income-restricted affordable properties by (pg. 64):

1. Extend expiring affordability covenants through strategies and incentives such as working with potential purchasers to extend affordability through long-term commitments, and enhancing maintenance, and support for tenants. (pg. 64)

2. Exploring partnerships (i.e., non-profits and foundations) to work with owners of existing income-restricted properties to encourage retention and extension of affordability covenants and, where needed, to encourage resale to qualified buyers. (pg. 64)

3. Study and develop strategies to ensure no net loss of existing income-restricted housing through demolition, conversion, or renovation. (pg. 64)

B. Preserve naturally occurring affordable housing, particularly in areas close to transit and in areas vulnerable to displacement, through existing and new tools such as: (pg. 64)

1. Incentive programs for owners and landlords that provide financing for rehabilitation of small multi-unit properties and single unit homes in exchange for affordability commitments (i.e., long-term deed restrictions). (pg. 64)

2. Create programs tailored to support small, local and "legacy" landlords, including business resources (financial, legal, tax counseling, management) as well as grants to maintain and modernize buildings without creating displacement. (pg. 64)

3. Partnering with existing cooperatives and other community-based organizations to assist tenants with acquiring and transforming housing into cooperative housing. (pg. 64)

4. Partnerships between the City, land trusts, non-profit organizations, and residents to develop new financial and/or regulatory tools. (pg. 64)

5. Increased entitlement such as allowing additional units in exchange for affordability commitment and preservation of existing structures (See Policy L10). (pg. 64)

C. Retain and improve the quality of older homes through programs that help with upgrades to improve accessibility, energy

efficiency, comfort and safety. (pg. 64)
H3. Stabilize residents at risk of involuntary displacement. (pg. 65)

C. Allow residents displaced from or at risk of being displaced from NNW planning area have priority application for newly developed affordable rental units, provided that a prioritization policy is approved by City Council. Pair with affirmative marketing to provide education, tools, and resources to existing residents. (pg. 65)
E. Integrate resources and strategies to address equity considerations and mitigate involuntary displacement of residents with the implementation of major city investments and projects, including regulatory changes, rezonings, and transportation infrastructure improvements. Prioritize incentives or requirements for affordable housing and targeted engagement to connect vulnerable residents with resources. (pg. 65)

GUIDANCE FOR MISSING MIDDLE HOUSING

Missing middle housing policies in the plan are intended to create new housing opportunities for residents that ensure long-term affordability, reduce involuntary displacement, and improve design. This will require various policies and programs from the housing and land use sections to work together to advance these goals. Key concepts include (pg. 53):

Stabilize

Stabilize existing residents through various programs and services, including strategies to create more wealth-building and homeownership opportunities (e.g., community land trusts, programs to help residents stay in their homes). See Policies H1, H2, and H3. (pg. 53):

Control and Add

Control for outcomes that align with community values for promoting preservation, better design, and affordability - and once those controls are in place, add new housing in key opportunity areas. These strategies include promoting renovations/ additions over demolition, encouraging smaller unit sizes, and promoting affordable units. See Policies L8, L9, and L10. Key concepts in L9 and L10 include (pg. 53):

Preservation Bonus – Incentivize preservation of existing primary structures in areas within Low Residential places that have been identified as “potentially historic” by allowing an additional primary dwelling unit (than what current zoning allows) if the existing structure is preserved. (pg. 53):

Traditional Missing Middle Housing – Protect existing buildings and/or densities in areas that include traditional missing middle housing types that provide existing housing diversity and naturally occurring affordable units.

Affordability Priority – Develop programs and regulations to incentivize and facilitate creation of affordable units, manage the affordable units, and reduce displacement. (pg. 53):

New Missing Middle Housing Opportunities

- Allow newer forms of missing middle housing within carriage blocks and along key transit corridors that are compatible in scale and design with existing neighborhood characteristics. Prioritize the construction of affordable housing within affordability priority areas as well as encouraging a mix of smaller unit sizes and multi-bedroom units for families. (pg. 53):

Near Southeast Area Plan

Land Use and Built Form

Policy 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. (pg. 50)

A. Provide a variety of housing options in Residential High, High-Medium and Low-Medium places. See Housing and Economy policies, p. 67. (pg. 50)

1. Promote affordability and mixed-income housing development in Near Southeast through a variety of tools. See Housing and Economy section, p. 67. (pg. 50)

a. Explore partnerships with community land trusts and other community partners to develop missing middle housing types that include on-site affordable (income restricted) units. (pg. 50)

b. Connect residents to programs to mitigate involuntary displacement in neighborhoods and provide options for people who are displaced to find new housing in the same area. 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 and other sources (see Housing and Economy Policy HE-2, p. 73). (pg. 50)

