

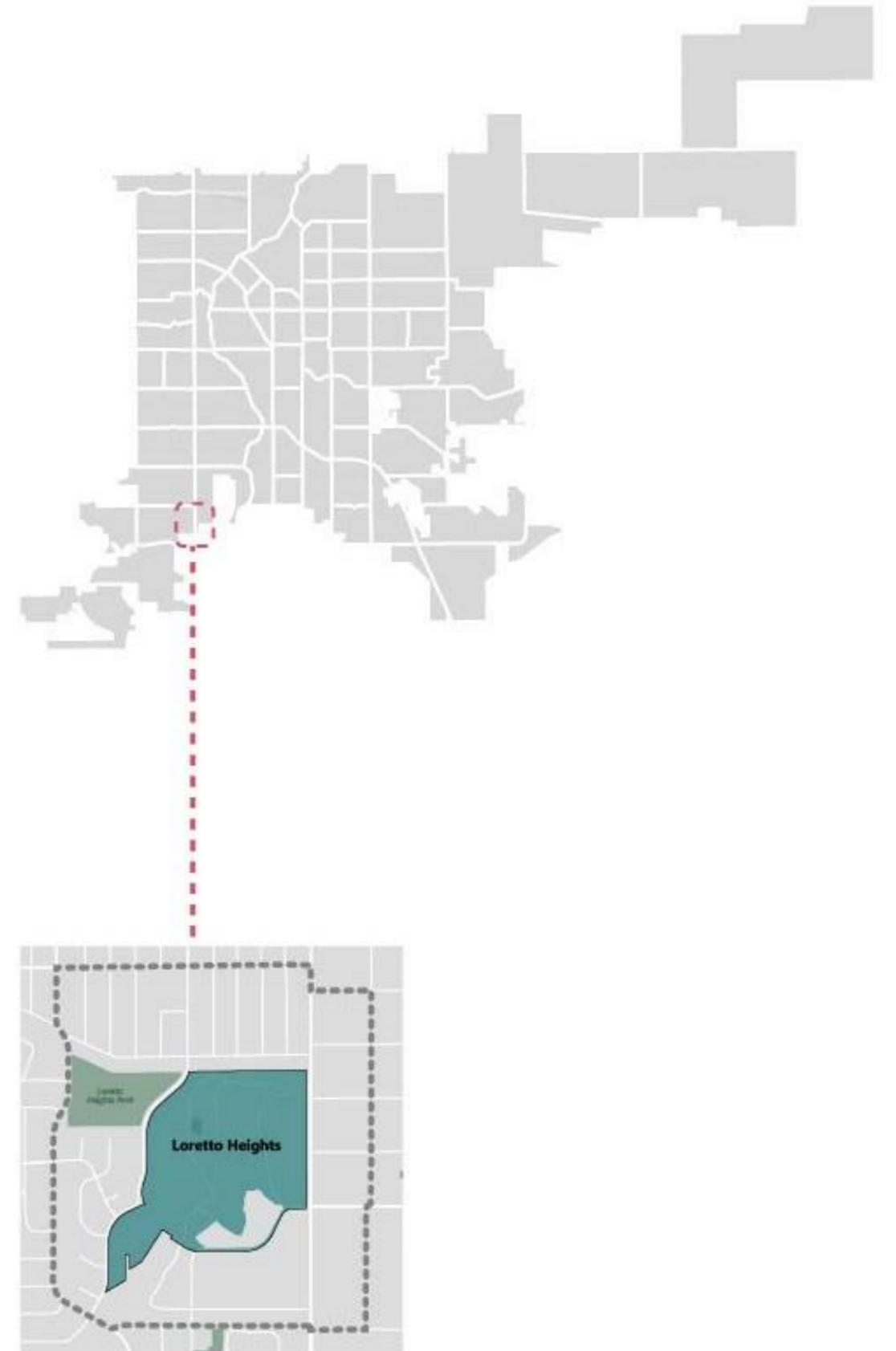
LORETTO HEIGHTS AREA PLAN

Steering Committee Meeting #10

July 23rd, 2019

6 PM – 8 PM

Loretto Heights Library



Loretto Heights Steering Committee Meeting #10

AGENDA

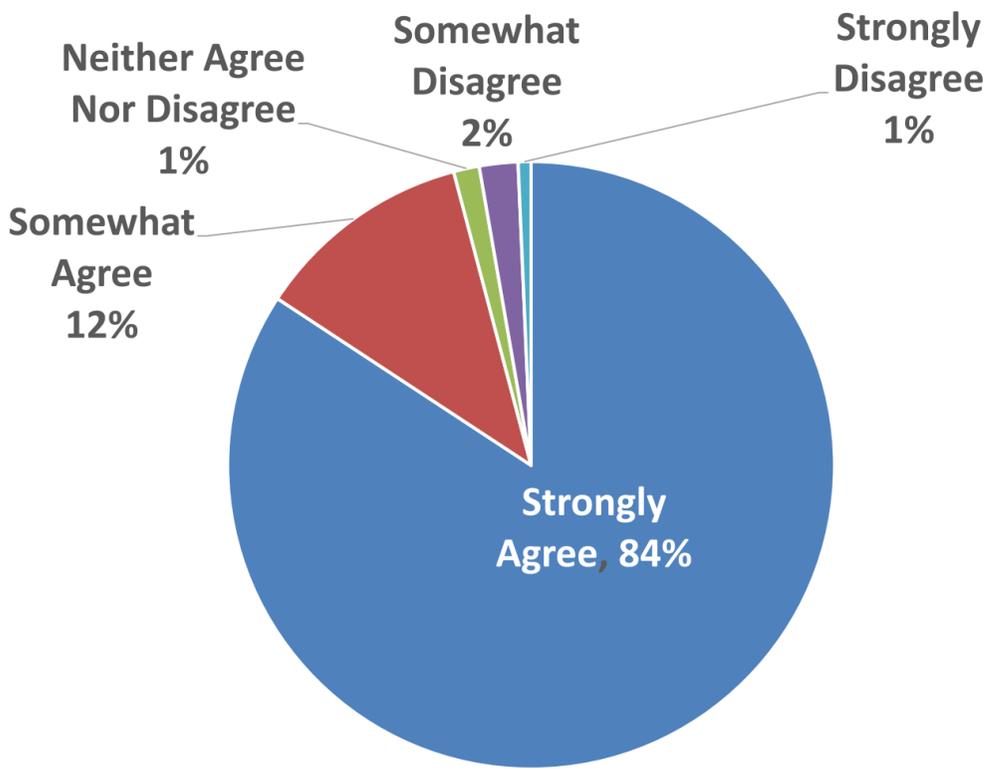
Loretto Heights Library; 6-8 pm

- 10 Minutes *Welcome
- 20 Minutes Public Review Draft Feedback
- 40 Minutes Review Final Concepts / Changes Since Draft
- 20 Minutes Review Historic Preservation Recommendations
- 20 Minutes Final Thoughts / Discussion
- 10 Minutes Next Steps

