LORETTO HEIGHTS AREA PLAN
Steering Committee Meeting #10

July 23rd, 2019
6 PM – 8 PM
Loretto Heights Library
Loretto Heights Steering Committee Meeting #10

AGENDA

Loretto Heights Library; 6-8 pm

10 Minutes
*Welcome

20 Minutes
Public Review Draft Feedback

40 Minutes
Review Final Concepts / Changes Since Draft

20 Minutes
Review Historic Preservation Recommendations

Final Thoughts / Discussion

10 Minutes
Next Steps

*dinner will be available beginning at 5:30pm; meeting will start at 6pm
PUBLIC REVIEW DRAFT FEEDBACK

Ten Steering Committee Meetings
• Attended by over 100 community members

Four Community Meetings
• All Spanish-language community meeting
• 450 total community members

Two Online Surveys
• Over 750 participants
• 2,300 individual comments
How do you feel about the Land Use recommendations?

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

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

LU - 01 Promote a diverse mix of land uses
LU - 02 Promote and anticipate growth in areas adjacent to transit priority streets
LU - 03 Encourage coordinated development to ensure appropriate community benefits are provided
LU - 04 Ensure compatible new development

Source: Loretto Draft Review Survey; N = 236
PUBLIC REVIEW DRAFT FEEDBACK

How do you feel about the Economy recommendations?

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

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

LU - 08 Provide quality educational opportunities for all residents
LU - 09 Promote a full range of employment options
LU - 10 Minimize involuntary displacement and gentrification
LU - 11 Integrate affordable housing throughout the plan area to accommodate households of different ages, sizes, and incomes
LU - 12 Encourage and incentivize more affordable housing development

Source: Loretto Draft Review Survey; N = 236
Future Places Map
• 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
Future Places Map

• Updates:
  • Community Center
  • Low-Medium Area Along Irving
PUBLIC REVIEW DRAFT FEEDBACK

Maximum Building Height Map
  • Reduction in the maximum allowed stories (west)
  • Reduction in the maximum allowed stories (north)
  • Urban Design Language (height vs. mass)
  • Ruby Hill Park View Plane
Maximum Building Height Map

- Updates:
  - Existing 12 story building at Yale and Federal Boulevard
  - 5 story maximum south of Floyd
Historic Preservation

❤️ Highest number of mentions by the community
How do you feel about the Historic Preservation recommendations?

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

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

LU – 08  Preserve and re-use historic structures and features on the Loretto Heights campus
A  Utilize historic preservation tools like historic designation, preservation easements and historic covenants to support preservation and re-use
B  Determine viable use/re-use options for the historic structures and features

LU – 09  Identify and preserve historic character of neighborhoods
A  Complete neighborhood building surveys, possibly as part of the citywide building survey Discover Denver to identify historically and architecturally significant structures and areas
B  Apply historic preservation tools like historic district designation and conservation overlay districts to regulate design changes in areas of significance
C  Promote use of rehabilitation tax credits for historically designated properties to assist homeowners with property maintenance and rehabilitation that contributes to neighborhood character preservation

Source: Loretto Draft Review Survey; N = 236
Historic Preservation in the Area Plan

Edits in Progress:

• Including character-defining features of the historic campus and structures to define “historic character”

• Adding a more comprehensive synopsis of results and recommendations from the Inventory of Historic Resources and Survey Report
Historic Preservation Recommendations

**LU – 08  Preserve and re-use historic structures and features on the Loretto Heights campus**

A  Utilize historic preservation tools like historic designation, preservation easements and historic covenants as short-term, transitional and/or long-term protection measures for the preservation and re-use of historic structures and features

   i  Designate as a Denver Landmark the iconic and locally beloved Administration Building & Chapel

   ii  Provide long-term protection to the Cemetery and identify a funding mechanism for its long-term maintenance

   iii  Provide long-term protection to Pancratia Hall with local historic designation or a preservation easement

   iv  Evaluate long-term protection of all other historic structures and features on the campus, with emphasis on priority resources identified by the community: May Bonfils Stanton Theater & Library, Pool and Machebeuf Hall

   v  Evaluate if historic designation should be applied to individual structures, historic district(s) or a combination thereof

B  Determine viable use/re-use options for historic structures and features

   i  Use the Keen Independent Research market feasibility study of the May Bonfils Stanton Theater to help determine its viability for continued use as a performing arts venue

   ii  Assess re-use viability for all historic structures and features on the campus, with emphasis on priority resources identified by the community: Administration Building & Chapel, Pancratia Hall, May Bonfils Stanton Theater (if continued use as a theater is not justified by feasibility study), Library, Pool and Machebeuf Hall

   iii  Consider application of historic preservation tools in any use/re-use feasibility assessment to enable incentives like state and federal rehabilitation tax credits

