



Draft Plan Summary and Survey 2025

How to Navigate the Survey

Click on the blue icons to the left of each page to answer questions and provide feedback:



Answer survey questions



Learn more



***Sign up for notifications
and the raffle***



***Read the engagement summary
from last fall***



Review the full draft plan



Read Blueprint Denver

Be sure to click on each icon as you scroll through the survey. Your responses will save with each question you submit. You may also comment directly on this document by clicking anywhere on it.

The feedback on this first public review draft will be used to update and refine the plan recommendations, which will be incorporated into a second draft that will be shared with the community this summer.

After completing this survey, you may enter a raffle to win a prize.

Overview

The City and County of Denver's Department of Community Planning and Development (CPD) facilitates the Neighborhood Planning Initiative, an effort to develop a community-driven vision, plan, and priorities for every neighborhood in Denver. Neighborhood plans reflect what residents care most about and inform how city decision-makers prioritize important neighborhood projects related to land use, mobility and quality of life.

Planning for Equity

Adopted by City Council in 2019, Denver's Comprehensive Plan 2040 defines equity as the conditions in which, "everyone, regardless of who they are or where they come from, has the opportunity to thrive." A key goal of Blueprint Denver, Denver's citywide land use and transportation plan, is to guide change in the city to improve equity for all. To do this, the plan looks at equity through three main ideas:

- **Access to Opportunity**
- **Vulnerability to Displacement**
- **Diversity of Housing & Jobs**

By focusing on these ideas, the plan highlights areas where equity is a concern and helps create recommendations to make Denver more equitable. For the Southwest Area Plan, these three ideas have shaped the strategies and recommendations, especially in areas that need more focus on equity.

Creating a 20-year vision for your neighborhood

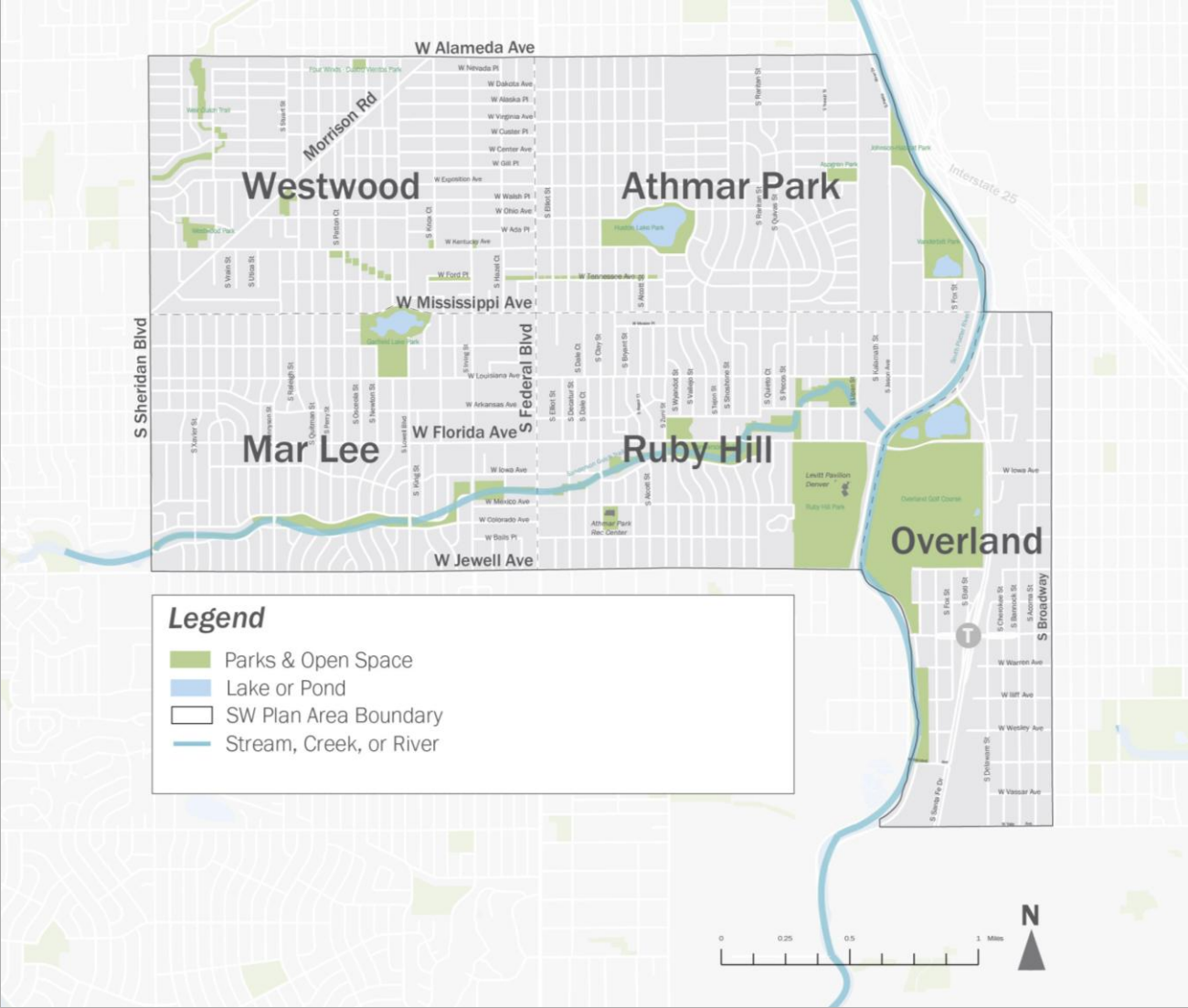
The Southwest Area planning process began in 2024. Throughout the fall, the planning team conducted extensive community engagement to collect public feedback. The input collected through online surveys, public events and community conversations in every neighborhood resulted in the first draft of a 20-year vision for Southwest Denver.

Crafted by YOUR community

- **37 touchpoints** to create awareness
- **280 comments** from the kick-off survey
- **220 attendees (730 comments)** from the kickoff meeting
- **6 workshops** with Registered Neighborhood Organizations
- **12 focused engagement opportunities and pop-ups**
- **2 touchpoints** with mobile home park communities
- **3 workshops** with high school students
- **287 online survey responses**
- **492 paper survey responses**


To see a summary of input received to create the draft plan, please click the link icon on the left.

Southwest Area Snapshot



Please Tell Us a Bit About Yourself

The City and County of Denver is committed to broadening the participation of currently underrepresented community members throughout the planning process.

Answers to the **optional questions** on the below topics will help us understand who we are hearing from and help ensure the project is truly a reflection of the community it will serve. *Please click on the icons  to the left to provide your responses.*

- Age
- Gender
- Race/Ethnicity
- Rent or Own
- Neighborhood
- Previous involvement in the planning process

Your specific information will not be shared but will help us understand broader trends and insights.



Six Guiding Themes

Community input, existing conditions, and citywide guidance informed these six guiding themes that organize the draft plan and capture the Southwest community's priorities.

Keep scrolling through the document to review all the themes or use the table of contents menu above to jump to a specific theme.



**Housing Stability
and Options**



**Integrated
Industry**



**Communal
Spaces**



**Improved
Infrastructure**



**Diverse
Cultural Hubs**



**Natural
Resources**

Recommendations

For each theme, the community identified recommendations to implement the vision. Recommendations relate to land use, mobility and quality of life.