*dinner will be available beginning at 5:30pm; meeting will start at 6pm

PUBLIC REVIEW DRAFT FEEDBACK

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

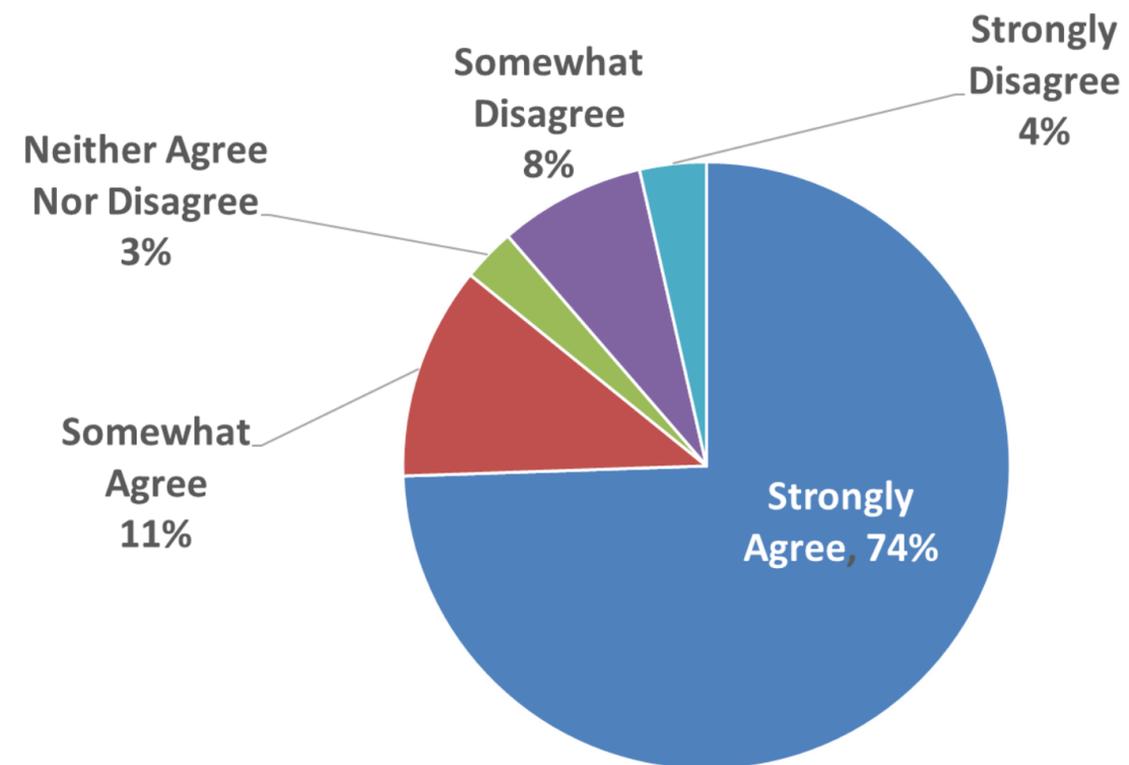


96% of survey takers
“strongly” or “somewhat” agree

- 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**

