LORETTO HEIGHTS AREA PLAN

Steering Committee Meeting #4

January 22, 2019
6 PM – 8 PM
Loretto Heights Library
Loretto Heights Steering Committee Meeting #4

AGENDA

Loretto Heights Library; 6-8 pm

10 Minutes  
Public Meeting Impressions

5 Minutes  
Upcoming Schedule

20 Minutes  
Inventory of Historic Resources and Survey Report

10 Minutes  
Complete Neighborhoods – Future Places

40 Minutes  
Place Type Mapping Exercise

20 Minutes  
Report Out

20 Minutes  
Closing
PUBLIC MEETING IMPRESSIONS

Who attended?

• 189 “Sign-Ins”
• 83 Post Cards Written
• 90 Report Cards Received
PUBLIC MEETING IMPRESSIONS

Who attended?

What is your gender?

- Female: 46%
- Male: 53%
- Other: 1%

How old are you?

- Under 18: 2%
- 18-34: 16%
- 35-44: 16%
- 45-54: 10%
- 55-64: 24%
- 65-74: 20%
- 75 and older: 12%

Attendees providing demographic info: 162
PUBLIC MEETING IMPRESSIONS

Who attended?

What is your race and/or ethnicity?
(Select all that apply)

- American Indian or Alaska Native: 1%
- Asian: 1%
- Black or African American: 0%
- Hispanic, Latino or Spanish: 16%
- Middle Eastern or North African: 1%
- Native Hawaiian or other Pacific: 0%
- White: 77%
- Some other race or ethnicity: 4%

Attendees providing demographic info: 162
FEEDBACK RECEIVED
Equitable, Affordable

In 2040, residents, employees, and visitors find unique public gathering spaces among a dynamic and diverse mix of uses that cater to a variety of socio-economic levels. The area is a regional destination for the community and provides a collective identity for southwest Denver. A mixture of housing types provides opportunities for residents of all income levels to live, work, and play while minimizing the impacts of gentrification and increasing housing costs. The redevelopment and revitalization of Loretto Heights encourages further investment and reactivation along Federal Boulevard to be more feasible and attractive, ultimately transitioning to a distinct, enhanced corridor that will become a source of pride for the Denver Metropolitan Area.

Economically Diverse & Vibrant

In 2040, the community benefits from its strong, thriving economy. Federal Boulevard and the other mixed-use centers and corridors in the area are welcoming to all and thriving with diverse, multicultural and locally-owned businesses that complement the surrounding residential neighborhoods and showcase the area’s diverse culture. The community cultivates opportunities for residents and workers by supporting varied, encouraging new development and the retention of a range of businesses, employment, education, and training options. A vibrant local arts and culture community has transitioned the area into a regional destination, enhancing the quality of life for residents, workers and visitors, as well as strengthening the local businesses in the area.

Environmentally Responsible

In 2040, the area is home to a healthy and robust natural ecosystem. An enhanced network of trees, trails, parkways, and natural plazas is thoughtfully woven into the neighborhood and takes advantage of the unique topography of the area. The community’s growth and development in a responsible and sustainable way to protect and enhance the natural environment for future generations.

Healthy

040, an equitable allocation of resources has increased opportunity for people who face barriers to good health and an active lifestyle. All households have safe, walkable and bikeable access to an array of diverse, affordable and healthy food, including grocery stores, community gardens, and restaurants. Residents can safely access well-maintained parks, trails and open space networks with a mix of amenities and activities where everyone feels safe and welcome. There is a strong sense of community: neighbors know one another, public spaces are vibrant and active, and residents enjoy improved health and access to opportunity.
In November 2018, Steering Committee members were asked to show us what they believed were some of the positive aspects of the Plan Area and how the area is distinguished from other areas in Denver. Do you agree? What are some characteristics or aspects of the Plan Area that give it an advantage? Please use the appropriate color dot or a sticky note to give us your feedback.

En noviembre de 2018, miembros del Comité Directivo fueron puestos a prueba para que nos indicaran cuáles son algunos de los aspectos positivos del Área y cuáles son los aspectos que la distinguen del resto de los barrios de la ciudad. ¿Estás de acuerdo? ¿Cuáles son algunas características o aspectos del Área que te dan una ventaja? Por favor usa el círculo del color apropiado o un Post-it para dar tu retroalimentación.
In November 2018, Steering Committee members were asked to show us what they believed were some of the negative aspects of the Plan Area and how the area is at a disadvantage compared to other areas in Denver. Do you agree? What are some characteristics or aspects of the Plan Area that give it a disadvantage? Please use the appropriate color dot or a sticky note to give us your feedback.