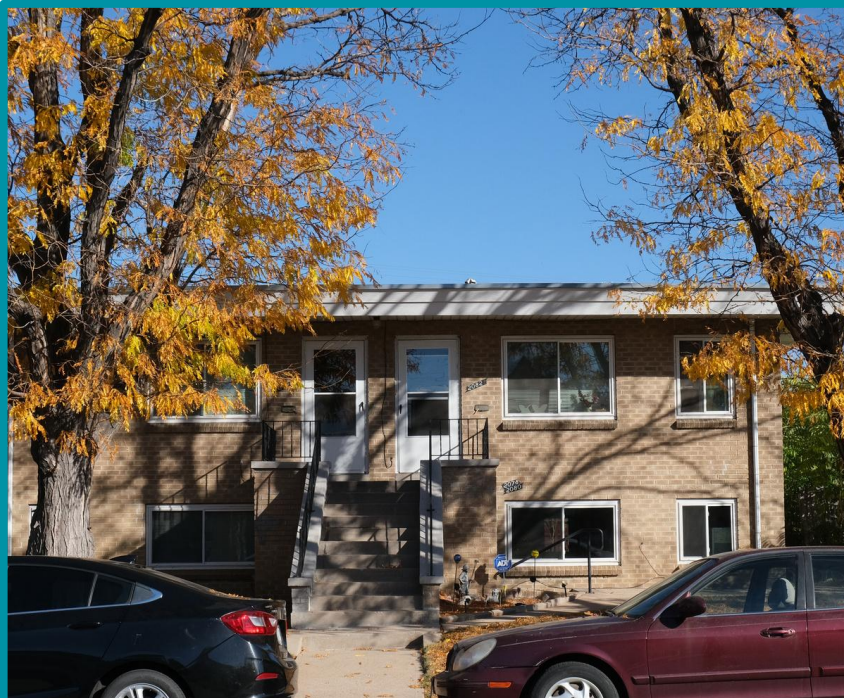
Land Use (L): Considers what is built where and ways to enhance the quality and character of the community through the built environment.

Mobility (M): Considers ways to safely, comfortably and easily connect all people to the places they live, work and play.

Quality of Life (Q): Considers ways to enhance and sustain community well-being through parks, open spaces, natural features and gathering places.

Your feedback will inform how and when recommendations are implemented.


The letter and number after each recommendation below indicates where you can find that recommendation in the full draft plan.



Guiding Theme

Housing Stability and Options

In 2045, the Southwest Area will continue to have housing options that are **affordable and adequate** for families from diverse backgrounds and will support additional housing **that enhances community character and prevents displacement.**

Click on the  Icon to the left to tell us whether you agree with the theme and which recommendations should be prioritized.

Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label:

L – Land Use

M – Mobility

Q – Quality of Life



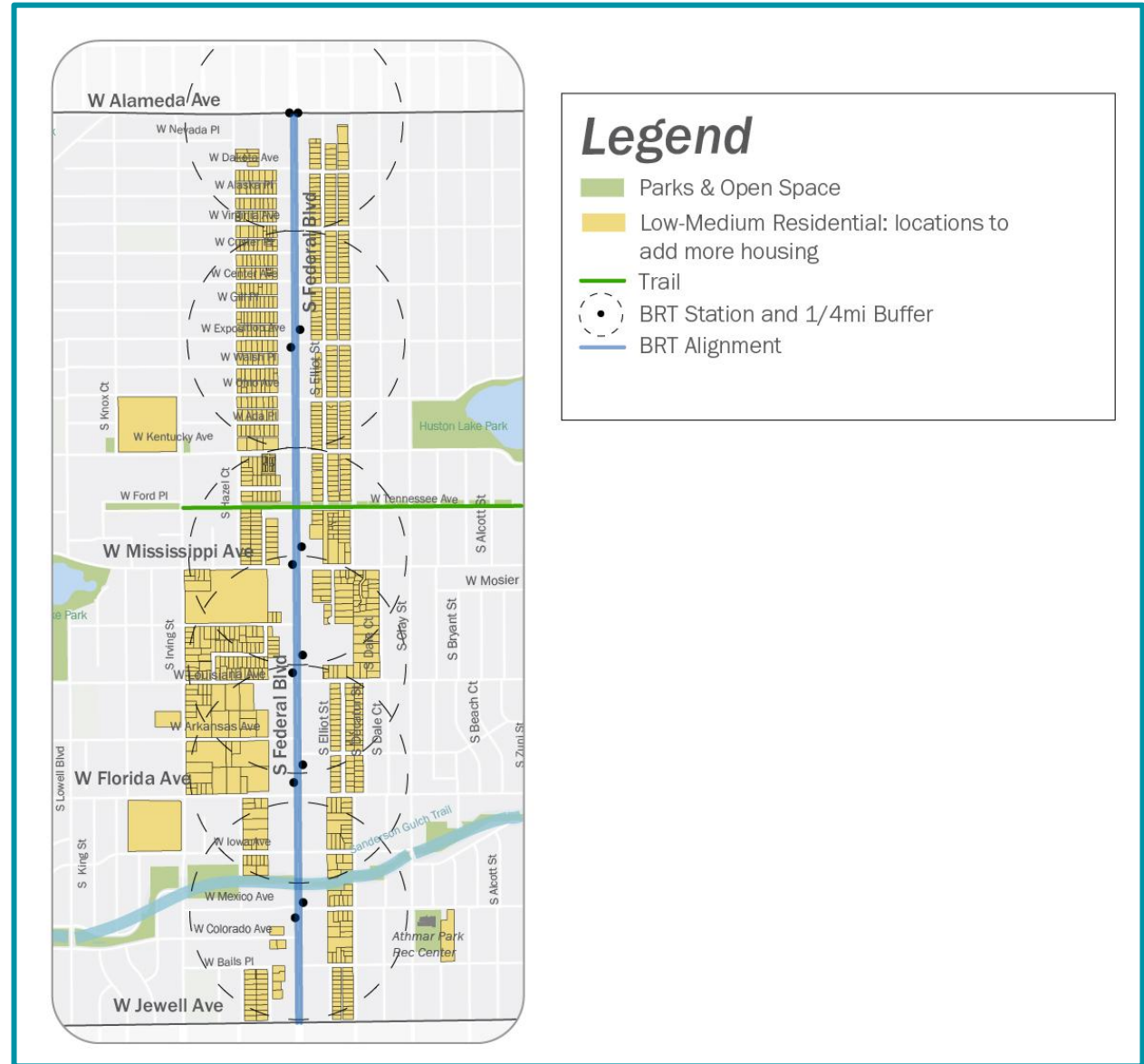
The following high-level recommendations are intended to support housing stability and options in the Southwest Area over the next 20 years.

-  Create **affordable and stable** housing options in every neighborhood (L1)
-  Ensure an **adequate supply** of high-quality, well-maintained housing (L2)
-  Moderately increase **housing density** in residential areas (L3)
-  Build housing close to major **transit corridors** (L4)
-  Build affordable **housing near commercial areas** and corridors (L5)
-  Create **vibrant commercial centers** and corridors that encourage new housing and job growth (L12)



Click on the  icon to the left tell us whether you agree with the proposal to allow more housing in these locations.

The map shows proposed locations to add more housing along Federal Boulevard.





Click on the  icon to the left to tell us whether you agree with the theme and which recommendations should be prioritized.

Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label:

L – Land Use

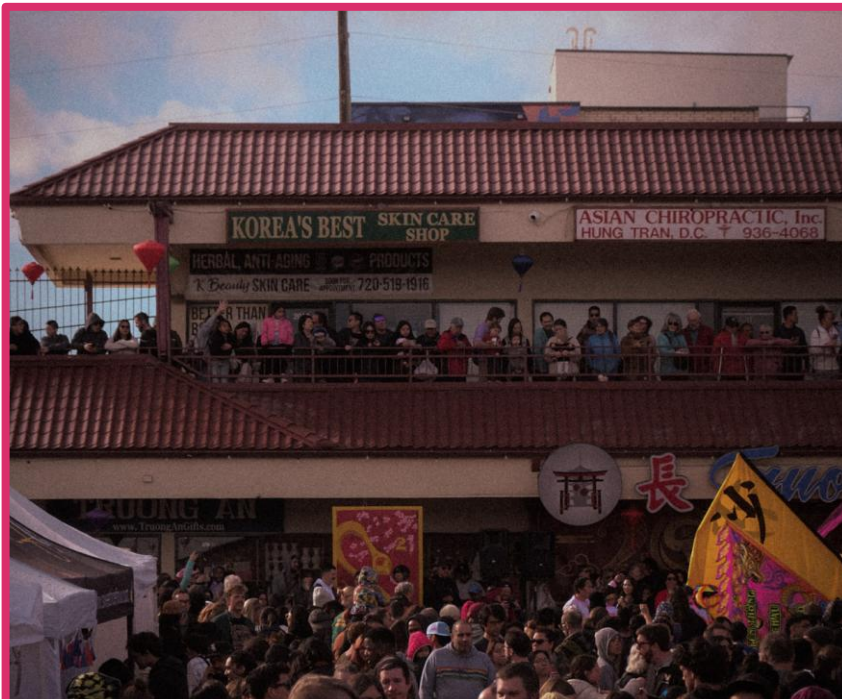
M – Mobility

Q – Quality of Life



The following high-level recommendations are intended to support communal spaces in the Southwest Area over the next 20 years.

- A** Strengthen **community-serving institutions** such as schools and non-profits (L9)
- B** Support small and **local businesses** that serve the community (L6)
- C** Create **vibrant commercial centers** and corridors that encourage new housing and job growth (L12)
- D** Ensure major **roads feel safe** and comfortable for all residents (M2)
- E** Increase resident access to **healthy and affordable food** resources (Q6)
- F** Create reliable and easy **access to healthcare** and public health facilities (Q7)
- G** Ensure Southwest **neighborhoods feel safe** and welcoming (Q8)
- H** Create **vibrant programming** and activities that celebrate the area's diverse cultures (Q9)



Guiding Theme

Communal Spaces

In 2045, the Southwest Area will have a variety of **safe, comfortable and authentic** public spaces that encourage community gathering and enhance access to **services, recreation, civic institutions and the arts.**



Guiding Theme

Diverse Cultural Hubs

In 2045, the Southwest Area will continue to be a diverse cultural hub that honors the past by recognizing, celebrating and **supporting the area's unique character, diverse communities and cultural business legacy.**

Click on the  icon to the left to tell us whether you agree with the theme and which recommendations should be prioritized.

Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label:

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The following high-level recommendations are intended to support diverse cultural hubs in the Southwest Area over the next 20 years.

A

Create **affordable and stable** housing options in every neighborhood (L1)

B

Support small and **local businesses** that serve the community (L6)

C

Create **vibrant commercial centers** and corridors that encourage new housing and job growth (L12)

D

Preserve the **unique historic and cultural character** of homes and buildings (L10)

E

Ensure future buildings and public areas **reflect neighborhood character** and are inviting for all (L11)

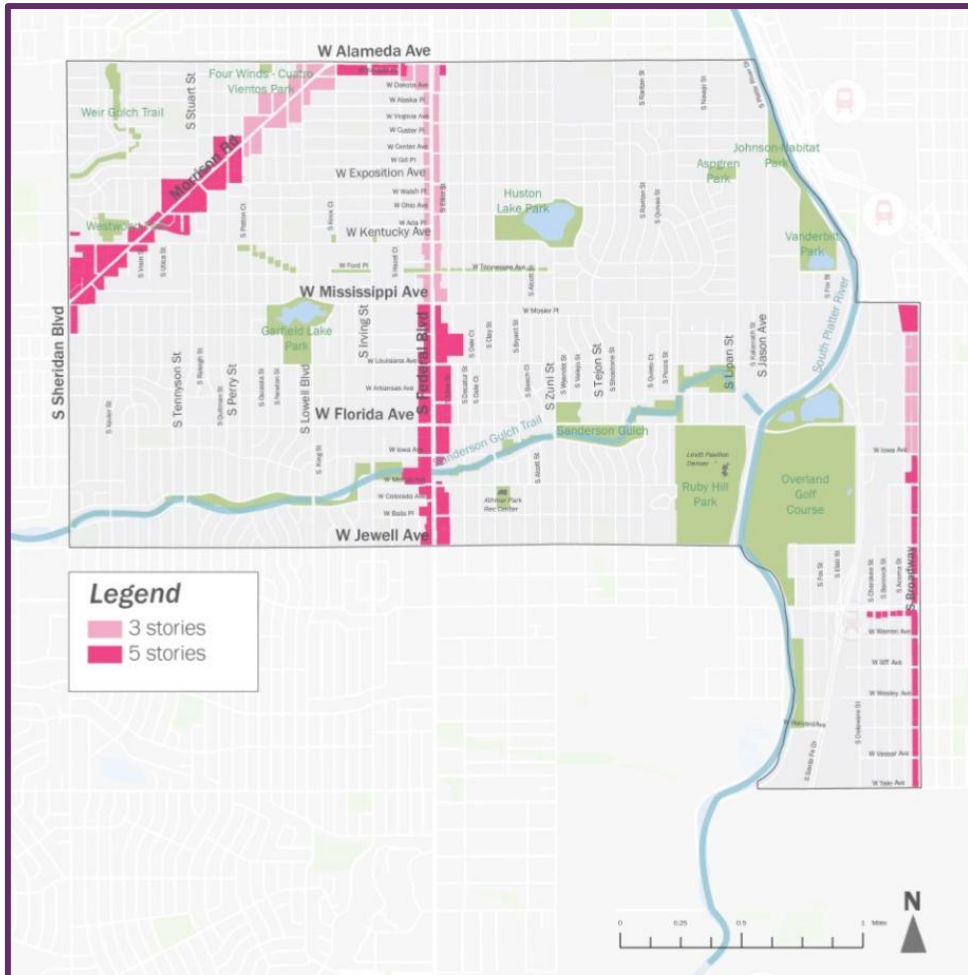
F

Create **vibrant programming** and activities that celebrate the area's diverse cultures (Q9)



Click on the **?** icon to the left to tell us whether you agree with the proposed building height policy and which design features you would like to see in new buildings.

The map below shows where buildings have a height of three stories or less.



The images below show common building design and styles found throughout the Southwest neighborhoods.

A Gable roof and front porch

B Contrasting materials

C Dramatic roof

D Simple decorative details

E Multifamily towers

F Low and horizontal layout

G Distinctive brickwork

H Small scale multi-unit



Guiding Theme

Integrated Industry

In 2045, the Southwest Area will continue to be a **key industrial and manufacturing area** within the City of Denver and will better **connect with the surrounding communities**.

