LORETTO HEIGHTS AREA PLAN

Community Meeting #3

July 9th, 2019
6pm – 8pm
Machebeuf Hall
Loretto Heights Community Meeting #3

TONIGHT’S AGENDA

Machebeuf Hall; 10-Noon

6:00 Welcome

6:10 Remarks from Councilman Kevin Flynn (District 2)

6:15 Presentation

6:45 Explanation of Evening Activities

7:00 Public Participation Open House
Phase 1 focused on studying the area’s existing conditions to identify issues for the plan to address. Additionally, stakeholders built consensus around a future development vision for the area.

Phase 2 focused on the creation of high-level recommendations that will guide future development and achieve the overall vision identified in Phase 1.

Phase 3 focused on the development and refinement of the recommendations and strategies that provide specific guidance for the plan area and inform future implementation.
STEERING COMMITTEE MEETING RECAP

• The planning process is guided by a steering committee made up of members of the community and area leaders representing various organizations and constituencies
  - Advise on the planning process and community outreach
  - Develop and refine plan content and ideas

• Monthly meetings since October 2018

• Over 100 community participants
COMMUNITY MEETING #1 RECAP

• Over 230 community participants
• Identified high priority issues
• Four open-house stations
  ❑ Vision Statement Station
  ❑ Mapping Station
  ❑ Precedent Image Station
  ❑ History Station
All-SPANISH LANGUAGE COMMUNITY MEETING RECAP

• Over 30 community participants
• Identified high priority issues
• Four open-house stations
  ☐ Vision Statement Station
  ☐ Mapping Station
  ☐ Precedent Image Station
  ☐ History Station
ONLINE SURVEY #1 RECAP

• Over 500 community participants

• 1,800 individual comments
  ❑ Identify likes/assets, worries/concerns & hopes/opportunities
    ✓ Most frequent like/asset: parks, open spaces
    ✓ Most frequent worry/concern: traffic, congestion and parking
    ✓ Most frequent hope/opportunity: a destination (commercial and retail opportunities) & preservation
COMMUNITY INPUT DRIVES THE VISION

LIKES & ASSETS
- Parks and Open Spaces
- Campus Buildings
- Historical Significance
- Iconic Views
- Variety of Cultures and Diversity
- Range of income levels

WORRIES & CONCERNS
- Traffic, Congestion & Parking
- Walkability / Pedestrian Safety
- Maintenance
- Loss of Historical Character
- Gentrification / Housing Costs
- Current Access to Campus is Difficult
- Not many healthy food options
- Water quality

HOPES & OPPORTUNITIES
- Desire for Destination
- Preserve / Reuse Buildings
- Housing options
- Improve Walkability / Bikeability
- Affordable Housing
- Community Gathering Spaces
- Revitalization of Federal Boulevard
- Design quality

1. EQUITABLE, AFFORDABLE & INCLUSIVE
2. STRONG & AUTHENTIC NEIGHBORHOODS
3. CONNECTED, SAFE & ACCESSIBLE PLACES
4. ECONOMICALLY DIVERSE & VIBRANT
5. ENVIRONMENTALLY RESILIENT
6. HEALTHY & ACTIVE
COMMUNITY INPUT DRIVES THE VISION

"Pedestrian and bicycle safety in the area is a major concern!"

