LORETTO HEIGHTS AREA PLAN

Steering Committee Meeting #8

May 28th, 2019
6 PM – 8 PM
Loretto Heights Library

DENVER COMMUNITY PLANNING & DEVELOPMENT
AGENDA

Loretto Heights Library; 6-8 pm

10 Minutes  Introduction

30 Minutes  Mobility – Preliminary Recommendations

40 Minutes  Land Use & Built Form – Preliminary Recommendations

30 Minutes  Quality-of-Life – Preliminary Recommendations

10 Minutes  Schedule
WELCOME
- Community Conversations
- Online Survey
- Community Meeting #1
- Spanish Language Community Meeting
- Steering Committee Meetings
- Comment Cards
- Historic Resources and Survey Report
- Theater Study
- Individual Emails
What We’ve Heard

Major Themes

Likes and Assets:
- Parks and Open Spaces
- Campus Buildings
- Historical Significance
- Iconic Views
- Variety of Cultures and Diversity
- Range of income levels

Worries and 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 and Opportunities
- Desire for Destination
- Preserve Character
- Preserve / Reuse Buildings
- Housing options
- Improve Walkability / Bikeability
- Affordable Housing
- Desire for Community Gathering Spaces
- Improve Parks & Open Space
- Revitalization of Federal Boulevard
- Design quality
Complete Neighborhood

**Land Use & Built Form**
Enhance the character and quality of neighborhoods.

**Quality-of-Life Infrastructure**
Provide neighborhoods with natural features, active recreation opportunities, and social spaces.

**Mobility**
Connect people to the neighborhood places where they live, work, and play.
# Focus Topics

**Land Use & Built Form**
- Neighborhood Context
- Place Type
- Land Use
- Building Height
- Affordable Housing
- Economy
- Historic Preservation / Reuse of Buildings
- Views

**Mobility**
- Street Network
- Pedestrian Network
- Bicycle Network
- Transit Network
- Connections
- Federal Boulevard
- Access
- Safety

**Quality-of-Life**
- Healthy Food Access
- Recreational Opportunities
- Loretto Heights Park
- Regional Trail Network
- Connections
- Regional Trail Access
- Open Space
- Trees
- Green Infrastructure
PRELIMINARY RECOMMENDATIONS
MOBILITY
Complete Street Network

MOB – 01
Build a complete street network
• Implement new north/south and east/west connections across that connect to existing streets and neighborhoods
• Encourage streets across the plan area to have enhanced pedestrian walkways and amenity zones with additional street trees, green infrastructure, or landscape
• Incorporate a variety of street types

MOB – 02
Enhance the existing street network
• Update existing streets to improve their functionality and connectivity
• Update existing intersections to increase safely and comfort for pedestrians and bicyclists

MOB – 03
Promote street network safety
• Explore the opportunity to provide traffic calming measures along collector streets in the plan area
• Study traffic impacts new development may have in the plan area
Pedestrian Priority Streets

MOB – 04
Increase access to trails, pathways, and parks and open space
- Prioritize creating seamless pedestrian and bicycle connections to Loretto Heights Park
- Update and improve connections to the regional trail system and transit

MOB – 05
Create a complete pedestrian network
- Prioritize the construction of missing sidewalks and increase the width of sidewalks less than four feet in the plan area
- Create a robust street tree canopy by using best practices for tree planting and maintenance
- Create block sizes that are walkable
Bicycle Priority Streets

MOB – 06
Create a complete bikeable network
• Update and provide connections to existing bicycle infrastructure outside of the plan area
• Explore bike corridor improvements
• Incorporate bicycle facilities
Transit Priority Streets

MOB – 07

**Enrich the public transit experience**
- Implement the Denver Moves Transit Plan recommendations for a “High-Capacity Transit Corridor” along Federal Boulevard
- Maintain and support enhancements to existing local bus service and coverage
- Improve bus stop amenities in the plan area

