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# Loretto Heights Small Area Plan

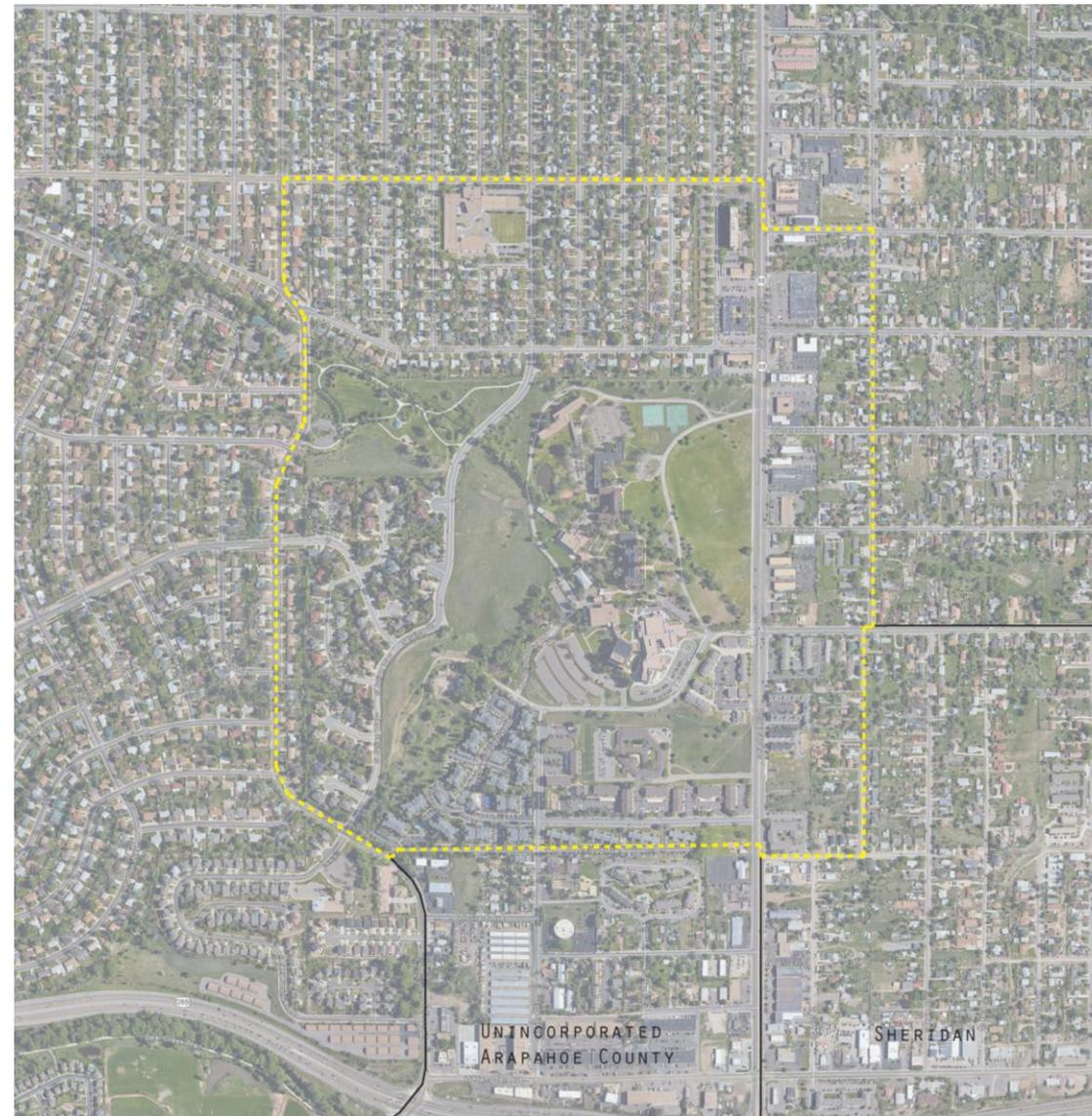
# TONIGHT'S AGENDA

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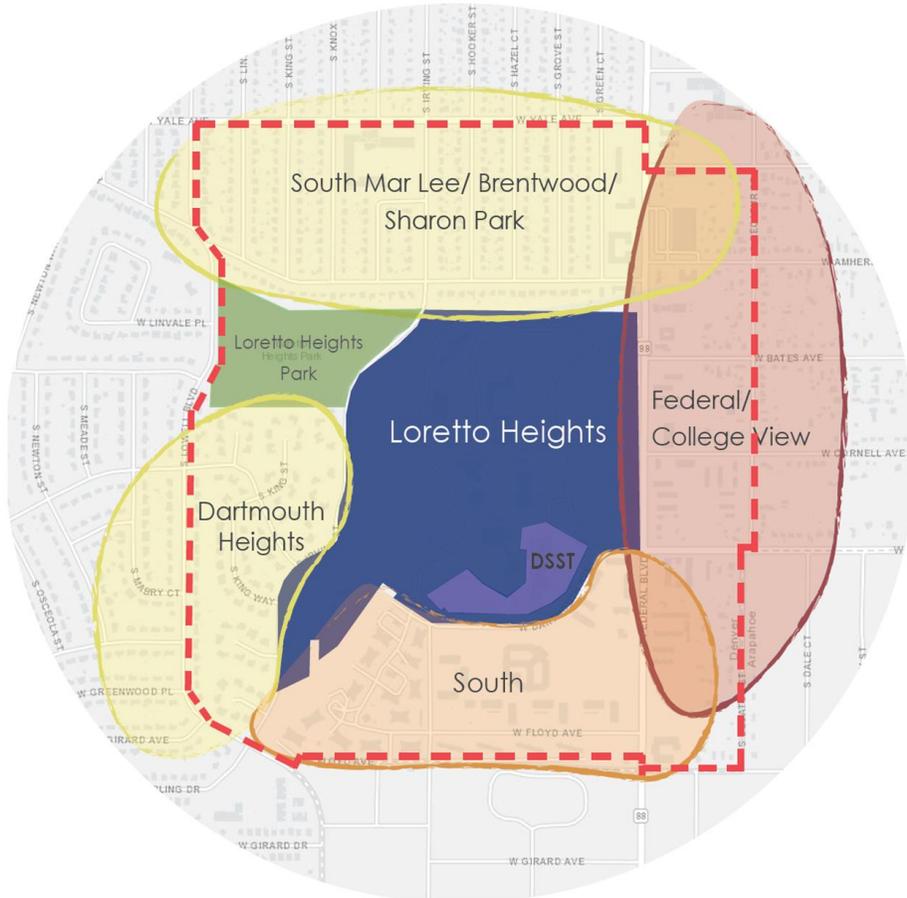
- **Background**
- **Overview of Structure & Content**
- **City Council Review**