Click on the  icon to the left to tell us whether you agree with the theme and which recommendations should be prioritized.

Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label:

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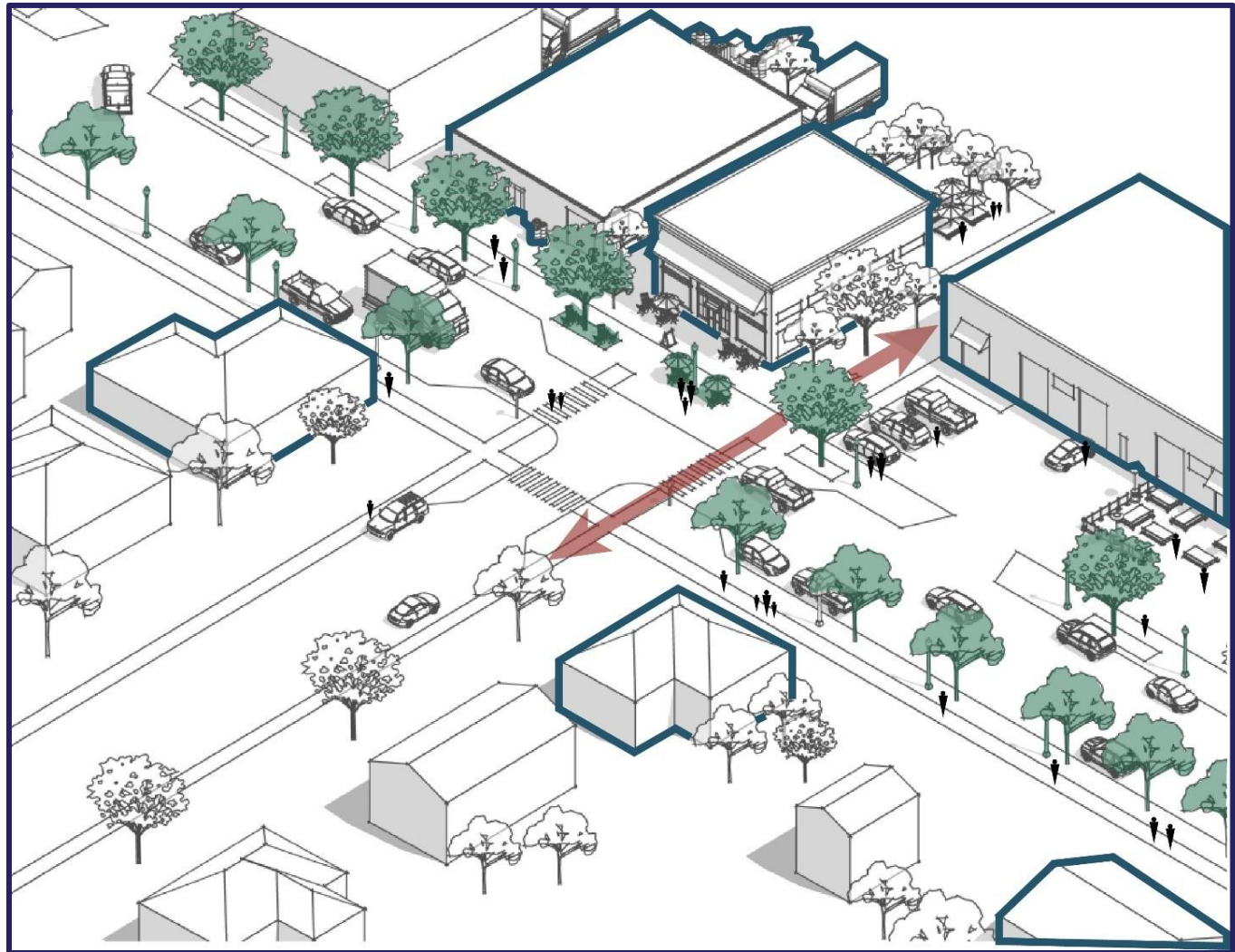
The following high-level recommendations are intended to support integrated industry in the Southwest Area over the next 20 years.

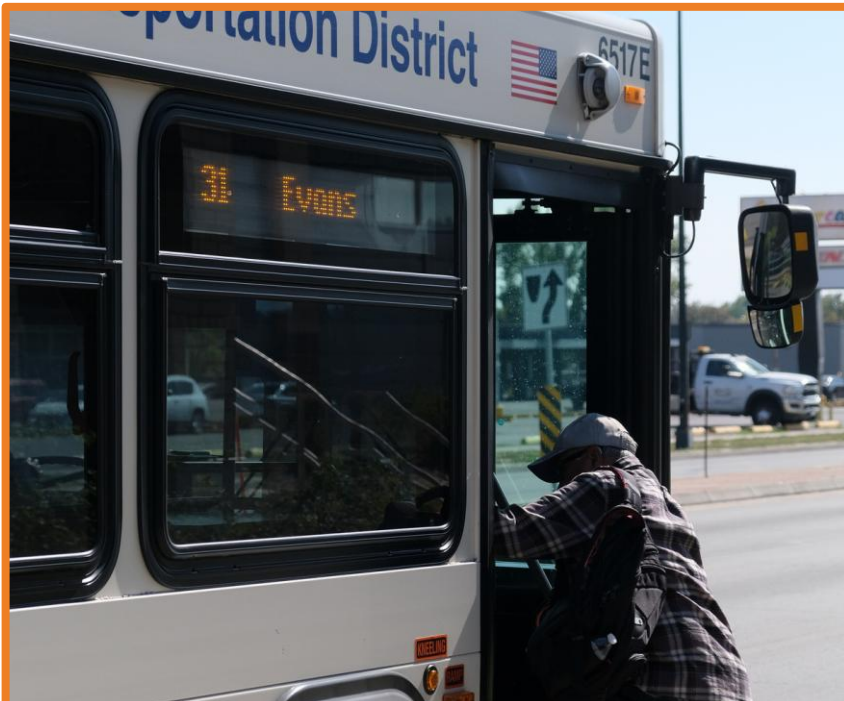
- A** **Diversify the local economy** to increase job opportunities for residents (L8)
- B** **Support existing and attract new** industrial businesses (L7)
- C** Make industrial districts more **walkable and comfortable** (L13)
- D** Improve resident **access to public spaces** and parks along the river (M3)
- E** **Reduce impacts of heavy truck traffic** on residential areas (M9)
- F** Work with industrial areas to support the community's **environmental and public health priorities** (Q2/5)



Click on the  icon to the left to tell us whether you agree with the vision for Lipan Street.

The map shows the vision for Lipan Street, a key north-south corridor.






Guiding Theme

Improved Infrastructure

In 2045, the Southwest Area will have infrastructure such as **roads, trails, sidewalks and landscaping** that promotes mobility choice, comfort, connectivity and safety.

Click on the  icon to the left to tell us whether you agree with the theme and which recommendations should be prioritized.

Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label:

L – Land Use

M – Mobility

Q – Quality of Life



The following high-level recommendations are intended to support improved infrastructure in the Southwest Area over the next 20 years.

