

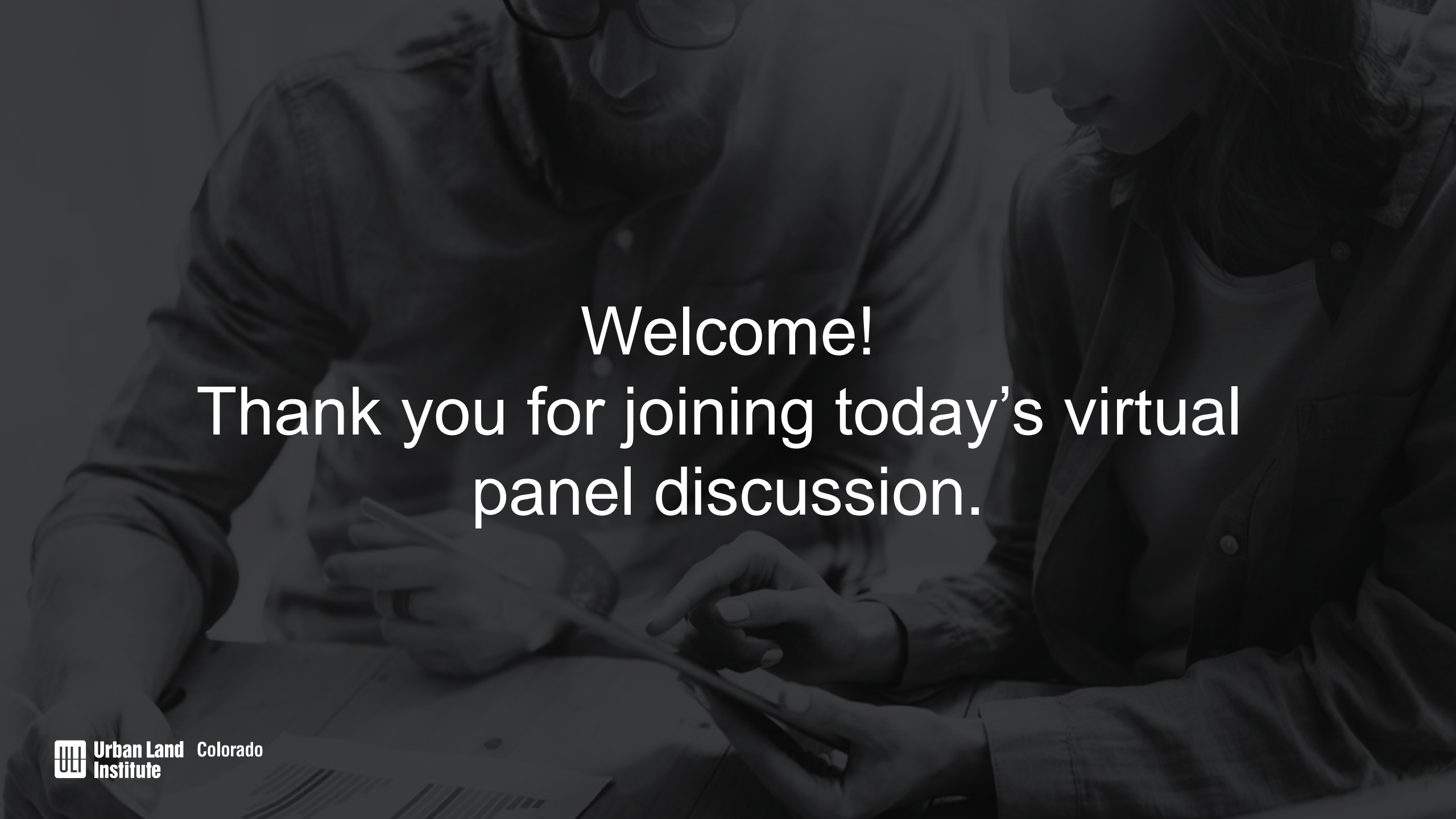
*ULI Colorado  
Presents...*

# The Future of Density

Friday, May 8th  
10 am – 11:15 am



Urban Land **Colorado**  
Institute



Welcome!  
Thank you for joining today's virtual  
panel discussion.

# Today's Agenda

- 10:05 am: *Opening remarks*  
**Michael Leccese**, Executive Director, ULI Colorado  
**John Desmond**, Former EVP, Downtown Environment for the Downtown Denver Partnership
- 10:10 – 10:30 am: History of Density and Reconsiderations pre and post Pandemic  
**Sara Jensen Carr**, author of the forthcoming book  
“The Topography of Wellness: Health and the American Urban Landscape”
- 10:30 – 11:05 am: The Future of Density, a *Panel Discussion*  
(Moderator) **John Desmond**, Former EVP, Downtown Environment for the Downtown Denver Partnership  
  
Panelists include:  
**Laura E. Aldrete**, Executive Director, Denver Community Planning and Development  
**Jordan Block**, Urban Design Lead, HDR, Inc.  
**Sara Jensen Carr**, Author & Assistant Professor, Northeastern University  
**Mark Falcone**, CEO / Founder / Executive Committee Member, Continuum Partners  
**Elena Scott**, Principal, Norris Design
- 11:05 am: *Audience Q&A*  
Questions will be taken using the “Chat Box” feature in Zoom.
- 11:15 am: Closing remarks



**Urban Land** **Colorado**  
**Institute**



# Opening Remarks

**MICHAEL LECCESE**  
EXECUTIVE DIRECTOR  
ULI COLORADO

# ULI's Response to COVID- 19

Please be careful and safe as we all face this situation as a community.

- Health and safety of our members, staff, and national and global networks are of utmost importance. We encourage everyone to follow the social and health protocols outlined by the Centers for Disease Control and Prevention (CDC): <https://www.cdc.gov/>
- ULI and ULI Colorado is going virtual. We will continue to do what we do best—convene, share best practices and educate. For upcoming webinars and other opportunities, go to: <https://colorado.uli.org/>.
- ULI's Toronto Spring Meeting has been cancelled and postponed in Toronto until 2023. Spring meeting 2021 will take place in Denver, CO. Go to [uli.org](http://uli.org) for updates.