- Worries & Concerns
  - No identity within southwest Denver
  - No nearby grocery store
  - No rail transit or easy access to mass transit
  - Vandalism, lack of lighting and "unsafe feeling"
  - The loss of and lack of perpetual care for the cemetery
  - High-density housing and strain on infrastructure (water, sewer and how this affects other communities)
  - Student transportation
  - Federal Boulevard as a divider
  - Lack of pedestrian-friendly streets, specifically Irving St., Federal Blvd. and Yale Ave.
  - Minimal amount of park space for residents
  - Potential for massive parking lots that don't maximize development
  - Traffic congestion within the surrounding neighborhood
  - The increased cost of housing
  - Lack of access and connections through the site and into the surrounding neighborhoods. It's hard to get from north-to-south and from east-to-west. Campus feels closed off
  - Gentrification of surrounding neighborhoods
  - Existing parking lots on the DSST property
  - No buffer to neighborhood as redevelopment begins to take place
  - Lack of redevelopment on the east side of Federal Blvd.
  - Destruction of the tree canopy

Traffic on Amherst is already heavy

Traffic concerns need to be considered, or not built well for smooth traffic. We need sidewalks better in some areas to walk in the SW Denver area.
Members were asked to show us what they believed are characteristics or features in the Plan Area that contribute to the Plan Area's success. What BIG IDEA do you have in the planning arena?

Hopes & Initiatives:

- Development of Federal Highway
- Creation of parks and open space, connecting to Lakewood Gulch Trail and Indian Creek Trail/Platte River Trail
- Designations for individual historic buildings and/or historic district designation
- Preservation of the Administration Building, the Chapel, and the Theater
- Local landmarking of Administration Building
- New museum
- The creation of a "place," "identity," and "Destination" for southwest Denver
- More Hispanic/Latino community engagement and available
- Reopening of irrigation ditch
- Leveraging Denver Vision Zero
- Better wayfinding opportunities through pedestrian signage
- Variety of public gathering spaces (parks, events centers, etc.), the heart of the development and hub for the community
- Wide range of housing options for different and diverse populations
- Affordable housing
- Neighborhood-serving commercial uses
- Enhance local trail connections up to Loretto Heights Park from South Lowell up to South Julian
- Increased density and commercial uses along Federal Road
- Homes/residential uses matching existing homes to the west of existing campus
- "Like-for-like" local supermarket
- Maintain existing view planes
- Use the topography of the site during redevelopment
- Farm-to-table restaurant
- Gateway promenade from Federal Boulevard up to the east end of the Administration building
- Maintain this view
- Enhance visibility of the campus
- Utilize the Chapel for ceremonies and other cultural and community events
- Maintain irrigation ditch as green space
- Adaptive reuse of Administration Building into a hotel
- Maintain the library and transform into an educational amenity and resource
- "Like-for-like" approach to the overall preservation of historic buildings
- Affordable and pedestrian-friendly mix of uses throughout the area
- Community swimming pool
- The Area Plan is inclusive in income levels and ethnic diversity
- Brand public park (like City Park or Sports Lake Park)
In December of 2018, Steering Committee members were asked to imagine what the future of Loretto Heights would look like. Each member was asked to provide precedent images that "spoke to them" or "inspired them". Below is a sample of some of the images that were provided by the Steering Committee.

En diciembre del 2018, se les pidió a los miembros del Comité Directivo que se imaginan cómo se ve el futuro de Loretto Heights. Se les pidió a cada miembro que proporcionara imágenes inspiradoras. Abajo, una muestra de algunas de las imágenes que nos entregó el Comité.

DIRECTIONS/INSTRUCCIONES:
Using the green dots tell us how representative this collection of images is of YOUR vision.
Write in a Post-It note about any place you have visited or an element of the built environment that you've seen and enjoyed. Once you pin it to the board collect your stamp.

Usando los círculos verdes y rojos, cuentanos qué tan representativas son estas imágenes de TÚ visión.
Escribe en un Post-It sobre algún lugar que hayas visitado o algún elemento del entorno construido que hayas visto y disfrutado. Una vez lo pinches en el tablero colecciona tu sello.
VISUAL ARTS - WHAT WE HEARD FROM THE STEERING COMMITTEE

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Using the green dots tell us how representative this collection of images is of YOUR vision.
Write in a Post-it note about any place you have visited or an element of the built environment that you've seen and enjoyed. Once you pin it to the board collect your stamp.

USANDO LOS CÍRCULOS VERDES Y ROJOS, CUENTAME QUE TAN REPRESENTATIVAS SON ESTAS IMÁGENES DE TU VISIÓN.
Escribe un Post-it sobre algún lugar que hayas visitado o algún elemento que hayas visto y te haya gustado. Una vez que ofresca tu comentario, píde tu sello para tu libreta de notas!
VISUAL ARTS - WHAT WE HEARD FROM THE STEERING COMMITTEE

ARTE VISUAL - LO QUE EL COMITÉ DIRECTIVO NOS DIJO

DIRECTIONS/INSTRUCCIONES:
Using the green dots tell us how representative this collection of images is of YOUR vision. Write in a Post-It note about any place you have visited or an element of the built environment that you’ve seen and enjoyed. Once you pin it to the board collect your stamp.