2. Encourage the construction of housing of varying sizes and types, including larger options for families, options for seniors and for-sale options at many price points. Prioritize funding for and explore programs to incentivize the creation of desired housing types in Near Southeast. (pg. 50)

3. In Residential Low-Medium places with three story maximum height recommendations, appropriate building forms include everything from duplexes, triplexes and 4-plexes to townhomes, rowhomes, small apartment buildings and garden courts. (pg. 50)

4. In Residential Low-Medium places with 2.5 story maximum height recommendations, appropriate housing types include duplexes, triplexes, 4-plexes and townhomes. (pg. 50)

5. Explore allowing expanded live-work opportunities in Residential High, High-Medium and Low-Medium places. (pg. 50)

B. New residential design in Residential High/ High-Medium/ Low-Medium - Improve the design and compatibility of development in Residential High, High-Medium and Low Medium places. (pg. 50)

1. Update zoning and design requirements to ensure compatibility of new housing development with surrounding areas. Consider modifications to height, bulk, setback, and open space requirements to fit with the existing character of Near Southeast. (pg. 50)

a Incorporate materials and design characteristics that reflect the surrounding neighborhoods. (pg. 51)

b. Require variation in massing and setbacks to create visual interest in new buildings. (pg. 51)

c. Limit the overall length of buildings to improve pedestrian circulation between buildings. (pg. 51)

d. Require or incentivize increased measures, such as mass reduction, upper story setbacks and height step downs, to promote compatibility with existing development and surrounding areas through zoning or design standards and guidelines. (pg. 51)

e. Require articulation patterns and materials to continue along all sides of buildings to avoid large expanses of uninterrupted facades, especially on the back side of tall buildings which can be seen from adjacent lower scale areas. (pg. 51)

f. Consider placement and screening of parking lots and structures as they relate to adjacent residential areas. (pg. 51)

2. Introduce missing middle housing types in designated places adjacent to corridors, creating transition areas that scale down intensity from corridors into surrounding residential neighborhoods. Limit rezonings in newly designated places until design requirements have been updated as described above. (pg. 51)

3. Support designs that incorporate similar material, architectural style and aesthetics of surrounding residential contexts using appropriate tools. (pg. 51)

4. Design landscape and streetscape areas to accommodate increased use from adjacent multi-unit residential development. (pg. 51)

C. Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, encourage preservation and adaptive reuse of residential buildings

in Residential High, High-Medium and Low-Medium places. (pg. 51)

1. Remove barriers to reuse by providing flexibility in change-of-use requirements and helping property owners through the review process. Allow adaptive reuse for properties by permitting compatible alternative uses when a building is preserved. (pg. 51)

2. Support renovations and maintenance by connecting property owners to city and other programs that provide financial and other assistance to continue existing uses or allow new appropriate uses. (pg. 51)

3. Encourage affordability and limit involuntary displacement by connecting residents to programs and supporting the maintenance of naturally occurring affordable housing units. (pg. 51)

4. Support improving energy and water efficiency by connecting property owners to government, utility, and third party programs and incentives to help make building, site and landscape upgrades. (pg. 51)

5. Support preservation and rehabilitation of significant buildings by working with property owners to apply appropriate preservation and design tools. (pg. 51)

Policy 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. (pg. 56)

A. 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. (pg. 56)

a. Update zoning regulations to create more contextual standards for massing, scale and building placement for additions and new builds. The following should be considered and studied in greater detail (pg. 56):

a. Reductions to the building lot coverage standard to ensure new homes and additions are similarly sized to the existing neighborhood and adjustments to side setback standards to promote more gradual transitions through sensitive building locations. (pg. 56)

b. Reductions in height and adjustments to bulk plane standards to promote more compatible scale and massing. (pg. 56)

c. Additional form standards to reduce the appearance of building mass and to promote architectural features (e.g., roof pitch) that are unique to a neighborhood and/or desired by residents. (pg. 56)

3. Allow larger lots in Residential Low areas to split into two lots to increase housing supply. (pg. 56)

a. In areas with minimum zone lot sizes of 6,000 square feet, allow zone lots larger than 9,000 square feet to split. Create a new single-unit zone district in the suburban context with a minimum lot size of 4,500 square feet to facilitate this. Zone lots smaller than 9,000 square feet in these areas should maintain the 6,000 square foot minimum size. (pg. 56)

b. In areas with minimum zone lot sizes of 9,000 square feet, allow zone lots larger than 12,000 square feet to split. The minimum zone lot size for these properties should be 6,000 square feet. Zone lots smaller than 12,000 square feet in these areas should maintain the 9,000 square foot minimum size. (pg. 56)

c. Ensure newly created lots have appropriate regulations so new structures are compatible with the surrounding area with regard to height, setbacks and lot coverage as described in this strategy. Do not allow lot splits until appropriate regulations are in place. (pg. 57)

d. Lots that are split should not be eligible for duplexes, even if they otherwise meet the requirements. ADUs should be allowed on newly split lots. (pg. 57)

e. Consider adjustments to lot dimension requirements to facilitate preserving existing structures when lots are split. (pg. 57)