# STUDY AREA CONTEXT

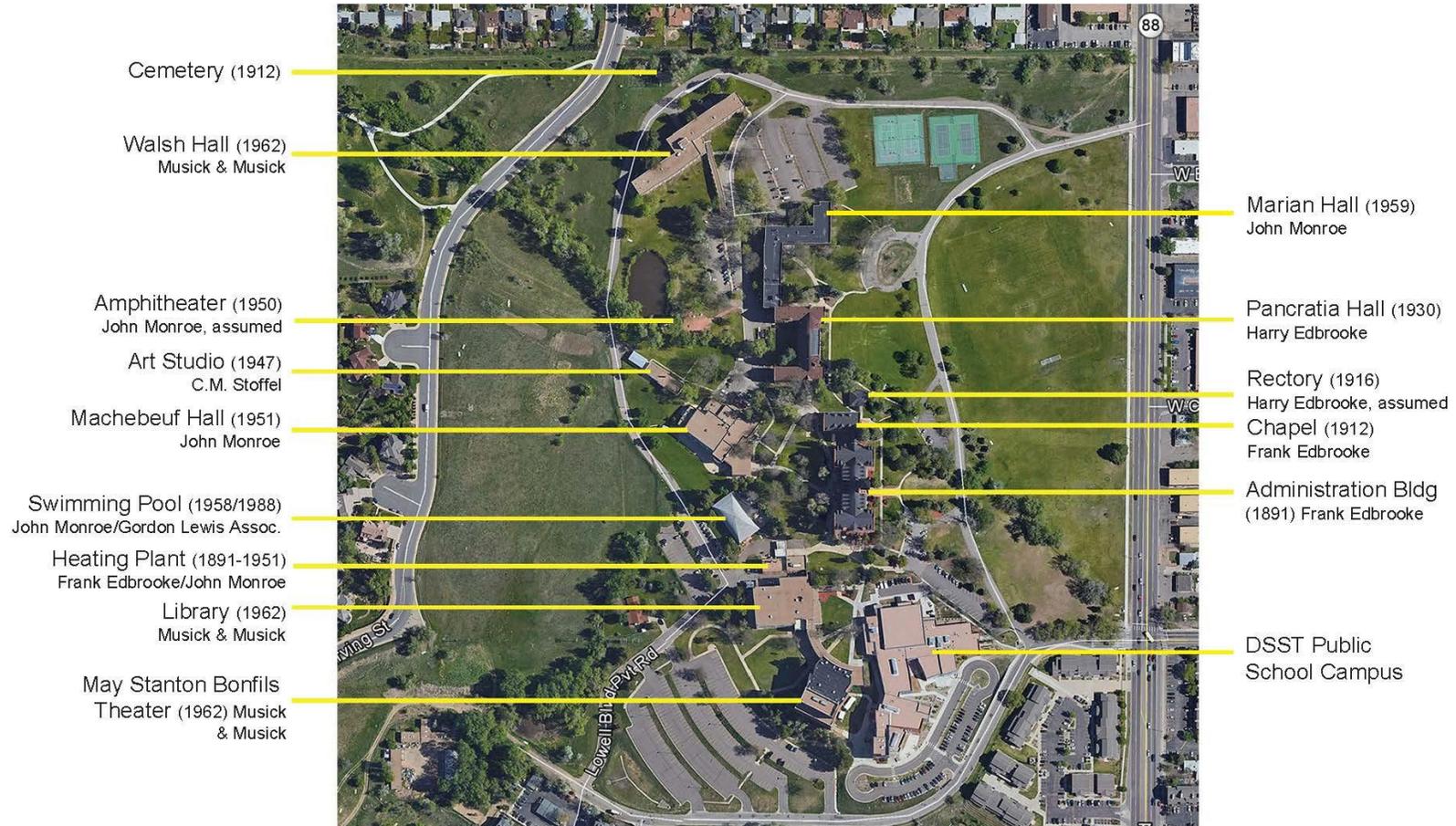


# STUDY AREA CONTEXT

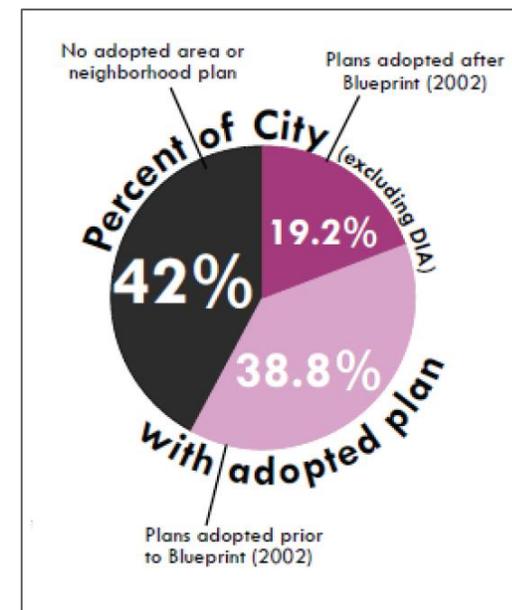
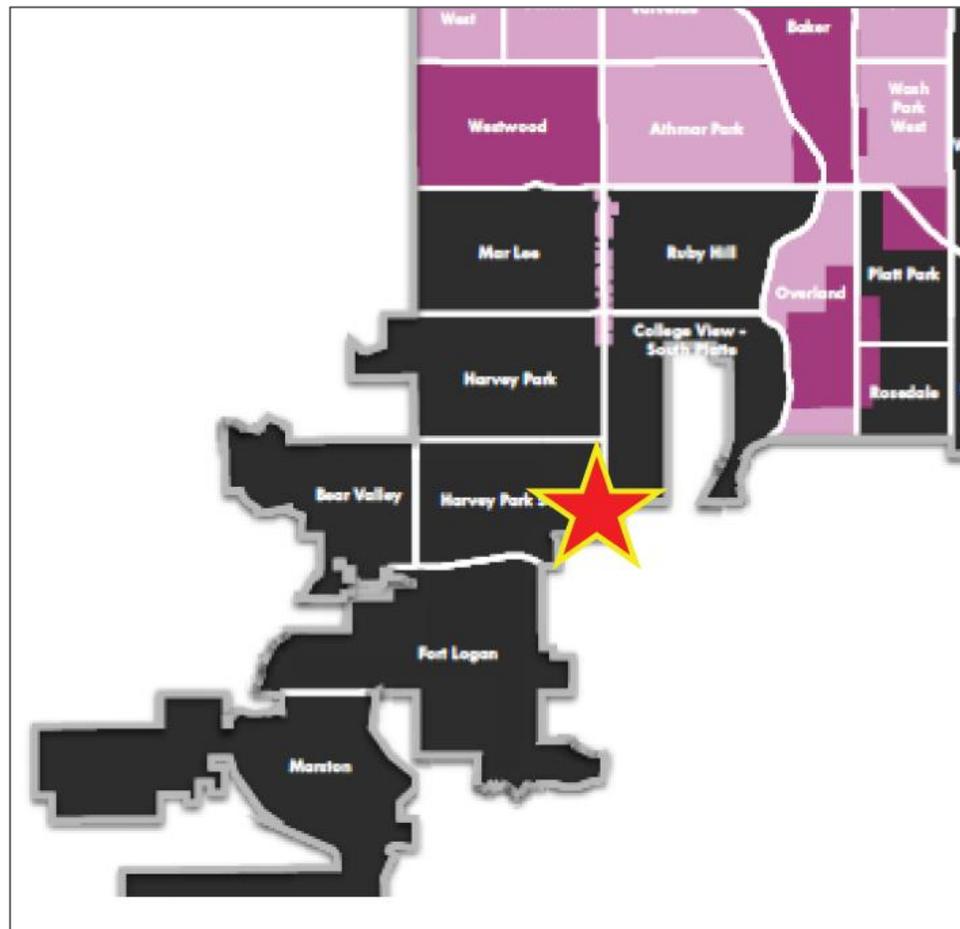


- North – Yale Avenue
- West – Lowell Boulevard
- South – Floyd Avenue
- East – South Decatur Street

# STUDY AREA CONTEXT



# STUDY AREA CONTEXT



# VISION ELEMENTS



**Equitable, Affordable  
and Inclusive**



**Strong and Authentic  
Neighborhoods**



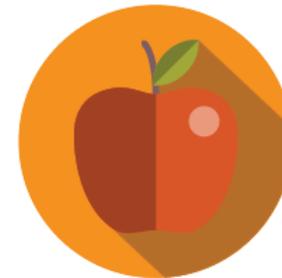
**Connected, Safe and  
Accessible Places**



**Economically Diverse  
and Vibrant**



**Environmentally  
Resilient**



**Healthy and Active**

# VISION STATEMENTS



## Equitable, Affordable and Inclusive

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 provides opportunities for residents of all income levels to live, work, and play while minimizing impacts of gentrification and rising 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.



## Strong and Authentic Neighborhoods

In 2040, Loretto Heights is one of the most authentic and recognizable places in Denver and serves as a vibrant, local gathering space for residents and visitors alike. Its rich history is honored through the preservation and re-use of historic buildings and sensitive infill that reflects more than a century of diverse architectural styles. Enhancement of the grounds and open space maintains sweeping views of Denver and the Rocky Mountains. Cultural amenities reflect the diversity of the surrounding neighborhoods and respect the sacred and historical integrity of the former campus.



## Connected, Safe and Accessible Places

In 2040, residents, employees, and visitors enjoy walking, biking, and using other forms of transportation 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 and accessible. 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.



## Economically Diverse and Vibrant

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 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 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.



## Environmentally Resilient

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.



## Healthy and Active

In 2040, an equitable allocation of community assets 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.

# COMPLETE NEIGHBORHOODS



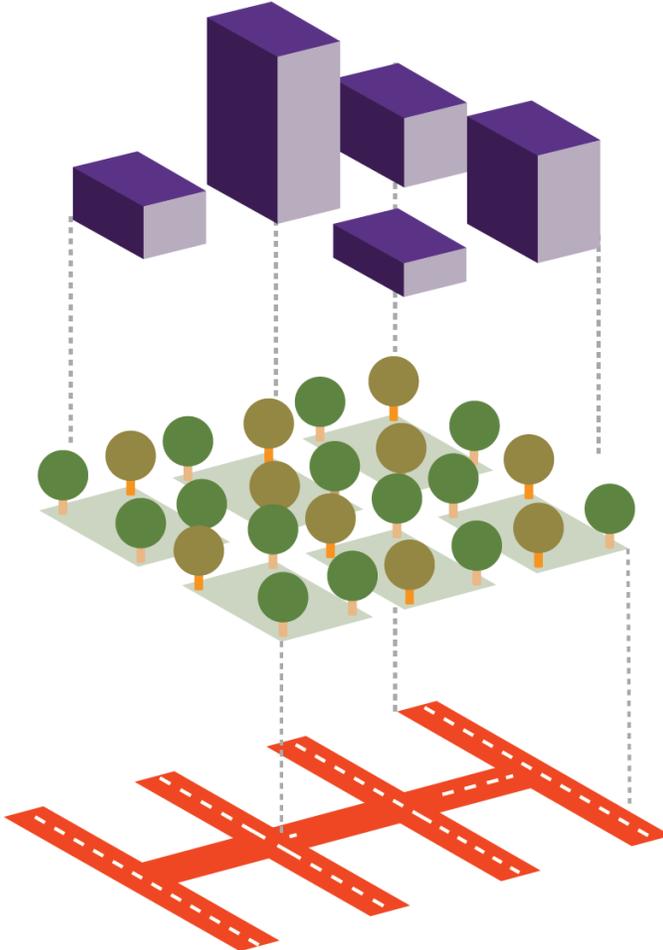
Enhance the character and quality of neighborhoods.



