Welcome!

Far Northeast Area Plan Public Meeting #5
District 11 Town Hall & Resource Fair
Tuesday, January 15, 2019
Tonight’s Agenda

6:10 Welcome

6:35 Presentation

7:00 Open House & Resource Fair

8:00 Meeting Ends
BACKGROUND

Far Northeast Area Plan
Public Meeting #1

June 22, 2017

- Identified high priority issues
- Mapped Assets, Opportunities, Weaknesses, and Threats
Online Survey #1
Public Meeting #2

September 13, 2017

• Joint meeting with Blueprint Denver
• Blueprint place mapping
• Drafted a vision for the future of Far Northeast
PUBLIC INPUT DRIVES THE VISION

LIKES & ASSETS
- Recreational amenities
- Housing affordability
- High home ownership
- Culture
- Diversity
- Suburban character and lifestyle

WORRIES & CONCERNS
- Gentrification and rising housing costs
- Access to healthy food and retail
- Youth services and schools
- Crime and safety
- Liquor stores, marijuana, fast food
- Traffic, lack of transportation options

HOPES & OPPORTUNITIES
- More community gathering spaces
- More retail, services and entertainment
- Complete and connect the trail system
- Business development and job creation

1. EQUITABLE, AFFORDABLE & INCLUSIVE
2. STRONG & AUTHENTIC NEIGHBORHOODS
3. CONNECTED, SAFE & ACCESSIBLE PLACES
4. ECONOMICALLY DIVERSE & VIBRANT
5. ENVIRONMENTALLY RESILIENT
6. HEALTHY & ACTIVE
Vision Statement One: Equitable, Affordable and Inclusive

Rate your level of comfort with the vision statement:

The NPI Far Northeast Plan supports the development and preservation of a diverse range of housing options for all ages and abilities with an emphasis on the area's senior, young adult, and family populations. Basic goods, services and amenities should be conveniently located throughout the planning area, and should be accessible by all ages and incomes.

- Very Comfortable
- Comfortable
- Neutral
- Uncomfortable
- Very Uncomfortable
The Vision for Far Northeast Denver

Equitable, Affordable & 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 & 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 on higher intensity growth and development along transit corridors and in walkable, mixed-use centers. Through strong urban design principles 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.

Connected, Safe & 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.

Economically Diverse & Vibrant

The Far Northeast community values entrepreneurship and economic mobility for a diverse workforce. The Far Northeast Plan motivates 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 & 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.
Public Meeting #3
January 30, 2018

• Joint meeting with Council District 11 Annual Town Hall
• Resource Fair with City agencies and other service providers
• Identified opportunity areas, development typologies, and visual preferences
Public Meeting #3
Opportunity Areas

Rocky Mountain Arsenal National Wildlife Refuge

TOWER RD
64TH-72ND

GVR TOWN CENTER

PENA BLVD

CHAMBERS RD

NORTH PEORIA

SOUTH PEORIA

55TH AVE
53RD AVE
51ST AVE
47TH AVE
45TH AVE
MAXWELL PL
MONTBELLO CENTRAL PARK
PARKFIELD LAKE PARK
TOWN CENTER PARK
GREEN VALLEY RANCH
GOLF CLUB
HIGHLINE CANAL

DENVER COMMUNITY PLANNING & DEVELOPMENT
NEIGHBORHOOD PLANNING INITIATIVE
Public Meeting & Online Survey #3

Choose the images that you think are most appropriate for each area…

**Visual Preference- 1 - Peoria as a Node**
- 20% Standalone retail/Services
- 17% Strip mall with parking lot
- 36% Mixed-use, 1-2 stories
- 28% Mixed-use, 3-5 stories

- "This is the gateway to the neighborhood so should have quality pedestrian oriented buildings.
- "Mixed use but not intensive mixed living that causes problems"
- "This area is located near the freeway and should need the most amount of Commercial use possible"
- "No more strip malls! We need walkable spaces, just like Stapleton, Lowry, etc."
- "Urging image of the area— more relating to residential affordable housing a multi - also multi shops in a strip mall."

**Visual Preference- 5 - Pena Blvd East**
- 17% Residential houses
- 16% Residential townhouses
- 4% Strip mall with apartments
- 22% Mixed-use, 1-2 stories
- 17% Mixed-use, 3-5 stories
- 24% Mixed-use, 3-5 stories

- "This region has an abundance of nearby residential development but almost no retail. Would love to see more mixed use, still add housing but also some much needed variety and vibrance.
- "Mixed use better utilizes the high traffic and visibility of Pena Blvd to people coming in & going from DIA. It provides a more diverse appearance to the area versus rows of apartments as well.
- "Like my mountains view in the community but also think townhomes is a nice option"
- "A mix of residential and businesses allows for more shopping and restaurant options needed in the area."