B. Preservation in Residential Low - 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. (pg. 57)

1. Prioritize preservation by pursuing appropriate tools, such as landmark districts, individual landmarking, conservation overlays and incentives. Preservation priority areas are those that have been identified by Discover Denver recommendations, historic context recommendations and community input as potentially having historic significance, though other areas should not be excluded from consideration for preservation. (pg. 57)

a. Use appropriate tools, such as zoning text amendments and conservation overlays, to achieve design goals for Residential Low places, such as adjusting building massing and scale. (pg. 57)

b. Support requests for landmark districts or individual designations for historically, architecturally or culturally significant structures or districts. (pg. 57)

c. See neighborhood sections, p. 167, for additional details on neighborhood character and design. (pg. 57)

5. Encourage preservation of existing housing by reducing incentives for demolition through improved design standards and providing more new housing options in desired locations in Near Southeast. See Strategy A, p. 56. (pg. 57)
a. Calibrate lot coverage, height and bulk plane standards to incentivize preservation of existing houses. (pg. 57)

b. Consider regulations that would reduce the overall mass allowed for a completely new structure when an existing house has been demolished and would allow an increase in lot coverage, height or bulk when a house is preserved and specific design criteria are met. (pg. 57)

C. Prevent involuntary displacement and promote affordability in affordability priority areas by connecting residents to programs (see Housing and Economy section, p. 67) and using incentives to maintain affordability. (pg. 57)

Policy LU-8. Provide additional housing options, promote preservation and prevent involuntary displacement in Residential Low places by allowing duplexes in appropriate locations and under appropriate conditions and by allowing accessory dwelling units. (pg. 59)

A. Missing middle in Residential Low - Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, expand missing middle housing options within Residential Low places by allowing duplexes in appropriate places and in ways that promote affordability and preservation and prevent involuntary displacement. (pg. 59)

1. Single-unit areas should remain primarily single-unit with options for more housing types allowed with appropriate provisions addressing design, preservation, displacement and affordability in place. (pg. 59)

2. Ensure missing middle housing additions are consistent with the design character of neighborhoods. (pg. 59)

a. Missing middle options in Residential Low places should be consistent with the design goals for Residential Low places. Implement regulations to ensure compatibility of design and adequacy of infrastructure before approving rezonings to allow duplexes (see Policies LU-1, p. 40, and LU-6, p. 50). (pg. 59)

b. Create an S-TU zone district to allow duplexes in more areas within the Suburban context. The S-TU zone district should be consistent with the design goals of Residential Low places but allow two primary units in structures compatible with existing single-unit areas. Special consideration should be given to compatibility where additional design guidance applies, such as the CO-5 Krisana Park Conservation Overlay. Rezonings to the S-TU zone district should be allowed only with the implementation of the design, affordability, and preservation recommendations of this plan. (pg. 59)

c. In preservation + duplex areas, allow properties to add one additional unit if the existing structure is preserved. Develop programs and regulations to ensure compatibility of design, effectiveness of

preservation and adequacy of infrastructure. The majority of the structure should be preserved to qualify. (pg. 59)

d. Use these recommendations to provide guidance for future citywide projects to implement Blueprint Denver missing middle goals. Citywide policies may add additional missing middle options in Near Southeast not contemplated by these recommendations. (pg. 59)

3. Promote affordability of low residential housing and prevent involuntary displacement. (pg. 59)

a. In affordability + duplex areas, develop programs and regulations to incentivize and facilitate creation of affordable units, manage the affordable units, reduce displacement, promote compatibility of design and ensure adequacy of infrastructure. When these programs are in place, allow properties to add one additional primary unit under the program conditions to ensure affordability and prevent involuntary displacement (See Policies LU-1, p. 40, and LU-6, p. 50). (pg. 59)

b. Consider additional policies to encourage preservation of existing structures or reduce the size of units to reduce displacement pressures. Pair these policies with others intended to help residents stay in their existing homes (see Housing and Economy Policy HE-3, p. 74). (pg. 59)

4. Allow duplexes in areas with adequate infrastructure. In preservation + duplex and affordability + duplex areas, allow duplexes only if goals of those areas are met. In duplex general areas, implement regulations to ensure compatibility of design and adequacy of infrastructure before approving rezonings to allow duplexes (see Policies LU-1, p. 40 and LU-6, p. 50). (pg. 59)

A. Utilize pilot programs in specific areas to ensure new policies achieve plan goals and limit unintended consequences before applying them to larger areas. (pg. 59)

5. Encourage a variety of housing sizes and types in Residential Low areas, including options for families and seniors. (pg. 59)