Provide neighborhoods with natural features, active recreation opportunities, and social spaces.

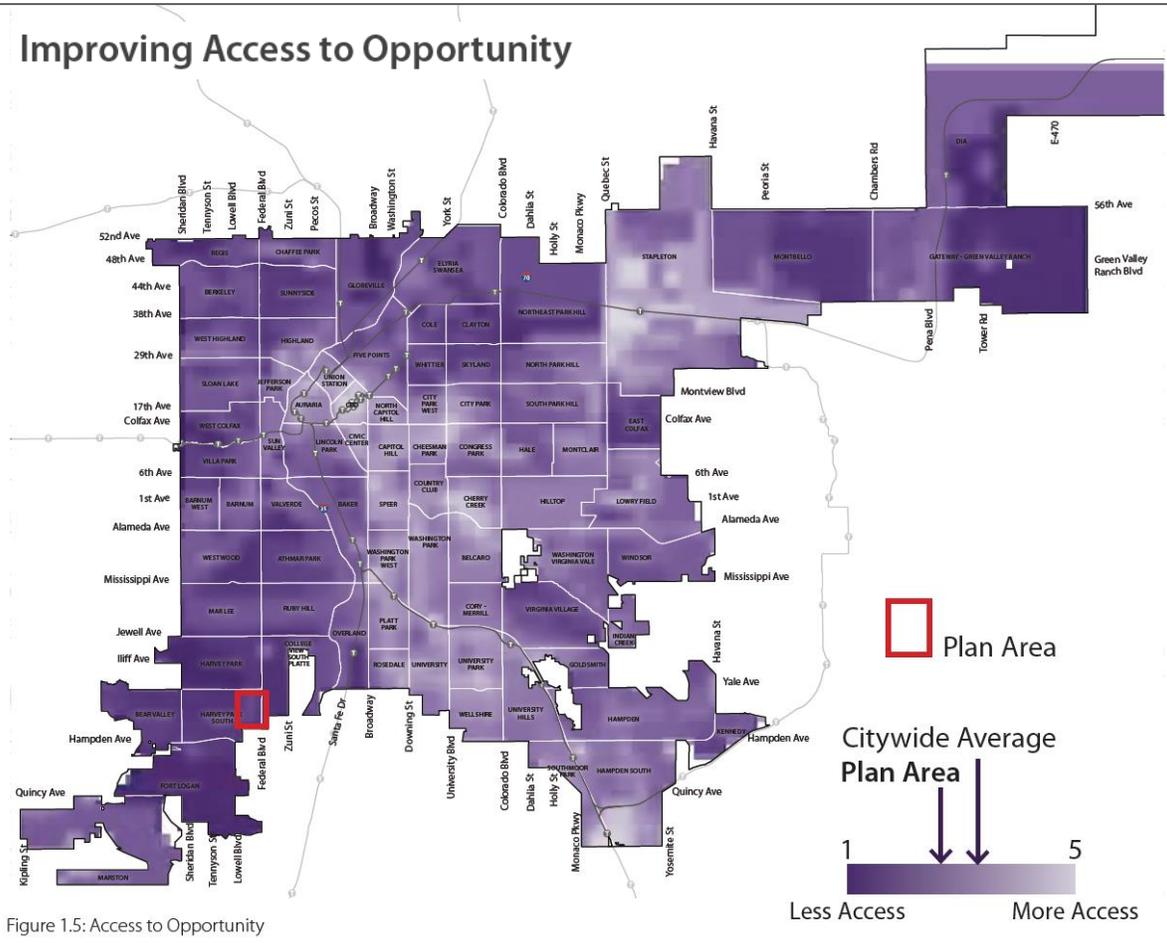


Connect people to the neighborhood places where they live, work, and play.