## Upcoming Opportunities:

*All are posted and available for registration at <https://colorado.uli.org/events>*

- **2020 Spring Meeting Webinar Series - À la carte**  
Webinar series, May 11<sup>th</sup> – June 19<sup>th</sup>
- **Building Healthy Places Book Club, Live Discussion Group**  
Virtual book club, Tuesday, May 14<sup>th</sup>, 2 pm – 3:15 pm
- **ULI Colorado Webinar: Homelessness, Local Solutions to a National Crisis**  
Tuesday, May 19<sup>th</sup>, 3 – 5 pm
- **Webinar: ULI Real Estate Economic Forecast - Spring 2020**  
Wednesday, May 20<sup>th</sup>, 1 – 2 pm
- **ULI Colorado Webinar: Affordable and Attainable Housing in Colorado Springs**  
Thursday, June 4<sup>th</sup>, 3 – 5 pm

**Two ULI Colorado Mentorship programs now open for Application!**

1) The Real Estate Diversity Initiative (REDI)

2) Development 360

<https://colorado.uli.org/get-involved/professional-development-programs/>



# Our 2020 Annual Sponsors

## Summit



## Alpine



## Montane



## Foothills





**Urban Land Institute** **Colorado**



**Welcome!**

Today's moderator:

**JOHN DESMOND**

FORMER EXECUTIVE VICE PRESIDENT

DOWNTOWN ENVIRONMENT FOR THE DOWNTOWN DENVER PARTNERSHIP



**Urban Land** Colorado  
**Institute**

# History of Density and Reconsiderations pre and post Pandemic

**SARA JENSEN CARR**

AUTHOR & ASSISTANT PROFESSOR  
NORTHEASTERN UNIVERSITY







The following slides were created by:

Sara Jensen Carr  
Author & Assistant Professor  
Northeastern University





# The History (and Future?) of Density, Development, and Health

Urban Land Institute of Colorado

May 8, 2020



**Sara Jensen Carr, PhD**

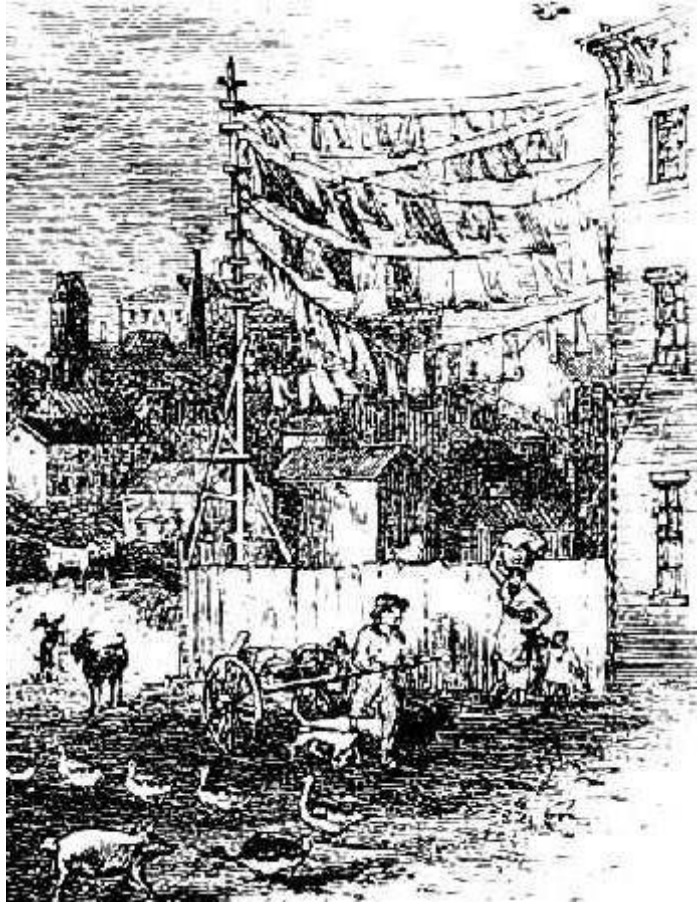
**Assistant Professor of Architecture, Urbanism, and Landscape**

**Northeastern University School of Architecture**





## 1850's | Industrial Revolution



Depiction of life in Newark, NJ during Industrial Revolution (New ark Public Library Collection)  
"Outer Houston II, Texas, 2006" by Christoph Gielen, [www.christophgielen.com](http://www.christophgielen.com)

## 2020 (pre-pandemic) | Present Day





**Boston, MA on March 18, 2020. Photo by Lane Turner/The Boston Globe**





Washington Square Park, New York City, March 22, 2020. Reuters/Eduardo Munoz





Tenement Building, 38 Cherry Street, New York City, *Frank Leslie's Illustrated Newspaper*, 1865  
(courtesy Dickinson College)







**A WARNING TO LANDLORDS.**

*CHOLERA* (to the exacting Owners of Tenement Houses). "You'll have to come down with your rents. I intend to occupy these premises myself!"





# SCIENTIFIC AMERICAN

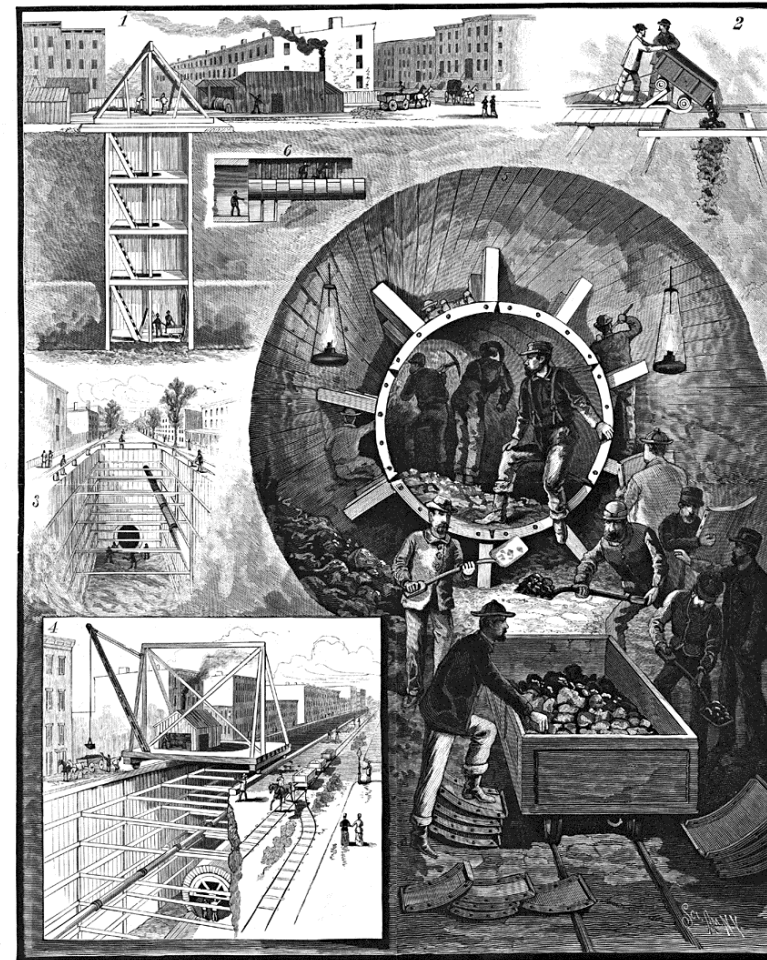
[Entered at the Post Office of New York, N. Y., as Second Class Matter.]

