

Loretto Heights

Looking to the Future - Concept A

A. The historic architectural core with its mature trees, as well as the site topography, being left intact. But site changes are being made to make sure this core part of the site becomes more amenable to proposed uses. Namely, parking and garage areas have been added near the buildings which allow future residents the ability to park near their residence. We have proposed approximately 230 uncovered parking spaces and approximately 30 garage parking spaces to serve this area. The concept also allows such proposed uses as the historic Machebeuf Building to be used for a central Visual Arts Building with coffee and gift shop that will accommodate residents already within the community as well as visitors to the community. The existing theater will retain its use as a theater. This historic area, in all, could accommodate approximately 200+ residences.

B. This area along Federal Boulevard will be a commercial amenity to the site functioning as a restaurant, store or pub area to facilitate limited commerce. It represents a neighborhood commercial structure that can accommodate a small grocery store, hair salon, coffee shop or other uses at ground level with approximately 60 residences above for a true work/live structure. It is connected through a concentrated sidewalk system which residents can access the site on their bikes or through pedestrian use. Customers coming on from Federal Boulevard can be accommodated with the 32 parking spaces while there will be 60+ parking spaces underground for the residents.

C. This proposed area includes approximately 94 townhomes with attached garages and also the potential for some live/work units that can be accessed through newly constructed alleys. These homes will be constructed with traditional materials such as red brick and red sandstone to fit in with the historic architecture, but they will also feature solar tiles on the roofs as well as other energy-saving features that bring this architecture into the 21st century. The street frontage will allow for landscaped front yards and central community spaces. One of these community spaces will be a soccer field that functions as a lawn space when not in use, but can accommodate a crowd of enthusiastic soccer players in the evening or day time hours. Facing Federal Boulevard, this soccer field will function as a continuation of the lawn space that now fronts the Loretto Heights architecture. Also, along Federal Boulevard, an urban garden area is included that is sited so as to mirror some of the graceful geometrical patterns from the past...an oval with paths and horticultural features which will allow homeowners the chance to grow their own vegetables and share their bounty with others. Visitors can park their cars along the existing interior street.

D. This PARK area will act as an avenue area to give prominence to the existing Main Administration Building by providing a new access street and view of the grand historic structure from Federal Boulevard. This avenue will be lined with new tree plantings and will feature new residential architecture to the north that will meet architectural guidelines respecting an agreement in architectural style and form which complements the historic architecture in the central part of the site. The south side of the avenue will feature the existing ditch, mature trees and park that already exist on the site. This avenue will be made wide enough to accommodate a #31 bus that can rise to the hill area and service people from far and wide with public transportation, rather than relying on individual car use.

E. The Theater will require all the parking available, but can also coordinate with the Denver Public School for certain events to make sure that shared parking is available. The theater, itself, will be modified slightly to allow for people to approach it from the western side, with a "front" driveway access.

F. This PARK & WILDLIFE area will allow for non-human residents of the site to continue living there, while also attracting new animals and wildlife. This area is and will be the lowest in elevation of the entire site and will allow for drainage and a wetlands area enhanced by plantings that will attract small animals and birds as well as butterflies, bees and other imperiled animals of the cityscape which need to be protected. These large expanses of green space will allow the city to provide areas of "Environmental Resiliency" within its regional planning management.