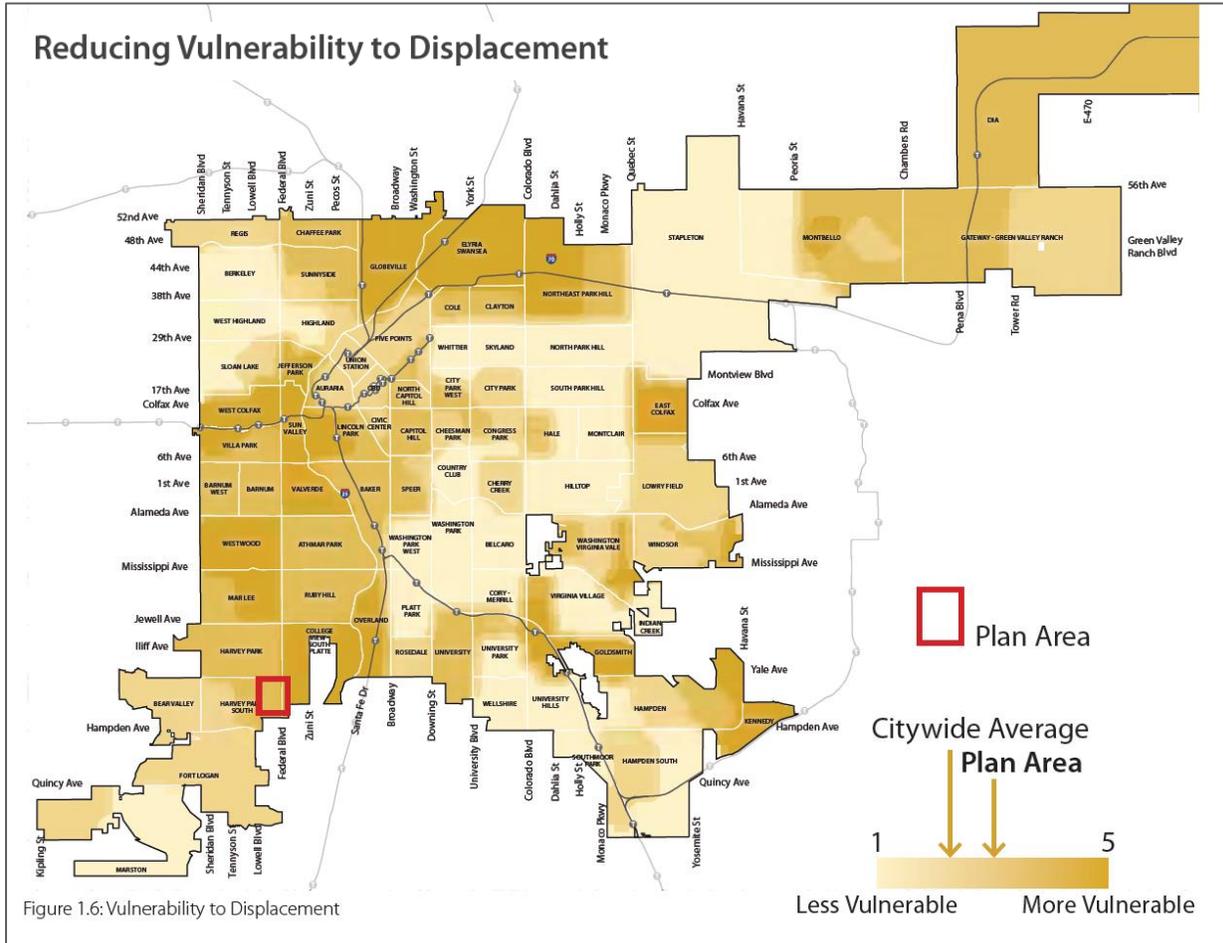


# EQUITY

## Improving Access to Opportunity

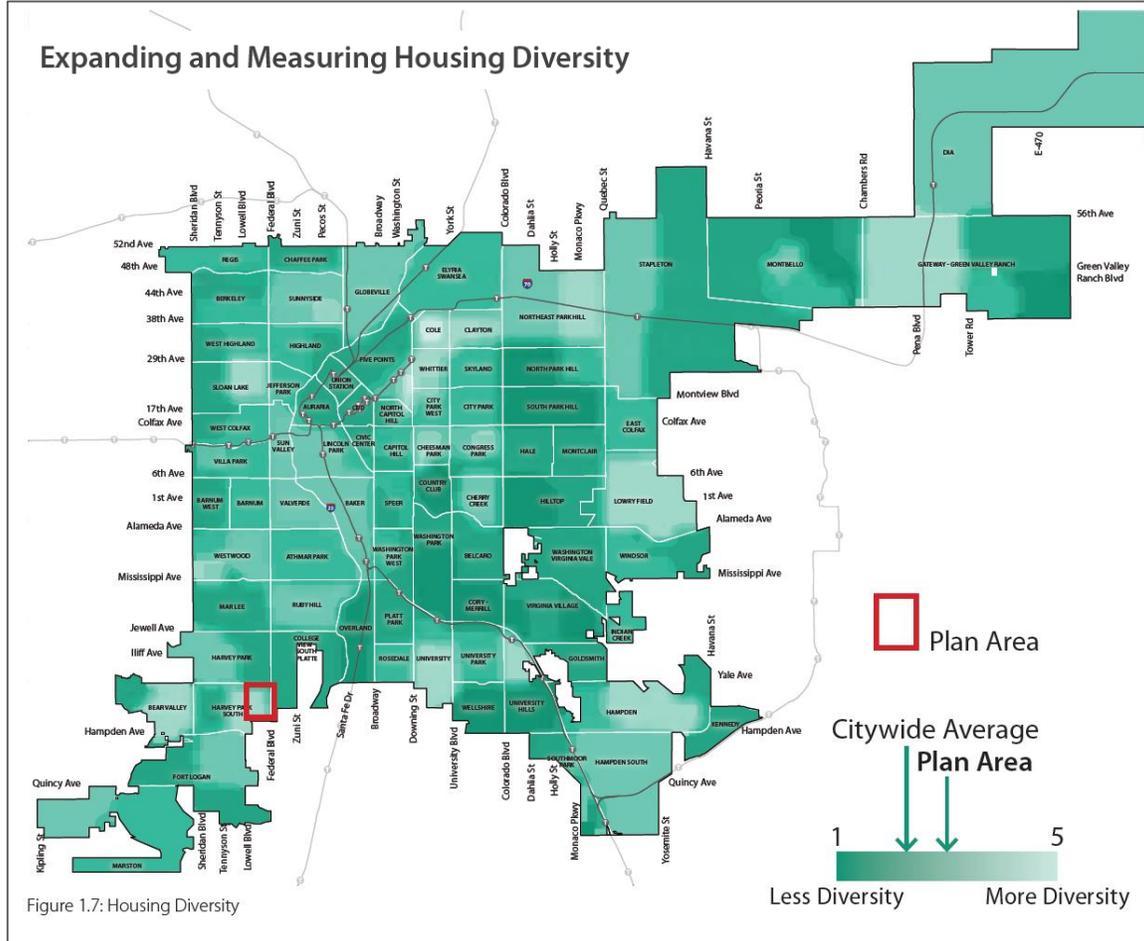


## Reducing Vulnerability to Displacement

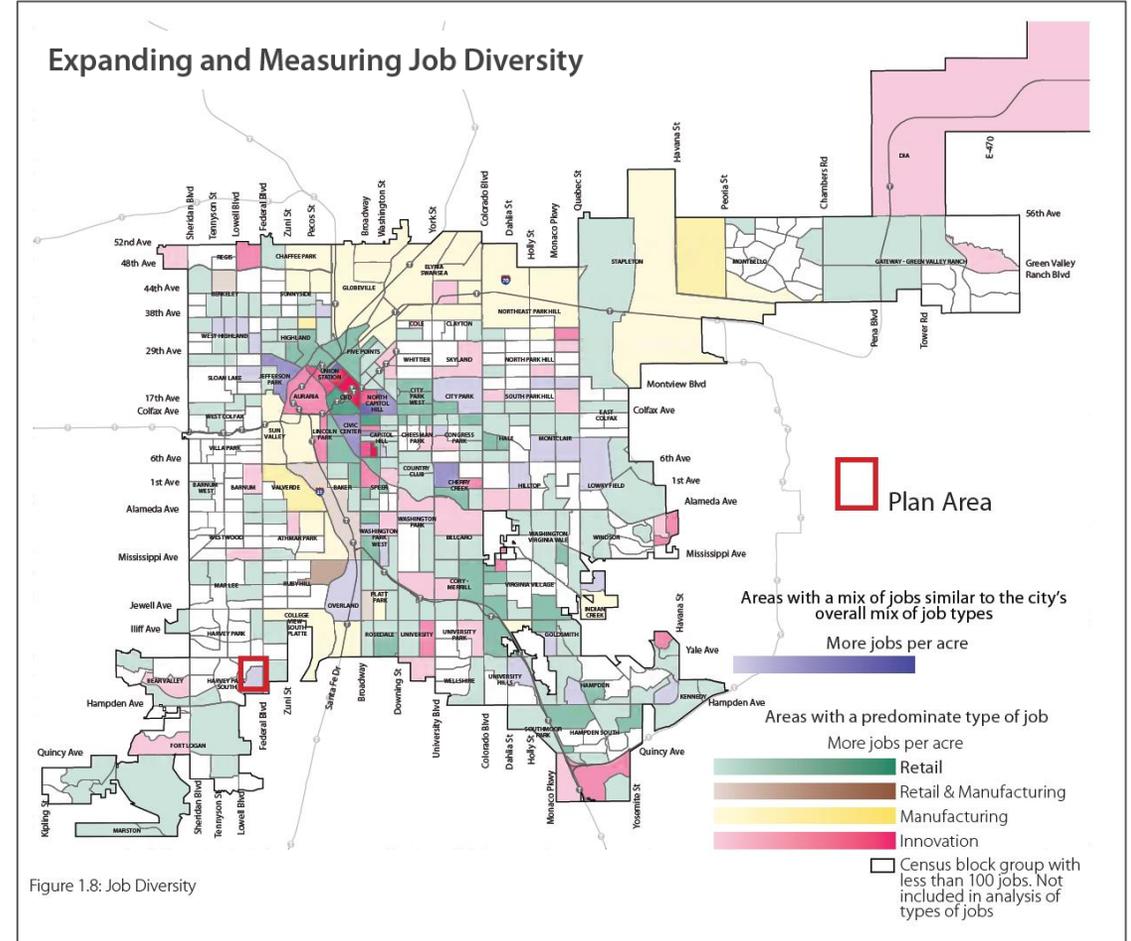


# EQUITY

## Expanding and Measuring Housing Diversity



## Expanding and Measuring Job Diversity



# LAND USE AND BUILT FORM

**DIVERSIFY**  
**uses and experiences**

**BUILD**  
**quality places**

**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 benefits to the community are provided

**LU - 04** Encourage high-quality public realm design that contributes to the neighborhood character and sense of place

**LU - 05** Promote a variety of building heights and intensities

**LU - 06** Promote high-quality, human scale design

**LU - 07** Preserve and re-use historic structures and features on the Loretto Heights campus

**LU - 08** Identify and preserve historic character of neighborhoods surrounding the redevelopment area

**LU - 09** Promote a full range of employment options

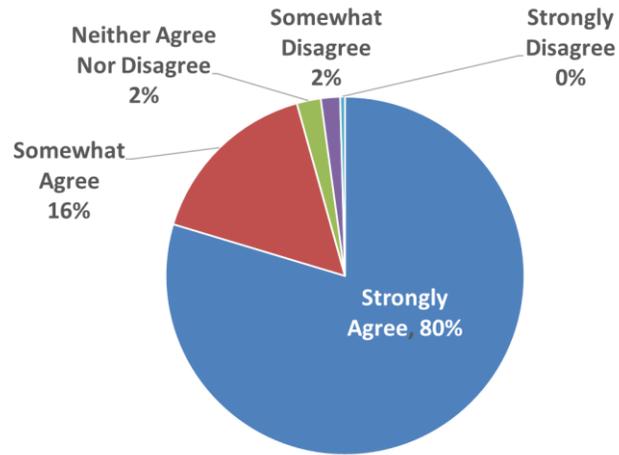
**LU - 10** Minimize involuntary displacement and gentrification

**LU - 11** Encourage and incentivize more affordable housing development

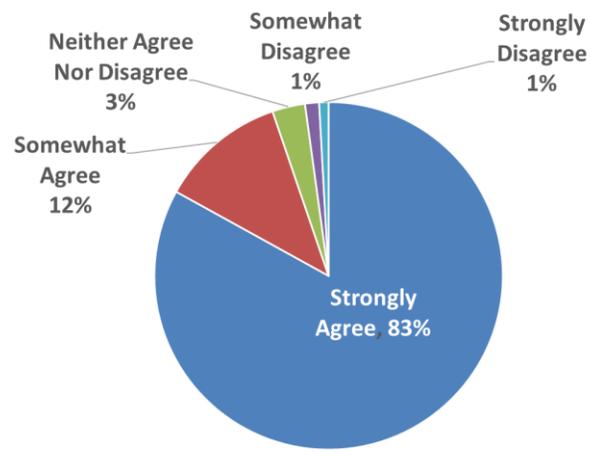
**LU - 12** Integrate affordable housing throughout the plan area to accommodate households of different ages, sizes and incomes