Policies for Residential Low

Traditional Residential.
Areas that are not appropriate for individual rezonings to allow duplexes but may accommodate missing middle options following citywide missing middle implementation (pg. 52)

Affordability Priority

Areas where policies should be implemented to promote affordability, reduce scrapes and prevent displacement. Based on Vulnerability to Displacement equity scores and ratio of structure value to land value. (pg. 52)

Preservation Priority

Areas where preservation tools, such as landmark districts and conservation overlays, should be considered. The areas identified on the map are based on Discover Denver recommendations, historic context recommendations, and community input. For example, Krisana Park has a conservation district overlay to help retain its historic character. (pg. 52)

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. (pg. 52)

Duplex Concepts

Duplex General.

Allow duplexes, tandem houses and live-work units of compatible scale and design in areas with adequate infrastructure. Rezoning should be found consistent with this plan only after the regulatory framework is in place to achieve design goals. (pg. 55)

Affordability + Duplex.

These areas can convert to a duplex when Affordability Priorities are met and programs are implemented to promote affordability and reduce involuntary displacement. Rezoning should be found consistent with this plan only after the regulatory framework is in place to achieve design and affordability goals. (pg. 55)

Preservation + Duplex.

These areas can convert to a duplex when Preservation Priorities are met and the existing structure is preserved as an additional unit is added. Rezoning should be found consistent with this plan only after the regulatory framework is in place to achieve design and preservation goals. (pg. 55)

In Low-Medium Residential places, the plan calls for expanding the types of middle housing forms that can be built and maps the Low-Medium future place in new locations along significant corridors. However, it states that rezonings are not appropriate until design recommendations have been implemented. The plan also distinguishes what type of building forms are appropriate based on the allowed height. In areas with three story maximum height recommendations, appropriate building forms include duplexes, triplexes, fourplexes, townhomes, rowhomes, small apartment buildings, and garden courts. In areas with 2.5 story maximum height recommendations, housing types should be limited to duplexes, triplexes, 4-plexes, and townhomes (pg. 50). Despite specific guidance provided by the plan, it also acknowledges that citywide policies may add additional middle housing options in Near Southeast not contemplated by these recommendations (pg. 59).

Affordable and Quality Housing

Policy HE-2. Prioritize new affordable housing and increase housing diversity - particularly in areas near transit, services and amenities to support households of different sizes, ages and incomes in all neighborhoods. (pg. 73)

A. Ensure affordable housing meets community needs, including (pg. 73):

1. Housing that is affordable to households earning very low, low and moderate incomes, consistent with adopted city policy. (pg. 73)

2. Permanent Supportive Housing to provide stability for our lowest income and most vulnerable residents. (pg. 73)

3. Housing options designed to accommodate a range of households, including families, multigenerational living, aging in place, residents with disabilities and residents needing supportive services. (pg. 73)

4. Affordable housing that will remain affordable for the long-term (99 years), consistent with city policy. (pg. 73)

5. Affordable housing options that are of equal quality to and indistinguishable from unrestricted market-rate housing in the area. (pg. 73)

F. Encourage additional building forms that are currently limited or not used within Near Southeast, such as small multi-unit, duplexes, additions to existing structures, missing middle housing and ADUs, in Low-Medium and Residential Low areas (See L-6 through L-8, p. 50-59). (pg. 73)

G. Continue to support the city in incentivizing the development of affordable housing and improving the process for constructing affordable housing (See Land Use & Built Form Policy LU-2, p. 44). Tools to consider include (pg. 73):

1. Parking, zoning and monetary incentives, such as those included in the Expanding Housing Affordability policy. (pg. 73)

2. Encouraging design alternatives to incorporate neighborhood context into new development or remodels and encouraging developers to participate in community engagement and feedback. (pg. 73)

West Area Plan

Housing Options/Design & Landmark Preservation

Policy L5. Expand housing options within Low Residential places. (pg. 184)

A. Expand “missing middle” housing in targeted locations. The following should be considered (pg. 184):

1. Allow low-medium “missing middle” housing (e.g., duplex, fourplex) on corner lots and/or near transit, parks/open spaces, gulches,

and schools. Greater allowances should be considered when one or more units provide long-term affordability. (pg. 184)

2. Encourage family-friendly housing with larger units, more bedrooms, and family-supportive amenities (see Blueprint Denver Policy LU-H 07 and West Plan Policy"E5"). (pg. 184)

C. Support community partner programs and efforts to create more affordable housing options within low residential neighborhoods (see Policy E3 (P. 211)). (pg. 184)

Policy L5. Encourage retaining, rather than demolishing, existing older homes to promote natural affordability within Low Residential places. (pg. 186)

A. Incentivize the preservation of an existing home or structure by allowing an additional primary dwelling unit (attached or detached) when the existing home is preserved and maintained. The following should be considered (pg. 186):