- A** Make industrial districts more **walkable and comfortable** (M13)
- B** Enhance the **comfort and safety of bus service** along key routes (M7)
- C** **Control high speeds** on streets parallel to Federal Blvd (M8)
- D** **Reduce impacts of heavy truck traffic** on residential areas (M9)
- E** Add **green infrastructure** such as trees near schools, parks and community centers (M11)
- F** Add **ADA-compliant** and detached sidewalks to local streets (M13)
- G** **Improve busy intersections** where lots of people cross (M14)
- H** Increase vehicle **compliance at 2-way and 4-way stop** intersections (M15)
- I** Enhance **pedestrian and cyclist comfort**, safety and access (M1/2/5/6/12/17)




Click on the  Icon to the left to tell us which recommendations should be prioritized.

Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label:

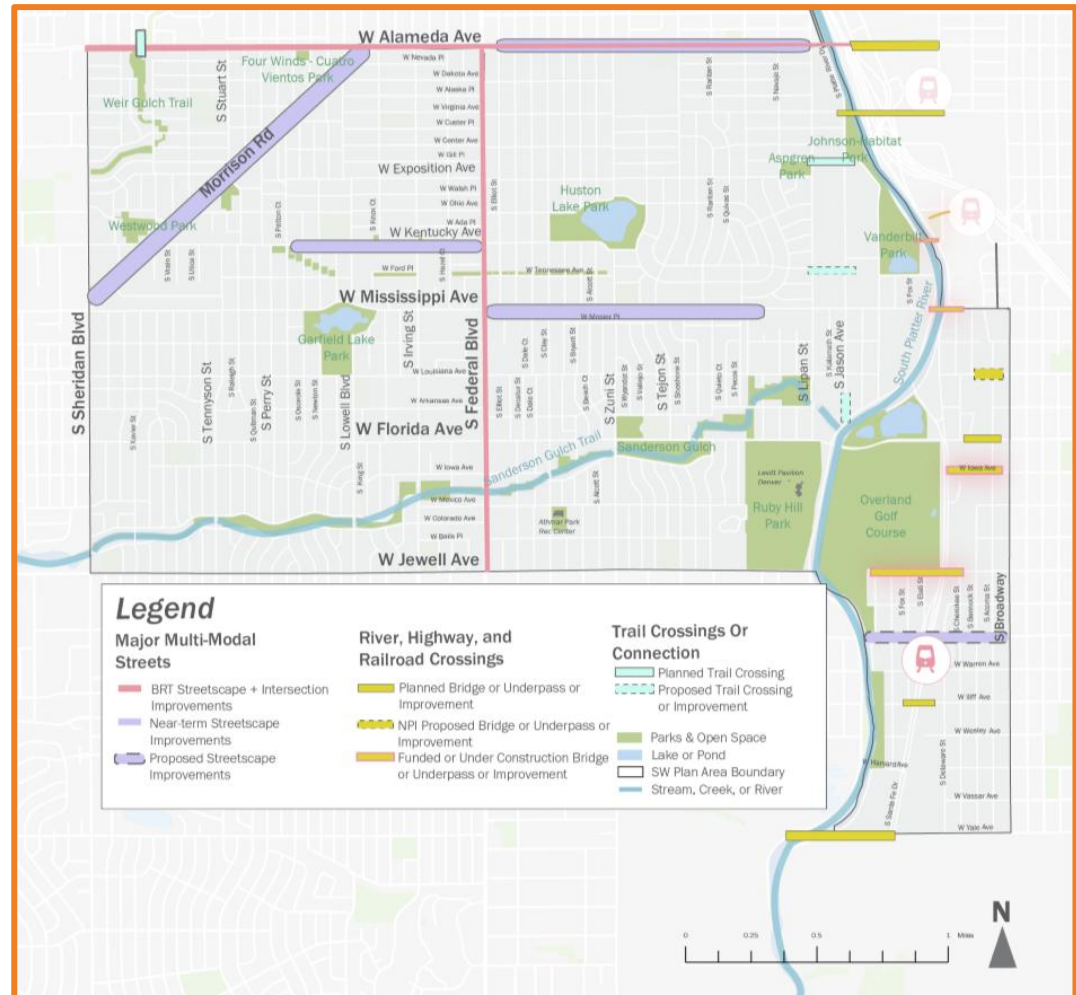
L – Land Use M – Mobility Q – Quality of Life

The following high-level recommendations are intended to enhance pedestrian and cyclist comfort and safety.


- A** Build new **bikeway connections** (M4)
- B** Create **green streets** for biking and stormwater management (M16)
- C** Connect existing **bike trails** to parks and neighborhood destinations (M5)
- D** Build **safe crossings** under or over major highways, rivers, and railroads (M1)
- E** Ensure **major roads feel safe and comfortable** for all residents (M2)
- F** Improve pedestrian **crossings to key community destinations** (M12)

Click on the  Icon to the left to tell us which pedestrian and bicycle connections should be prioritized and what connections are missing.

The map below shows proposed pedestrian and bicycle connections to better connect Southwest neighborhoods across major barriers.





Click on the  icon to the left to tell us whether you agree with the theme and which recommendations should be prioritized.

Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label:

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Guiding Theme

Natural Resources


In 2045, the Southwest Area will honor its natural resources such as water and open spaces through **adequate environmental protections and community access.**



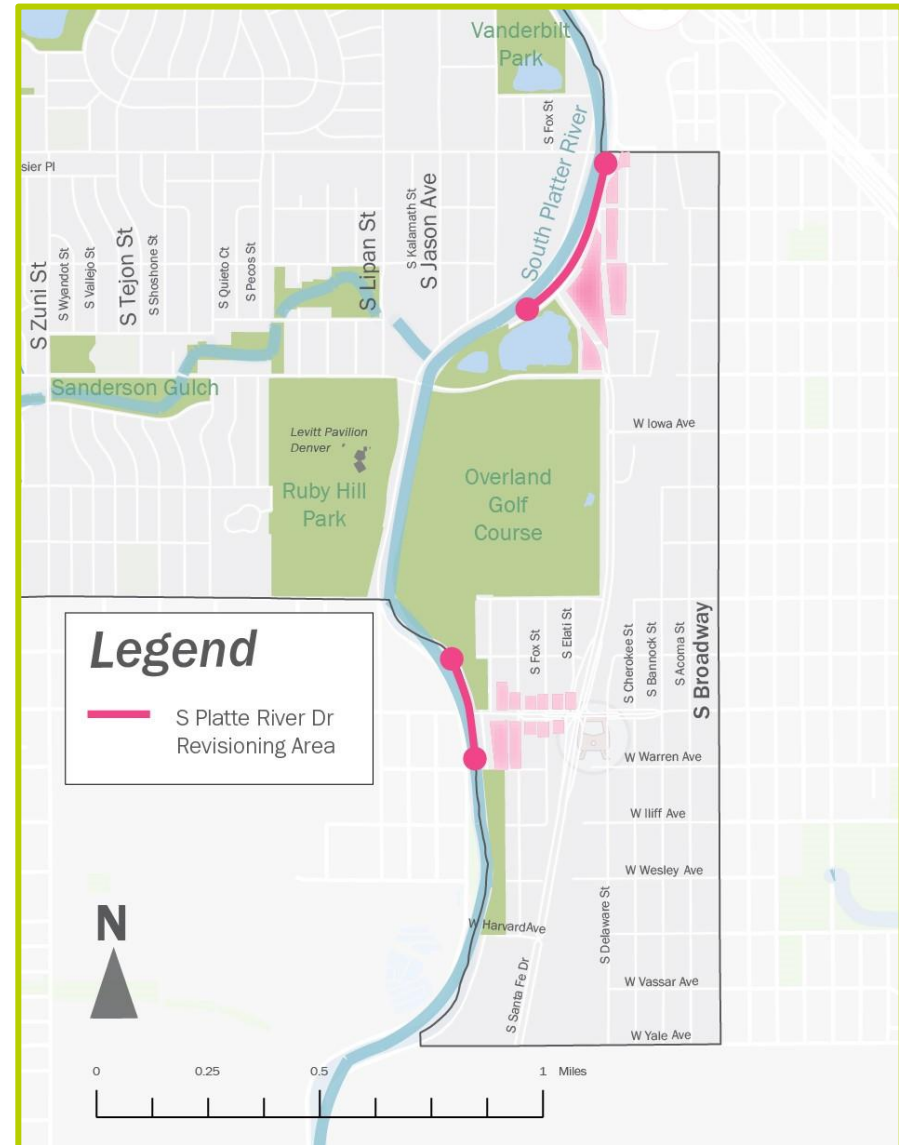
The following high-level recommendations are intended to support natural resources in the Southwest Area over the next 20 years.