-Wider Sidewalks
-More Bike Lanes
-Safer Intersections

-Narrow Sidewalks
-Lack of Bike Lanes
-Crash Data

DATA

ASSETS ISSUES TRENDS

OPPORTUNITIES

STEERING COMMITTEE INPUT

DRAFT LORETTO HEIGHTS VISION STATEMENT

- LONG TERM VIEW (20YR)
- IS ACHIEVABLE/CITY CAN INFLUENCE
- GUIDING PRINCIPLE
- PROVIDES FOCUS
- CAN BE MEASURED
<table>
<thead>
<tr>
<th>Equitable, Affordable and Inclusive</th>
<th>Strong and Authentic Neighborhoods</th>
<th>Connected, Safe and Accessible Places</th>
<th>Economically Diverse and Vibrant</th>
<th>Environmentally Resilient</th>
<th>Healthy and Active</th>
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<tr>
<td>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 range of housing types provides opportunities for residents of all income levels to live, work, and play while minimizing the impacts of gentrification and rising housing costs. All residents have the option to stay and grow in the area over their lifetime with housing that fits their budget and needs. The redevelopment and revitalization of Loretto Heights encourages further investment and redevelopment along Federal Boulevard to be more flexible and attractive, transitioning into a distinctive, enhanced corridor that will become a source of pride for the Denver Metropolitan Area.</td>
<td>In 2040, Loretto Heights is one of the most authentic and recognizable places in Denver and serves as a vibrant, local gathering space for residents and visitors alike. Its rich history is honored through the preservation and reuse of historic buildings and sensitive infill that reflects more than a century of diverse architectural styles. Enhancement of the grounds and open space maintains sweeping views of Denver and the Rocky Mountains. Cultural amenities reflect the diversity of the surrounding neighborhoods and respect the sacred and historical integrity of the former campus.</td>
<td>In 2040, residents, employees, and visitors enjoy walking, biking, and using other forms of transportation on well-maintained streets which equitably serve the surrounding neighborhoods. All residents and visitors, including children, seniors, and people with disabilities, have safe and convenient options to get to work, shop, play or visit a park in the area. As a pedestrian, it is easy to navigate through the site because of a comprehensive and complete pedestrian network with sidewalks and crossings that are safe and accessible. The community is served by bicycle infrastructure that is accessible for all riding levels, reliable, frequent, and affordable. Transit connects the area, and well-maintained transit stops are easy to access and provide a comfortable place to wait.</td>
<td>In 2040, the community benefits from its strong, thriving economy. Federal Boulevard and the other corridors and mixed-use centers in the area are welcoming to all 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 and encouraging new development and the retention 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.</td>
<td>In 2040, the community has a healthy and robust natural ecosystem. An enhanced open space network of mature trees, trails, parks, and natural places is thoughtfully woven into the neighborhood and takes advantage of the unique topography of the area. Seamlessly integrated green stormwater infrastructure provides beautification through abundant vegetation while improving the water quality of neighboring creeks and rivers. The community embraces growth and development in a responsible and sustainable way to protect and enhance the natural environment for future generations.</td>
<td>In 2040, an equitable allocation of community assets 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 recreational 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.</td>
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COMMUNITY MEETING #2 RECAP

• Over 100 community participants

• Collected feedback on draft concepts and ideas

• Level of comfort with preliminary recommendations

• Three open house stations
  - Land Use and Built Form
  - Mobility
  - Quality of Life
ONLINE SURVEY #2 (IN PROGRESS)

- Over 150 community participants
- 340 individual comments
- Collected feedback on draft concepts and ideas
- Level of comfort with preliminary recommendations
COMMUNITY MEETING #2 & ONLINE SURVEY #2 RESULTS

• Most participants expressed a high degree of comfort with the following:
  • Mobility
     Pedestrian Network
      ▪ Safety features, amenities, lighting, wayfinding and improved sidewalk conditions
     Bicycle Network
      ▪ Bike lanes, intersection treatment, signage and regional trail connections
     Transit Network
      ▪ Last-mile gap, accessibility for all, bus stop conditions, connections to Englewood Light Rail Station
  • Quality-of-Life
     Healthy and Active Living
      ▪ Increase fresh food access, availability and affordability
     Parks, Recreation and Open Space
      ▪ Green network, proposed open space locations, amenities, Loretto Heights Park connection
     Green Infrastructure
      ▪ Tree canopy, sustainability, water quality, pervious surfaces
COMMUNITY MEETING #2 & ONLINE SURVEY #2 RESULTS

How do you feel about the Mobility recommendations?

- Strongly Agree: 86%
- Somewhat Agree: 11%
- Neither Agree Nor Disagree: 1%
- Somewhat Disagree: 1%
- Strongly Disagree: 1%

97% of survey takers “strongly” or “somewhat” agree

How do you feel about the Quality-of-Life recommendations?

- Strongly Agree: 86%
- Somewhat Agree: 11%
- Neither Agree Nor Disagree: 1%
- Somewhat Disagree: 1%
- Strongly Disagree: 1%

97% of survey takers “strongly” or “somewhat” agree

Source: Loretto Draft Review Survey; N = 146
COMMUNITY MEETING #2 & ONLINE SURVEY #2 RESULTS

• Most participants expressed a high degree of comfort with the following:
  • Urban Design & Land Use
    - Design quality
    - Diverse mix of uses and housing
    - Importance of community spaces
    - Commercial and retail opportunities
  
  • Historic Preservation
    - Preserve character, values of community
    - Preserve prominence of Administration Building
    - Adaptive reuse of buildings
  
  • Economy and Affordable Housing
    - Housing for all (type, income and demographics)
    - Full range of employment options
    - Incentivize affordable housing
    - Minimize involuntary displacement
COMMUNITY MEETING #2 & ONLINE SURVEY #2 RESULTS

How do you feel about the **Land Use** recommendations?

