LIKES & ASSETS

• The iconic and historic buildings, including the Administration Building, the Chapel, Pancratia Hall, the Library and the swimming pool
• Viewshed & view plane
• The theatre as a cultural resource and destination
• Existing open space, trails and irrigation ditch
• The proximity of the Denver School of Science and Technology (DSST)
• Natural beauty of the area including existing wildlife and older, mature trees
• Connection and proximity to existing Loretto Heights Park
• “Neighborhood feel” and local connectivity
• Architectural diversity found throughout the former campus
• Unique topography
• Cemetery as sacred ground
• Variety of socio-economic conditions
• The “quad” located just west of the Administration Building
• Central location to southern metro area and easy access west into the mountains
• Diversity of building types and ages on the former campus
• Street network
• Rich history of the site

WORRIES & CONCERNS

• No identity within southwest Denver
• No nearby grocer / access to fresh food. Especially for those lacking access to a personal vehicle
• No rail transit or easy access to mass transit
• Vandalism, lack of lighting and “unsafe feeling” (if campus remains vacant)
• The loss of and lack of perpetual care for the cemetery
• The destruction of the historic buildings
• Increased traffic congestion within the surrounding neighborhood
• 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 Street, Federal Boulevard and Yale Avenue
• Minimal amount of park space for residents
• Potential for massive parking lots that don’t maximize development
• Dartmouth Avenue “punching through” to Dartmouth Heights & South Lowell Blvd.
• 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 Boulevard
• Destruction of the tree canopy

HOPES & OPPORTUNITIES

• Redevelopment of Federal Boulevard to become safer and more pedestrian friendly
• Expansion of parks and open space, connecting to Lakewood Gulch Trail and Bear 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 resources
• Reopening of irrigation ditch
• Leveraging Denver Vision Zero
• Better wayfinding opportunities through pedestrian signage
• Variety of public gathering spaces (pool, events center and using the “quad” as the heart of the development and hub for the community)
• Wide range of housing options for different/diverse populations (including affordable housing)
• Neighborhood-serving commercial uses
• Theater serving as an anchor and a cultural center for southwest Denver
• Extend and enhance center-running median/green infrastructure on Federal Boulevard all the way to Floyd Avenue
• Three-way stop on South Julian up to Loretto Heights Park (in Dartmouth Heights neighborhood)
- Enhance local trail connections up to Loretto Heights Park from South Lowell up to South Julian
- Increased density and commercial uses along Federal Boulevard
- Homes/residential uses matching existing homes to the west of existing campus ("like-for-like")
- Local supermarket
- Maintain existing view plane
- Use the topography of the site during redevelopment
- Farm-to-table restaurant
- Gateway promenade from Federal Boulevard up the east entrance of the Administration building. Maintain this view.
- Enhance visibility of the cemetery
- Utilize the Chapel for ceremonies and other cultural and community events
- Maintain irrigation ditch as green space and “spine” of community
- Adaptive reuse of Administration Building into a hotel
- Maintain the library and transform into an educational amenity and resource
- District-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
- Grand public park (like City Park or Sloan’s Lake Park)
- Maintaining and expanding the architectural heritage and characteristics of the site into the eventual redevelopment
- Providing art/makers spaces
- Additional city services with the Area Plan
- More childcare opportunities
- More local restaurants and coffee shops
Sheridan

Unincorporated

Arapahoe County

Hispanic/Latino community engagement

Multicultural resources service

Neighborhood Market

Open space and view

Connecting w/Dartmouth

Wildlife and marsh land

Diversity of Housing

Running Trail

Neighborhood feel and local community

Home prices Gentrification

“HEART” OF COMMUNITY

Educational Opportunities - open - accessible diversity w/sisters

“ACCESS TO 285 + Mountains and West"

Access to 285 + Mountains and West

Commercial/mixed use/higher density near Federal

Lack of connectivity “barriers” not accessible

Connectivity/Transit

View plane maintained

Transit

River Point

View plane maintained