MOB – 08

**Increase the use of shared mobility options**
- Encourage the use of shared mobility options
- Explore ways to improve last-mile connections

MOB – 09

**Improve resident access to transit**
- Conduct neighborhood outreach to provide new transit option updates, and to collect information related to potential transit route demand and access needs
- Work with RTD to explore possible reduced fare programs based on income and potential group rate options
PRELIMINARY RECOMMENDATIONS
LAND USE AND BUILT FORM
Land Use and Built Form

LU – 01
Allow for a diverse mix of land uses
• Encourage the development of “missing-middle” housing
• Promote an active, livable neighborhood

LU – 02
Promote and anticipate growth in areas adjacent to transit priority streets
• Encourage higher-density, mixed-use development along Federal Boulevard
• Support transit-oriented development

LU – 03
Encourage coordinated development to ensure appropriate community benefits are provided
• Use tools / city process to coordinate open space and infrastructure
• Integrate development with existing street and block patterns

LU – 04
Ensure compatible new development
• Transitions between low-density and high-density
• High-quality and sustainable design

LU – 05
Create quality streetscapes that contribute to the neighborhood character and sense of place
• Create pedestrian friendly streets through attractive building facades, street trees, landscaping
• Create public spaces (plaza, pocket parks, playgrounds, community gardens)
Future Place Type

• Federal Boulevard to become a community corridor
  – Provides a mix of office, commercial and residential uses with a distinct linear orientation along the street

• “Campus” designation in the middle of the redevelopment
  – Retail and residential uses that transition to surrounding residential areas
  – Some buildings are oriented to open green spaces rather than streets
## Suburban Residential Areas

**Low**
- **Character**: Single unit homes on large lots, with low building coverage
- **Other Uses**: Accessory dwellings and two-unit uses, limited mixed use within residential neighborhood
- **Height**: Up to 2.5 stories
- **Street Typology**: Curved streets, cul-de-sacs, alleys are not common
- **Transit & Mobility**: Limited connectivity and mobility choices, auto-oriented community

**Low-Medium**
- **Character**: Mix of low scale, multi-unit, single-unit, and two-unit residential uses
- **Other Uses**: Limited mixed use within residential neighborhood
- **Height**: Up to 3 stories
- **Street Typology**: Variety of street patterns, limited alley connections
- **Transit & Mobility**: Limited transit services, auto-oriented community

**High-Medium**
- **Character**: Mix of medium scale, multi-unit residential
- **Other Uses**: May have commercial and retail uses within community
- **Height**: Up to 5 stories
- **Street Typology**: Residential arterial streets, alleys are not common
- **Transit & Mobility**: Transit services, increased mobility options
**Suburban Centers**

**Community**

- medium mix of office, commercial & residential uses

**USES**

- used by surrounding residential neighborhoods

**SERVING**

- Up to 5 stories

**HEIGHT**

- pedestrian, cyclists, & auto

**MOBILITY PRIORITY**

- served by variety of transportation options

**PUBLIC TRANSIT**


**Suburban Corridors**

**Community**

- medium mix of office, commercial & residential uses

**USES**

- used by surrounding residential neighborhoods

**SERVING**

- Up to 5 stories

**HEIGHT**

- pedestrian, cyclists, & auto

**MOBILITY PRIORITY**

- served by variety of transportation options

**PUBLIC TRANSIT**


**Districts**

**Campus**

- Typically dominated by a single, large institutional user. Universities, medical centers and large research facilities are examples. Supporting retail and residential uses also occur. Campus buildings vary greatly in size and form, but multi-story, single and mixed use buildings are typical.

- Internal circulation is typically multimodal, with emphasis on pedestrians and possibly people riding bicycles. The street grid may be interrupted with large blocks and parking is consolidated.