- Strongly Agree: 84%
- Somewhat Agree: 12%
- Strongly Disagree: 2%
- Somewhat Disagree: 1%
- Neither Agree Nor Disagree: 3%

96% of survey takers “strongly” or “somewhat” agree

How do you feel about the **Historic Preservation** recommendations?

- Strongly Agree: 86%
- Somewhat Agree: 8%
- Strongly Disagree: 1%
- Somewhat Disagree: 2%
- Neither Agree Nor Disagree: 3%

94% of survey takers “strongly” or “somewhat” agree

How do you feel about the **Economy** recommendations?

- Strongly Agree: 74%
- Somewhat Agree: 11%
- Strongly Disagree: 4%
- Somewhat Disagree: 8%
- Neither Agree Nor Disagree: 3%

85% of survey takers “strongly” or “somewhat” agree

*Source: Loretto Draft Review Survey; N = 146*
EXPLANATION OF EVENING ACTIVITIES
COMMUNITY MEETING #3 OBJECTIVES

Review Additional Draft Plan Material

• Future Growth and Development
  - Future Places
  - Building Heights

• Mobility Network
  - Street Network

• Historic Preservation
  - Priority Historic Resources Map
COMMUNITY MEETING #3 OBJECTIVES: FUTURE PLACES

What you’ve told us...

- Improve transitions between residential uses
- Reduce density within the western portion of the development boundary (South Irving Street)
- Greater like-for-like boundary along South Irving Street
- Greater mix of office, commercial and residential uses (community destination)

Map as seen during May steering committee meeting & June community meeting
COMMUNITY MEETING #3 OBJECTIVES: FUTURE PLACES

What we’ve changed...
• Improved transitions between residential uses
• Reduction in density within western portion of development boundary (South Irving Street)
• Increased the like-for-like boundary along South Irving Street
• Added community center “place” which includes more of a mix of office, commercial and residential

Your turn to comment...
• Did we get it right?
• Suggest additional changes

Proposed changes based on community input
COMMUNITY MEETING #3 OBJECTIVES: BUILDING HEIGHTS

What you’ve told us...

- Maintain prominence of Administration Building

- Improve transitions (height) between residential uses
  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
COMMUNITY MEETING #3 OBJECTIVES: BUILDING HEIGHT

What we’ve changed...
• Improved the transitions between residential uses
  1. Five story maximum is too tall for the residential on west of campus
     -Reduction in the maximum allowed stories (west)
  2. Like-for-like height to the north
     -Reduction in the maximum allowed stories (north)
  3. Eight story maximum is too tall on the campus
     -Reduction in the maximum allowed stories (north)
     -Urban Design Language (height vs. mass)
     -Ruby Hill Park View Plane

Your turn to comment...
• Did we get it right?
• Suggest additional changes

Proposed changes based on community input
COMMUNITY MEETING #3 OBJECTIVES: STREET NETWORK

What you’ve told us...

• Campus road should not link to Irving at the Dartmouth Avenue intersection
• Concerns about the amount of connections into Irving Street
• Desire for traffic calming measures (Irving, Julian, Amherst)

Map as seen during May steering committee meeting & June community meeting
COMMUNITY MEETING #3 OBJECTIVES: STREET NETWORK

What we’ve changed...
• Offset the campus road connection at Irving Street
• Reduced the number of potential connections at Irving Street
• Specifically call out more traffic calming measures

Your turn to comment...
• Did we get it right?
• Suggest additional changes
ADOPTION SCHEDULE

- **July**
  - Public Comment Period on Draft *(Ends 7/12)*
  - Steering Committee Meeting #10 *(7/23)*

- **August**
  - Planning Board Public Hearing *(8/7)*
  - City Council Committee *(8/27)*

- **September**
  - City Council Public Hearing *(9/16)*
Project Website

www.denvergov.org/lorettoheights