

Near Southeast Area Plan

Community Workshop 1
Development and Housing
March 1, 2022



Zoom Meeting

- *Please keep yourself muted until we get to the breakout sessions*
- *Use the Q&A function to ask questions*
- *Use the Interpretation button to access Spanish*
- Use el botón para interpretación para acceder al español

Councilmember Welcome

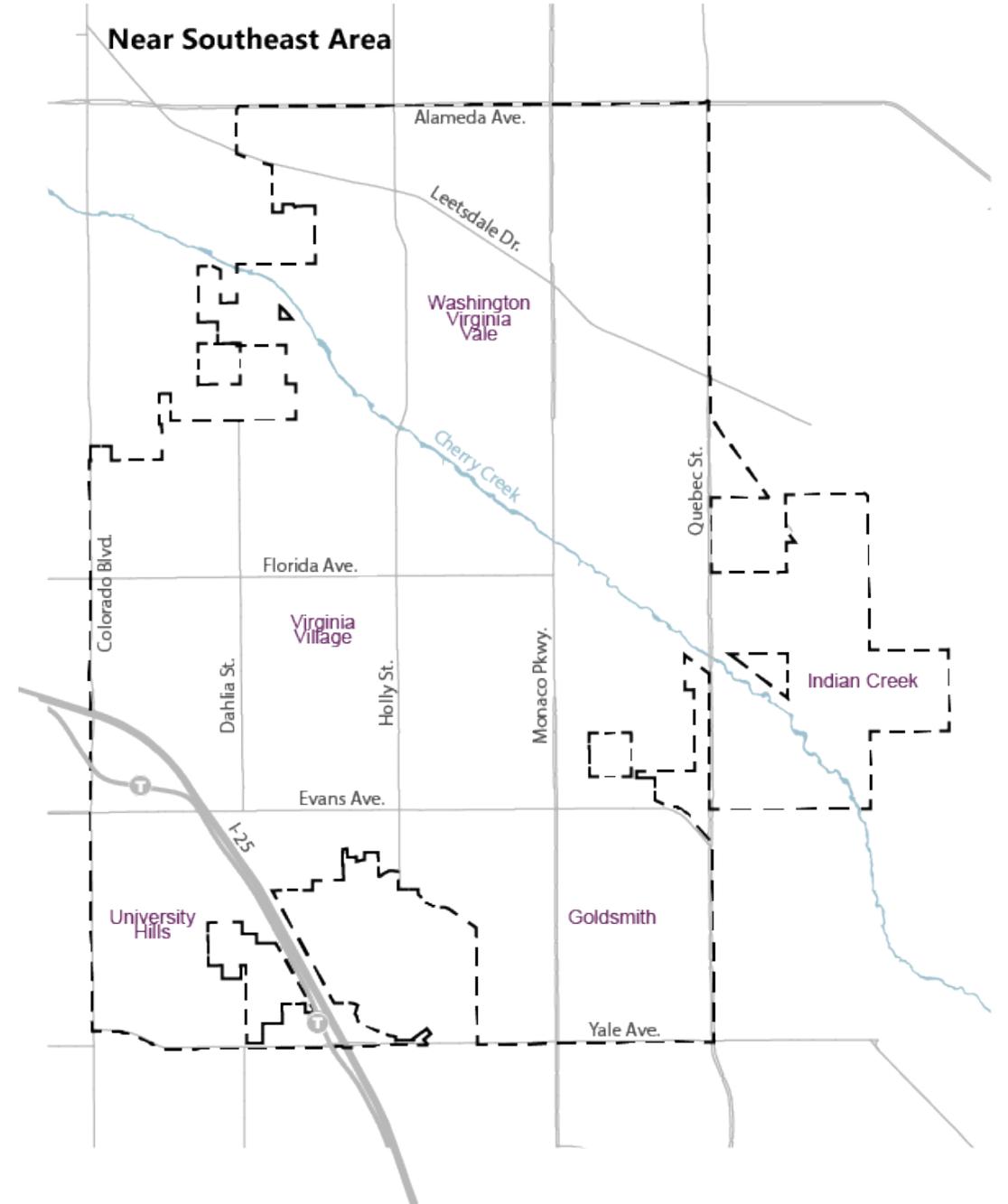


Agenda

- *Welcome*
- *What is the Near Southeast Plan?*
- *Near Southeast Plan so far*
- *What's next*
- *Breakout discussions*

What is the Near Southeast Plan?

