ULI Colorado Presents…

The Future of Density

Friday, May 8th
10 am – 11:15 am
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

- 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
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 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 11th – June 19th

- Building Healthy Places Book Club, Live Discussion Group
  Virtual book club, Tuesday, May 14th, 2 pm – 3:15 pm

- ULI Colorado Webinar: Homelessness, Local Solutions to a National Crisis
  Tuesday, May 19th, 3 – 5 pm

- Webinar: ULI Real Estate Economic Forecast - Spring 2020
  Wednesday, May 20th, 1 – 2 pm

- ULI Colorado Webinar: Affordable and Attainable Housing in Colorado Springs
  Thursday, June 4th, 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/
Welcome!
Today’s moderator:

JOHN DESMOND
FORMER EXECUTIVE VICE PRESIDENT
DOWNTOWN ENVIRONMENT FOR THE DOWNTOWN DENVER PARTNERSHIP
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 (Newark Public Library Collection)
“Outer Houston II, Texas, 2006” by Christoph Gielen, www.christophgielen.com

2020 (pre-pandemic) | Present Day
Boston, MA on March 18, 2020. Photo by Lane Turner/The Boston Globe
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!"

Harper's Weekly Magazine, March 24, 1866 (courtesy of Dickinson College)
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)
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.
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.\textquotedbl", 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)
From *Soft City* (by David Sim)
Sanchez family in their Washington Heights, New York City apartment, 2020 (courtesy New York Daily News)
The following slides were created by:

Elena Scott
Principal
Norris Design
LOCAL PRECEDENT - CAPITOL HILL

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.

23,000 persons/sq. mi.

Cheesman Park 81 acres

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

*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
ADAPTED STREETSCAPE - MAIN ST.

Current Streetscape Area Take-offs

<table>
<thead>
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<tbody>
<tr>
<td>Pedestrian</td>
<td>12,000</td>
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<tr>
<td>Vehicle Travel &amp; Parking (18 stalls)</td>
<td>6,500</td>
</tr>
<tr>
<td>Bike Parking (14 bikes)</td>
<td>300</td>
</tr>
<tr>
<td>Public Seating Nodes</td>
<td>100</td>
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<tr>
<td>Total s.f.</td>
<td>22,300</td>
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Adapted Streetscape Area Take-offs

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<tr>
<td>Adapted Pedestrian</td>
<td>9,700</td>
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<tr>
<td>Bike Travel Lanes</td>
<td>3,300</td>
</tr>
<tr>
<td>Bike Parking (26 bikes)</td>
<td>1,200</td>
</tr>
<tr>
<td>Public Seating Nodes</td>
<td>3,000</td>
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<tr>
<td>Restaurant/Retail</td>
<td>3,400</td>
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A D A P T E D  S T R E E T S C A P E - M A I N  S T.
ADAPTABILITY - RIGHT OF WAYS

PARKLETS
ADAPTABILITY - POP UP PLAY

FLEXIBLE PLAY SPACES
ADAPTABILITY - EXISTING PARK

Maximum capacity is 36 families per 12,664 sf

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

STAGE OR MOVIE SCREEN
BLANKET SPACE - ONE PER FAMILY
DECENTRALIZED RESTROOMS

MOVIE THEATRE OR CONCERT IN THE PARK

PATH / GARDEN / RETREAT

BUS STOP / TRAIN STATION
*graphics by Landscape Forms
City Park Golf Course
136 acres

29% fairway = 39 available acres for recreation

Accommodate 4,427 families at a safe distance.

*Calculations are designed to be informational only and do not infer park use or rate
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
Please enter your questions in the “chat box” feature, and our panel will do their best to address them. Thank you!
The Future of Density
A Panel Discussion
Moderated by John Desmond

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