PUBLIC REVIEW DRAFT FEEDBACK

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



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

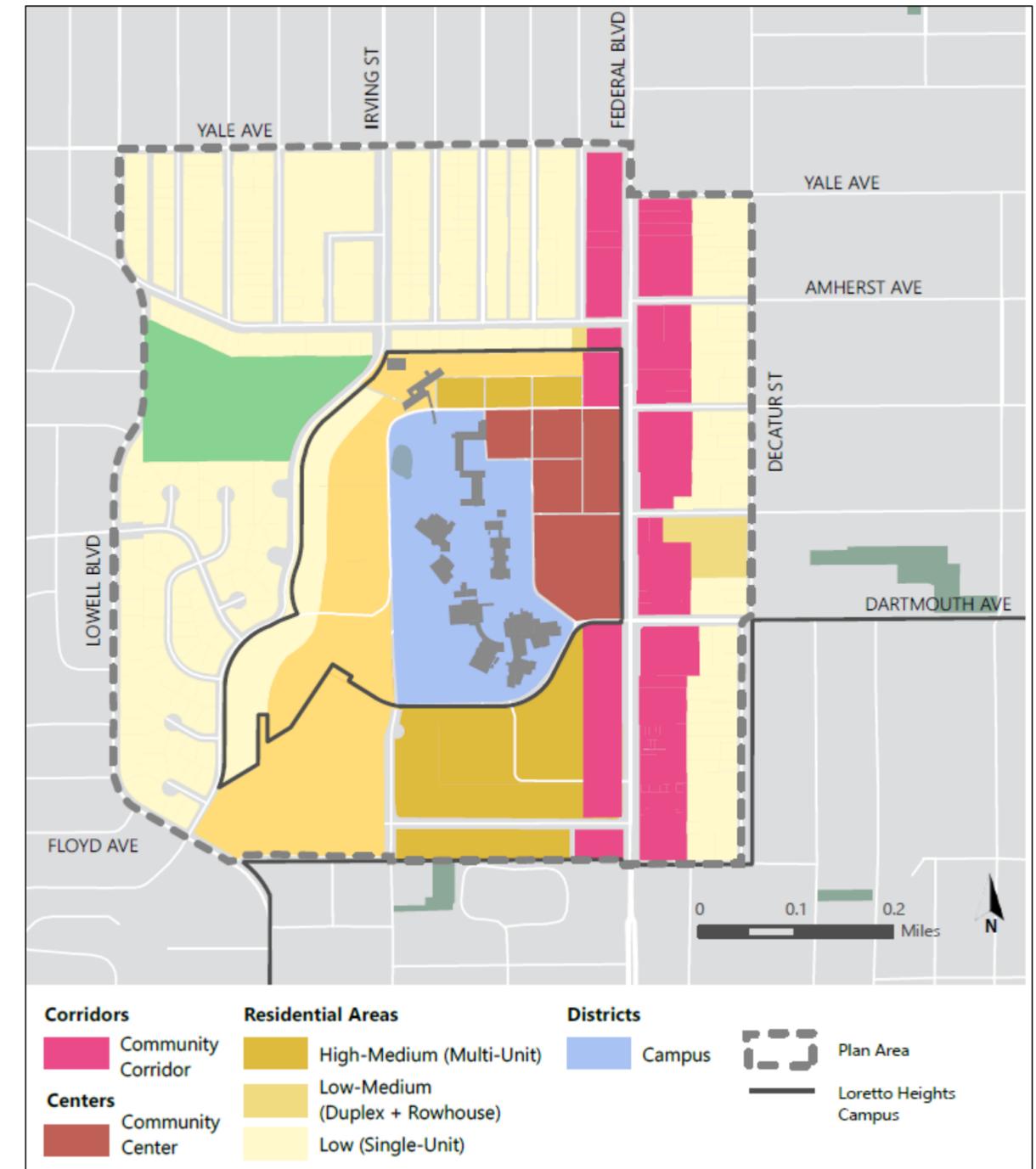
LU - 11 Integrate affordable housing throughout the plan area to accommodate households of different ages, sizes, and incomes