# LAND USE AND BUILT FORM

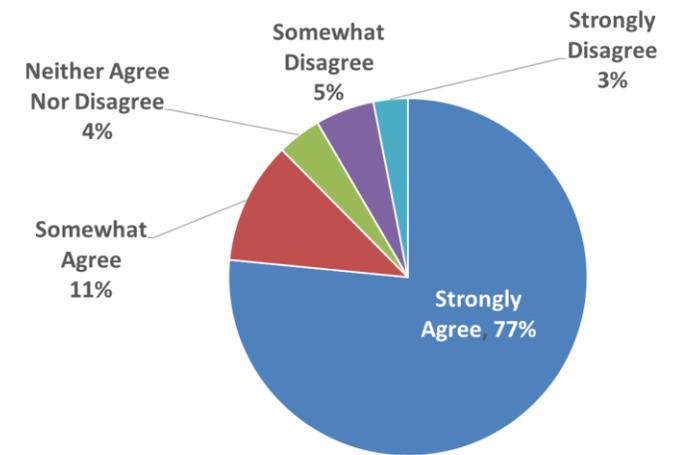
How do you feel about the **Land Use** recommendations?



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



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



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

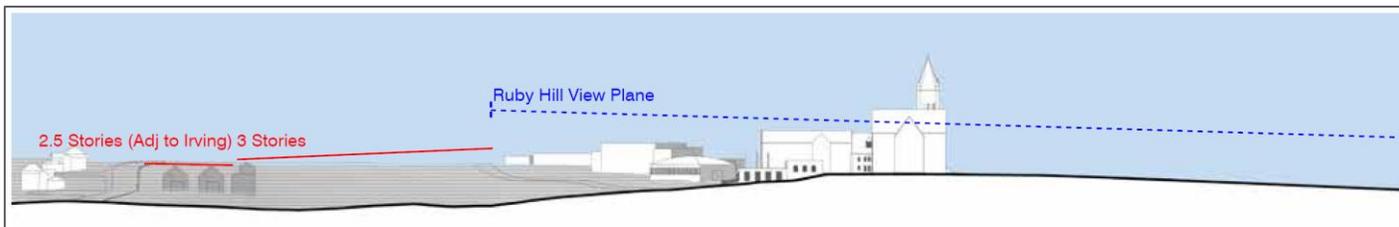
**95%** of survey takers  
“strongly” or “somewhat” agree

**88%** of survey takers  
“strongly” or “somewhat” agree

Source: Loretto Draft Review Survey; N = 236

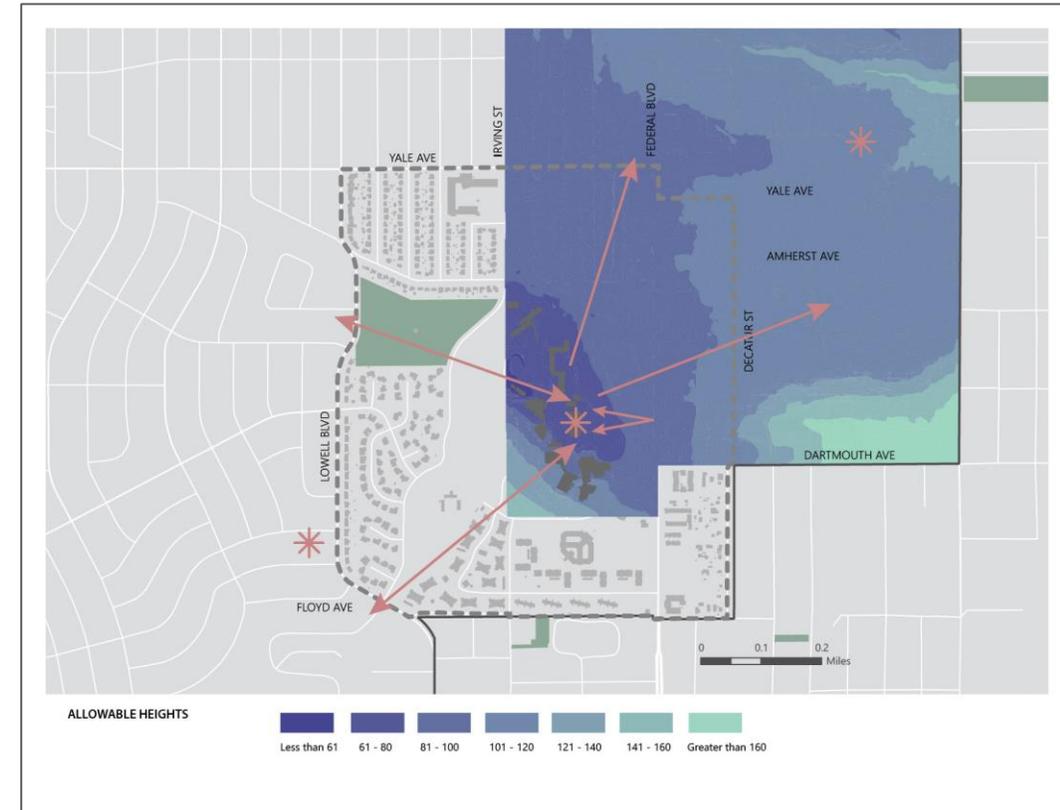
# LAND USE AND BUILT FORM

- Maximum Building Heights
  - The proposed maximum building heights fall within ranges prescribed by Blueprint Denver for each of the proposed future place types
  - Gradual transition of higher intensity development in the center to lower intensity moving toward surrounding residential
  - Support transit along Federal Boulevard



# LAND USE AND BUILT FORM

- Views
  - Administration Building
  - South/Southwest
- Ruby Hill Park View Plane
  - The view plane establishes a height ceiling that supersedes the maximum allowable building heights map
  - Intensity and design should complement existing character and context through the regulation of elements like building massing, scale, and spacing



# LAND USE AND BUILT FORM

- Historic Preservation
  - Preserve and reuse historic structures and features with emphasis on Priority Historic Resources
  - Utilize tools like historic designation, easements and historic covenants as short-term transitional and/or long-term protection measures
  - Apply historic designation to individual structures, historic district(s) or a combination thereof



# MOBILITY

## CONNECT neighborhoods

**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

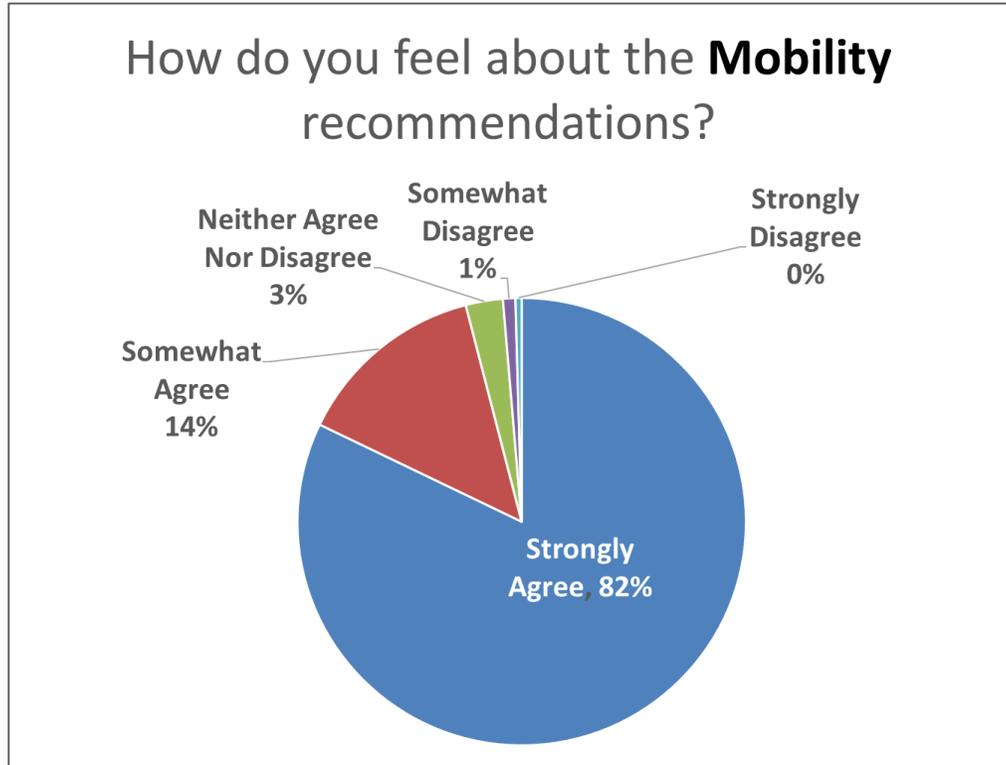
**MOB - 06** Create a complete bikeable network