A WEEKLY JOURNAL OF PRACTICAL INFORMATION, ART, SCIENCE, MECHANICS, CHEMISTRY, AND MANUFACTURES.

Vol. LXXX, No. 51.

NEW YORK, DECEMBER 12, 1885.

[\$3.20 per Annum.  
[POSTAGE PREPAID.]



A GREAT SEWER BUILT BY AN IMPROVED METHOD OF TUNNELING, IN BROOKLYN, N. Y.—[See page 376.]

**Sanitary infrastructure in Kearney, NE, 1889, (Solomon Butcher, Nebraska Historical Society)**

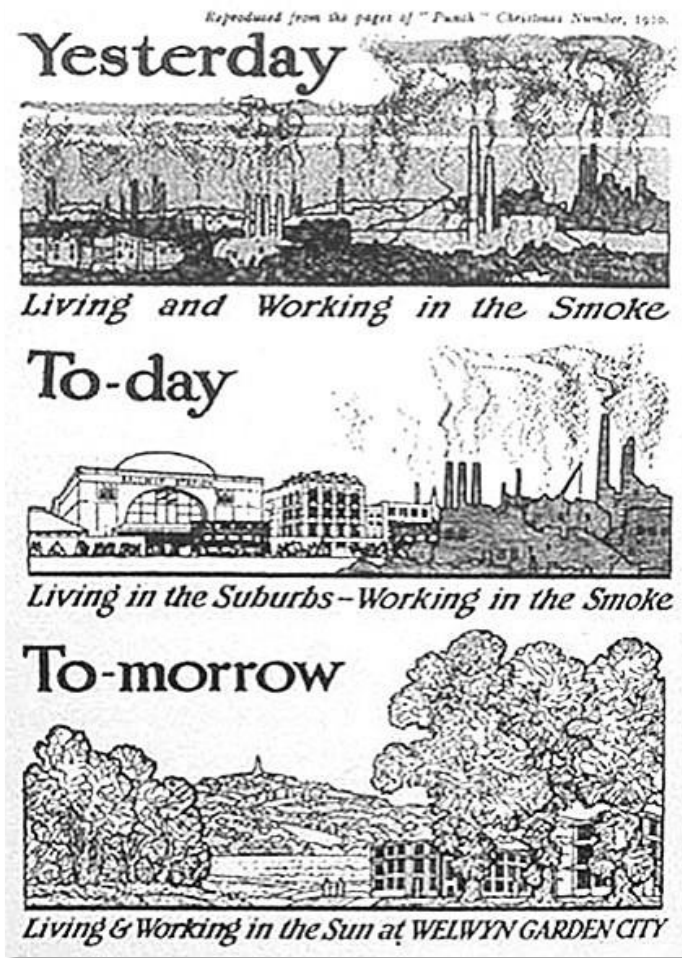
**From cover of Scientific American, 1885**





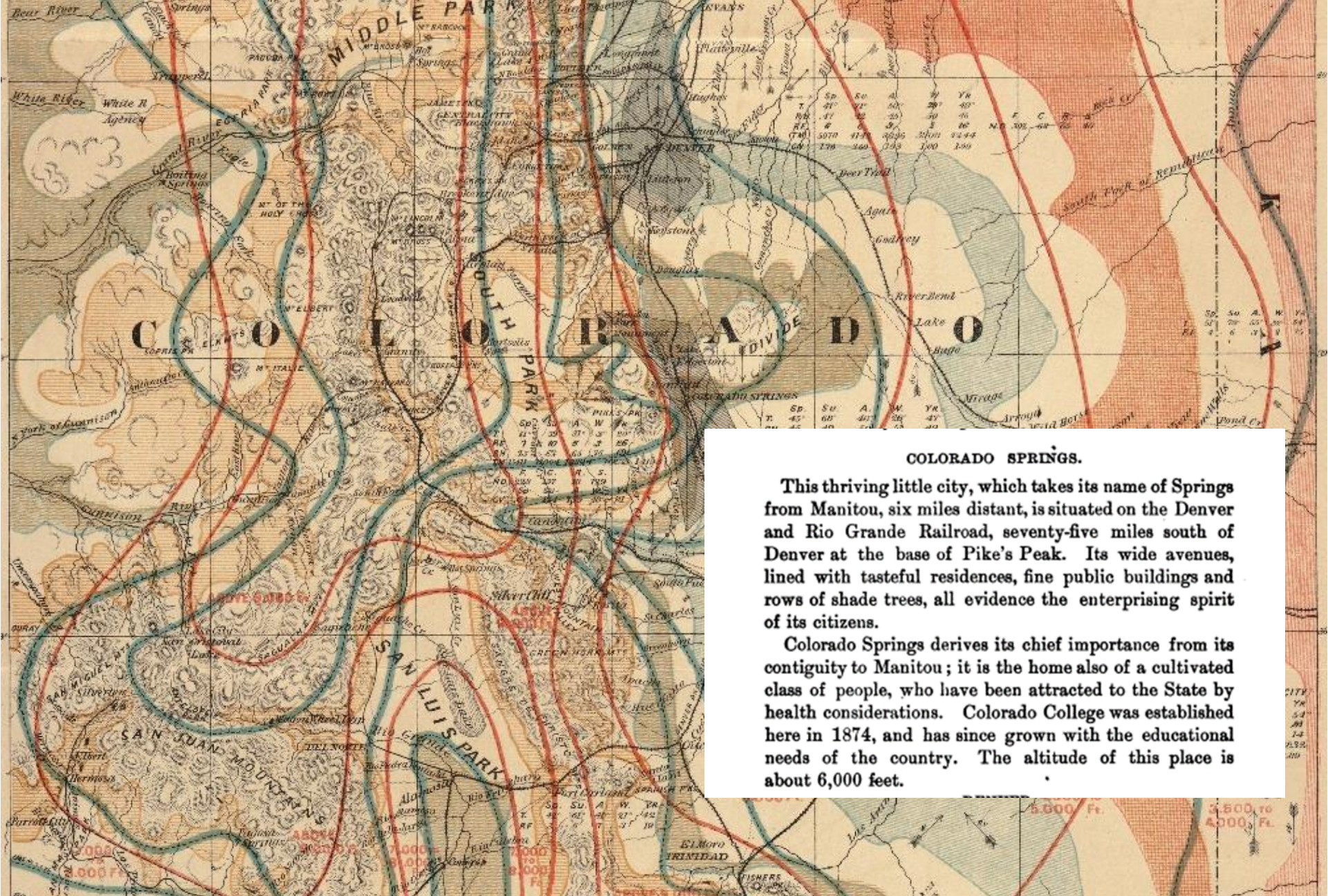
**Central Park, 1925 (Library of Congress)**





