LORETTO HEIGHTS AREA PLAN

Steering Committee Meeting #9

June 25th, 2019
6 PM – 8 PM

Loretto Heights Library

DENVER COMMUNITY PLANNING & DEVELOPMENT
COMMUNITY MEETING #2 IMPRESSIONS
Community Meeting #2

Who Attended
• 89 Community Member “Sign-Ins”
• 94 Report Cards Returned
• Approximately 100 meeting attendees

What is your gender?

- 59% Male
- 41% Female

How old are you?
- Under 18: 4%
- 18-34: 11%
- 35-44: 19%
- 45-54: 14%
- 55-64: 25%
- 65-74: 20%
- 75 and older: 6%

Attendees providing demographic info: 79
Community Meeting #2

Communication
- 13,000+ Flyers Distributed
  - Door-to-Door
  - Federal Boulevard Businesses
  - Area Schools
- Social Media Push
- Steering Committee
- Spanish Language Media Outlets

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

- American Indian or Alaska Native: 1%
- Asian: 4%
- Black or African American: 0%
- Hispanic, Latino or Spanish: 9%
- Middle Eastern or North African: 1%
- Native Hawaiian or other Pacific Islander: 0%
- Caucasian / White: 72%
- Some other race or ethnicity: 6%

Attendees providing demographic info: 74
QUALITY OF LIFE INFRASTRUCTURE
Parks, Recreation and Open Space

Steering Committee / Community Input

• Appreciate attention to “green” throughout
  – Green network
  – Proposed open space locations
  – Quad, Admin Building, areas along Irving Street

• Consensus on the importance of “linking” Loretto Heights Park to the redevelopment

• Sustainability
  – Community gardens
  – Water quality
  – Pervious surfaces
COMPLETE STREET NETWORK
Complete Street Network

Pedestrian Network
- Wide Sidewalks
- Federal Boulevard
- Walking as exercise vs. transportation
- Wayfinding opportunity

Bicycle Network
- Honor all levels of ridership
- Regional trail networks
- Dartmouth connection
- Yale Avenue through College View

Transit Network
- Last-mile gap
- Accessibility for all
- Englewood Light Rail Station via Dartmouth Avenue
Complete Street Network – Feedback on May Draft

Steering Committee & Community Input

- Do not link the campus road to Irving at Dartmouth Avenue

- Concern about the amount of connections into Irving Street

- Desire for traffic calming measures (Irving and Amherst)

- Confusion on Dartmouth Avenue “punching through”
Updates to Complete Street Network

- Offset campus road connection at Irving

- Reduced the number of potential connections at Irving Street
  - Aspirational; Denver Public Works and Denver Fire Department rules/regulations
  - Treat as private residential access

- Clarity on Dartmouth Avenue ("punch-through")

- Specifically call out more traffic calming measures (medians, crosswalks, bulbouts) along Irving Street and Amherst Street
Complete Street Network

Map as seen during May steering committee meeting & June community meeting

Proposed changes based on community input
FUTURE PLACES AND BUILDING HEIGHT
Land Use and Built Form

**Land Use / Urban Design**
- Design quality (pedestrian)
- Avoid “monotonous” architecture
- Support for diverse mix of use including housing
- Importance of open community spaces
- Small-scale commercial and retail is important

**Historic Preservation**
- Preserve more than just buildings, preserve character, values, community
- Preserve prominence of the Administration Building
- Feasibility of saving the theater

**Economy and Affordable Housing**
- Housing for all (type, income, and demographics)
- Encouragement of local businesses
- Support for incentivizing affordable housing development
Future Places – Feedback on May Draft

Steering Committee and Community Input

- Support for “campus” classification

- Residential is too dense/intense in areas, specifically west towards South Irving Street

- More mix of office, commercial and residential (community destination)

Map as seen during May steering committee meeting & June community meeting
Future Places

Updates to Future Places Map
- Improve transitions between residential

- Reduce density within western portion of development boundary (South Irving Street)

- Larger like-for-like Boundary along South Irving Street

- More mix of office, commercial and residential (community destination)
Future Places

Map as seen during May steering committee meeting & June community meeting

Proposed changes based on community input
Maximum Building Heights – Feedback on May Draft

Steering Committee and Community Input
-Maintain prominence of Administration Building as visual center/focus of campus

-Improve transitions between residential
  1. Five story maximum is too tall for the residential on west of campus
  2. Like-for-like height to the north
  3. Eight story maximum is too tall on the campus

Map as seen during May steering committee meeting & June community meeting
Maximum Building Heights

Updates to Maximum Building Heights Map
- Improve transitions between residential
  • Five story maximum is too tall for the residential on west of campus
    - Reduction in maximum allowed stories (west)
  • Like-for-like height to the north
    - Reduction in maximum allowed stories (north)
  • Eight story maximum is too tall on the campus
    - Reduction where eight story maximums are allowed
Maximum Building Heights

Existing Conditions (Building Height)
- Current Zoning (CMP-EI2) allows for 150 feet in maximum height

- Ruby Hill Park View Plane
  • No part of a structure shall exceed an elevation of 5,354 feet plus one and seven-tenths feet for each 100 feet that is horizontally distant from the reference point (Ruby Hill Park)
  • This means that maximum allowable building heights in this part of the campus range from about 50 feet up to 160 feet

- Campus designation allows for variation in building size (community feedback)
Maximum Building Heights
Maximum Building Heights
Maximum Building Heights

Site Section - Looking North

2.5 Stories (Adj to Irving) 3 Stories (Inboard)
Maximum Building Heights

Site Section - Looking North

2.5 Stories (Adj to Irving) 3 Stories (inboard)

Ruby Hill View Plane
Maximum Building Heights

Summary Points
• Current Zoning (CMP-EI2) allows for 150 feet in maximum height

• Use the Ruby Hill Park View Plane for guidance on height of buildings within its boundary
  – Preserves prominence of the Administration Building which pierces the view plane
  – Prevents eight-story height near campus quad
  – Allows for flexibility in height (5-8 stories) on low-lying portions of the site with limitations. As topography decreases in elevation, heights can be increased, as long as it doesn’t extend higher than the admin building

• Impose further height maximums
  – Provides predictability
  – West
    • 2.5 story maximum adjacent to South Irving Street (like-for-like density)
    • 3 story maximum inbound to the campus core
  – North
    • 2.5 story maximum adjacent to homes along Amherst Avenue (like-for-like density)
    • 3 story maximum inbound to the campus core
    • 5 story maximum campus core
  – South
    • 3 story maximum inbound to the campus core transitions to a 5 to 8 story maximum inbound to the campus core

• Direction given in the small area plan to use regulatory tools (development agreements, design standards and guidelines, etc.) to address views through spacing requirements, footprint size, locations of buildings, etc.

• Zone districts only allow 5 and 8 stories (ex. a 6-story building needs an 8 story zone district)
Maximum Building Heights

Map as seen during May steering committee meeting & June community meeting

Proposed changes based on community input
DRAFT PLAN FEEDBACK
• One Steering Committee Meeting Remains
• July – Review Draft of Plan
UPCOMING ITEMS

Community Meeting #3
Tuesday, July 9th
6pm-8pm
Machebeuf Hall (3001 S. Federal Blvd.)

Close Public Comment
Friday, July 12th

Planning Board Information Item
Wednesday, July 17th
3pm
Parr-Widener Community Room (#389) (1437 Bannock Street)

July Steering Committee Meeting
Tuesday, July 23rd
6pm-8pm
Loretto Heights Library (3001 S. Federal Blvd.)
Project Website

www.denvergov.org/lorettoheights