LORETTO HEIGHTS AREA PLAN

Steering Committee Meeting #5

February 26th, 2019
6 PM – 8 PM

Loretto Heights Library
Loretto Heights Steering Committee Meeting #5

AGENDA

Loretto Heights Library; 6-8 pm

10 Minutes  Feedback from Online Survey
10 Minutes  Summary of Public Meeting Feedback
25 Minutes  Loretto Heights Draft Vision Statements
10 Minutes  Review Land Use Maps from January Meeting
60 Minutes  Discussion on Equity
5 Minutes   Closing

DENVER COMMUNITY PLANNING & DEVELOPMENT
ONLINE KICK-OFF SURVEY: OVERVIEW

- 447 people took the survey
- 2,211 pins were placed on the map
- 1,800 comments were provided
- 767 discussed “Likes and Assets”
- 555 discussed “Worries and concerns”
- 478 discussed “Hopes and Opportunities
DEMOGRAPHICS: WHO TOOK THE ONLINE SURVEY?

What is your race and/or ethnicity?
- White: 72%
- Hispanic, Latino or Spanish: 15%
- Other or two or more races: 8%
- Asian: 3%
- American Indian or Alaska Native: 2%
- Native Hawaiian or Other Pac. Isl.: 1%

How old are you?
- 19 and under: 5%
- 20 - 34 years: 26%
- 35 - 49 years: 32%
- 50 - 64 years: 23%
- 65 - 79 years: 13%
- 80 and over: 1%

What is your annual household income?
- Less than $15,000: 1%
- $15,000 - $34,999: 7%
- $35,000 - $49,000: 13%
- $50,000 - $74,999: 20%
- $75,000 - $99,999: 18%
- $100,000 - $149,999: 26%
- $150,000 and up: 15%

Total respondents: 447
DEMOGRAPHICS: WHO TOOK THE ONLINE SURVEY?

Where do you live?

“My neighborhood” pins: 392
WHAT DO YOU LIKE ABOUT LORETTO HEIGHTS?

Most frequent responses: “Likes and Assets”

- Parks and Open Spaces: 25%
- Campus Buildings (All): 22%
- Historical Significance: 15%
- Iconic Views: 14%
- Schools: 3%
- Walkability/Ped Safety: 2%
- Cemetery: 2%
- Local Shops/Restaurants: 2%
- Trees: 2%
- Recreational Amenities: 1%

“Likes and Assets” map pins

“The admin building is part of our skyline and always tells me I’m home.”
– Survey respondent

“I love that I can live here, and it’s mostly Latin culture.”
- Survey respondent

Total comments: 767
WHAT CONCERNS YOU ABOUT LORETTO HEIGHTS?

Most frequent responses: “Worries and Concerns”

- Traffic, Congestion and Parking: 20%
- Walkability/Ped Safety: 17%
- Need for Clean-up/Maintenance: 13%
- Federal Needs Revitalization: 13%
- Losing Historical Character: 10%
- Loss of Open Spaces: 10%
- Crime and Safety: 9%
- Higher Density/Development: 6%
- Need a Comm. Corridor: 5%
- Campus Access is Difficult: 5%

Total comments: 555

“Kids crossing federal is a constant concern.”
– Survey respondent
WHAT ARE YOUR HOPES FOR LORETTO HEIGHTS?

Most frequent responses: “Hopes and Opportunities”

What are your hopes/opportunities?

- Add Commercial Center: 25%
- Improve Parks/Open Spaces: 21%
- Preserve Character: 15%
- Improve Walkability: 14%
- Add Cultural Amenities: 13%
- Add Rec Amenities: 11%
- More Activities/Events: 10%
- Diverse/Welcoming vibe: 6%
- More Affordable Housing: 5%
- Clean-up and Revitalization: 5%

“...Preserve the history and contribute to the local neighborhoods...”
– Survey respondent

Total comments: 478
FEEDBACK FROM PUBLIC MEETING

Word Cloud

- 83 postcards filled out
- Top 50 recurring words used to create Word Cloud
FEEDBACK FROM PUBLIC MEETING

Precedent Images

426 Total
FEEDBACK FROM PUBLIC MEETING

Top Amenities

Community Gathering Spaces: 55
Bicycle Friendly Trails: 50
Parks/Open Spaces: 51
LORETTO HEIGHTS DRAFT VISION STATEMENTS

COMMUNITY INPUT → 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

FOCUS TOPICS
FOCUS AREAS
OBJECTIVES
LORETTO HEIGHTS DRAFT VISION STATEMENTS

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 offers opportunities for residents of all income levels to live, work, and play while minimizing the impacts of gentrification and increasing 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 feasible and attractive, transitioning into a distinctive, enhanced corridor that will become a source of pride for the Denver Metropolitan Area.