Promotional material for Welwyn Garden City, England (1920)  
Promotional material for Grossdale, IL (1889)





**COLORADO SPRINGS.**

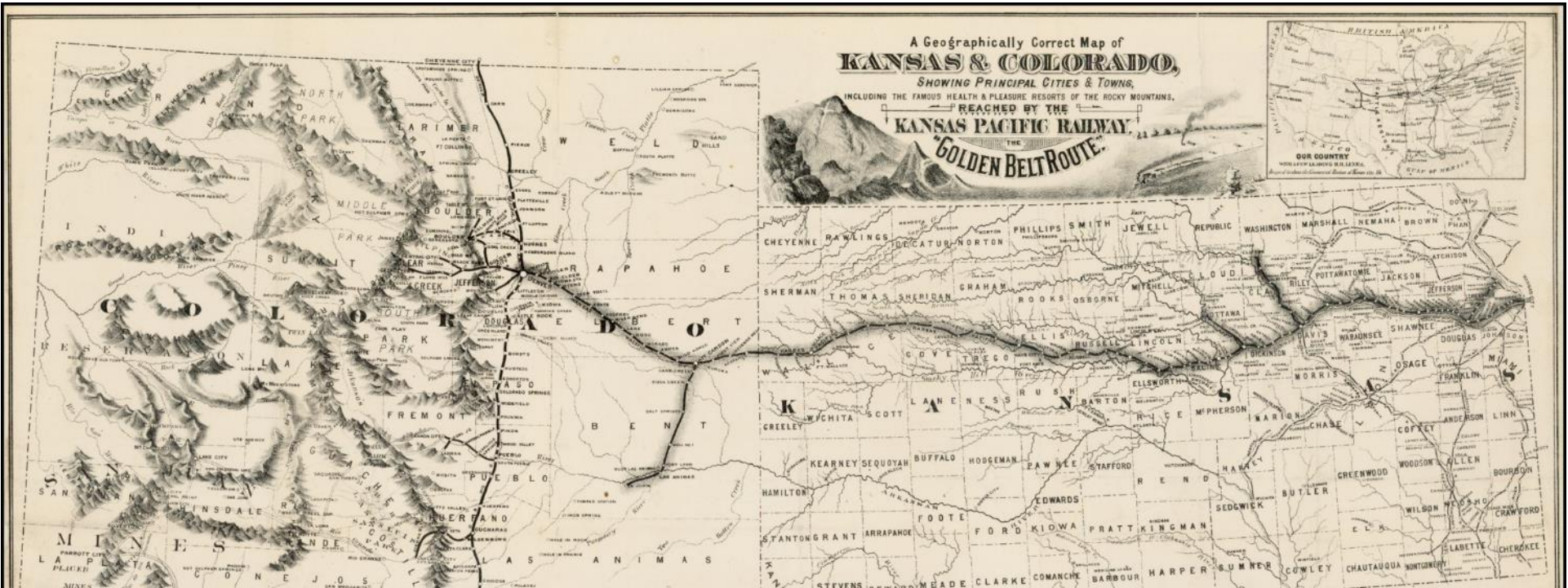
This thriving little city, which takes its name of Springs from Manitou, six miles distant, is situated on the Denver and Rio Grande Railroad, seventy-five miles south of Denver at the base of Pike's Peak. Its wide avenues, lined with tasteful residences, fine public buildings and rows of shade trees, all evidence the enterprising spirit of its citizens.

Colorado Springs derives its chief importance from its contiguity to Manitou; it is the home also of a cultivated class of people, who have been attracted to the State by health considerations. Colorado College was established here in 1874, and has since grown with the educational needs of the country. The altitude of this place is about 6,000 feet.

**Climatic map of Colorado by Dr. Charles Denison in *Rocky Mountain Health Resorts* (1880)**







**A Geographically Correct Map of Kansas & Colorado, Showing Principal Cities & Towns, Including The Famous Health & Pleasure Resorts of the Rocky Mountain Reached By The Kansas Pacific Railway The "Golden Belt Route.", 1878 (Kansas Pacific Railway)**