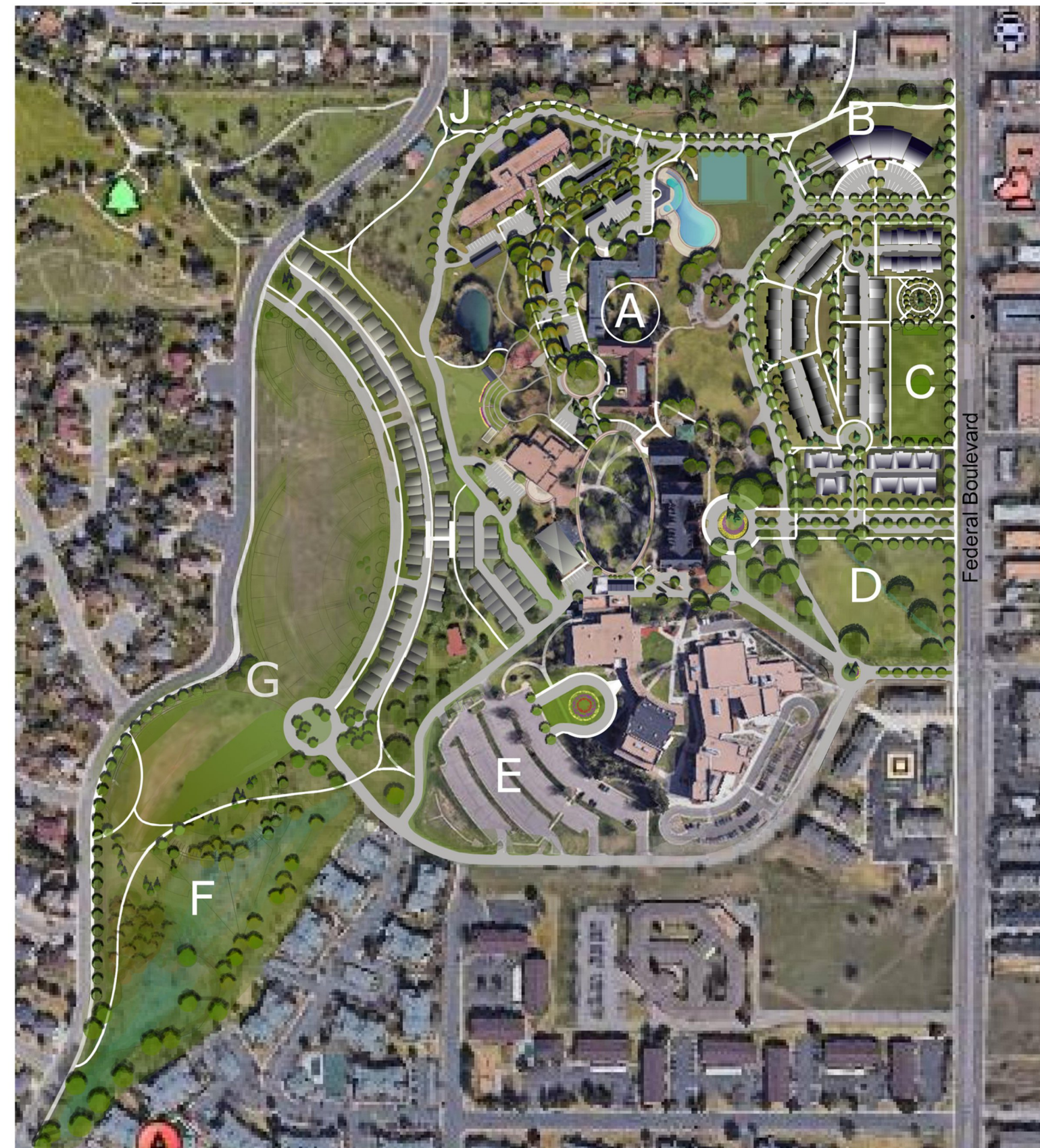
G. This area is the grassy hillside where coyotes now roam...they can continue to do so, while providing a large swath of open space that allows for great views from structures above.

H. These hill-side residences will be designed specifically to allow for a steep topography that can take advantage of views while also incorporating the advantages of attached garages in an alley-configuration. All these residences, as well as the rest on the entire site will be built with solar roofs and geothermal to allow for a near net-zero carbon footprint on the site with building materials that give cohesiveness and beauty to the entire site. This area will hold approximately 95 hill-side residences.

J. This PARK area incorporates the Sister's of Loretto Cemetery while also including a newly designated PARK and trail system which connects to Loretto Park to the west and a new trail system that leads to Federal Boulevard. Bike and pedestrian pathways will be able to link people from one neighborhood, and park area to the next.