Near Southeast Area





Why Plan?

- Create a shared vision that addresses the diverse needs and concerns of the community

What Do Plans Do?

Plans inform how things should evolve in the future for the benefit of the community

- Define a vision and recommend strategies to achieve it
- Inform decision-making (public & private)

What Plans Don't Do...

- Change regulations (zoning, historic districts, etc.)
- Establish budgets for implementation
- Provide detailed design/engineering of infrastructure projects



Neighborhood & Small Area Plans

- Detailed recommendations that apply to specific areas
 - Ex: neighborhoods, corridors, transit station areas
- Address many topics and show how systems inter-relate at the local level
- Adopted as supplements to the Comprehensive Plan and must be consistent with citywide plans
- Provide detailed guidance for use in rezonings & other policy decisions
- Recommend capital projects and facilities



What's in the plan?

Always Topics

[Appear in Every Plan]

Introduction

- Vision
- Planning for Equity

Framework Plan

- Land Use and Built Form
- Housing
- Economy
- Mobility
- Quality of Life (health, parks, environmental quality)

Neighborhoods

Implementation

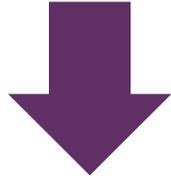
Focus Topics

[Selected with the Community]

- Community prioritizes
- Plan focuses on top priorities
- Put communities in touch with relevant agencies

Timeline

We are here



Near Southeast Plan So Far

Phase 1 – Understanding the Area

Goals

- *Understand how the community views the area and what they like and dislike*
- *Learn what they would like the area to be like in the future*
- *Identify major issues that need improvement*
- *Improve engagement strategy*

Overview

July – September 2021

- *Community kickoff meeting*
- *Online survey*
- *Pop-up events*
- *Intercept events*
- *Focused engagement*
- *Stakeholder interviews*
- *Neighborhood meetings*

Participation

- *128 attended the Virtual Community Kickoff meeting*
- *523 took the online kickoff map-based survey*
- *228 took the youth-focused survey*
- *331 community members met planners at 9 community events*
- *20 community partners participated in stakeholder interviews*
- *Intentional outreach and participation multiple partners*

Existing Conditions

- *Briefing book*
- *Neighborhood pattern analysis*
- *Historic contexts*
- *Mobility study*
- *Market and housing study*

Key Takeaways

- *Desire for improvements to commercial corridors, particularly Evans Avenue, with better design, walkability, and shopping, dining, and entertainment options*
- *Better and safer mobility options for all modes*
- *More diverse and affordable housing options*
- *Preserve and improve parks, trails, green spaces, and landscaping*

Land Use and Built Form Vision

In 2040, Near Southeast:

- *Is equitable, inclusive, and resilient and has adapted to climate change*
- *Has major corridors that are safe, welcoming, and unique*
- *Is full of local business, entertainment options and distinctive building designs*
- *Has housing providing a mix of affordable options for all community members*
- *Has neighborhoods that reflect the eclectic design patterns of the area*
- *Has missing middle housing that has blended into the existing neighborhood fabric*
- *Is a place where residents can safely navigate to local activity centers*
- *Reflects the diversity of Denver with strong community ties*

Key Land Use & Built Form Issues

- *How should Near Southeast grow?*
- *What elements are most important for creating complete neighborhoods?*
- *How should new housing options be integrated?*

Housing and Economy Vision

In 2040, Near Southeast:

- *Has a strong economy with thriving businesses*
- *Has mixed-use corridors and centers that are full of local businesses serving the community*
- *Has successful employers and residents have access to quality jobs and education*
- *Has a variety of housing options which support residents of all income levels*
- *Is home to quality affordable housing and supportive services reducing homelessness*
- *Has preserved valuable character while adding new housing to serve community needs*
- *Has a diverse, inclusive, and cohesive community*

Key Housing & Economy Issues

- *What types of affordable housing are most important?*
- *How should involuntary displacement be prevented?*
- *What services should be prioritized for those experiencing homelessness?*

What's Next?