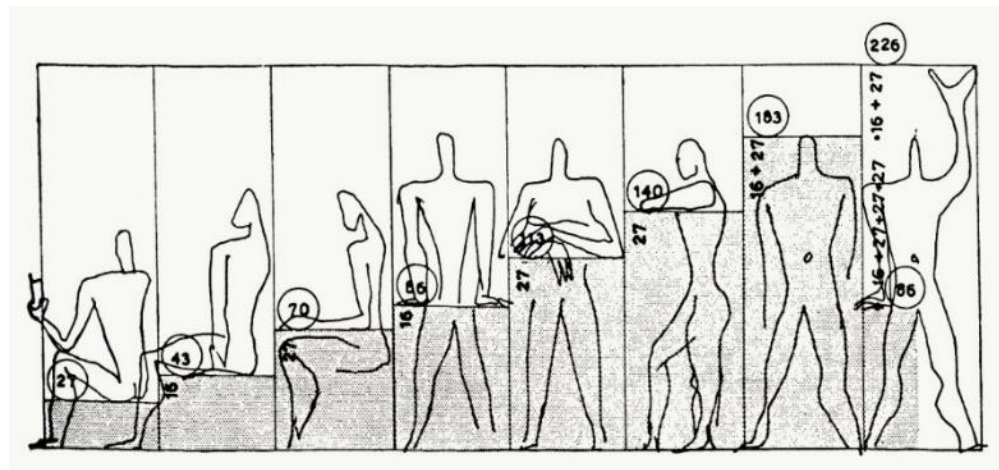
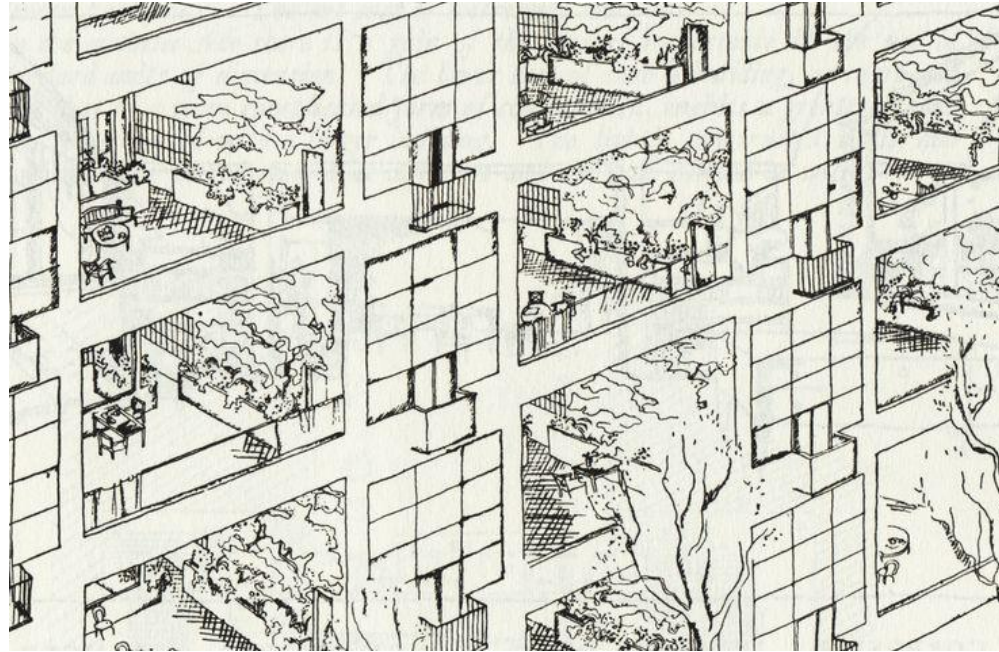
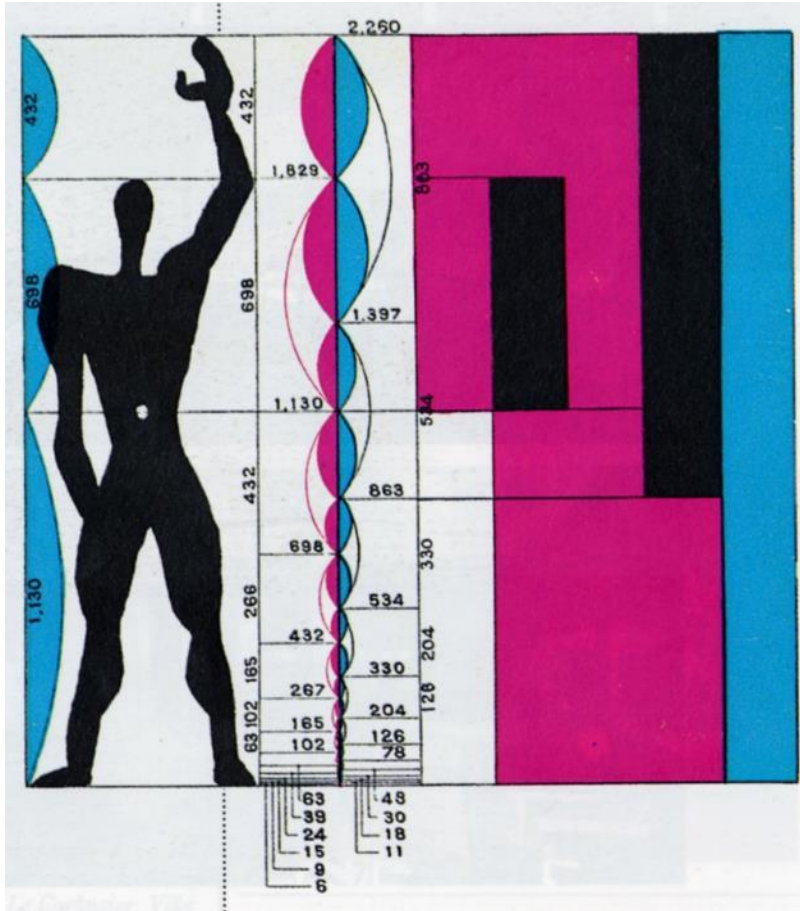


**Panorama of Denver, CO, 1898 (William Henry Jackson, Detroit Publishing Co.)**

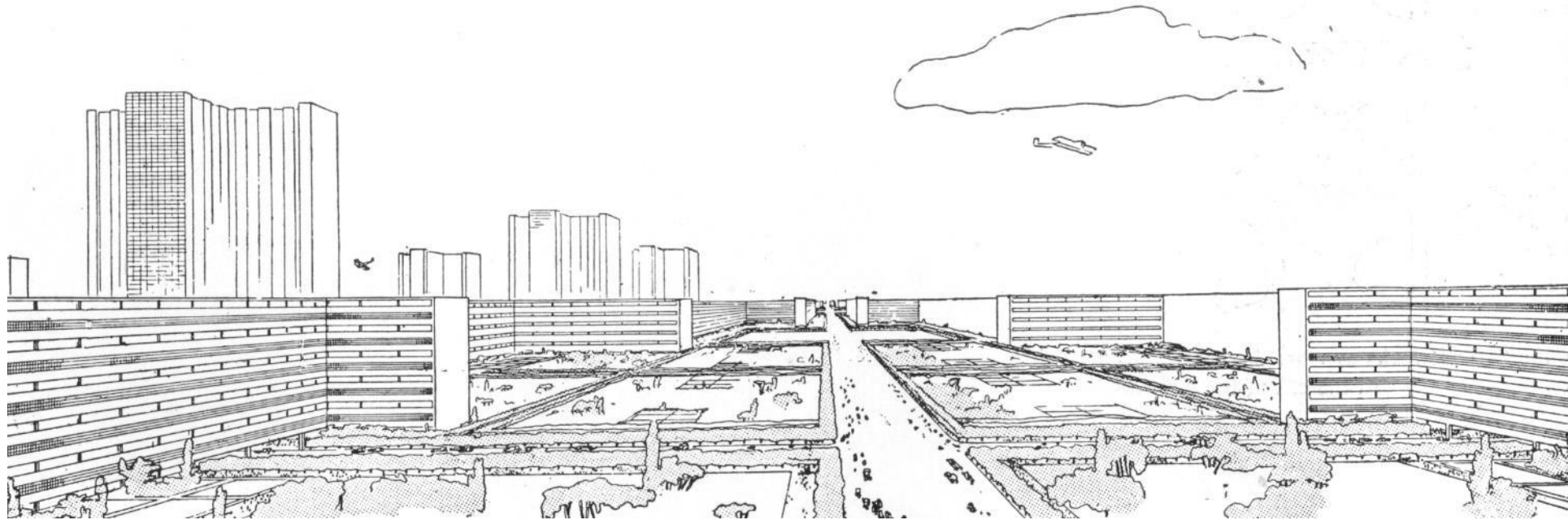


**Children receiving diphtheria immunization, New York City, 1920s; Metropolitan Life Insurance Co.**





From Modulor (1948), and La Ville Radieuse (1935); Le Corbusier



**Sketches of the Radiant City, Le Corbusier, 1935 (from *La Ville Radieuse*)**





**Voison Plan for Paris, Le Corbusier, 1925 (courtesy Artists Rights Society)**  
**Housing in Williamsburg, Brooklyn, 1934 (from *Architectural Record*)**