LU - 12 Encourage and incentivize more affordable housing development

PUBLIC REVIEW DRAFT FEEDBACK

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



PUBLIC REVIEW DRAFT FEEDBACK

Future Places Map

- Updates:
 - Community Center
 - Low-Medium Area Along Irving



PUBLIC REVIEW DRAFT FEEDBACK

Maximum Building Height Map

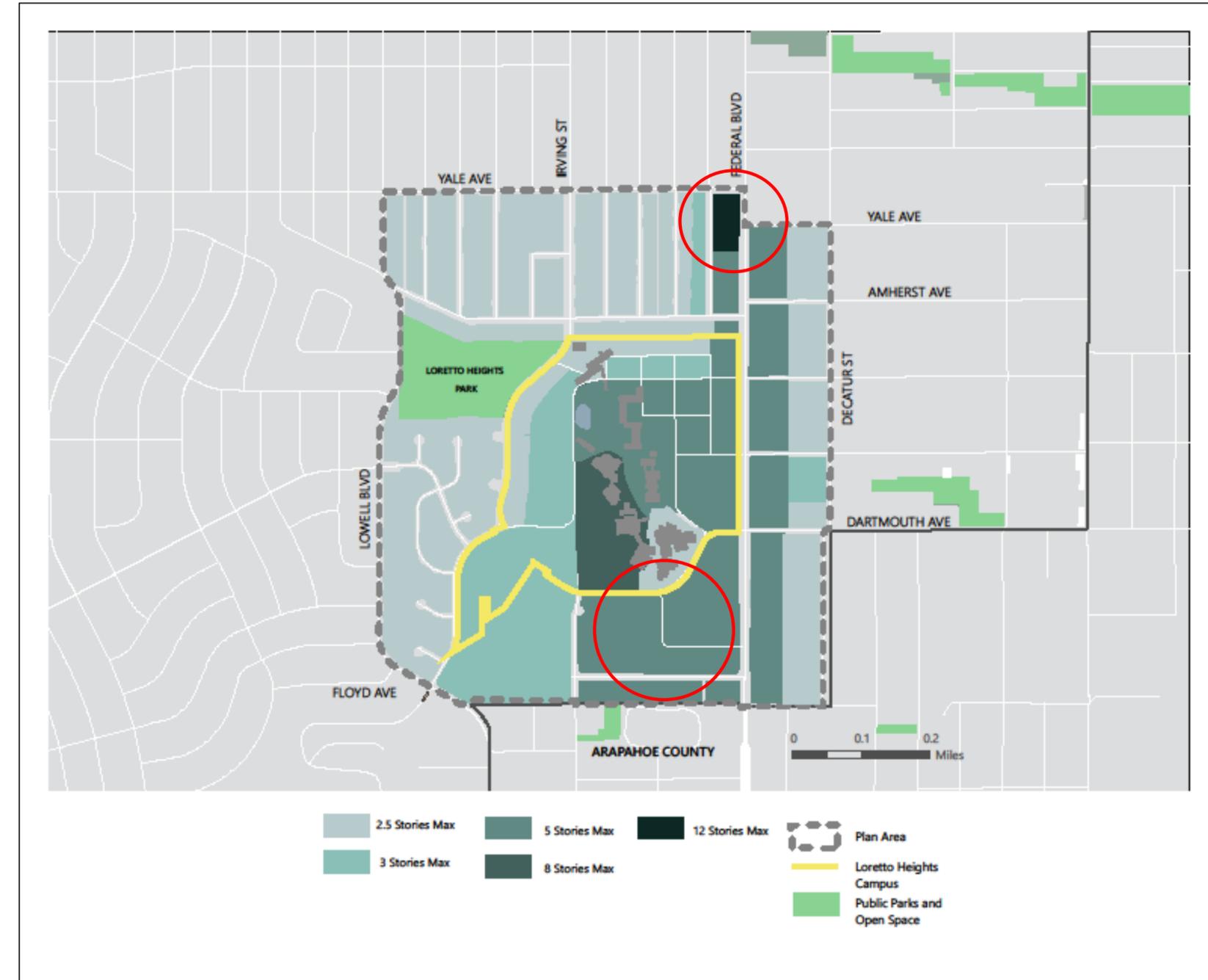
- Reduction in the maximum allowed stories (west)
- Reduction in the maximum allowed stories (north)
- Urban Design Language (height vs. mass)
- Ruby Hill Park View Plane



