EXECUTIVE SUMMARY

Far Northeast Area Plan describes the community’s vision for the next 20 years. The Far Northeast planning area includes the neighborhoods of Montbello, Gateway-Green Valley Ranch, and the southernmost portion of the Denver International Airport neighborhood. (To minimize confusion, the plan uses the term “DIA” to refer to the official neighborhood, and “DEN” to refer to the airport itself.) The planning area is approximately 17 square miles in size, or about 11% of the City of Denver land area (not including DEN).

Far Northeast is one of the only parts of Denver that still has significant amounts of undeveloped greenfield land. With the Montbello and Green Valley Ranch residential neighborhoods now substantially developed, most of Far Northeast’s remaining undeveloped land is located in the Gateway and DIA neighborhoods, from 40th Ave to 72nd Ave. This area is likely to see an increase in the pace of development in the years ahead, due to many factors including: continued population and economic growth in Denver, a constrained regional housing supply, the availability of land in Far Northeast, locational advantages including proximity to the airport and I-70, opportunities resulting from growth at the airport, and recent transit and infrastructure improvements such as the RTD A-Line.

A VISION FOR THE FAR NORTHEAST

Equitable, Affordable and Inclusive
The Far Northeast community supports the development and preservation of a diverse range of housing options for all ages, abilities and incomes, with an emphasis on the housing needs of the area’s senior, young adult, and family populations. Quality goods, services and amenities should be conveniently located throughout the planning area, and should be accessible by all.

Strong and Authentic Neighborhoods
Far Northeast Denver is a community of proud and well-established neighborhoods that celebrates racial and cultural diversity. The Far Northeast Plan seeks to maintain and enhance the area’s inclusive suburban character while focusing higher intensity growth and development along transit corridors and in walkable, mixed-use centers. Through strong urban design practices that embrace and are compatible with the area’s historic and cultural heritage, inviting places will emerge which thoughtfully integrate new development with existing public and private spaces.

Economically Diverse and Vibrant
The Far Northeast community values entrepreneurship and economic mobility for a diverse workforce. The Far Northeast Plan cultivates access to opportunity for local residents and workers by supporting development and retention of a range of business, employment, education and training opportunities.

Environmentally Resilient
The Far Northeast community places a high value on recreation, parks, open space and natural areas. The Far Northeast Plan guides growth, development and the use of public land in a responsible and sustainable way to protect and enhance the environment for future generations.

Healthy and Active
The Far Northeast community believes in healthy and active lifestyles that balance the mental, spiritual, physical and nutritional needs of its residents. The Far Northeast Plan guides growth and development in a way that offers safe, accessible and inviting amenities and services for everyone.

Connected, Safe and Accessible Places
The Far Northeast transportation network reflects the traditional nature of suburban design and function. The Far Northeast Area Plan seeks to increase high-quality innovative mobility options including first and last mile connections, walking, biking, public transit, personal vehicles, and freight.
PLAN ON A PAGE: A SUMMARY OF THE FAR NORTHEAST AREA PLAN

LAND USE AND BUILT FORM
CREATING COMPLETE NEIGHBORHOODS

1. Planned Growth and Development
2. Places, Building Heights, and Urban Design
3. Local Economy
4. Affordable Housing

NEIGHBORHOODS

MONTBELLO
OVERVIEW AND VISION
Preserve the character of Montbello’s existing residential neighborhoods while creating and connecting to destination areas along Peoria and Chambers Road

TRANSFORMATIVE PROJECTS
“FreshLo” (Fresh and Local) Initiative
Create a grocery-anchored mixed use cultural hub and neighborhood walking loop.

Montbello’s Open Channel Drainage System
Pursue opportunities to transform Montbello’s concrete open channels into neighborhood amenities.
**EXECUTIVE SUMMARY**

**NEIGHBORHOODS OF THE FAR NORTHEAST**

**MOBILITY**
CREATING COMPLETE NETWORKS

1. Future Street Networks
2. Roads and Intersections
3. Pedestrians, Bikes, Transit, and Vehicles
4. Modal Priority Streets

**QUALITY OF LIFE INFRASTRUCTURE**
CREATING HEALTHY AND ACTIVE NEIGHBORHOODS

1. Healthy & Active Living
2. Healthy Food Networks
3. Parks, Recreation, and the Environment
4. Social Capital and Well-being

**OVERVIEW AND VISION**

**GATEWAY-GREEN VALLEY RANCH**

Preserve the character of existing residential areas while leveraging future development in the Gateway area to attract mixed-use development and affordable housing.

**TRANSFORMATIVE PROJECTS**
Gateway Subdivision Rules and Regulations
Revise the existing regulations to ensure that sufficient parks and recreation and school facilities are provided as the area develops and grows.