Phase 2 – Define the Issues and Develop Initial Recommendations

Phase 2 Goals

- *Confirm vision statements*
- *Develop recommendations for identified issues and opportunities*
- *Develop alternatives*
- *Identify focus areas and transformative projects*
- *Identify neighborhood-specific issues*
- *Convey how phase 1 was used and how phase 2 will be*

Phase 2 Activities

- *Online surveys*
- *Community workshops*
- *Pop-up/in-person events*
- *Focus groups*
- *Focused engagement*
- *Community navigators*

Phase 2 Schedule

- *Online surveys – posted February 25*
- *Community workshop 1 – Development and housing – Tuesday, March 1, 6 pm*
- *Community workshop 2 – Mobility and parks – Thursday, March 10, 6 pm*
- *Pop-up/in-person events – March/April TBD*

Focused Engagement & Community Navigators

Focus engagement on traditionally underrepresented groups and those we didn't hear from in phase 1

Community navigators will serve as liaisons to specific constituencies

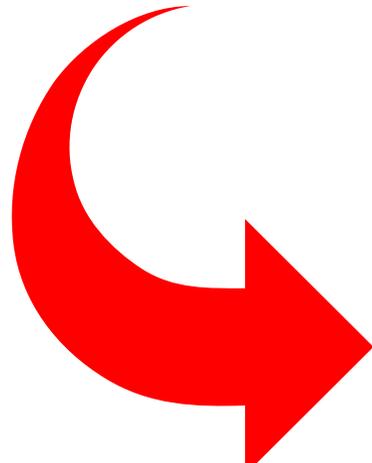
Online Surveys

- *Four topics*
 - *Land use and built form*
 - *Economy and housing*
 - *Mobility*
 - *Quality of life infrastructure*
- *You can take any or all of the surveys*
- *Cover a wide variety of issues*

Surveys

- *Open now on the plan website*
- *Take any or all 4*

www.denvergov.org/nearsoutheastplan



- [Latest News](#)
- [How to Get Involved](#)
- [Area Information and Resources](#)
- [Process and Timeline](#)
- [Near Southeast Area Team](#)
- [Project Archive](#)

Latest News

Help refine draft recommendations on neighborhood topics that matter to you

Thanks to community input shared over the last six months, we have a draft vision for how the neighborhoods of Goldsmith, Indian Creek, University Hills North, Virginia Village and Washington Virginia Vale should evolve over the next 20 years. That vision includes improved urban design, safer streets, housing options that are affordable for everyone and addressing the effects of climate change.

The planning team needs your help to develop strategies to make that vision possible. Join your neighbors in the next two months to help create policies that will help meet the needs of your community.

Register for virtual community workshops in March

Virtual workshops will take place Tuesday, March 1, and Thursday, March 10. Community members who attend will discuss potential recommendations and alternatives for the plan in the areas of housing and how land is used (March 1 workshop) and parks and getting around the area's neighborhoods (March 10 workshop).

[Register for the virtual workshops >](#)

Share your thoughts by taking our online surveys

Community members can also participate by taking the following surveys, which use maps and visuals to collect information on the community's priorities and potential trade offs. Each survey will take about 20 minutes. Complete the ones that most interest you or all four of them.

- Take the Land Use and Built Form Survey
- Take the Housing and Economy Survey
- Take the Mobility Survey
- Take the Quality of Life Infrastructure Survey