PUBLIC REVIEW DRAFT FEEDBACK

Maximum Building Height Map

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



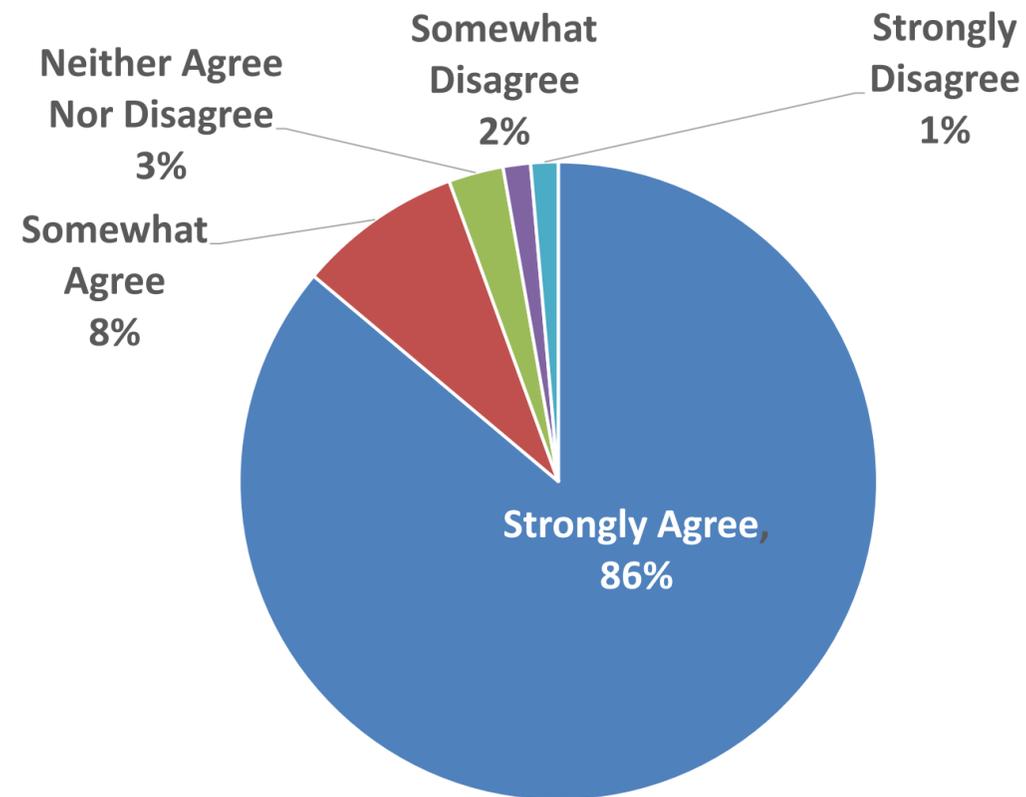
Historic Preservation

♥ Highest number of mentions by the community



Historic Preservation Public Review Draft Feedback

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



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

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

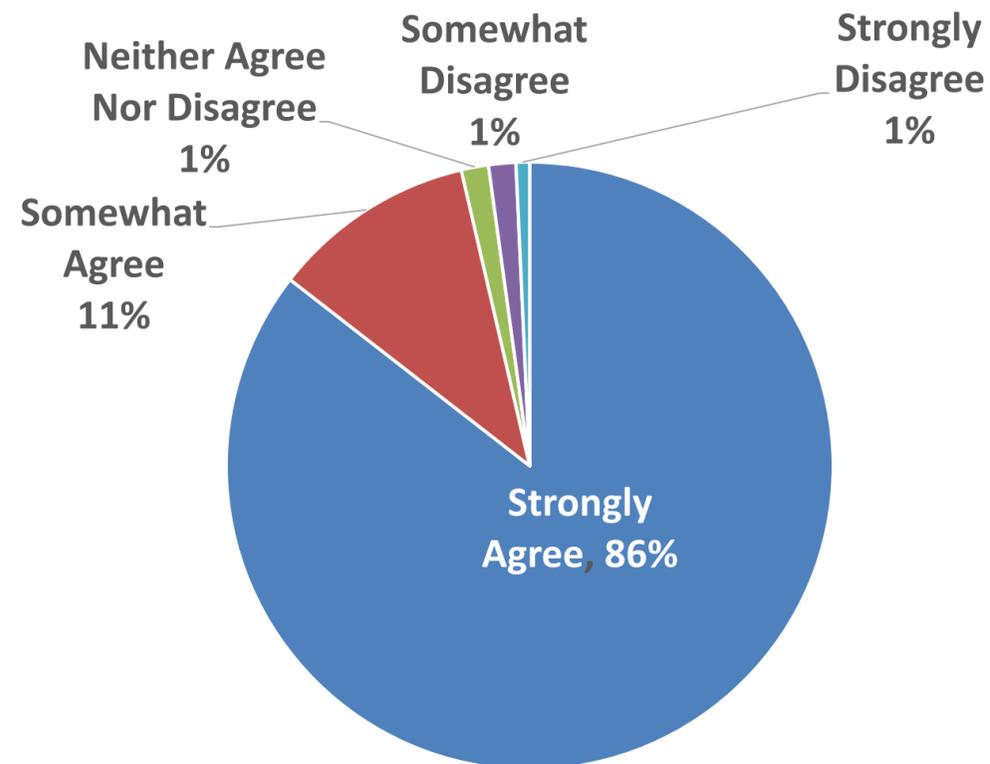
- A Apply zoning regulations, design standards and guidelines or other regulatory tools that ensure high-quality, human-scale building design that complements and relates to existing buildings on the campus, with a focus on the campus core. Design standards and guidelines should address:
 - i Façade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