Steering Committee Feedback (December)

- Vision statement should be more inclusive of the diversity that is in the neighborhood
- Adding more about income and affordability
- The future of this site should be seen as a regional draw for all of Denver

Public Meeting Feedback (January)

- Comments on the need for a mixture and/or “range” of housing options
- Comments on the desire to have a community where residents have the option to age-in-place
- Comments on minimizing the impacts of gentrification
- Comments agreeing that a wide range of housing options are needed for different and diverse populations to thrive
- Comments on wanting Federal Boulevard to revitalize and improve in appearance and shopping options
LORETTO HEIGHTS DRAFT VISION STATEMENTS

In 2040, the community is viewed as one of the most unique places in the city due to its architectural diversity and tremendous views of Denver and the Rocky Mountains to the west. The rich history of the campus has been honored and serves as an active local gathering place for residents and visitors alike. Enhancement of the grounds and expansion of open space, coupled with the preservation and reuse of historic buildings, makes Loretto Heights an easily identifiable place that everyone in the southwest Denver community can enjoy. Cultural amenities reflect the diversity of the neighborhoods and continue to respect the sacred and historical integrity of the former campus.

Steering Committee Feedback (December)

• Local gathering place that welcomes visitors which helps to define the “local hub”

Public Meeting Feedback (January)

• Comments on preserving the rich history of the campus as well as the views of the surrounding area
• Comments on the reuse of some of the existing buildings
• Comments on keeping the iconic and historic buildings which help set Loretto Heights apart from other areas in Denver
• Comments agreeing that Loretto Heights can serve as a cultural hub that reflect the diversity of the area
• Comments agreeing with the “gathering place” theme
LORETTA HEIGHTS DRAFT VISION STATEMENTS

In 2040, residents, employees, and visitors enjoy walking, biking, and using other forms of transit 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, accessible, and well-maintained. 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.

**Steering Committee Feedback (December)**
- Emphasis on a more complete and comprehensive pedestrian network
- Stress walkability and accessibility

**Public Meeting Feedback (January)**
- Comments on wanting more language addressing the accessibility to/from other neighborhoods
- Comments agreeing with language calling for a comprehensive and complete pedestrian network
- Comments on importance of walkability and bikeability and desire for alternative modes of transportation
- Comments on safety concerns along Federal Blvd.
- Comments wanting the sidewalks and trails system to connect to the existing regional system(s)
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 and thriving 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 a range 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.

Steering Committee Feedback (December)

- The vision statement should speak more to visitors
- The vision statement should include language about the site becoming a destination.
- Replace the term “self-sustaining” with “thriving”
- Include language that speaks to “live, work, and play”

Public Meeting Feedback (January)

- Comments agreeing with diverse and locally owned businesses that showcase the existing culture
- Comments wanting opportunities for local businesses and the need to create an identity for southwest Denver
- Comments on highlighting local arts and culture
- Desire to have local places for all demographics
- Comments wanting the vision statement to relate to all walks of life (owners, visitors, workers, etc.)
In 2040, the community has a healthy and robust natural ecosystem. An enhanced open space network of mature trees, trails, parkways, and natural plazas is thoughtfully woven into the neighborhood and takes advantage of the unique topography of the area. Seamlessly integrated green storm water infrastructure provides beautification through abundant vegetation while improving the water quality of neighboring creeks and rivers. The community guides growth and development in a responsible and sustainable way to protect and enhance the natural environment for future generations.

Steering Committee Feedback (December)

• Include language about “natural ecosystems”
• Modify language to include “natural plazas” (undisturbed land)

Public Meeting Feedback (January)

• Comments on including language regarding green infrastructure and improving water quality of the neighborhood creeks and rivers
• Comments on integrating open areas with future redevelopment
• Comments on enhancing the tree canopy
• Comments wanting sustainability language to be included in the vision statement
• Comments wanting the vision statement to acknowledge the existing creek/river system(s)
In 2040, an equitable allocation of resources 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.