**LU – 09  Identify and preserve historic character of neighborhoods**

A  Complete neighborhood building surveys, possibly as part of the citywide building survey Discover Denver, to identify historically and architecturally significant structures and areas

B  Apply historic preservation tools like historic district designation and conservation overlay districts to regulate design changes in areas of significance

C  Promote use of state rehabilitation tax credits for historically designated properties to assist homeowners with property maintenance and rehabilitation that contributes to neighborhood character preservation
Urban Design Recommendations

**LU – 05**  Promote a variety of building heights and intensities

A Limit building heights consistent with the building heights map, ensuring heights do not exceed the height of the Administration Building.

B Maintain the visual prominence of the Administration Building by preserving the Ruby Hill view plane. See Figure 2.3

C Apply zoning regulations or other regulatory tools to provide a height transition between areas with single unit houses and areas that will redevelop with higher-intensity mixed-use buildings, especially along the western and northern edges of the redevelopment site. Appropriate transitional building forms include: duplexes, townhomes, rowhomes and small apartment buildings.

D Apply zoning regulations, design standards and guidelines or other regulatory tools to ensure that the height and mass of larger new buildings in the campus core is compatible with existing historic and lower scale buildings. Tools should:

i. Protect and frame key views as identified in the plan.

ii. Promote human scale massing for buildings over five stories in height, where allowed.

iii. Promote compatible mass and scale relationships between new buildings and adjacent historic buildings or existing lower-scale development.

**LU – 06**  Promote high-quality, human-scale design throughout the plan area

A Apply zoning regulations, design standards and guidelines or other regulatory tools that ensure high-quality, human-scale building design that complements and relates to existing buildings on the campus, with a focus on the campus core. Design standards and guidelines should address:

i. Façade articulation: Promote façade designs that provide a human-scale rhythm of vertical and horizontal design elements, such as wall offsets, windows, balconies and material changes. An important location for this application is along Irving Street/Julian Street if future residential uses do not front this street.

ii. Public realm enclosure: Provide a comfortable sense of enclosure through the relationship of street widths and building height/massing.

iii. Materials and finishes: Ensure the use of high-quality, sustainable, durable materials and finishes that contribute to the overall aesthetics and longevity of development.

iv. Incorporate sustainable design elements.

v. Universal design: Ensure streets and buildings meet the needs of all potential users regardless of age or ability.

**LU – 07**  Leverage increases in allowed building intensity to promote community benefits like historic designation, affordable housing and public space and amenities

A Include required community benefits in the development agreement negotiated between the City and developers.
How do you feel about the Mobility recommendations?

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

- MOB - 01 Build a complete street network
- MOB - 02 Enhance the existing street network
- MOB - 03 Promote street network safety
- MOB - 04 Increase access to multi-use trails, pathways and parks and open space
- MOB - 05 Create a complete pedestrian network
- MOB - 06 Create a complete bikeable network
- MOB - 07 Enrich the public transit experience
- MOB - 08 Increase the use of shared mobility options
- MOB - 09 Improve resident access to transit

Source: Loretto Draft Review Survey; N = 236
How do you feel about the **Quality-of-Life** recommendations?

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

- **QOL - 01** Increase fresh food access, availability and affordability
- **QOL - 02** Connect existing open space, parks, trails and recreational assets
- **QOL - 03** Create new community gathering spaces to accommodate a variety of activities for residents and visitors
- **QOL - 04** Provide a variety of amenities that contribute to a sense of place, and enhance active and passive uses
- **QOL - 05** Encourage higher quality design of parks and public spaces
- **QOL - 06** Strengthen and expand the tree canopy
- **QOL - 07** Design and implement natural and engineered green infrastructure systems

Source: Loretto Draft Review Survey; N = 236
PUBLIC REVIEW DRAFT FEEDBACK

Street Network Map
- Offset the campus road connection at Irving Street
- Reduced the number of potential connections at Irving Street
- Specifically call out more traffic calming measures

Proposed changes based on community input
Parks, Recreation and Open Space
• Improve Connection to Loretto Heights Park

• Expand “green network” of open space, plazas, green infrastructure among others

• Locations of open space:
  • Promenade to Administration Building
  • Preserve Quad in the Center of Campus
  • Protect Cemetery with Open Space Buffer
  • Incorporate a Variety of Open Space Corridors Along Irving Street
FINAL THOUGHTS AND DISCUSSION
ADOPTION SCHEDULE

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

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

www.denvergov.org/lorettoheights