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VISUAL ARTS - INSPIRATIONAL DRAWINGS
ARTES VISUALES - DIBUJOS QUE INSPIRAN

DIRECTIONS/ INSTRUCCIONES:
- Draw your favorite thing about your neighborhood and then post your drawing for everyone to see!
- Dibuja lo que más te gusta de tu vecindario y luego colóca tu dibujo para que todos lo vean!
WHAT ELEMENTS OF A NEIGHBORHOOD ARE MOST IMPORTANT TO YOU?
¿CUALES SON LOS ELEMENTOS MAS IMPORTANTES PARA UN VECINDARIO?

DIRECTIONS/ INSTRUCCIONES:
- Choose the five amenities that are the most important to you, and place your stickers on the corresponding images. Once you have placed your stickers, get your stamp!
- Elige las cinco situaciones que son más importante para ti, y pégales tus stickers en la imagen correspondiente. Una vez que pongas tus stickers, pide tu sello!

1. Shared Streets
2. Community Gathering Spaces
3. Activated Streets with Retail
4. Public Art/Music Spaces
5. Parks/ Open Spaces
6. Bicycle Friendly Trails
7. Mixture of Housing Types
8. Public Transportation
9. Kid Friendly Spaces
10. Elevate (ADA)
SCHEDULE

- Seven Steering Committee Meetings Remain
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  • July – Review Draft of Plan
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  • July – Review Draft of Plan
  • June – Review of Final Concepts
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- January Through May – Specific Topic Discussion
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  • June – Review of Final Concepts
  • January Through May – Specific Topic Discussion
  • January Through May – Refine Based on Feedback
INVENTORY OF HISTORIC RESOURCES AND SURVEY REPORT
HISTORICAL BACKGROUND & TIMELINE

- 1876: Colorado attains statehood
- 1888: Sisters of Loretto founded
- 1891: Sisters of Loretto purchase 40 acres for Loretto Heights Academy
- 1892: Chapel constructed
- 1911-1912: Rectory constructed
- 1916: Loretto Heights College opens
- 1918: Art Studio constructed
- 1930: Loretto Heights Academy closes
- 1947: Landscape architect S.R. DeBoer develops campus master plan
- 1950: Amphitheater constructed
- 1951: Machebeuf Hall constructed
- 1955: Pancratia Hall constructed
- 1941: Mother Pancratia Bonfils dies
- Frank E. Edbrooke designed Administration Building constructed and opens
- Cemetery developed
HISTORIC SIGNIFICANCE & INTEGRITY

Period of Significance: 1891 – 1969

Areas of Significance:
➢ Education
➢ Religion
➢ Architecture
➢ Social History

Integrity: High
EVALUATION OF INDIVIDUAL PROPERTIES

These two buildings were already National Register listed in 1975 as “Loretto Heights Academy,” although this designation only includes the building footprints. The boundary should be expanded to include viewsheds/landscape extending east to Federal Blvd. A similar boundary would apply to a potential Denver Landmark designation for this grouping.

The current “Loretto Heights Academy” National Register listing could be amended to also include the Priest’s House.

The Amphitheater and Central Heating Plant were evaluated in conjunction with Machebeuf Hall since they were built at the same time and designed by the same architect, John K. Monroe. Machebeuf Hall could be designated on its own.

The 1988 Swimming Pool Enclosure does not meet the National Register “exceptional significance” consideration required for properties less than 50 years old.

The Library and Theater were designed together, with their connecting Arcade, by local architects Musick and Musick. The two buildings, with arcade, would need to be listed in the National Register as an ensemble. While an ensemble listing is preferred for a Denver Landmark designation, one building could potentially qualify for local designation without the other, and if that happened, the Arcade or appropriate portion of the Arcade should be designated, along with the entry plaza/landscape.

The c.1975 Caretaker’s House west of the Library does not meet the National Register “exceptional significance” consideration, and no information was found in Loretto records to inform its origin, designer, or occupants.