**MOB - 07** Enrich the public transit experience

**MOB - 08** Increase the use of shared mobility options

**MOB - 09** Improve resident access to transit

# MOBILITY

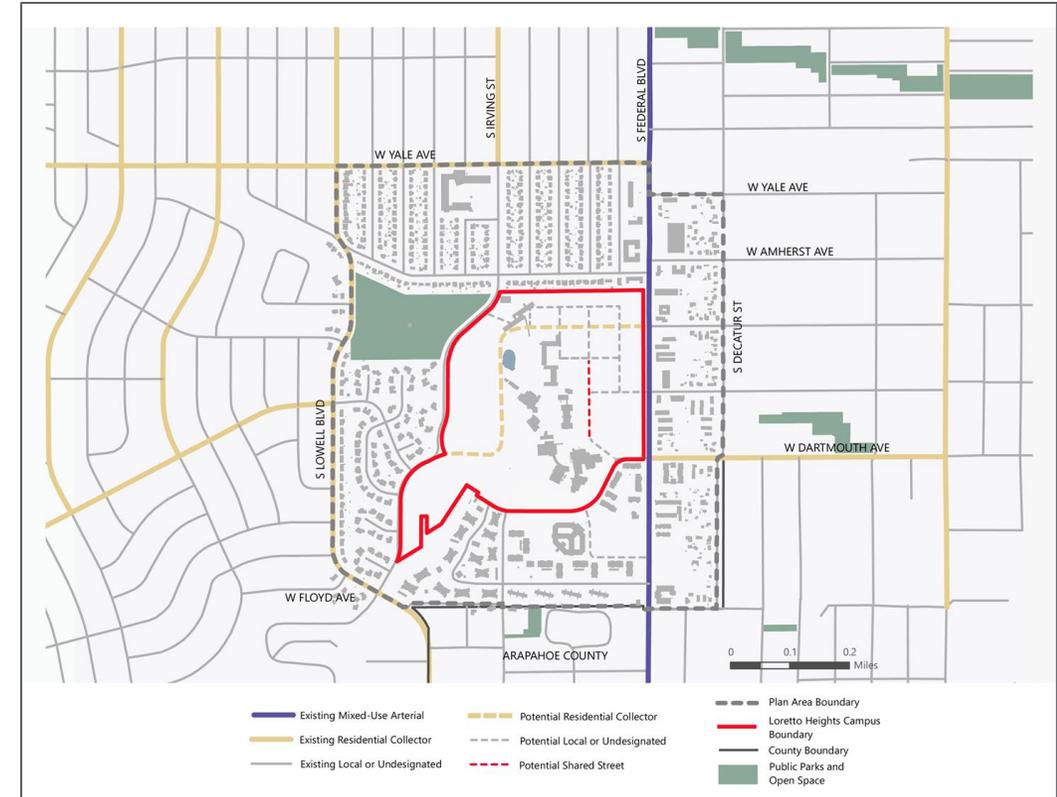


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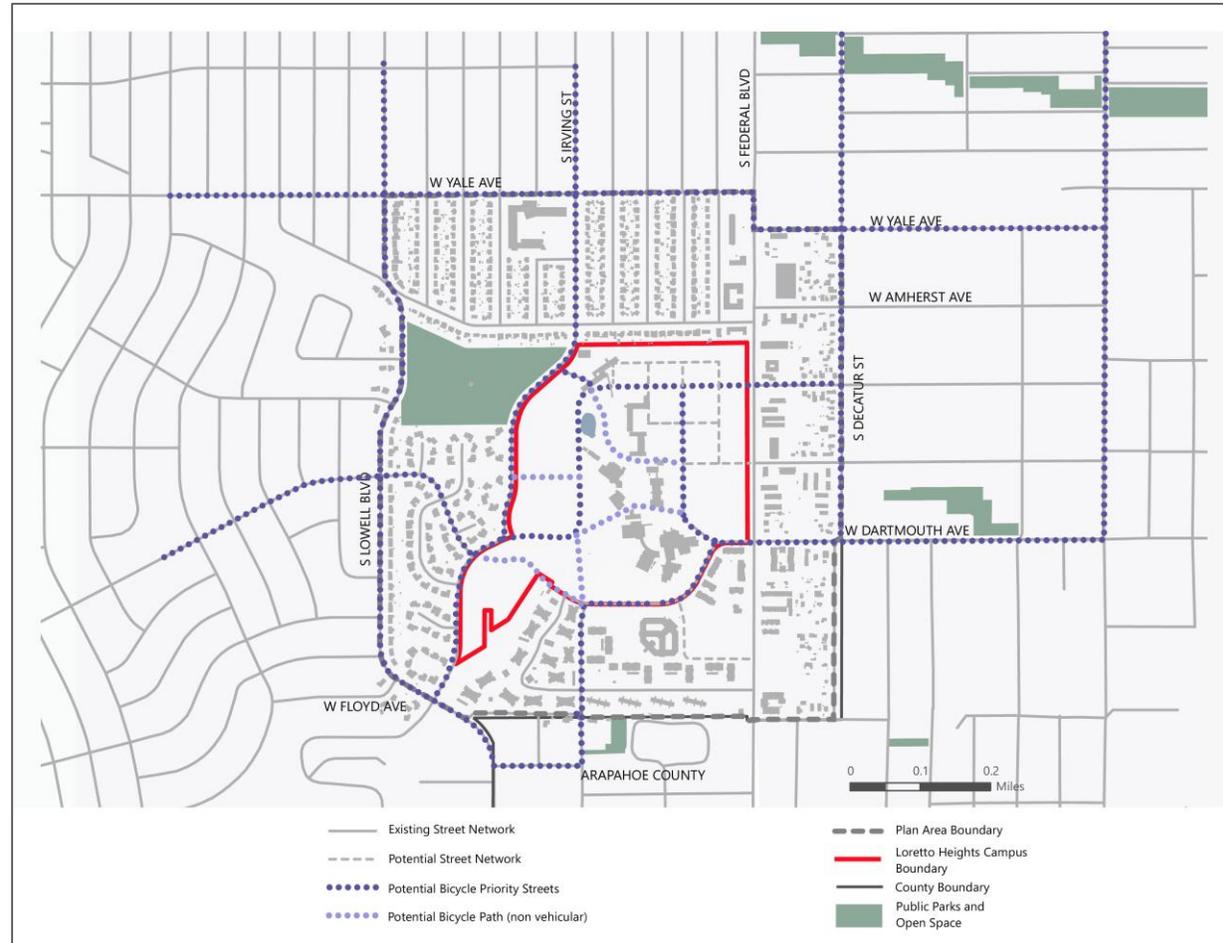
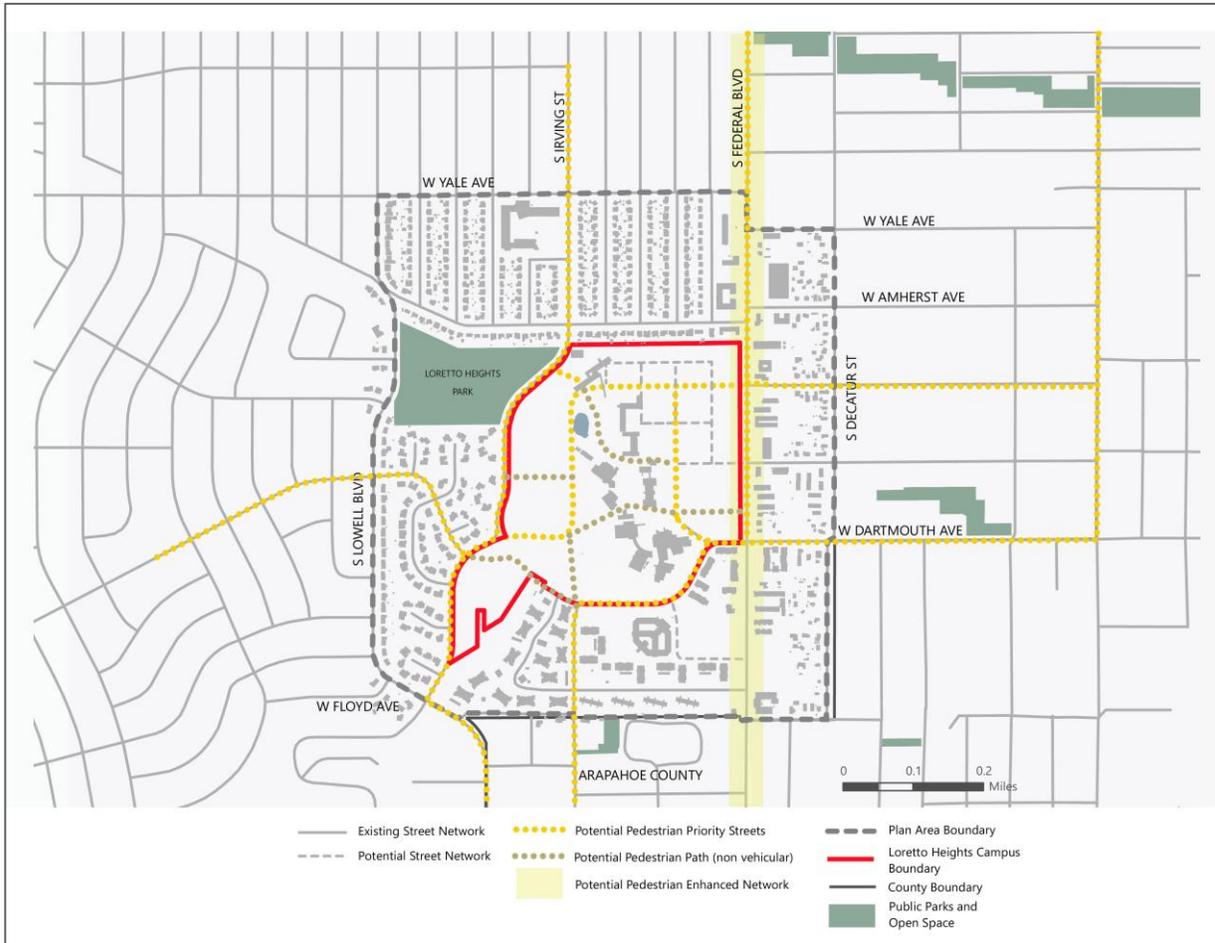
Source: Loretto Draft Review Survey; N = 236