In all, there is a potential for 450+ new residential units/opportunities and many new businesses while keeping at least 22 acres (30%+) of pure open space on the north, south, west and eastern portions of the site. Most of the key existing trees, waterways and critical wildlife habitat is kept intact, as well.

Neighborhoods connect to other neighborhoods with a series of outdoor spaces and new sidewalks with plenty of street-tree plantings so that the beauty of the entire site is enhanced for this new proposed lifestyle and use of the historic site.



This concept plan shows Loretto Heights with its existing historic core and proposed peripheral development to take advantage of the property in its most likely future use...mixed-use/residential with an Arts Complex in the historic district.



From: [Phil Workman](#)
To: [dence - City Council](#); sara.walsh@dpsk12.org; [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Hinds, Chris - CC XA1404 Member Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC President Denver City Council](#); [CdeBaca, Candi - CC XA1404 Member Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Gilmore, Stacie M. - CC Member District 11 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#)
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Subject: [EXTERNAL] Loretto Heights - Large Development Review Community Meeting
Date: Monday, September 9, 2019 8:17:04 AM
Attachments: [LDR community meeting postcard final.pdf](#)

Please find attached information regarding the Loretto Heights LDR Community meeting – October 1st 6 p.m. The meeting will be held at the library at Loretto Heights 3001 S Federal.

We hope you can attend.

Phil Workman
The Pachner Company
130 Rampart Way, Ste #225 A
Denver, CO 80230

From: [LINDA M. MILLER](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Loretto Heights
Date: Sunday, September 15, 2019 10:20:17 PM

To Whom It May Concern:

Loretto Heights is one of the last bastions of true natural habitat right in the city and county of Denver and a historical landmark that has stood as a majestic sentinel for many generations. The open space to the west of Loretto Heights affords sustenance for a variety of birds, rabbits, many smaller creatures and even a coyote or two. Neighbors have coexisted with the natural flow of life in this undesignated wildlife sanctuary and we have truly benefited from the refreshing reprieve of urban life.

Loretto Heights also is an architectural wonder in the south western skyline. This wonder can be seen for miles and it's beauty is quite inspiring. It would be a shame to allow and form of "development" to cover the glorious image of it's walls and towers.

Developing Loretto Heights would cause the wildlife to exit and never to return due to lost habitat. It would put a huge strain on the quiet neighborhoods which surround it. Increasing population will surely demand building Dartmouth Ave. all the way through the property bringing street lights to natural dark sky areas at night. Building Dartmouth through would also increase traffic accidents. Dartmouth Ave. runs to a very steep hill which is already quite hazardous without increase traffic and denser population.

I am against the development all together for these reasons. I believe Dartmouth Heights needs to retain it's visibility and historical integrity as well remain the last, best open space/wildlife refuge in the city. Lane Miller

From: [Karen Kalavity](#)
To: [dence - City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Mary Gage](#); [Jim Gibson](#); [Morrison, Jason P. - CPD City Planner Senior](#); [CPD Communications](#); [Foster, Alexandra O. - CPD Marketing Commun Splst](#); [MARTHA KIRKPATRICK](#); [Larry Ambrose](#); [Larry Ambrose](#); [Mark Witkiewicz](#); [Niccolo Casewit](#); [Gregorio Alcaro](#); [John Stewart - Attorney - Historian](#); [planningb.board@denvergov.org](#); [Dennis Gallagher](#); [Rocky Piro](#); [Tom Noel](#); [Amy Zimmer](#); [Harry Doby](#); [Woody Garnsey](#); [Larry Bohning](#); [Future of Park Hill Golf Course Citizens' Group](#); [PAUL MCLOUGHLIN](#); [Mary O'Neill](#)
Subject: [EXTERNAL] Loretto Heights Small Area Plan
Date: Monday, September 16, 2019 7:35:48 AM

The Loretto Heights Small Area Plan

The Southwest Denver/Loretto Heights Small Area **should NOT** be approved by Denver City Council on September 16, 2019.