*Untitled XI* (Nevada 2010) Cristoph Gielen





16th Street Mall, Denver





From *Soft City* (by David Sim)





**Sanchez family in their Washington Heights, New York City apartment, 2020 (courtesy New York Daily News)**





Brian Stauffer (Foreign Policy)





# The Future of Density

A Panel Discussion  
*Moderated by John Desmond*



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EXECUTIVE DIRECTOR

DENVER COMMUNITY  
PLANNING AND  
DEVELOPMENT



**JORDAN BLOCK**  
URBAN DESIGN LEAD

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**MARK FALCONE**  
CEO / FOUNDER /  
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COMMITTEE MEMBER

CONTINUUM  
PARTNERS



**ELENA SCOTT**  
PRINCIPAL

NORRIS DESIGN

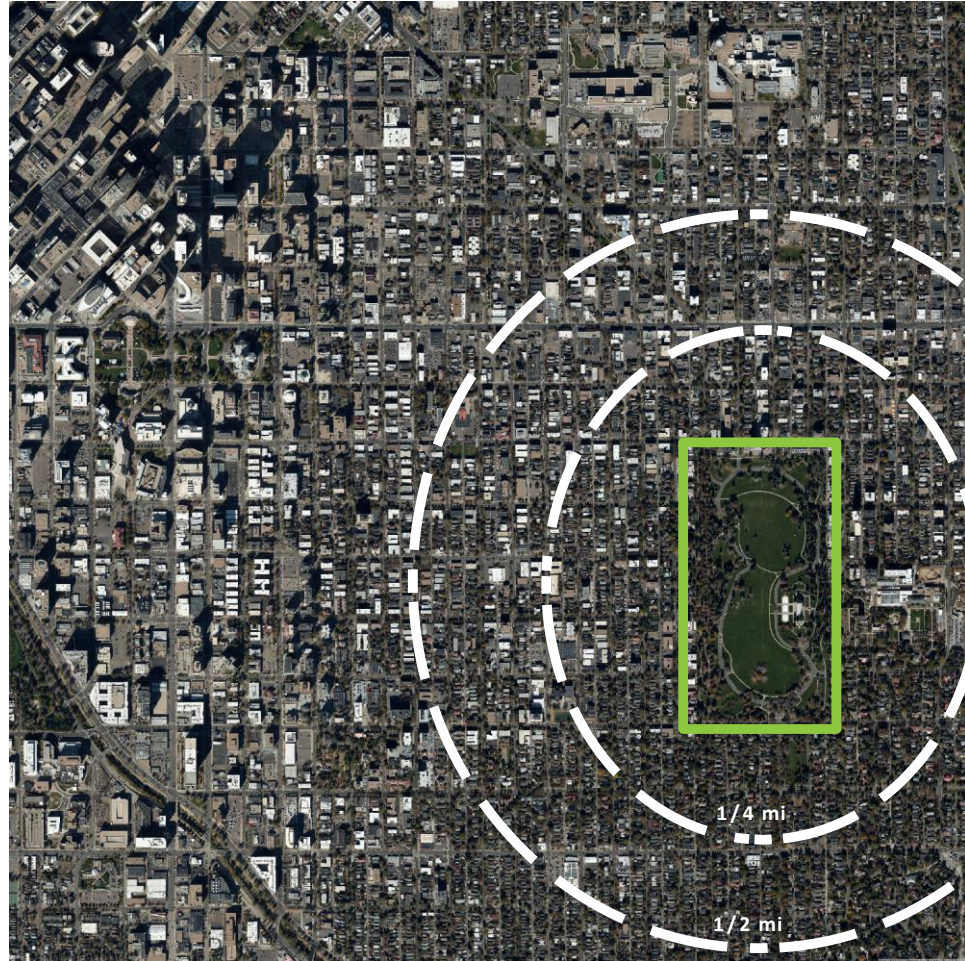


The following slides were created by:

Elena Scott  
Principal  
Norris Design



# LOCAL PRECEDENT - CAPITOL HILL



\*data by the Piton Foundation Shift Research Lab, CDPHE Open Data and Denver Urbanism  
 \*\*calculations are designed to be informational only and do not infer park use or rate



23,000 persons/sq. mi.



Capitol Hill's population is 23,000.

During periods of social distancing, 38% of residents would have safe access to use park space at a time.



Cheesman Park 81 acres



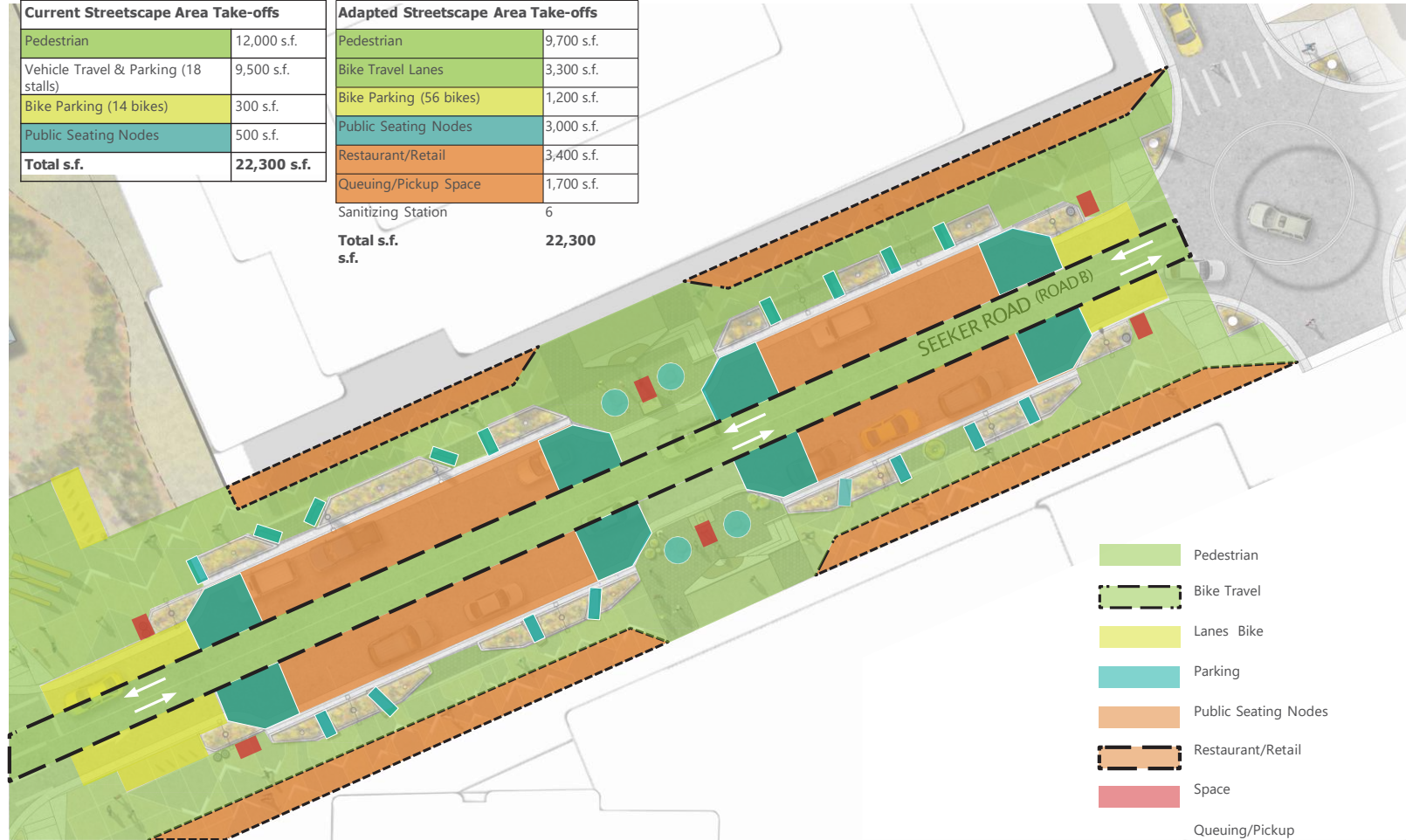
153 sf greenspace / person or 3.5 acres per 1,000 residents