PUBLIC REVIEW DRAFT FEEDBACK

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

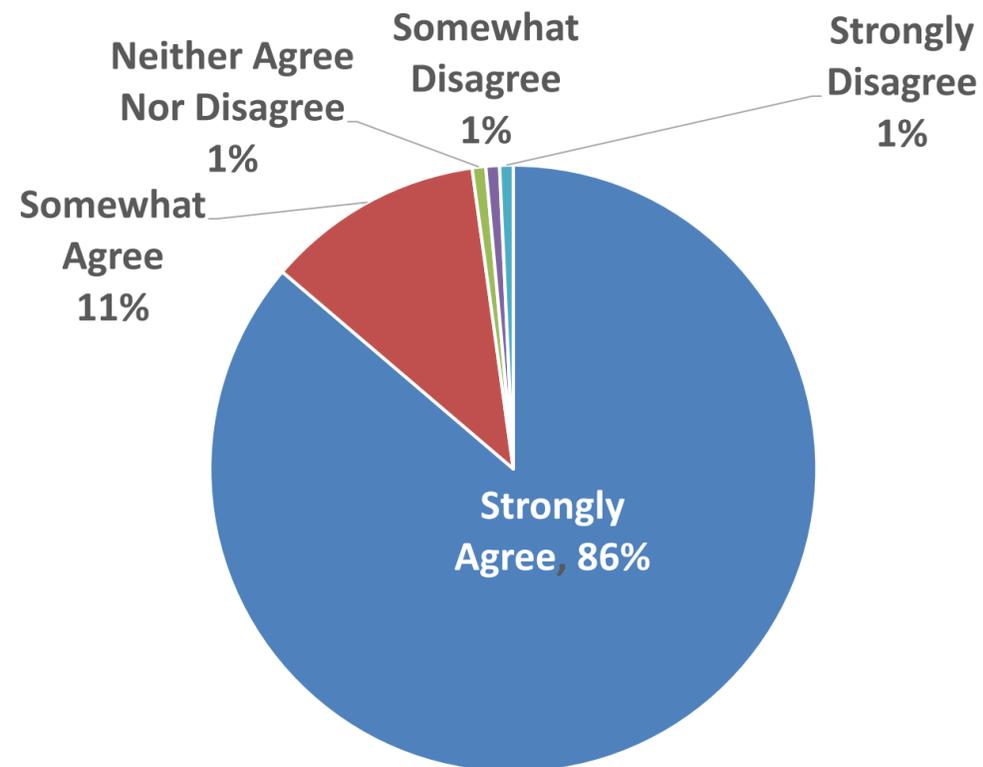
MOB - 07 Enrich the public transit experience