- Open green spaces, enhanced landscaped plazas and gathering places for public life. Abundant trees, gardens and plantings. Green infrastructure best practices are common.
Future Height Map

- Acknowledge and maintain viewsheds
  - Grand view of the Administration Building from Federal Boulevard
  - View of Rocky Mountains
  - View of Denver skyline

- The administration building, at 160 feet, pierces the view plane and will remain the tallest structure in this part of Denver for decades to come
Future Height Map

- Consistent with Blueprint Denver guidance for future places in Suburban context
- 8-story campus
- 5-story community corridor/center and high-medium residential area
- 3-story low-medium residential area
- 2.5 story low residential area
Economy and Affordable Housing

LU – 09
**Provide quality education opportunities for all residents**
- Identify the barriers contributing to lower educational attainment
- Provide support for education, training and help with marketing

LU – 10
**Promote a full-range of employment options**
- Expand the allowance for creative industries, maker spaces, artists and small business
- Promote workforce development programs, such as construction workforce apprenticeship programs

LU – 11
**Encourage and incentivize affordable housing development**
- Incentivize the preservation and re-use of existing smaller and affordable homes in the area plan neighborhoods
- Create incentives for new affordable housing developments that exceed the number of required units, in exchange for community benefits, especially along high-transit corridors like Federal Blvd.

LU – 12
**Integrate affordable housing throughout the plan area to accommodate households of different ages, sizes and incomes**
- Encourage the development of affordable missing middle housing types such as: duplexes, triplexes, townhomes, rowhomes, accessory dwelling units (ADUs) and live/work units
- Explore options to adaptively reuses existing buildings and structures for affordable housing, especially within centers and along major transit corridors

LU – 13
**Minimize involuntary displacement and gentrification**
- Promote programs that help stabilize homeowners in the Loretto Heights plan area (mortgage and utility assistance programs, tax deferrals)
Historic Preservation

LU – 06
Preserve and re-use historic structures and features on the Loretto Heights Campus
• Utilize historic preservation tools like historic designation, preservation easements and historic covenants to support preservation and re-use
• Determine viable use/re-use options for the historic structures and features

LU – 07
Identify and preserve historic character of neighborhoods
• Complete neighborhood building surveys, possibly as part of the citywide building survey Discover Denver, to identify historically and architecturally significant structures and areas
• Apply historic preservation tools like historic district designation and conservation overlay districts to regulate design changes in areas of significance
• Utilize state rehabilitation tax credits for historically designated properties to assist homeowners with property maintenance and rehabilitation that contributes to neighborhood character preservation

LU – 08
Balance new development with existing historic character of campus and neighborhoods
• Promote new design that is compatible with the historic character of the Loretto Heights campus and surrounding neighborhoods
• Maintain historic views to and from the campus
Historic Preservation – Steering Committee Online Survey Results

**Historic Significance: Scores by Building**

<table>
<thead>
<tr>
<th>Building</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Admin and Chapel</td>
<td>5</td>
</tr>
<tr>
<td>Pancrecia Hall</td>
<td>4.9</td>
</tr>
<tr>
<td>Cemetery</td>
<td>4.9</td>
</tr>
<tr>
<td>Theater</td>
<td>4.3</td>
</tr>
<tr>
<td>Machobof</td>
<td>4.3</td>
</tr>
<tr>
<td>Library</td>
<td>4.2</td>
</tr>
<tr>
<td>Rectory</td>
<td>3.1</td>
</tr>
<tr>
<td>Pool Building</td>
<td>3</td>
</tr>
<tr>
<td>Amphitheater</td>
<td>3</td>
</tr>
<tr>
<td>Heating Plant</td>
<td>2.7</td>
</tr>
<tr>
<td>Arts Building</td>
<td>2.6</td>
</tr>
<tr>
<td>Marian</td>
<td>2.5</td>
</tr>
<tr>
<td>Walsh</td>
<td>2.2</td>
</tr>
</tbody>
</table>