**DIA**

**OVERVIEW AND VISION**

Capitalize on the area's direct access to the airport and proximity to commuter rail transit to create new and exciting neighborhoods, destination areas, and employment hubs.

**TRANSFORMATIVE PROJECTS**

**61st and Peña Station Area Plan**
Create a vibrant, compact, walkable transit-oriented development at 61st & Peña.

**72nd and Himalaya A Line Station**
Construct a new station and adjacent transit-oriented development.

**DEN Strategic Development Plan**
Construct compatible commercial development at DEN on non-aviation land.
**EXECUTIVE SUMMARY**

**LAND USE & BUILT FORM**

The Land Use and Built Form chapter describes how to create complete neighborhoods in Far Northeast. The chapter provides guidance on the types of places that are envisioned within Far Northeast, building heights and densities, strategies for future growth, and urban design considerations for new development. Key components of the land use and built form strategy for Far Northeast include the following:

- A land use plan that balances the needs of residents, commerce, and industry.
- Preserve the character and development patterns of existing residential neighborhoods.
- Preserve the employment base in industrial areas.
- Allow existing commercial areas to grow and evolve over time into mixed use centers and corridors.
- Create mixed use destination areas on undeveloped land in the Gateway.
- Allows higher density mixed use development in undeveloped areas as a strategy for diversifying Far Northeast’s housing stock and attracting additional retail, services, and jobs.
- Create a community corridor on Tower Road with destination nodes at major intersections.
- Create a walkable, mixed use destination area near the 61st & Pena station.
- Preserve existing residential and industrial areas by directing the majority future growth to centers, corridors, and undeveloped land.
- Incorporate urban design principles that promote high-quality design.
- In areas susceptible to noise and other aviation impacts, protect the community from airport activity by continuing existing regulatory limitations on new development for as long as these restrictions are needed.
- Address zoning and other regulations, as needed, to create the outcomes listed above.

**MOBILITY**

The Mobility chapter describes how to create complete transportation networks in Far Northeast. The chapter provides guidance on future transportation facilities by mode and type. Key components of the mobility strategy for Far Northeast include the following:

- Extend a rational, navigable street grid into undeveloped areas that connects to existing streets and provides connectivity to and through these areas.
- Ensure that a variety of street types are present throughout Far Northeast that fit seamlessly into Denver’s functional street classification system and meet the area’s mobility needs.
- Improve transit frequency, speed, and reliability in Far Northeast.
- Create a connected network of bicycle facilities that provides the highest ease of use that is feasible along each segment.
- Complete the area’s pedestrian network to create a walkable environment that is accessible and comfortable for all users.
- Undertake roadway and intersection enhancements to improve traffic flow, ensure safe travel speeds, and improve crossings.
- Efficiently move goods by limiting freight routes to high capacity roads in industrial and commercial areas.
- Identify modal priority streets based on the transportation modes they are designed to serve: transit, bicycles, pedestrians, automobiles and freight.

**QUALITY OF LIFE INFRASTRUCTURE**

Quality of Life Infrastructure refers to the places, trees, plants, parks and outdoor spaces that stitch together our communities and contribute to health, needs, comfort, environmental resilience and social connectedness. This chapter of the plan provides guidance on a wide variety of topics including healthy and active living, food access, parks and recreation, environmental quality, safety and security, and social systems. Key quality of life strategies for Far Northeast include the following:

- Promote healthy and active lifestyles by providing safe routes to school and supporting organizations that promote physical activity.
- Create a complete food environment in Far Northeast by improving access to fresh, healthy, affordable food and addressing the over-saturation of fast food.
- Create a robust parks and recreation system by growing access, diversifying services and programs, reinvesting in resources, connecting people to nature, and adapting parks to the changing climate.
- Preserve environmental quality and improve climate resilience by increasing the use of green infrastructure and expanding Far Northeast’s tree canopy.
- Improve safety and security through a combination of improved site design, lighting, community partnerships, and animal protection/control.
- Enhance community connectedness by supporting social capital, mental wellbeing, grassroots initiatives, and youth engagement efforts.
EXECUTIVE SUMMARY

Create a community corridor along Tower Road with community center destination nodes at major intersections.

Regional center and transit oriented development at 61st and Peña A-Line Station.

Allow adaptive reuse and mixed-use development to create an innovation/flex district.

Preserve existing light industrial and employment base.

Promote neighborhood scale retail and mixed use development.

Expand commercial nodes to add more retail and create mixed use Community Centers.

Preserve Existing Residential Neighborhoods.

Develop land in the Gateway at higher intensities to diversify the housing stock and attract additional retail, services, and employment.

Preserve Existing Residential Neighborhoods.

Potential future A-Line station at 72nd & Himalaya supports future employment and transit oriented development.

High Point.

DIA.
EXECUTIVE SUMMARY

DRAFT | APRIL 2019