MOB - 08 Increase the use of shared mobility options

MOB - 09 Improve resident access to transit

PUBLIC REVIEW DRAFT FEEDBACK

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

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

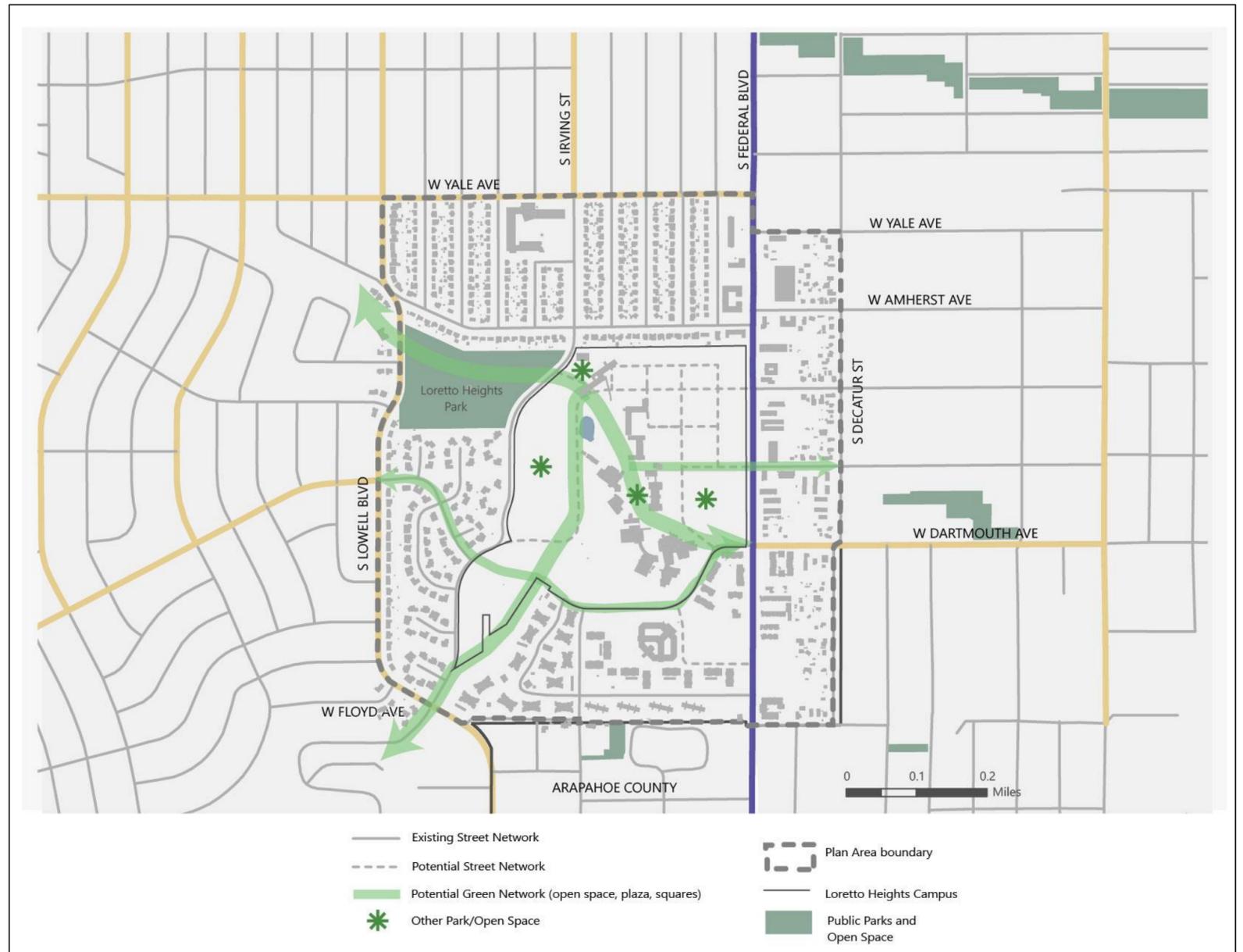


Proposed changes based on community input

PUBLIC REVIEW DRAFT FEEDBACK

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