1. Age of the home. (pg. 186)

2. Historic or cultural significance of the home. (pg. 186)

3. How much of the home must be preserved. (pg. 186)

B. Update regulations in residential zone districts to remove barriers to additions and renovations to existing homes. The following should be considered (pg. 186):

1. Limited penetrations to the bulk plane standard for architectural features that are consistent with the neighborhood. (pg. 186)

2. Reduction of the required separation between the garage and the main house to enable rear additions.

3. Reduction of rear building setbacks to enable rear additions. (pg. 186)

4. Exemption of detached accessory dwelling units from maximum building coverage requirements to enable adding detached structures to the rear when maintaining the existing primary structure. (pg. 186)

D. Reduce maximum massing, scale, and building coverage to reduce incentives to demolish existing homes and replace them with larger homes that are not consistent with the scale or compatibility of existing homes in neighborhoods. (pg. 186)

E. Pursue historic preservation strategies (see Policy "L8") and other tools such as Conservation Overlays to preserve key features of existing historic buildings on a neighborhood-wide scale. (pg. 186)

Policy L5. Work with neighborhoods within low and low medium residential areas composed primarily of singleunit, duplex, and row house structures to ensure that zoning tools help new construction fit into the neighborhood and meet the needs of all residents. (pg. 187)

A. Consider the use of regulatory design quality tools, such as conservation overlays and universal design standards. Further studies are needed to help identify and prioritize where these design quality tools may be most appropriate, and to determine community design values and input regarding residential design quality and desired building form characteristics. (pg. 187)

B. Update zoning regulations to create more contextual standards for massing, materials, scale, and height. The following should be considered and studied in greater detail (pg. 187):

1. Adjustments to the building lot coverage standard to ensure compatibility with existing neighborhood patterns and side setback standards to promote more gradual transitions in height, size and scale. (pg. 187)

2. Adjustments to the height and bulk plane standards to promote more compatible scale and massing. (pg. 187)

3. Additional form standards to reduce the appearance of building scale and incentives to promote architectural features (e.g., front porches) that are unique to a neighborhood and/or desired by residents. (pg. 187)

C. Explore how to include universal, accessible design principles and visitability standards in new development projects. Universal design is the design and production of buildings and products that promote equal opportunity for use by individuals, whether or not they have a disability. Visitability is a movement to change construction standards so that new housing is designed to allow people with mobility impairments to live in units and visit others. (pg. 187)

1. Consider incorporating universal design standards into the Denver Zoning Code. (pg. 187)

2. Consider incorporating visitability standards into the Denver Zoning Code. (pg. 187)
D. To fully realize the vision for Residential Low Medium areas, create new 3 story residential zone districts for the Urban and Urban Edge contexts. (pg. 187)

1. The new districts should address how to properly incorporate low to mid-scale multiunit residential building forms alongside single-unit and two-unit building forms. (pg. 187)

2. Until such time that the new 3 story districts are created, 2.5 story zoning is appropriate in low-medium residential places. (pg. 187)

Housing Affordability

Policy E1. Preserve existing housing affordability and housing quality. (pg. 211)

B. Preserve naturally occurring affordable housing, particularly in areas close to transit and in areas vulnerable to displacement, through existing and new tools such as (pg. 211):

1. Incentive programs for owners and landlords that provide financing for rehabilitation of small multi-unit properties and homes in exchange for affordability commitments. (pg. 211)

2. Partnering with existing cooperatives and other community based organizations to assist tenants with acquiring and transforming housing into cooperative housing. (pg. 211)

3. Partnerships between the city, land trusts, non-profit organizations, and residents to develop new financial and/or regulatory tools. (pg. 211)

C. Retain and improve the quality of housing through programs that encourage upgrades and improvements for increased accessibility, energy efficiency, maintenance, and rehabilitation. (pg. 211)

Policy E2. Explore strategies so affordable housing is available everywhere by implementing approaches that promote a diversity of affordable housing options within all neighborhoods and new development. (pg. 212)

A. Ensure the value of increased development potential is shared within communities through the provision of on-site affordable housing, a diversity of housing types, and elements that promote complete neighborhoods (see Policy "L3"). Appropriate tools include (pg. 212):

1. Mandatory affordable housing programs and affordable housing zoning incentives including Expanding Housing Affordability (EHA) or future efforts. (pg. 212)

B. Prioritize new affordable housing and increase housing diversity within lower-scale residential neighborhoods that are more context-sensitive. Introduce residents to programs such as the West Denver Renaissance Collaborative's West Denver Single Family Plus program, ADU Pilot program, Stay-in-Place programs, land trusts, and land banking programs (see Policy "L5"). (pg. 212)