# MOBILITY

- Traffic Calming
  - South Irving Street, South Julian Street and Amherst Avenue
- Dartmouth Avenue
  - Non-Vehicular Connection to South Irving Street
  - South Irving Street Infrastructure Improvements



# MOBILITY



# QUALITY-OF-LIFE

**GROW**  
access to public space

**ENHANCE**  
the public realm

**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

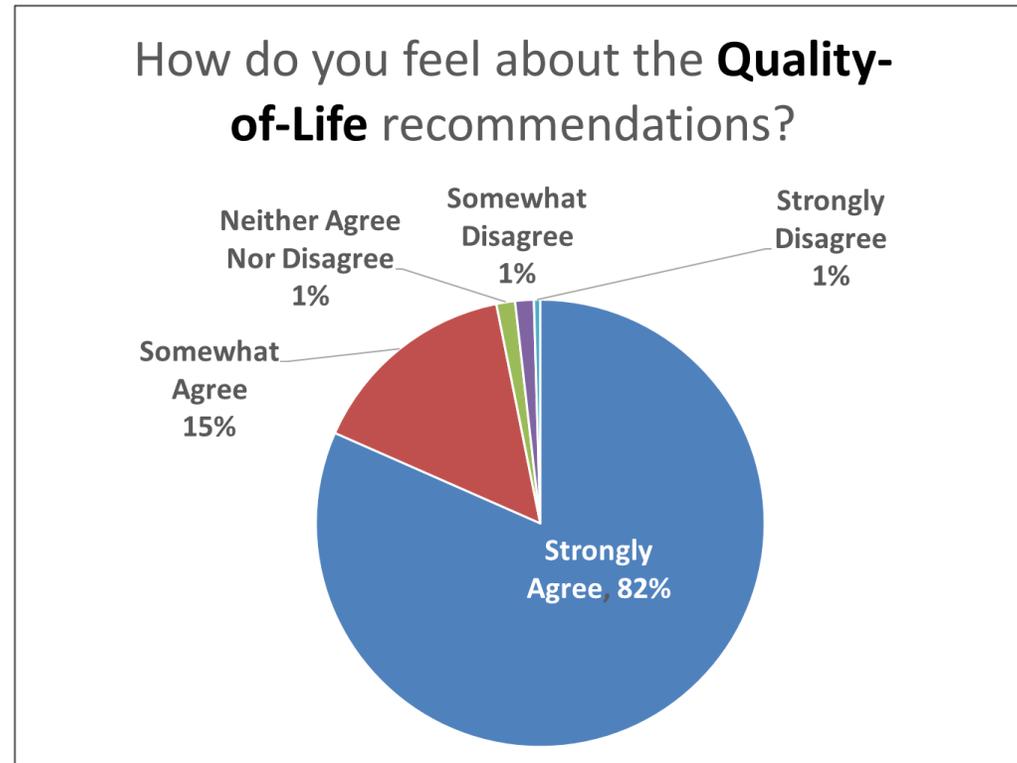
**QOL - 04** Provide a variety of amenities that contribute to a sense of place, and enhance active and passive uses

**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

# QUALITY-OF-LIFE

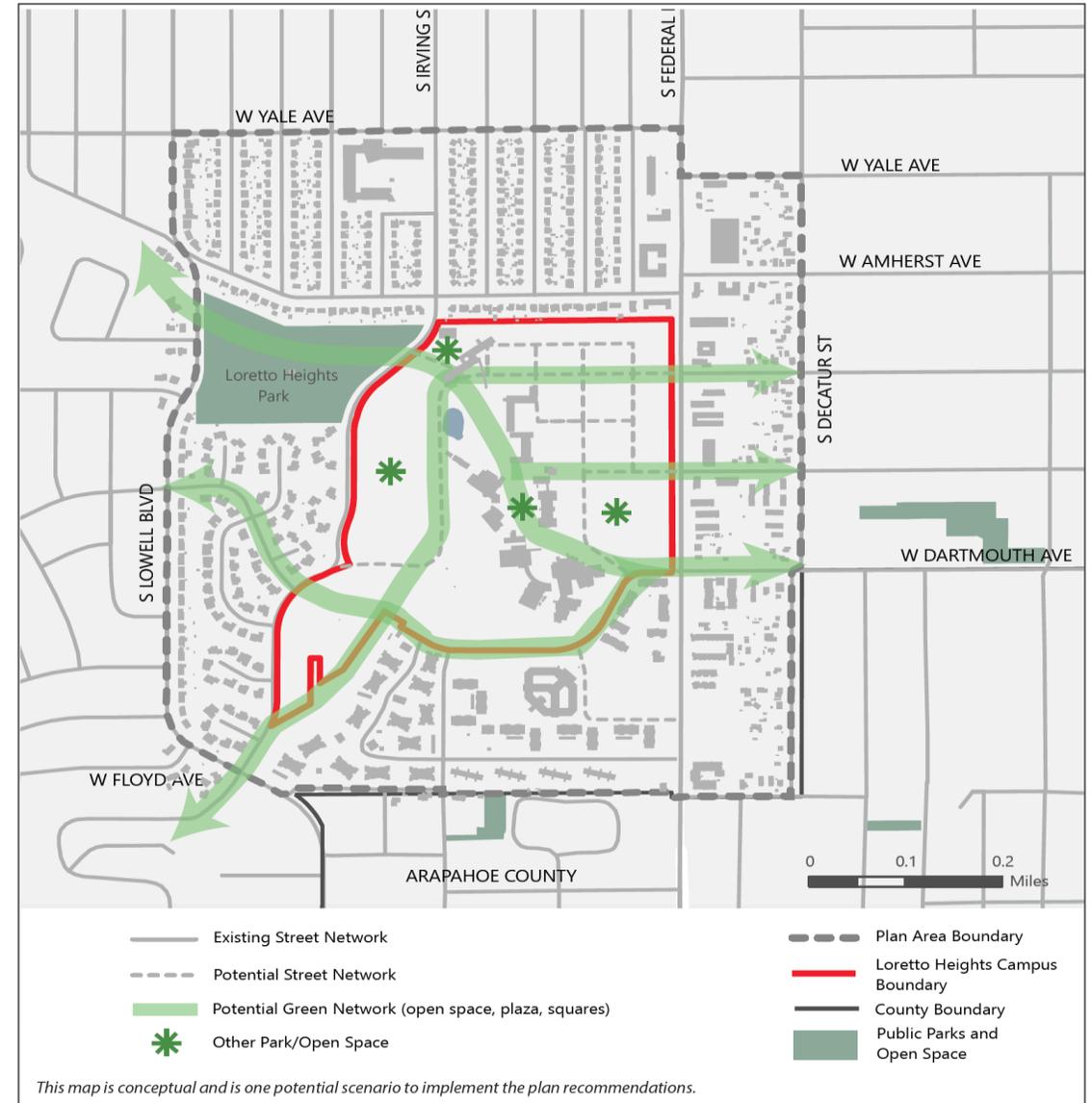


**97%** of survey takers  
“strongly” or “somewhat” agree

*Source: Loretto Draft Review Survey; N = 236*

# QUALITY-OF-LIFE

- Loretto Heights Park Connection
  - Sidewalks & HAWK Signal
  - Traffic Calming
  - Multi-Use Trail
- Regional Trail Connection
  - South Platte River Trail
  - Bear Creek Trail
- Green Infrastructure



# PLAN IMPLEMENTATION

- Regulatory and Policy Strategies
  - Designation of historic structures and features
  - Zoning and/or other regulatory tools
  - Subdivision or Infrastructure Master Plan
  - Design standards and guidelines and development agreements
- Public Investment Strategies
  - Bicycle infrastructure improvements
  - Affordable housing
  - Loretto Heights Park
- Partnership Strategies
  - Historic Denver
  - City of Sheridan



# CITY COUNCIL REVIEW CRITERIA

When evaluating plans to be adopted as supplements to *Comprehensive Plan 2040*, the Denver City Council shall consider the following criteria:

1. An inclusive community process was used to develop the plan
2. The plan is consistent with the vision, goals and strategies of *Comprehensive Plan 2040*
3. The plan demonstrates a long-term view

# INCLUSIVE COMMUNITY PROCESS

## Project Schedule



Phase 1 focused on studying the area's existing conditions to identify issues for the plan to address. Additionally, stakeholders built consensus around a future development vision for the area.