- A** Build green infrastructure to **minimize flooding, heat impacts, and pollution** (Q1)
- B** Enhance park trail **connections and amenities** in area neighborhoods (Q2)
- C** Enhance **recreational trail connections** and amenities (Q3)
- D** Restore the natural health and **protection of the South Platte River** (Q4)
- E** Improve resident access **to public spaces and parks along the river** (M3)



Click on the  Icon to the left to tell us whether you agree with the vision for South Platte River Drive.

The map shows the vision of South Platte River Drive where improvements may be made to support pedestrian and cyclist comfort and increase accessibility to the river.




Focus Areas

Various themes come together in several places throughout the Southwest Area to uniquely achieve the plan vision. These “focus areas” will play an important role in shaping the future of Southwest Denver.

- Federal Boulevard
- Morrison Road
- Neighborhood Shopping Centers (Mar Lee, Mississippi Avenue and Alameda Square)
- River Corridor
- Lipan Street
- Santa Fe Corridor

If you would like to provide feedback on the focus areas, keep reading to review.

Federal Boulevard

Click on the  icon to the left to tell us whether you agree with this vision.

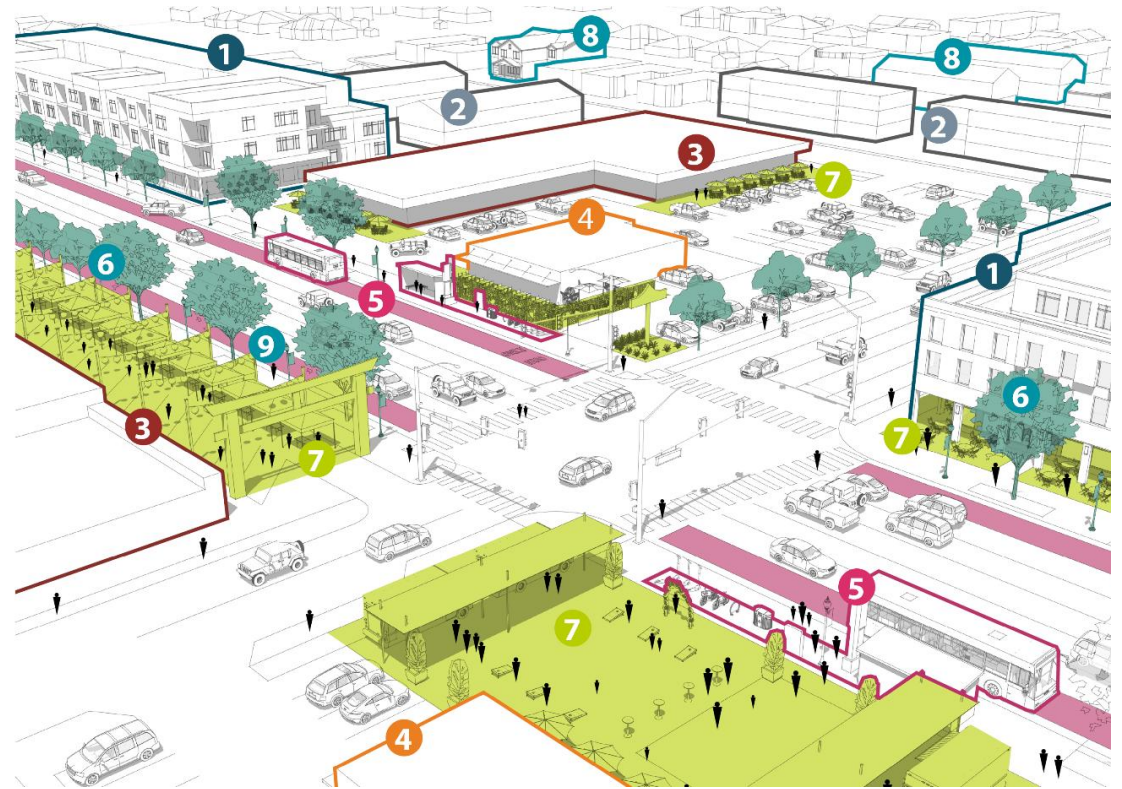
2045 Vision

Federal Boulevard will support all types of travel with efficient **bus rapid transit, improved safety, and better pedestrian access**. **Green infrastructure** will increase, along with access to **healthy, diverse foods, affordable housing, and public art** reflecting the area's multicultural character.

Little Saigon, a key cultural hub for Denver's Asian community, will be preserved and celebrated. Efforts will focus on supporting small businesses, enhancing public spaces, and expanding community events. Transit-oriented development will improve walkability and access to transit.

Key Recommendations

1. Mixed-use, pedestrian-friendly development near BRT stations.
2. Preserve existing affordable housing options for neighborhood residents.
3. Retain and preserve culturally significant local businesses.
4. Encourage small-scale redevelopment and adaptive reuse to increase commercial opportunities for small and minority-owned businesses.
5. BRT station design should reflect the cultural significance of the Little Saigon district with unique elements that promote a strong sense of place.
6. Upgrade the streetscape and tree canopy along Federal Boulevard to improve the safety, comfort, and desirability of walking and rolling.
7. Expand community gathering places through small parks, plazas, outdoor dining, and market or festival spaces.
8. Allow duplex, triplex, and quadplex housing options two blocks away from Federal that support affordability and fit within the neighborhood character.
9. Streetscape elements with a consistent design unique to Little Saigon should be explored to promote a district-wide sense of place.



Morrison Road

2045 Vision

Morrison Road will remain a **cultural and community hub**, with design elements celebrating its unique areas.

Improved streetscaping will enhance its appearance. Nearby areas will offer diverse, **affordable housing**, including family and intergenerational options.

The Commercial and Arts District (Perry to Alameda) will be strengthened as a gateway, while the Core Entertainment District (Perry to Sheridan) will support a mix of uses with higher residential density. Future development will be mindful of the area's character and promote shared and local businesses.

Key Recommendations

- Housing Options Near Transit (L4)
- Small and Cultural Business Support (L6)
- Celebrated Historic and Cultural Places (L10)
- Southwest Character, Design, and Development in Mixed Use Places (L12)
- Celebrating Culture and Building Community (Q9)

Graphic from the Westwood Neighborhood Plan 2016



Click on the  icon to the left to tell us whether you agree with this vision.


Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label.

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River Corridor

Click on the  icon to the left to tell us whether you agree with this vision.

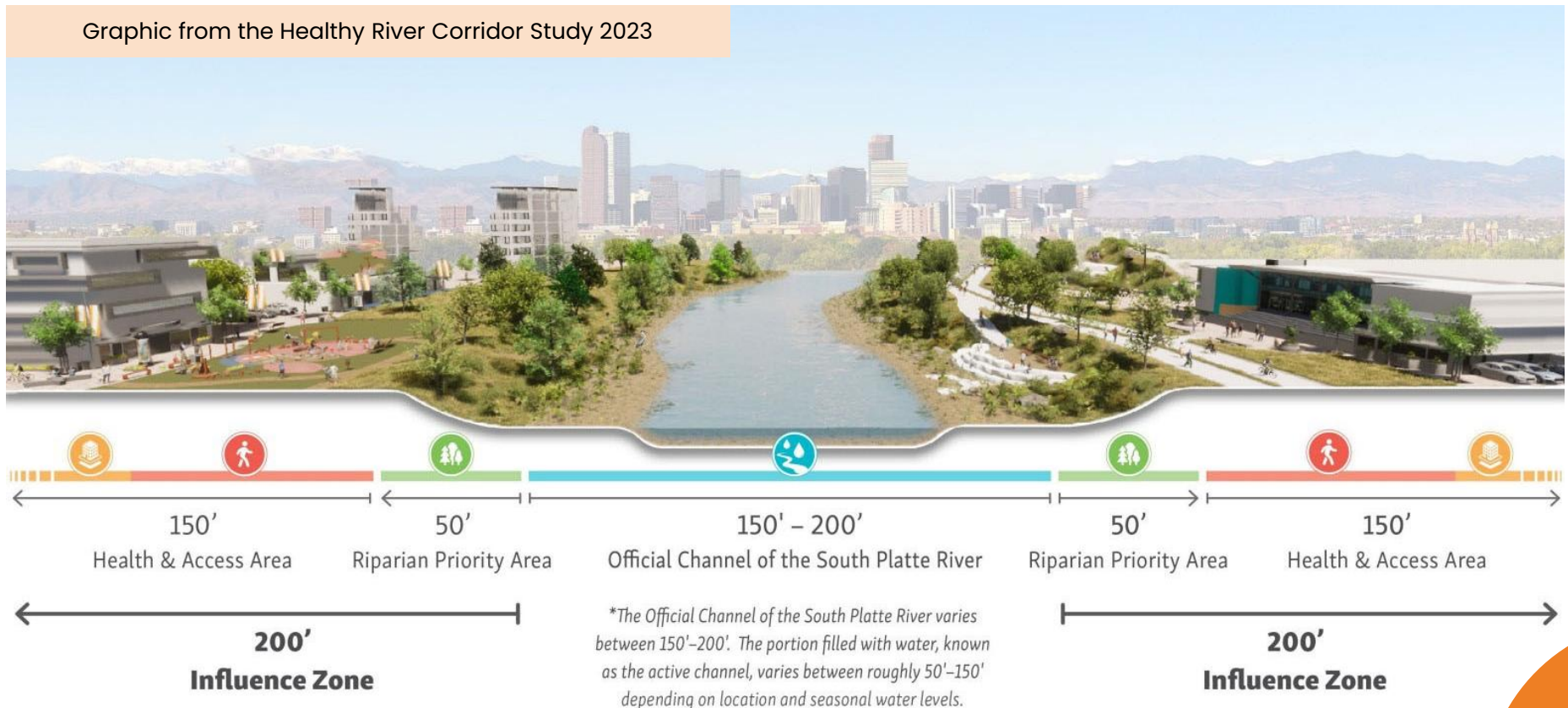
2045 Vision

The South Platte River will become a corridor that connects the surrounding areas and its people by restoring its natural habitat health, landscape, and stewardship, ensuring adequate access, and creating active and useable gathering spaces with great urban design.

Key Recommendations

- Integrated Industrial Business (L7)
- Southwest Character, Design, and Development in Industrial Places (L13)
- Accessible River (M3)
- Healthy River and Waterways (Q4)

Graphic from the Healthy River Corridor Study 2023



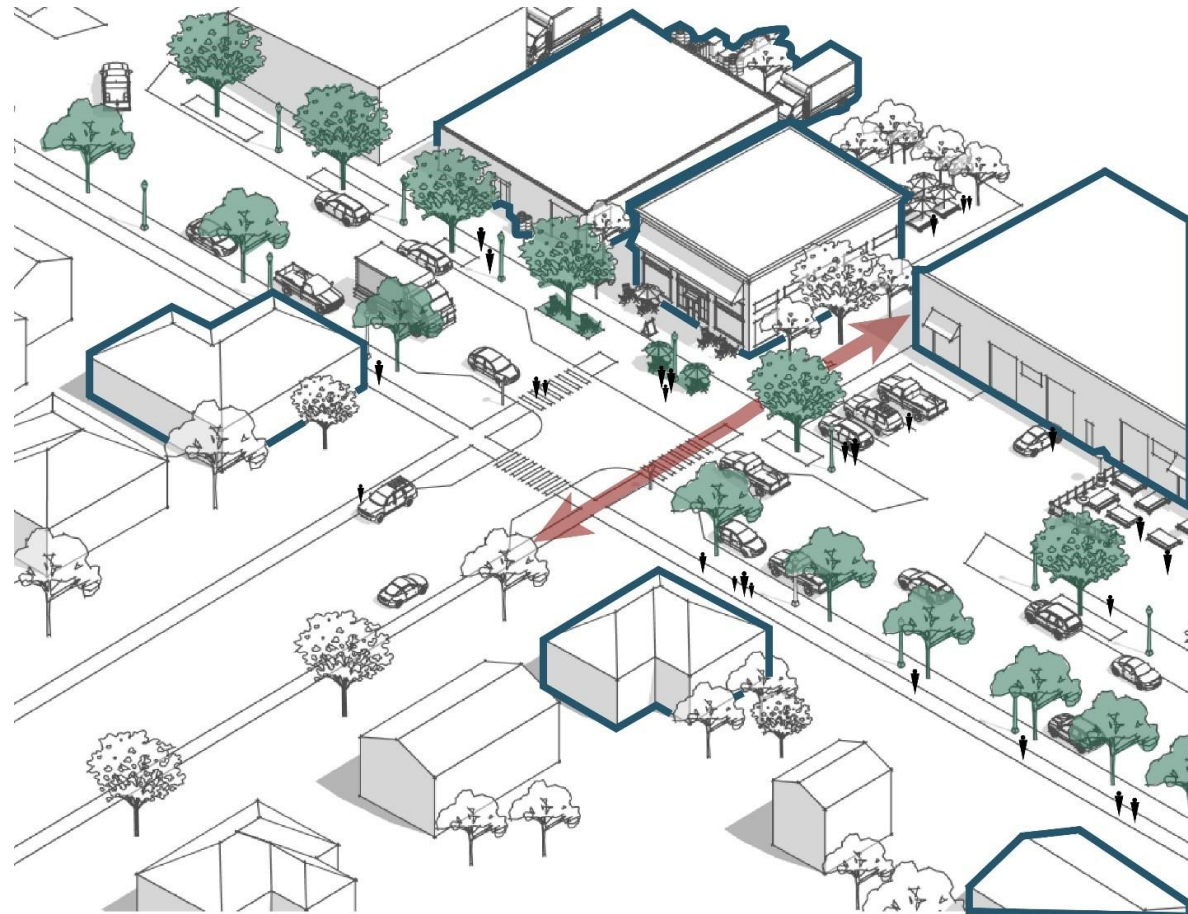
Lipan Street

2045 Vision

Lipan Street will be a **vibrant community hub**, blending local businesses with industrial spaces while providing a **safe and comfortable** route for pedestrians. As a key north-south corridor, it will **connect neighborhoods, parks, and the South Platte River**, making it easier for residents to navigate between residential and industrial areas.