F. Strive to provide means so new housing meets community needs, including (pg. 212):

1. Affordable to households earning very low, low, and moderate incomes, consistent with adopted city policies. (pg. 212)

2. Addressing the shortage of units affordable to very low-income households that are either currently living in the plan area or have been involuntary displaced due to rising housing costs. (pg. 212)

3. Housing designed to accommodate a range of households, including families, multigenerational living, aging in place, seniors, residents with disabilities, and residents needing supportive services. (pg. 212)

4. Providing a diversity of housing types and opportunities for renters to move into homeownership. (pg. 212)

Policy E3. Expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods. (pg. 213)

C. Expand housing options for non-traditional households to support aging-in-place, co-housing, cooperatives, and group living.
1. Support citywide efforts to revise regulations in response to the demands of Denver's unique and modern housing needs (see Blueprint Denver Policy LU-H 01). (pg. 213)

2. Enable residents to age in place within their neighborhoods through models such as senior/assisted living, home-sharing, and cohousing. (pg. 213)

3. Explore regulatory tools that encourage cooperative living arrangements where residents reduce costs through shared living and/or ownership models. (pg. 213)

D. Encourage family-sized units (2-3 bedrooms) and family-supportive amenities in residential developments (see Blueprint Denver Policy LU-H 07).

1. Family-sized units should be located close to family-friendly facilities and amenities such as schools, parks, public open spaces, trails, and recreation centers.

2. Work with community partners, affordable housing developers, and community land trusts to identify opportunity sites for affordable, family-friendly housing. Develop partnerships and affordable housing pilot programs that can be refined over time to expand affordable family housing options throughout the West Area.
Policy E.10. Stabilize residents at risk of involuntary displacement. (pg. 224)

C. Integrate resources and strategies to address equity considerations and mitigate involuntary displacement of residents with the implementation of major city investments and projects, including regulatory changes, largescale rezonings, and transportation infrastructure improvements. Strategies include incentives or requirements for affordable housing and targeted engagement to connect vulnerable residents and business owners with available resources. (pg. 224)

Neighborhood Planning Initiative (In Progress)

Southwest Area Plan

Land Use and Built Form

Policy L2. High-quality, well-maintained housing that meets the needs of the community should be in adequate supply in Southwest. (pg. 38)

A. More housing should be made available through new construction and renovations with options for rent and for sale. In coordination with the Green Building Ordinance, renovation and new construction should be sustainable to reduce energy, water use, and other environmental concerns. If demolition does occur, materials should be salvaged. (pg. 38)

B. Construction of Accessory Dwelling Units (ADUs) should be promoted through programs, prototypes, and base models to reduce construction and development costs. These housing units can accommodate extended family members to maintain equity and homeownership, allowing residents to age in place and reduce displacement. (pg. 38)

C. New housing should fit in with the surrounding area's context, design, and character. (pg. 38)

D. Existing housing quality and conditions should be improved through programs and incentives for rehabilitation, energy efficiency, maintenance and upkeep, landscaping, and other housing needs. (pg. 38)

E. Residential properties currently located in areas with primarily industrials uses should be relocated to vacant lots in residential areas instead of demolition. (pg. 38)

F. Housing options should continue to serve families by providing larger units with more bedrooms. (pg. 38)

G. Additional attainable housing should be developed through a land trust or similar program to acquire, renovate, or build units with a focus on vacant or underutilized properties. (pg. 38)

Policy L3. Residential Low Places should allow for additional growth while promoting affordability, encouraging improved design outcomes, and preserving structures or significant features. (pg. 39)

A. Integration of diverse housing options into residential low places should be explored at a citywide scale. Ensure any additional housing options fit into the desired character for these areas. Existing forms that are already well-integrated into the neighborhoods should be replicated. (pg. 39)

B. Design and zoning requirements should be updated to ensure compatibility with the surrounding areas including modifications to massing, scale, building placement, setback, bulk, height, and open space. (pg. 39)

C. Zone districts should be updated to be more accommodating for building forms and regulations for multifamily housing. This includes creating low-scale building forms (similar to SU, TU zone districts) that can include 2+ units. (pg. 39)

D. Preservation of existing units should be prioritized through additions. (pg. 39)

1. Additional units should be added to single unit structures to create duplexes or additional units with affordability programs in place to ensure affordability and reduce displacement risk. (pg. 39)

2. Additions should follow building form standards that are reflective of the existing neighborhood patterns and contribute to the historic or architecturally significant elements (See L10). (pg. 39)

E. Lots that are more than 9,000 square feet should be split into two or more lots to allow additional units and reflect the existing surrounding lot size consistency. (pg. 39)
Policy L4. Additional housing opportunities and forms in Residential Low-Medium, High Medium, and High Places should be allowed in proximity of major corridors to support transit. (pg. 39)