**Visual Preference- 6 - GVR Town Center**
- 6% Standalone retail/Services
- 5% Strip mall with parking lot
- 17% "Big box" retail
- 37% Pedestrian friendly shopping

- 1% Residential apartments
- 11% Mixed-use, 1-2 stories
- 10% Mixed-use, 3-5 stories
- 12% Mixed-use, 6+ stories

**Visual Preference- 10 - Pena Blvd West**
- 17% Residential houses
- 16% Residential townhouses
- 4% Strip mall with apartments
- 22% Mixed-use, 1-2 stories
- 17% Mixed-use, 3-5 stories
- 24% Mixed-use, 3-5 stories

- "This region has an abundance of nearby residential development but almost no retail. Would love to see more mixed use, still add housing but also some much needed variety and vibrance.
- "Mixed use better utilizes the high traffic and visibility of Pena Blvd to people coming in & going from DIA. It provides a more diverse appearance to the area versus rows of apartments as well.
- "Like my mountains view in the community but also think townhomes is a nice option"
- "A mix of residential and businesses allows for more shopping and restaurant options needed in the area."

- Develop this area with new uses and density, creating both destination shopping areas and residential neighborhoods.
- Provide a variety of residential areas, mixed-use and commercial areas; more single family residential and townhome development.
- Preserve parks and mountain views.
- Add residential areas adjacent to existing residential developments.
- Higher density development along major roadways, adjacent to other commercial developments.
Public Meeting #4

July 12, 2018

- Collected feedback on draft concepts and ideas:
  - Future Growth & Development
  - Food Access
  - Parks and Recreation
  - Affordable Housing
  - Transportation
Public Meeting & Online Survey #4

Exercises explored “level of comfort” with draft concepts and ideas
Summary of Results

Most participants expressed a high degree of comfort with the following content:

• Food Access
• Parks and Recreation
• Affordable Housing
• Transportation
Today’s Meeting: Review Additional Draft Plan Materials

- Future Growth & Development
  - Plan Concept
  - Future Places
  - Building Heights
- Creating Places
  - Suburban Retrofit Strategies
  - How Places in Far Northeast can Change and Grow
Future Growth & Development
Growth & Development - What You Have Told Us

Concerns
• Need more retail and services
• Housing affordability
• Gentrification and displacement

Opportunities
• Undeveloped land
• Underutilized areas
• Large existing population base + future growth
• Job creation
Plan Concept for Far NE
<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>Low-Medium</th>
<th>High-Medium</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CHARACTER</strong></td>
<td>single unit homes on large lots, with low building coverage</td>
<td>mix of low scale, multi-unit, single-unit, and two-unit, residential uses</td>
<td>mix of medium scale, multi-unit residential</td>
</tr>
<tr>
<td><strong>OTHER USES</strong></td>
<td>accessory dwellings and two-unit uses, limited mixed use within residential neighborhood</td>
<td>limited mixed use within residential neighborhood</td>
<td>may have commercial and retail uses within community</td>
</tr>
<tr>
<td><strong>HEIGHT</strong></td>
<td>Up to 2.5 stories</td>
<td>Up to 3 stories</td>
<td>Up to 5 stories</td>
</tr>
<tr>
<td><strong>STREET TYPOLOGY</strong></td>
<td>curved streets, cul-de-sacs, and no alleys</td>
<td>variety of street patterns, limited alley connections</td>
<td>residential arterial streets, alleys are not common</td>
</tr>
<tr>
<td><strong>TRANSIT &amp; MOBILITY</strong></td>
<td>limited connectivity and mobility choices, auto-oriented community</td>
<td>limited transit services, auto-oriented community</td>
<td>transit services, increased mobility options</td>
</tr>
</tbody>
</table>
### Centers

