

# Loretto Heights Area Plan Steering Committee Meeting # 8



Date and Time: Tuesday, May 28<sup>th</sup>, 2019 from 6:00-8:00pm  
Location: All Saints Catholic Church – 2559 S. Federal Blvd.

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## Attendees

### STEERING COMMITTEE MEMBERS (AND ALTERNATES)

In attendance: Larry Ambrose, Jim Gibson, Zackary Wallace (Denver Public Works), John Olson, Tara Durham, Martha Kirkpatrick, John Moore, Andrew Rogge, Tony Hernandez, Clare Harris, Sister Mary Nelle Gage, Mark Witkiewicz, Melissa Thate (Denver Economic Development and Opportunity), Councilman Kevin Flynn, Adriana Peña

### COMMUNITY PLANNING AND DEVELOPMENT STAFF

Jason Morrison, Jenny Buddenborg, Brandon Shaver, Fran Peñafiel Vial, Courtland Hyser

## Meeting Summary

### 1. WELCOME

Jason started the meeting at 6:05 as the steering committee wished Mark Witkiewicz a happy belated birthday. He then thanked the steering committee for their flexibility in the new meeting location. The steering committee meeting was moved from the Loretto Heights Library to the Church of All Saints due to a power outage on the former Loretto Heights campus. Staff anticipates that the June 25<sup>th</sup> meeting will be held back on the former Loretto Heights campus.

### 2. INTRODUCTION

When given an update on the schedule, Sister Mary Nelle Gage asked how staff will be able to get a draft out for public review so shortly after public meeting #2. Jason assured the steering committee that while the schedule is aggressive and optimistic, staff has received a large amount of information that can already be incorporated into the first, rough draft. After this draft is released, the public will then have another opportunity to weigh in on the future vision and recommendations. Jason walked the steering committee through a graphic that detailed all input received thus far. This was grouped into major themes/buckets that the steering committee agreed are still true. Jason then described the focus topics for each element of a complete neighborhood: land use and built form, mobility, and quality-of-life.

### 3. MOBILITY – PRELIMINARY RECOMMENDATIONS

The first set of recommendations presented were focused on mobility. The first question, from CM Flynn, referred to east/west connections through the site, especially Dartmouth Avenue connecting to Dartmouth Heights. Jason further explained that not all connections proposed are vehicular. He then spoke to how the connections proposed are aspirational and would need extensive review by traffic engineers and the Department of Public Works. Lastly, the group

spoke about potential traffic calming measures that could make any future collector street connection less appealing to vehicles. John Olson asked about a proposed street or connection that would pay homage to the historical view of the administration building. Jason explained a street connection is not the only way to provide that viewshed, but it is certainly an option. The next set of recommendations were for pedestrian priority streets. Martha asked about a pedestrian connection to Loretto Heights Park from the campus across Irving. Jason spoke to the number of comments received about how crucial that connection is and briefly described a variety of treatments that could be used to slow traffic and make it a safer crossing. CM Flynn asked if the Plan can recommend protected bicycle facilities on certain corridors. When discussing the transit priority recommendations, CM Flynn would like to see a HAWK signal or some type of special safety treatment at the Dartmouth and Federal intersection. He would also like to add that the future median installation on Federal Boulevard should continue south from Vassar to Dartmouth. Jason mentioned that Public Works is following this process and will have a station at the second community meeting this Saturday on this very topic to solicit feedback from the community.

#### 4. LAND USE & BUILT FORM – PRELIMINARY RECOMMENDATIONS

Jason switched the conversation to recommendations for Land Use and Built Form. Tony Hernandez would like to see more detailed strategies that are less generic and more related to southwest Denver. John Olson would like more language that speaks to existing infrastructure to ensure the Plan does not depict the development parcel as a blank slate. Martha Kirkpatrick and Clare Harris shared concerns that the future land use appears to be dense. CM Flynn commented that the 8-story designation on the building height map was too high. Martha, Mary Nelle and Clare mirrored the Councilman's point and would not be supportive of an 8-story building in the area. Other steering committee members would like to see the tallest heights on the southwestern portion of the development parcel. Larry and Jim disagreed and relayed that taller buildings would be detrimental to maintaining the existing character of the area.

Jenny presented the historic preservation recommendations. She also went through the results of a survey taken by the steering committee a few weeks prior. Jim Gibson requested that topography and views be included as an important detail. There was a discussion of what tool would be best to preserve and maintain the cemetery in the future. Local and national designation were ruled out as the best tools to achieve what the Sisters are wanting for the cemetery moving forward; a preservation easement and/or listing in the State Register of Historic Properties are viable options. John Olson mentioned that more integration of historic preservation throughout the Plan would likely yield better development that balances and reacts to what is already on the site. Jenny briefly recapped the historic preservation tools matrix that she presented at the "Preservation 101" session from the April steering committee meeting. She then displayed two local designation options and asked Jim from LHCI to share that group's thoughts on a local historic district. LHCI would like to see the collection of buildings locally designated in the form of a district. Clare asked some clarifying questions about the process and overlap with the area plan effort. Mark voiced concerns over designating the properties, individually or as a district, prior to understanding the potential reuse of

buildings or before redevelopment occurs. Clare tied up the conversation by detailing next steps and things to keep in mind as the process moves forward.

There was not enough time for the quality-of-life discussion, so Jason will send the power point to the steering committee on Wednesday. He encouraged members of the steering committee to reach out if there are any questions or comments. Staff will also be available to answer questions and address concerns from the community during the upcoming community meeting this Saturday, June 1<sup>st</sup>.

#### 5. CLOSING

The meeting concluded at 8:30pm, Jason showed a graphic of the remaining schedule and stressed the importance of attending/volunteering at the upcoming community meeting on June 1st.

MEETING SUMMARY PREPARED BY COMMUNITY PLANNING AND DEVELOPMENT – MAY 29<sup>TH</sup>, 2019