A. Existing naturally occurring affordable housing should be maintained and preserved in Residential Low-Medium, Residential High Medium, and Residential High Future Place types. (pg. 39)

B. Design and zoning requirements should be updated to ensure compatibility with the surrounding areas including modifications to massing, scale, building placement, setback, bulk, height, and open space. (pg. 39)

C. Multi-unit housing should support and expand family-friendly options that is compatible with the neighborhood character and in building forms that support families, multi-generational families, and co-living. These housing types should include 3+ bedroom units through renovation or new development. (pg. 39)

D. Options for live-work opportunities should be expanded, especially near Centers and Corridors, transit stations, and other employment areas. (pg. 39)

E. nAdditional residential building forms such as duplex, triplex, and quadplex should be allowed two blocks from Federal Boulevard on either direction in alignment with future Bus Rapid Transit (BRT) service when affordability and anti-displacement tools or regulations are in place. Existing forms that are already well-integrated into the neighborhoods should be replicated. (pg. 39)

F. Once the future BRT service on Alameda Avenue is in place, additional residential housing types such as two blocks out from the corridor in the form of duplex, triplex, and quadplex should be considered up to two blocks from the corridor when affordability and anti-displacement tools or regulations are in place. (pg. 39)

G. Residential areas abutting Morrison Road should be preserved and allow for affordable and diverse housing options. (pg. 39)

H. New housing should fit in with the surrounding area's context, design, and character. (pg. 39)

Policy L5. Affordable housing should be available within Centers and Corridors in

conjunction with businesses and services to ensure these areas remain the economic and cultural hubs within the Southwest neighborhoods. (pg. 40)

A. Existing high-density and naturally occurring affordable housing should be maintained along major centers and corridors, including future BRT corridors. (See L1) (pg. 40)

B. Development of new units should be increased to create mixed use areas near transit, services, and other amenities. (pg. 40)

1. New development should prioritize affordable units for workforce housing as well as mixed income options. (pg. 40)

2. Unit sizes should vary to support all types ranging from 1 bedroom to 3+ bedroom units. (pg. 40)

3. Denver Regional TOD Fund and other funding resources should be used for land acquisition to build additional housing and housing types within Centers and Corridors. (pg. 40)

4. For character, design, and development consideration for housing in centers and corridors (See L12). (pg. 40)

C. If redevelopment occurs, new development should replace residential units at a one-to-one ratio or increase number of units as well as provide commercial spaces of comparable size and price point. Prior tenants should have first priority to relocate to back to the site. (pg. 40)

Far Southwest Area Plan

Land Use and Built Form

Policy L1. In the future, neighborhoods in Far Southwest Denver, especially along S Federal Boulevard, S Sheridan Boulevard, S Wadsworth Boulevard, and W Evans Avenue, should see new homes, businesses, and places to dine and shop. These areas should grow to offer housing options that suit people at different stages of life and income levels, creating a more vibrant and welcoming community for everyone. (pg. 24)

G. While Far Southwest's centers and corridors will see most population growth, Far Southwest's suburban residential areas also thoughtfully accommodate new neighbors. (pg. 24)

Policy L3. Designated affordable housing prevents involuntary displacement and ensure long-term housing stability for low- and very low-income households. Accessibility to safe, stable, and affordable housing for all residents, particularly those most at risk of displacement, is a priority. (pg. 26)

A. Income-restricted affordable housing meets the needs of households from a variety of income levels, reduces the cost burden on Far Southwest residents, and provides housing stability. (pg. 26)

B. Family-friendly housing with three or more bedrooms is encouraged near schools, parks, and transit options. (pg. 26)

C. Homelessness will be addressed at a citywide scale. In Far Southwest it is most visible in centers and corridors, and in other public spaces like near Bear Creek. (pg. 26)

1. Preventing people from experiencing homelessness in the first place, through programs like utility and rental assistance, can help reduce the number of unhoused people in Far Southwest and across Denver. (pg. 26)

2. Short and long-term housing opportunities that meet the unique needs of people experiencing homelessness, like permanent supportive housing with wraparound services, should be provided in Far Southwest like mental health resources and substance abuse treatment. (pg. 26)

D. Acquiring and developing designated affordable units should be prioritized in those neighborhoods and areas where the need is greatest and where there better access to jobs, transportation options, and amenities. (pg. 26)

1. Bear Valley, Marston, and Harvey Park have the greatest number of cost-burdened and severely cost-burdened renters. Creating and preserving affordable rental housing in these neighborhoods should be prioritized. (pg. 26)

2. Affordable housing should be available in every neighborhood in Far Southwest. (pg. 26)

E. To mitigate rising housing costs caused by maor public investments like the Federal Boulevard Bus Rapid Transit Line, the City and County of Denver should connect homeowners and renters with assistance programs such as Temporary Rent and Utility Assistance, metroDPA, or the Denver Property Tax Relief Program as part of those projects. (pg. 26)