# ADAPTED STREETScape - MAIN ST.

Current Streetscape Area Take-offs	
Pedestrian	12,000 s.f.
Vehicle Travel & Parking (18 stalls)	9,500 s.f.
Bike Parking (14 bikes)	300 s.f.
Public Seating Nodes	500 s.f.
<b>Total s.f.</b>	<b>22,300 s.f.</b>

Adapted Streetscape Area Take-offs	
Pedestrian	9,700 s.f.
Bike Travel Lanes	3,300 s.f.
Bike Parking (56 bikes)	1,200 s.f.
Public Seating Nodes	3,000 s.f.
Restaurant/Retail	3,400 s.f.
Queuing/Pickup Space	1,700 s.f.
Sanitizing Station	6
<b>Total s.f.</b>	<b>22,300 s.f.</b>



- Pedestrian
- Bike Travel
- Lanes Bike
- Parking
- Public Seating Nodes
- Restaurant/Retail
- Space

Queuing/Pickup  
  
 NORTH  
 Station  
 SCALE: 1"=10'  






# ADAPTABILITY - RIGHT OF WAYS



PARKLETS





# ADAPTABILITY - POP UP PLAY

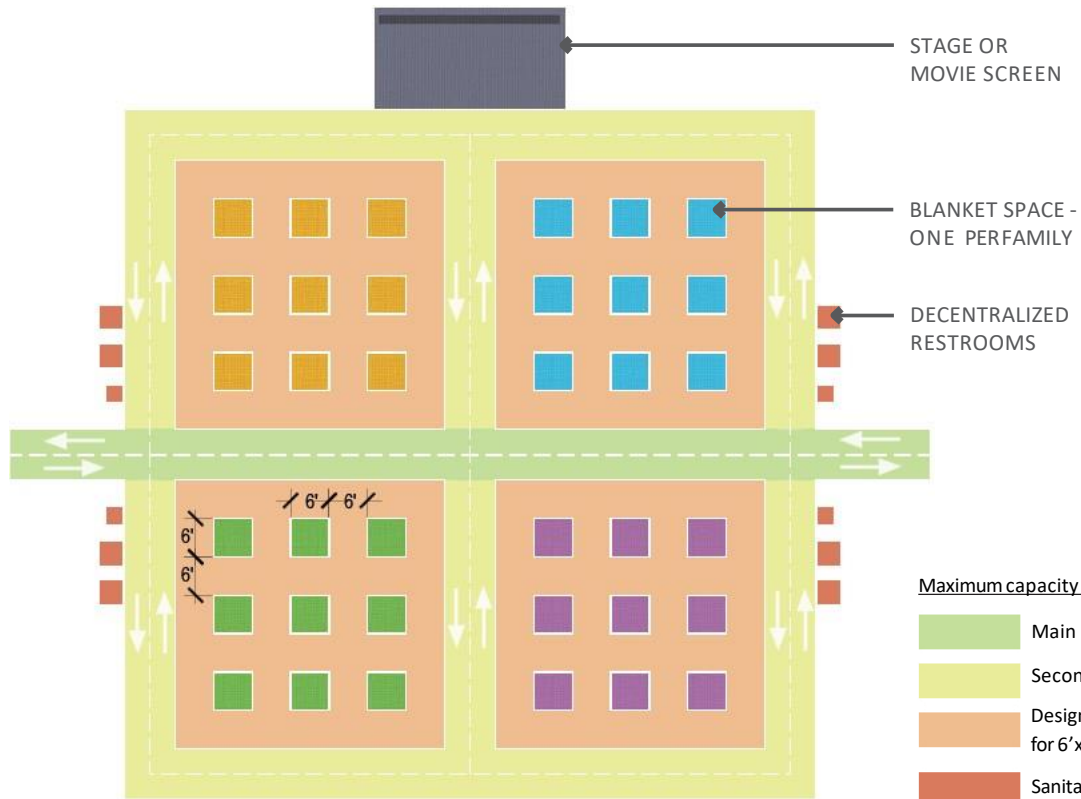


FLEXIBLE PLAY SPACES





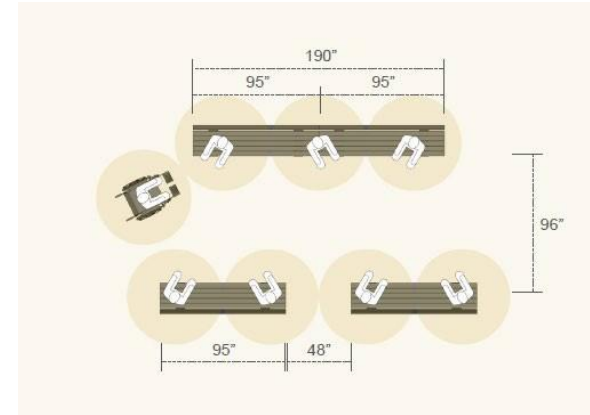
# ADAPTABILITY - EXISTING PARK



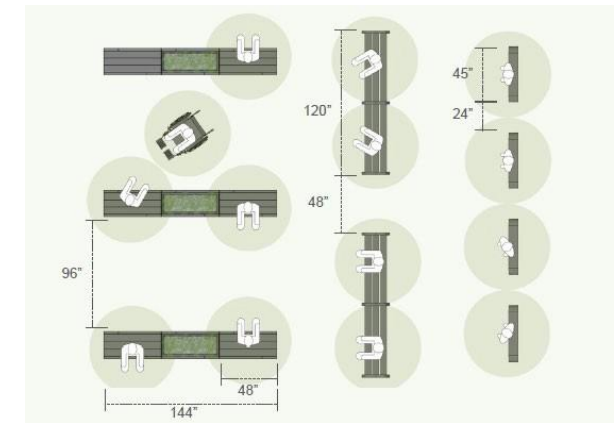
MOVIE THEATRE OR CONCERT IN THE PARK

Maximum capacity is 36 families per 1,664 sf

- Main Corridor - 8' wide
- Secondary Circulation - 8' wide
- Designated Seating Area for 6'x6' blankets with 6' buffer