Loretto Heights: How historically significant is each building? (Scored by respondents; 5 = integral, 1 = not significant)

**Alterations Allowed**

Loretto Heights: What level of alteration to physical appearance should be allowed? (No. of respondents)

- **None** = no visible changes to exterior
- **Minor** = subtle visual changes; e.g., a new exterior elevator shaft in an inconspicuous location
- **Major** = significant visual changes to exterior, such as a new addition

<table>
<thead>
<tr>
<th>Building</th>
<th>None</th>
<th>Minor Alteration</th>
<th>Major Alteration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cemetery</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Admin and Chapel</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pancrecia Hall</td>
<td>7</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Theater</td>
<td>7</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Library</td>
<td>9</td>
<td>0</td>
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<td>6</td>
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<td>8</td>
<td>1</td>
<td>2</td>
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Scale = 1 (does not contribute) to 5 (integral to historic character)
## Community vs Steering Committee Online Survey Results

### Preservation Requests by Building/Site
(No. of Comments)

<table>
<thead>
<tr>
<th>Building/Site</th>
<th>No. of Comments</th>
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<tbody>
<tr>
<td>Admin Building</td>
<td>192</td>
</tr>
<tr>
<td>Theater</td>
<td>86</td>
</tr>
<tr>
<td>Chapel</td>
<td>53</td>
</tr>
<tr>
<td>Cemetery</td>
<td>38</td>
</tr>
<tr>
<td>Pancratia Hall</td>
<td>27</td>
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<tr>
<td>Pool Building</td>
<td>21</td>
</tr>
<tr>
<td>Library</td>
<td>11</td>
</tr>
<tr>
<td>Machebeuf Hall</td>
<td>10</td>
</tr>
<tr>
<td>Irrigation Ditch</td>
<td>5</td>
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<td>Amphitheater</td>
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<td>Walsh Hall</td>
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*Source: Loretto Heights Online Community Kick-Off Survey*

### Loretto Heights: How historically significant is each building?
(Scored by respondents; 5 = integral, 1 = not significant)

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*Source: Loretto Heights Steering Committee Online Survey*
Q: How should we evaluate whether a historic building or feature on the Loretto Heights campus is viable for reuse in the development?

- Research building reuse successes and missed opportunities in SW community
- Whether something brings back memories
- Repurposing with integrity
- Reuse of all buildings is preferable to demolition; lesser known structures can be more “creatively” reused while more prominent structures should not be significantly changed on the exterior
- Type of use; link to other historic buildings; does it facilitate campus feeling and increased activity, foster inter-generational gathering, and attract community members and businesses
- History, architectural contribution to city, community enhancement
- The building or feature’s importance to the history and make-up of the historic campus, as well as needs of both the owner and community
- Need to know the purpose of reuse to assess blending building with reuse
- In the context of a historic district
# Historic Preservation – Common Tools

This table indicates what each tool can achieve when applied on its own. Tools can also be combined to achieve multiple goals.

<table>
<thead>
<tr>
<th>Tool Description</th>
<th>National Register of Historic Places Designation</th>
<th>Denver Landmark Designation</th>
<th>Preservation Easement</th>
<th>Historic Covenant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prevents demolition</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Requires design review</td>
<td>No*</td>
<td>Yes (exterior only)</td>
<td>Yes (primarily exterior)</td>
<td>Yes (specific to agreement)</td>
</tr>
<tr>
<td>Eligible for Federal Rehabilitation Tax Credit</td>
<td>Yes</td>
<td>No</td>
<td>No (though eligible for one time deduction)</td>
<td>No</td>
</tr>
<tr>
<td>Eligible for State Rehabilitation Tax Credit</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Entity in charge</td>
<td>National Park Service</td>
<td>City and County of Denver</td>
<td>Easement holder</td>
<td>Covenant holder</td>
</tr>
</tbody>
</table>