G. Existing affordable housing in Far Southwest should be retained and kept in a state of good repair. If affordable housing has fallen into disrepair and requires redevelopment, any redevelopment should ensure that the same level of affordability is maintained, with no net loss of affordable units or accessibility for current and future residents. (pg. 26)
Policy L4. Far Southwest Denver should expand the availability of small-scale multi-unit residential uses, like rowhouses and duplexes. This type of housing can offer livable, family-friendly new units that are more attainable for local renters and homebuyers. (pg. 27)

A. Residential areas near Federal Boulevard should offer a mix of housing types, such as single-family homes, duplexes, and townhomes. Additional low to medium-density housing alongside the existing single-family homes will help accommodate growth near high-capacity transit and create a transition to Federal Boulevard. (pg. 27)

1. Additional housing types in low-medium residential areas may increase the supply of rental housing in the area, offering options for those who are unable to afford homeownership. (pg. 27)

2. Allowing medium-density housing near the Federal Boulevard bus rapid transit line results in growth that is less automobile dependent. (pg. 27)

3. Allowance of medium-density housing near Federal Boulevard should result in more affordable housing, not displacement. Anti-displacement and affordability programs or policies should accompany regulatory changes. (pg. 27)

B. New types of low and medium-density housing options incorporate character defining features from the existing suburban housing, like setbacks. (pg. 27)

C. Housing with three or more bedrooms accommodates the needs of families, and is encouraged in College View-South Platte, Fort Logan, and Harvey Park. (pg. 27)

D. Small, multi-unit buildings like duplexes should be designed to complement the scale, character, and architectural style of nearby low-density residential areas while meeting community needs for diverse housing options. (pg. 27)

College View – South Platte

CV-1: College View-South Platte will remain an affordable neighborhood with naturally occurring affordable housing and a variety of housing options. (See Land Use and Built Form Policy LUBF-3). (pg. 91)

A. Current and future housing demand should be met by encouraging infill development where there is extra space on a property while preserving the primary structure. (pg. 91)

B. Additional housing units should be encouraged on lots larger than the average lots size of the surrounding area. (pg. 91)

C. Generally, development or redevelopment should result in additional housing units rather than larger single-unit housing. (pg. 91)

D. Smaller, naturally occurring affordable housing that is common in College View-South Platte should be preserved. (pg. 91)

E. More daily needs will be able to be met without a car from businesses on S Federal Boulevard and W Evans Avenue and community spaces in Far Southwest. (pg. 91)

F. New designated affordable housing will meet the needs of the College View-South Platte Community. (pg. 91)

1. Designated affordable housing will prioritize units with three or more bedrooms to expand the supply of affordable family-friendly housing. (pg. 91)

2. New affordable housing should be located along Federal Boulevard and Evans Avenue where public transit options exist so that more daily needs can be accessed without driving.

(pg. 91)

3. New affordable housing should not be located in, or adjacent to, industrial areas that could negatively impacts residents' health, safety, and general welfare. (pg. 91)

G. Manufactured housing communities should be maintained as an important form of naturally occurring affordable housing. (pg. 91)
Policy CV-2: Additional housing options and an increased housing supply will help moderate housing costs and provide new types of housing for area residents at different stages of life and income levels. (pg. 92)

A. Additional housing options between S Decatur Street and S Federal Boulevard, like townhomes and duplexes are appropriate once anti-displacement tools or programs are in place. Duplexes and townhomes should complement the scale, character, and architecture of nearby low-density residential areas. (pg. 92)

B. If residential development occurs, additional housing units should be prioritized over larger suburban houses. (pg. 92)

C. In order to increase the supply of family-friendly housing, additional housing can include larger homes with three or more bedrooms if existing buildings are retained. (pg. 92)
Harvey Park

Policy HP-1. Expanding Housing Supply and Options "Far Southwest Denver will increase its housing supply in order to help moderate housing costs as Denver's population grows" (see Land Use policy LU-4). (pg. 101)

A. Zoning regulations will allow some additional housing options between S Irving Street and S Federal Boulevard, like townhomes and duplexes, to serve as a transition between the low-density residential neighborhood once anti-displacement tools or programs are in place. (pg. 101)

Harvey Park South

Policy HS-1. Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, Far Southwest Denver should expand missing middle housing options to help moderate housing costs as Denver's population grows (see Land Use policy LU-4).

A. Duplexes and townhomes should be permitted on S Grove Street and S Green Street, where new residents will have convenient access to high-capacity transit on Federal Boulevard and also where it can serve as a transition from low density residential areas once anti-displacement tools or programs are in place.
B. New missing middle housing should be sensitive to the architectural context of the area by having setbacks consistent with single unit housing on the same street and using similar materials to existing nearby housing.