Contact Us

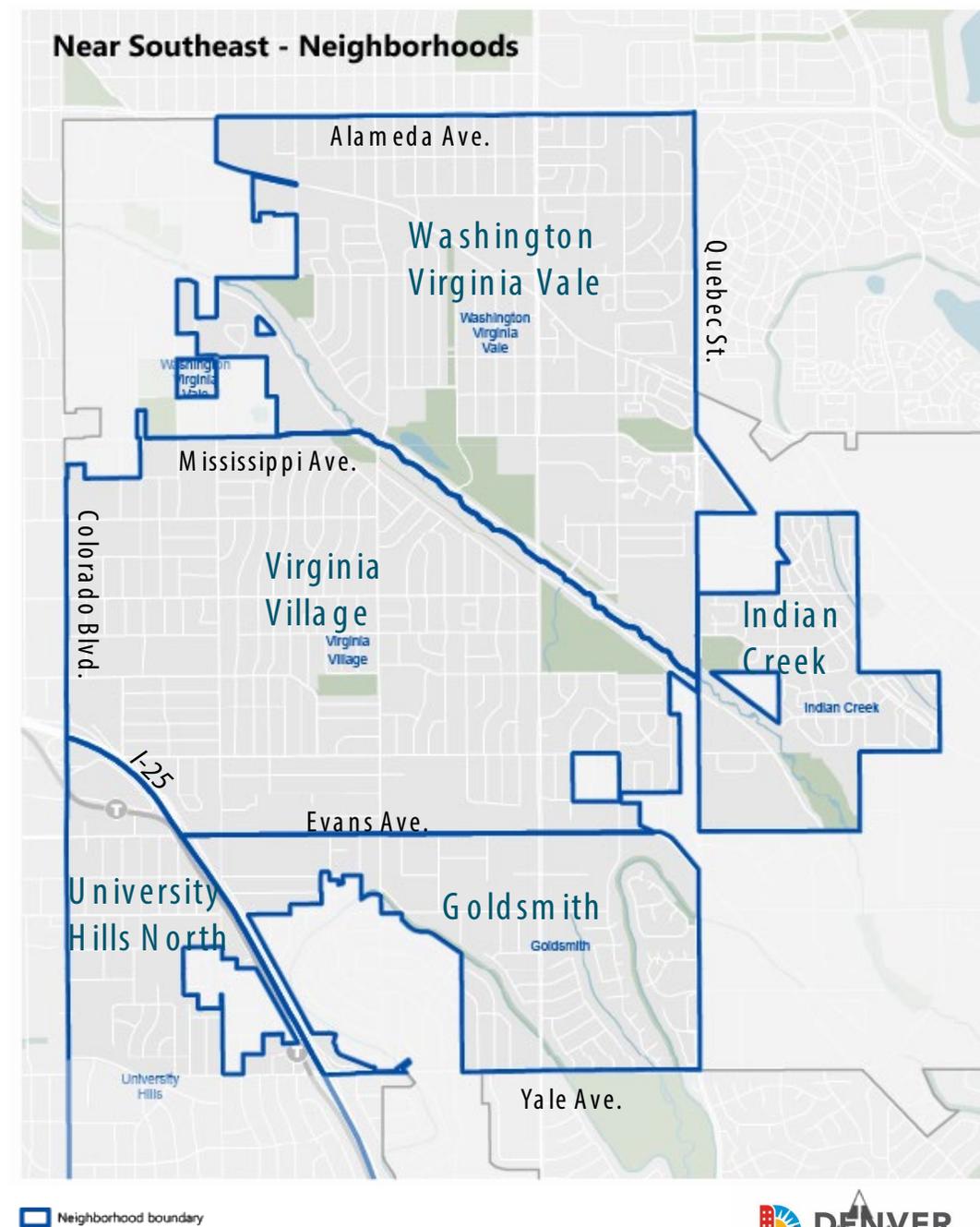
Scott Robinson
Senior City Planner
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[Sign up for project updates](#)

Breakout Discussions

Breakout Discussions

- *Click on the three dots at the bottom and select Breakout Rooms*
- *Select the breakout room for your neighborhood*
- *Or you can stay here for an area-wide discussion*
- *Rejoin at 7:30 for a brief recap*



Neighborhood boundary

Growth and Complete Neighborhoods

Land Use and Housing
Community Workshop



What we have heard

- As Denver continues to grow, every part of town needs to accommodate growth, as described in Blueprint Denver. In Near Southeast, that means growing sustainably and directing growth to appropriate places, limiting the impacts of new development, and ensuring the creation of complete neighborhoods. It also means integrating “missing middle” housing – developments with two to 20 units such as duplexes, townhomes, and small apartment buildings – into neighborhoods.

What we are asking

- There are several ways growth can be distributed in Near Southeast and different tradeoffs associated with each. By directing growth to specific locations, we can ensure new development improves the neighborhood and helps to achieve the plan's vision. The following questions will help determine how the plan should guide growth, what elements are most needed to create complete neighborhoods, and what types of missing middle housing are appropriate in each neighborhood and where and under what circumstances they should be permitted.

Housing and Economy

Land Use and Housing
Community Workshop

What we have heard

- Affordable housing is difficult to find in Near Southeast and new developments are usually market-rate residential. The increase in the cost of housing is causing gentrification and a lack of diversity in the area. Maintaining existing designated affordable housing and constructing more is a community priority.

What we are asking

- The following questions will help us understand the community priorities for affordable housing, preventing displacement, and helping those experiencing homelessness.

Recap

What is the most important thing your group discussed?

Enter your email for a chance to win a \$20 gift card to Target or a local restaurant:

Thank You

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