* If a National Register-listed property receives federal and/or state rehabilitation tax credits, the project must follow the Secretary of the Interior’s Standards for Rehabilitation—a set of design standards and guidelines that provide the foundation for the Design Guidelines for Denver Landmark Structures & Districts.
Historic Preservation – Local vs National Designation

Local – Denver Landmark
Local historic designation, either as an individual Denver landmark or as part of a local historic district, recognizes properties with historical, architectural and/or geographical importance to Denver. This designation offers the strongest protection for historic properties since Landmark Preservation review and approval is triggered by exterior and demolition work requiring building, demolition or zoning permits. Work on locally designated properties can also qualify for state tax credits.

National – National Register of Historic Places
Listing on the National Register of Historic Places or as a national historic landmark is an honorary status afforded by the National Park Service. Properties listed on the National Register can have local, state or national historical significance, but properties deemed as National Historic Landmarks must be significant to the nation. Listing at the national level does not restrict what a property owner may do with a property unless the owner is using federal financial assistance.
Historic Preservation – Individual vs District Designation Options

Denotes prioritized structures based on community online survey results
Denotes prioritized structures based on steering committee online survey results
PRELIMINARY RECOMMENDATIONS
QUALITY OF LIFE
Healthy and Active Living

QL – 01

**Increase fresh food access, availability and affordability**

- Build a healthier community food environment
- Provide a variety of transportation options to access fresh food in the Loretto Heights plan area
- Support food recovery and reducing wasted food in the Loretto Heights plan area
Parks, Recreation and Open Space

QL – 02
Connect existing open space, parks, trails and recreational assets
• Improve the connection between Loretto Heights Park and the former Loretto Heights Campus
• Connect the redevelopment of the former Loreto Heights campus with the existing regional trail system

QL – 03
Create new community gathering spaces to accommodate a variety of activities for residents and visitors
• Encourage new public spaces that are dispersed throughout the plan area
• Encourage privately owned and operated open spaces and facilities to be publicly accessible

QL – 04
Provide a variety of amenities that contribute to a sense of place and enhance active and passive uses
• Enhance Loretto Heights Park with recreational activities and programs that support community needs and desires
• Encourage a signage and wayfinding plan

QL – 05
Encourage higher quality design of park and public spaces
• Maintain Loretto Heights Park and other public spaces to a higher standard by developing a comprehensive maintenance plan
• Identify public and private partnerships to maintain and operate future parks and public spaces within the plan area
Green Infrastructure

QL – 06

**Strengthen and expand the tree canopy**
- Provide enough trees to exceed Denver Parks and Recreation’s goal of 20% tree canopy coverage in every neighborhood as identified in Game Plan for a Healthy City

QL – 07

**Design and implement natural and engineered green infrastructure systems**
- Encourage a network of large-scale and site-scale green infrastructure within public and privately-owned spaces that mitigates the impacts caused by impervious surfaces
- Improve water quality in the West Harvard Gulch and Bear Creek Stormwater Basins
- Work with other city departments to establish regulations to minimize impervious surfaces and utilize materials and techniques that allow for natural water absorption
SCHEDULE

- Two Steering Committee Meetings Remain
  - June – Review of Final Concepts / Implementation
  - July – Review Draft of Plan
UPCOMING ITEMS

Planning Board Information Item
Wednesday, May 29th
3pm
Parr-Widener Community Room (#389) (1437 Bannock Street)

Community Meeting #2
Saturday, June 1st
10am-12pm
Machebeuf Hall (3001 S. Federal Blvd.)

Public Review Draft
Monday, June 10th
Review Period: 6/10 – 7/15

June Steering Committee Meeting
Tuesday, June 25th
6pm-8pm
Loretto Heights Library (3001 S. Federal Blvd.)

July Steering Committee Meeting
Tuesday, July 23rd
6pm-8pm
Loretto Heights Library (3001 S. Federal Blvd.)
Project Website

www.denvergov.org/lorettoheights