Key Recommendations

- Small and Cultural Business Support (L6)
- Integrated Industrial Business (L7)
- Southwest Character, Design, and Development in Industrial Places (L13)
- Connections over Barriers (M1)
- Accessible Destination (M12)
- Safe and Welcoming Places (Q8)



Click on the  icon to the left to tell us whether you agree with this vision.

Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label.

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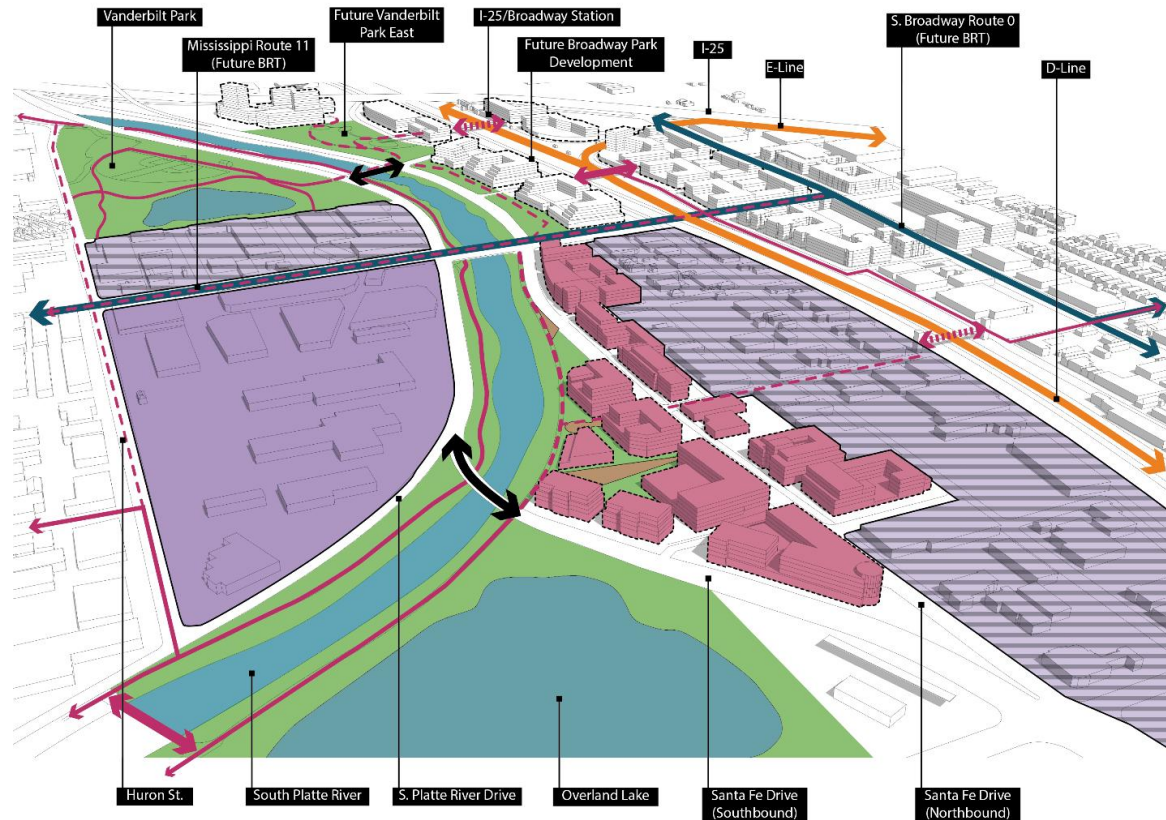
Santa Fe

2045 Vision

The area between the South Platte River and the railroad tracks from Mississippi to Iowa, which includes the Santa Fe corridor will transition from an auto-oriented commercial and industrial area into a **mixed use, vibrant, transit-oriented neighborhood**.

Key Recommendations

- Integrated Industrial Business (L7)
- Southwest Character, Design, and Development in Mixed Use Places (L12)
- Connections over Barriers (M1)
- Safe and Comfortable Major Corridors (M2)
- Accessible River (M3)
- Healthy River and Waterways (Q4)



Click on the  Icon to the left to tell us whether you agree with this vision.

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Neighborhood Shopping Centers

Mar Lee

2045 Vision

The commercial area near Florida and Tennyson will be a place that builds upon the existing community uses, **better connects** the surrounding community, and creates spaces for **community business** to thrive and **community activities** to take place

Key Recommendations

- Housing Supply (L2)
- Small and Cultural Business Support (L6)
- Well Designed and Complete Neighborhoods (L11)
- Southwest Character, Design, and Development in Mixed Use Places (L12)
- Accessible Destination (M12)



Click on the  icon to the left to tell us whether you agree with this vision.

Detailed descriptions for each recommendation can be found in the full draft plan under their corresponding label:

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Neighborhood Shopping Centers

Alameda Square

2045 Vision

Alameda Square will be a vibrant and integrated district that supports both large and small businesses while adding missing community benefits. By using city-owned land and developing underutilized areas, this district will create active public spaces and new opportunities. The vision for this area prioritizes **safety, comfort, and a strong connection between businesses, community services, and the surrounding residential community, ensuring a thriving and balanced neighborhood.**

Key Recommendations

- Small and Cultural Business Support (L6)
- Well Designed and Complete Neighborhoods (L11)
- Southwest Character, Design, and Development in Mixed Use Places (L12)
- Safe and Welcoming Places (Q8)


Mississippi Avenue

2045 Vision

The commercial area near Mississippi Avenue and Raritan Street will be a place that builds upon the existing community uses and **creates spaces for community business and activities to take place.**

Key Recommendations

- Small and Cultural Business Support (L6)
- Well Designed and Complete Neighborhoods (L11)
- Southwest Character, Design, and Development in Mixed Use Places (L12)
- Safe and Comfortable Major Corridors (M2)
- Improved Environment through Green Infrastructure (Q1)

Click on the  icon to the left to tell us whether you agree with these visions.

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Q – Quality of Life

End of Survey

Thank you for participating in the Southwest Area Plan Survey. Your feedback is important to shaping the future of this community.

The feedback on this first public review draft will be used to update and refine the plan recommendations, which will be incorporated into a second draft that will be shared with the community this summer. After the plan is updated, based on community feedback on the first draft, the legislative review of the plan will begin with Planning Board and later City Council in the fall. For more details and to read the full draft plan, please click the icon to the left.

If you have any additional comments, please click the ? icon to provide them.

If you'd like to receive updates on the area plan or enter the raffle, please share your email address or phone number by clicking the mail icon.