- Sanitation/ Restrooms



PATH / GARDEN / RETREAT



BUS STOP / TRAIN STATION

\*graphics by Landscape Forms



# ADAPTABILITY - OPEN SPACE



## GOLF COURSE

Trail and Park use

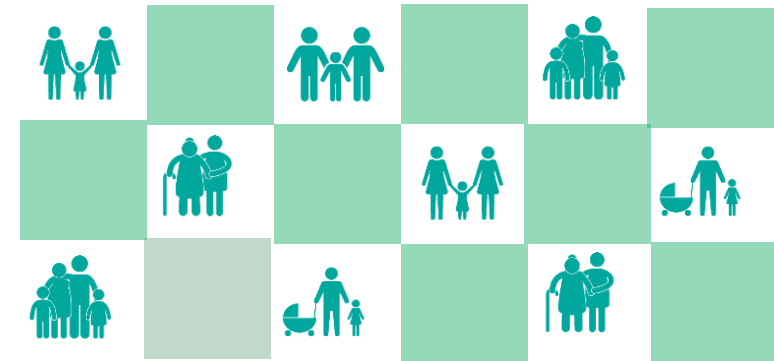
\*calculations are designed to be informational only and do not infer park use or rate

City Park Golf Course

136 acres

29% fairway = 39 available acres for recreation

Accommodate 4,427 families at a safe distance.





# FUTURE OF THE PUBLIC REALM

## RESILIENCE

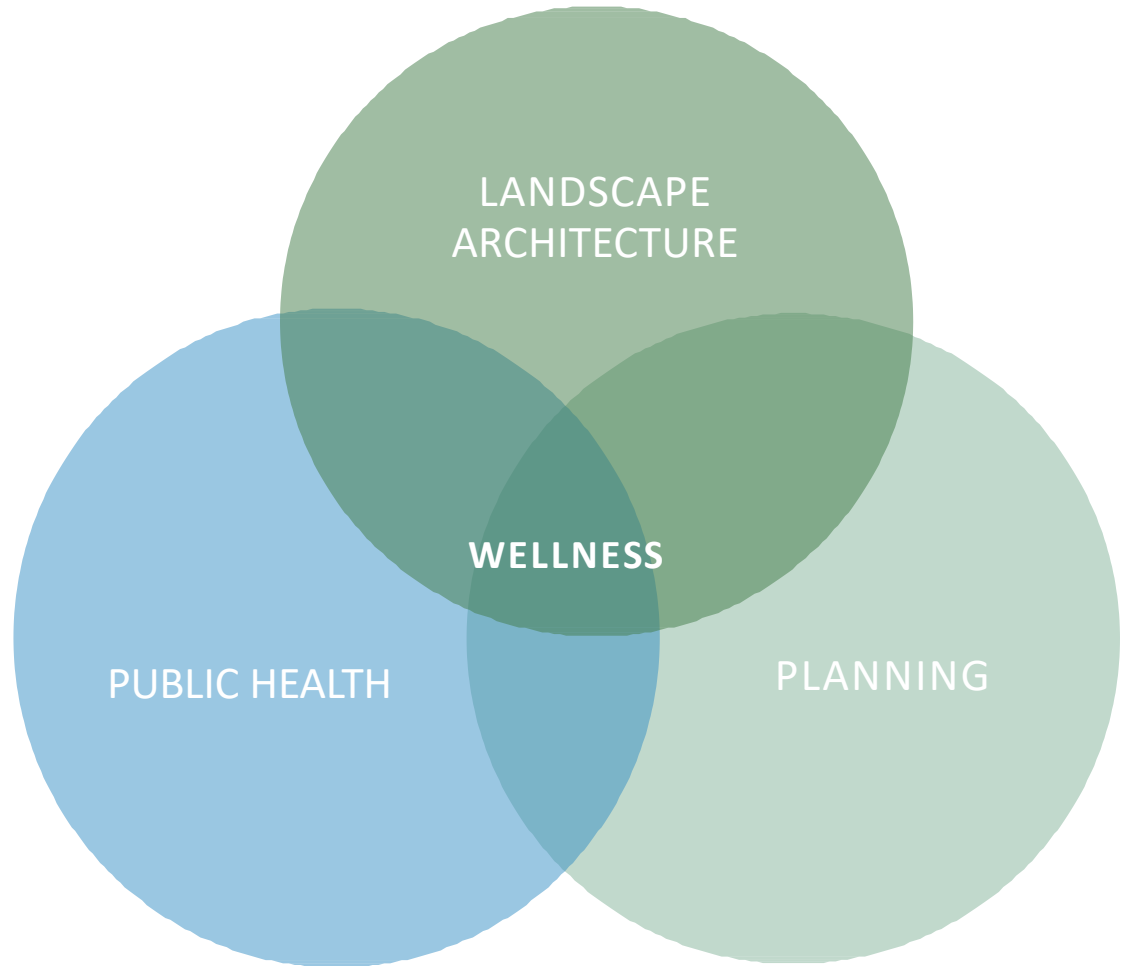
Modular building tools

## STRENGTH

Public & private partnerships for adaptive solutions

## INNOVATION

Create policies that allow for deployment to happen efficiently





# Q&A

Please enter your questions in the “chat box” feature, and our panel will do their best to address them.

Thank you!



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# THANK YOU!

ULI Colorado  
1536 Wynkoop St, Suite 211  
Denver, Colorado 80202  
colorado.uli.org  
(303) 893- 1760

**We're here to help!**



**MICHAEL LECCESE**  
EXECUTIVE DIRECTOR



**SARAH FRANKLIN**  
DIRECTOR



**MARIANNE EPPIG**  
DIRECTOR



**ELISE MARTINEZ**  
ASSOCIATE