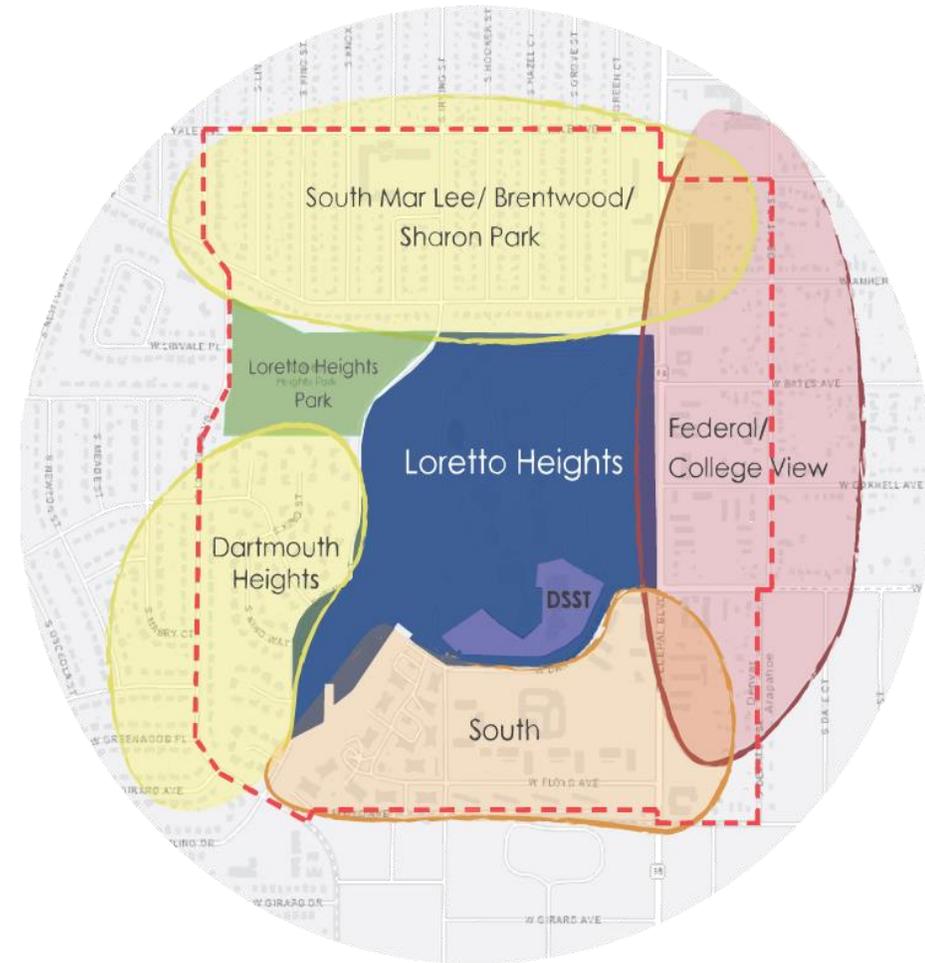
Phase 2 focused on the creation of high-level recommendations that will guide future development and achieve the overall vision identified in Phase 1.

Phase 3 focused on the development and refinement of the recommendations and strategies that provide specific guidance for the plan area and inform future implementation.



# INCLUSIVE COMMUNITY PROCESS

- External Communication
  - Flyer Distribution
    - 25,500 Flyers Distributed
  - Social Media
    - 4,995 Twitter Followers
    - 416 Email Subscribers
  - Strong Media Coverage



# INCLUSIVE COMMUNITY PROCESS

**Finding:** The Loretto Heights Small Area Plan was developed through an inclusive public process.



# PLAN CONSISTENCY – COMPREHENSIVE PLAN 2040



**Equitable, Affordable and Inclusive**

6 Goals, 12 Strategies



**Strong and Authentic Neighborhoods**

8 Goals, 19 Strategies



**Connected, Safe and Accessible Places**

5 Goals, 11 Strategies



**Economically Diverse and Vibrant**

2 Goals, 4 Strategies



**Environmentally Resilient**

4 Goals, 9 Strategies



**Healthy and Active**

4 Goals, 10 Strategies

# PLAN CONSISTENCY – BLUEPRINT DENVER



## Land Use & Built Form

4 Policies, 7 Strategies

### Housing

1 Policies, 2 Strategies

### Economic

1 Policies, 3 Strategies

### Design Quality & Preservation

3 Policies, 12 Strategies



## Mobility

5 Policies, 16 Strategies



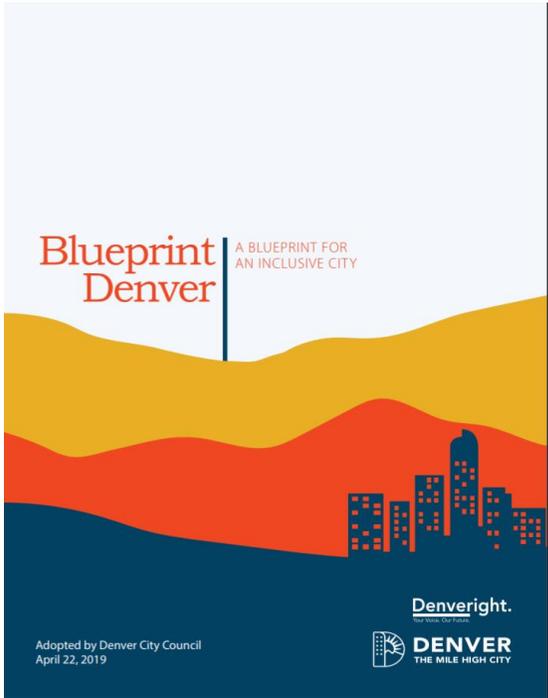
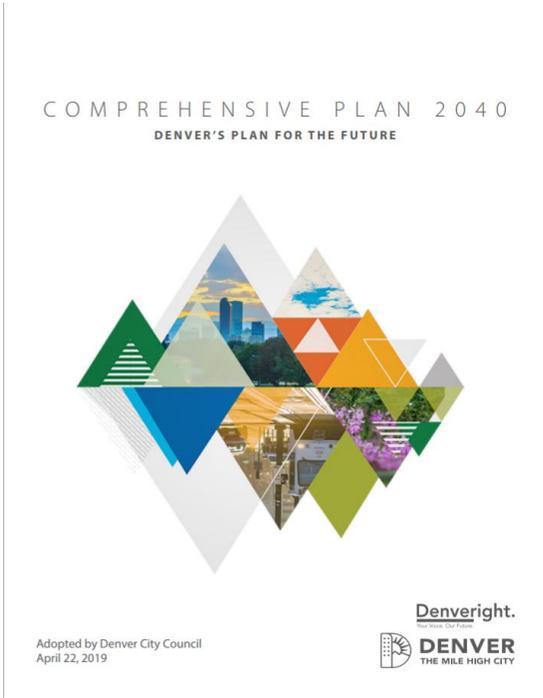
## Quality-of-Life

### Infrastructure

7 Policies, 13 Strategies

# PLAN CONSISTENCY

**Finding:** The Loretto Heights Small Area Plan is consistent with Comprehensive Plan 2040 and Blueprint Denver.



# LONG-TERM VIEW

The Loretto Heights Small Area Plan establishes a vision for maintaining the character and development patterns in established residential neighborhoods, guides sustainable new growth within community centers and corridors, and honors the rich history of the Loretto Heights campus through the preservation and reuse of historic buildings and sensitive infill.

# LONG-TERM VIEW

**Finding:** The Loretto Heights Small Area Plan establishes goals, recommendations and strategies that will guide change in the plan area for the next 20 years.



# STAFF RECOMMENDATION

Based on the finding that the applicable review criteria have been met, **staff recommends adoption of the Loretto Heights Small Area Plan as a supplement to the *Comprehensive Plan 2040*.**