<table>
<thead>
<tr>
<th>NO.</th>
<th>NAME</th>
<th>NATIONAL REGISTER</th>
<th>DENVER LANDMARK</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Administration Building / Ad. Building</td>
<td>Yes – already listed</td>
<td>Yes</td>
</tr>
<tr>
<td>2</td>
<td>Our Lady of Loretto Chapel / Chapel</td>
<td>Yes – already listed</td>
<td>Yes</td>
</tr>
<tr>
<td>3</td>
<td>Cemetery</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>4</td>
<td>Priest’s House / Bungalow</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>5</td>
<td>Pancretia Hall</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>6</td>
<td>Art Studio</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>7</td>
<td>Amphitheater†</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>8</td>
<td>Machebeuf Hall</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>9</td>
<td>Central Heating Plant / Boiler Room</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>10</td>
<td>Swimming Pool‡</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>11</td>
<td>Marian Hall</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>12</td>
<td>Walsh Hall</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>13</td>
<td>May Bonfils Stanton Library / Library§</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>14</td>
<td>May Bonfils Stanton Center for Performing Arts / Theater§</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>15</td>
<td>Caretaker’s House</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

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The c.1975 Caretaker’s House west of the Library does not meet the National Register “exceptional significance” consideration, and no information was found in Loretto records to inform its origin, designer, or occupants.
The Cemetery is not included in Historic District Boundary Option B. However, because the Cemetery individually qualifies for designation in the National Register and as a Denver Landmark, it is recommended for individual designation at both levels if District Boundary Option B is selected.

While the 1988 Swimming Pool Enclosure would not qualify for individual designation in the National Register, it could contribute to a National Register district provided that the period of significance for the district extended to 1988, subject to History Colorado and National Park Service approval.

Marian Hall and Walsh Hall would not qualify for individual designation in the National Register or as a Denver Landmark, but as 50-year-old properties with some historic architectural value, these properties could qualify as contributing properties to a National Register and Denver Landmark district under Option A.

The 1975 Caretaker’s House is not within either district Option’s boundary.
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The 1975 Caretaker’s House is not within either district Option’s boundary.
COMPLETE NEIGHBORHOODS PRESENTATION
Complete Neighborhoods

A truly inclusive city is composed of complete neighborhoods and great places accessible to everyone, regardless of age, ability or income.

As Denver continues to evolve as an inclusive city, we must strive to create complete neighborhoods for everyone. Access to vital community amenities should not be limited to only certain neighborhoods in our city. Although Denver aspires to be a city of complete neighborhoods, this does not mean all neighborhoods should be the same or static. Even complete neighborhoods continue to evolve. The completeness of each neighborhood is defined by its distinct and authentic history, culture and character, as well as its access to a variety of housing types, services, green spaces and employment opportunities. The context-appropriate integration of utility infrastructure is also part of a complete neighborhood.

Blueprint Denver establishes a framework to plan and implement complete neighborhoods. Three interrelated elements form the foundation of a complete neighborhood: land use and built form, mobility and quality-of-life infrastructure. Everything that makes a neighborhood complete—such as diverse housing options, great urban design, historic character, street trees, parks and open spaces, walkable streets and convenient services—falls within these three elements.

How the complete neighborhood elements vary and come together result in the different places and streets found in our city’s many neighborhoods. For example, a residential area place will have different attributes of land use and built form, mobility and quality-of-life infrastructure if it is in the suburban context versus the general urban context. In the suburban context, densities are lower; blocks do not have alleys and open space is more likely to be large parks with active recreation. In the general urban context, there are high densities, blocks are rectangular with alleys and open space often includes more urban plazas.

The complete neighborhood elements also vary by the places and streets within each neighborhood context. For example, the building scale, building sitting and level of activity is less in a local center compared to a regional center.

The ability to calibrate the different elements of a complete neighborhood by neighborhood context, place and street type provides a considerable amount of nuance when mapping our unique and evolving neighborhoods.

A good way to measure many of these components, and whether we are advancing a city of complete neighborhoods, is the Access to Opportunity measurement in Chapter 2. The following pages show how land use and built form, mobility and quality-of-life infrastructure make up the places and street types that make up our neighborhoods. More detail is provided for each neighborhood context in Chapter 5.
CENTERS

- Centers are mixed-use places of different scales. They are typically oriented around a shared space or set of spaces. Some centers are well-connected to the local neighborhood and supported by neighborhood residents; other centers are larger, attracting people from a wide geographic area.
CORRIDORS

- Corridors are mixed-use places of different scales oriented along a street. Corridors are often embedded in neighborhoods and serve nearby residents.
RESIDENTIAL AREAS

• These are areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation and nodes of commercial/retail uses.
FUTURE PLACE MAPPING EXERCISE
FUTURE PLACE MAPPING EXERCISE

1) Begin by identifying future place types for areas outside of the former Loretto Heights campus. Think about existing land uses you’d like to see preserved and those you’d like to see changed. Also think about how land uses should relate to one another.

2) Now, identify future place types for areas inside of the former Loretto Heights campus. Think about how land uses should relate to one another as well as with the surrounding neighborhoods.

3) Although parks and open space can be included within residential areas, identify where on the campus open space should be located.

4) Discuss any similarities/differences within your group.

5) Be prepared to report out to the larger group.
Project Website

www.denvergov.org/lorettoheights