<table>
<thead>
<tr>
<th>Local</th>
<th>Community</th>
<th>Regional</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Local Icon]</td>
<td>![Community Icon]</td>
<td>![Regional Icon]</td>
</tr>
<tr>
<td><strong>USES</strong></td>
<td>dining, entertaining &amp; shopping, some residential &amp; office</td>
<td>medium mix of office, commercial &amp; residential uses</td>
</tr>
<tr>
<td><strong>SERVING</strong></td>
<td>used by immediate residential community</td>
<td>used by surrounding residential neighborhoods</td>
</tr>
<tr>
<td><strong>HEIGHT</strong></td>
<td>Up to 3 stories</td>
<td>Up to 8 stories</td>
</tr>
<tr>
<td><strong>MOBILITY PRIORITY</strong></td>
<td>pedestrian, cyclists, &amp; auto</td>
<td>pedestrian, cyclists, &amp; auto</td>
</tr>
<tr>
<td><strong>PUBLIC TRANSIT</strong></td>
<td>may be serviced by transit</td>
<td>served by variety of transportation options</td>
</tr>
</tbody>
</table>

### Corridors

<table>
<thead>
<tr>
<th>Local</th>
<th>Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Local Icon]</td>
<td>![Community Icon]</td>
</tr>
<tr>
<td><strong>USES</strong></td>
<td>dining, entertainment &amp; shopping, some residential and office uses</td>
</tr>
<tr>
<td><strong>SERVING</strong></td>
<td>used by surrounding residential neighborhoods</td>
</tr>
<tr>
<td><strong>HEIGHT</strong></td>
<td>Up to 3 stories</td>
</tr>
<tr>
<td><strong>MOBILITY PRIORITY</strong></td>
<td>pedestrian, cyclists, &amp; auto</td>
</tr>
<tr>
<td><strong>PUBLIC TRANSIT</strong></td>
<td>served by local transit</td>
</tr>
</tbody>
</table>
Far NE Future Places
Maximum Building Heights

MAX BUILDING HEIGHT
Altura máxima del edificio

- 2.5 Stories Max (2.5 Mínimo de pisos)
- 3 Stories Max (3 Máximo de pisos)
- 5 Stories Max (5 Mínimo de pisos)
- 8 Stories Max (8 Máximo de pisos)
- 12 Stories (12 Pisos)

See neighborhood maps for more details on height transitions
(Vea los mapas de los vecindarios para más detalles sobre transiciones de altura)
Creating Places in Suburban Environments
Creating Places – What You Have Told Us

Concerns

• Need more destinations, entertainment, and community gathering spaces
• Auto-oriented development patterns are a challenge for people who can’t drive
• Need better connectivity & access to destination areas

Opportunities

• Make better use of existing commercial areas
• Large supply of undeveloped land, especially in the Gateway
• Future growth can help create a market for desired uses
Existing Connectivity

- Curvilinear streets
- Walkable sidewalks and links to trails
- Missing pedestrian & bicycle connections
- Insufficient crossing facilities
Existing Land Uses

- Uses are physically separated from each other
- Predominately single-unit residential
- Auto-oriented strip mall and big box retail
Existing Development Patterns

• Large setbacks and surface parking lots
• Destinations separated from residential areas
• Destinations located along major roadways
Short Term/Existing
Mid Term
Existing Condition: Chambers Rd at GVR Blvd

- Primarily large surface parking with a mix of retailers
- Surrounded by single family residential
- Has the capacity to support an additional 37,000 square feet of commercial and retail infill and development
Enhanced Connections: Chambers Rd at GVR Blvd

- Convert drive aisles to streets
- Improve transit and road connections to surrounding community
- Create safe and convenient pedestrian and bicycle access
New Development Opportunities: Chambers Rd at GVR Blvd

- Promote shared parking solutions
- Provide mixed use infill development on newly-created blocks
- Ensure smooth land use transitions to surrounding community
- Incorporate plazas and green spaces wherever possible
Mobility Summaries by Neighborhood
Mobility Summaries by Neighborhood
Your Turn to Comment

- Did we get it right?
- Suggest changes
Timeline for Finishing the Far NE Plan

January
- Public Meeting #5
- Plan Drafting

February
- Plan Review (Steering Committee, City Staff)

March
- Far NE Public Review Draft Released
- Public Comment Period (one month)

April
- Far NE Plan Revisions
- Denveright Completed
- Final Far NE Plan Draft

May
- Planning Board Public Hearing
- City Council Committee (LUTI)

June
- City Council Public Hearing
Announcement: Denveright Plans

New Citywide Plan Drafts Now Available for Public Review
  • Comprehensive Plan 2040
  • Blueprint Denver
  • Game Plan for a Healthy City

Review the updated drafts at www.denvergov.org/Denveright

Comments are due by Wed. February 27