Steering Committee Feedback (December)
- Change “people who face the greatest barriers to good health” to be more inclusive and general
- Add more language to highlight the “active” element (i.e. programming around the space)

Public Meeting Feedback (January)
- Comments wanting language to address the recreational opportunities as well as how parks will be programed
- Comments agreeing with community gardens and access to more healthy food opportunities
- Comments on activating gathering areas (quad)
- Comments from residents who would like to see better access to healthy and fresh food without using a personal vehicle
REVIEW LAND USE MAPS

- Consistency among groups to maintain existing land use along edge of study area boundary
  - Loretto Heights Park
  - Residential Uses

- Consistency among groups for Federal Boulevard to become a corridor
  - To be discussed: What does that corridor look like?
REVIEW LAND USE MAPS

- Consistency among groups with having a “center” in the middle of the redevelopment
  - To be discussed: What does that center look like?
- Consistency among groups to make an open space connection with Loretto Heights Park
- Consistency among groups to preserve view/entrance to admin building with open space
- Consistency across all groups to weave open space throughout the site
- Consistency with residential uses
REVIEW LAND USE MAPS

- Differences among groups on future place types west of Federal Boulevard and adjacent to Amherst Avenue
  - To be discussed: Tradeoffs of open space vs. mixed use/commercial/residential development?

- Equity, parks & recreation, mobility and preservation discussions to influence vision for these areas
DISCUSSION ON EQUITY

Community Feedback

• Community feedback received has touched on affordability, displacement and “community”

• Equity and affordability are major concerns for Denverites

• Denver Office of Economic Development recently completed a Comprehensive Housing Plan with goals that can be included in the Loretto Heights Area Plan
  • Create affordable housing
  • Preserve affordability and housing quality
  • Promote equitable and accessible housing options
  • Stabilize residents at risk of involuntary displacement

CREATE AFFORDABILITY
Five-Year Goal: 2,000 units

PRESERVE AFFORDABILITY
Five-Year Goal: 1,000 units

PROMOTE ACCESS
Five-Year Goal: 20,000 households

STABILIZE RESIDENTS
Five-Year Goal: 10,000 households
DISCUSSION ON EQUITY

What is equity?
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**Examples of Equality**

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The city determines which times and how many hours communities actually need to use their community centers and reduces hours for centers that aren’t used as frequently.
DISCUSSION ON EQUITY

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A community meeting, where all members of the community are invited, about a local environmental health concern is held in English though English is not the primary language for 25% of the residents.
DISCUSSION ON EQUITY

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Equality

Equity

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A community meeting, where all members of the community are invited, about a local environmental health concern is held in English though English is not the primary language for 25% of the residents.

The community leaders hire translators to attend the meeting or offer an additional meeting held in another language.
DISCUSSION ON EQUITY

What is equity?

- Blueprint Definition: *Equity means everyone, regardless of who they are or where they are from, has the opportunity to thrive. Where there is equity, a person’s identity does not determine their outcome. As a city, we advance equity by serving individuals, families and communities in a manner that reduces or eliminates persistent institutional biases and barriers based on race, ability, gender identity and sexual orientation, age and other factors.*
DISCUSSION ON EQUITY

Blueprint Indicators
- Socio-economic equity
- Access to healthcare
- Childhood obesity rate
- Life expectancy
- Access to food and parks
- Access to high frequency transit
- Access to amenities (Corridors and Centers)
DISCUSSION ON EQUITY

Blueprint Indicators

- Housing unit diversity
- Home size
- Housing tenure
- Housing cost
- # of income restricted units
DISCUSSION ON EQUITY

Blueprint Indicators

- Household income
- Housing tenure
- Educational attainment
DISCUSSION ON EQUITY

Steering Committee Discussion

• What is your definition of equity?
• What are some risk factors for displacement?
• What are some investments you’ve seen in other neighborhoods that you would like to see here?
• What are some ideas you have to be sure that people who live here can stay here?
• What does it mean to have equitable businesses, streets and parks?
Five Steering Committee Meetings Remain
- March – Mobility
- April – Open Space & Historic Preservation + “Historic Preservation 101”
- June – Review of Final Concepts
- July – Review Draft of Plan
UPCOMING ITEMS

Keen Independent Research Community Meeting
Thursday, March 14th
6pm-8pm
Loretto Library (3001 S. Federal Blvd.)

All-Spanish Community Meeting
Saturday, March 16th
10am-12pm
Church of All Saints (2559 S. Federal Blvd.)

March Steering Committee Meeting
Tuesday, March 26th
6pm-8pm
Loretto Library (3001 S. Federal Blvd.)
Project Website

www.denvergov.org/lorettoheights