This plan needs a **LOT** of work to meet the criteria laid out for the City of Denver's Comprehensive Plan 2040 Vision Elements:

There are 6 criteria, or ELEMENTS that this Small Area Plan SHOULD meet:

<!--[if !supportLists]-->1. <!--[endif]-->***In 2040 ... Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability of age.***

The Loretto Heights, Southwest Denver Small Area Plan does not reflect this vision.

There is only one building devoted to affordable housing, Pancretia Hall, which will have 60 to 70 units of affordable housing. While it is great to re-use this structure for affordable housing, it must be noted that for true equality to occur, affordable residential units should be dispersed among ALL the built structures, not simply sequestered into one building. Separating people by income already stigmatizes them and promotes the very unfairness that providing affordable housing is supposed to address ... inequality. Also, there should be at least 25% to 30% affordable units to resolve any real issues related to affordable housing within a community.

The 72-acre Loretto Heights makes up a community. Given what the Small Area Plan that the Denver City Planning Department (in conjunction with Westside Investment Partners) is proposing, this means that there would, preferably, be a minimum of 200 to 240 affordable housing residences within the Loretto Heights Community – not 60 to 70. Also, it must be noted that though it is very good to re-use Pancretia Hall for residences, it is also suspect that this development is already occurring before the Small Area Plan has even been approved. There are some good development uses that should probably slide through, but it is problematic that the developers of this project ... Pancretia Hall is being designed/ developed the Pachner group ... are the very same architects/designers that Jason Morrison worked for before becoming the lead Denver City Planner on the Southwest Area Small Area Plan.

<!--[if !supportLists]-->2. <!--[endif]-->***In 2040 ... Denver's neighborhoods are complete, unique and reflective of our diverse history.***

The Loretto Heights site is a perfect example of how a site could thoroughly be honored for the unique site that it is:

The site, itself, is **unique** in that it has a topography that makes it the highest site in Denver. For the Sisters (and Catholics in general), this made them that much closer to God, while also giving them great views for miles around. It also allowed the Sisters and their pupils the privacy from the hustle and bustle of downtown Denver, where the Sister's of Loretto had first located.

The site is **historic**. The Sister's of Loretto started constructing their magnificent architecture in the 1880's and then began using the site for the good works of educating young girls and women shortly thereafter. Formal education of young women was not common at the time and still has its place in history for "trend setting" for women in Colorado.

There are many ***unique and historic*** buildings on the site:

<!--[if !supportLists]-->• <!--[endif]-->The Administration Building with its high tower and great lookout to views of the mountains to the west and of downtown to the east

<!--[if !supportLists]-->• <!--[endif]--> The Chapel, with its beautiful stained-glass windows

<!--[if !supportLists]-->• <!--[endif]--> Pancretia Hall, named after one of the founding Sisters/Mothers,

<!--[if !supportLists]-->• <!--[endif]--> The other dormitories, Walsh and Marion Halls

<!--[if !supportLists]-->• <!--[endif]--> Machebuef Hall with its example of 1960's architecture and great views to the mountains

<!--[if !supportLists]-->• <!--[endif]-->The Bonfils Stanton Theater connected to the Library with a glass walkway which gives breath-taking views to the Rocky Mountains and, which, by the way, has very good acoustics.

<!--[if !supportLists]-->• <!--[endif]-->The Indoor Pool with its unique roof and ceiling

<!--[if !supportLists]-->• <!--[endif]-->The Cemetery with its modest

headstones, but with a great history of the founding women of Loretto Heights

• Even the “Boiler Room” is unique and interesting

Aside from the architectural structures, there are acres and acres of open space, lawn, historic ditches with a pond, ravines with wildlife, old Cottonwoods, mature Spruces and a roadway system that respects the contours of the site and a “Quad” park space that is formed as the space BETWEEN the Administration Building, Chapel, the Theater and Machebuef Hall.

Unfortunately, under the Denver’s CURRENT Small Area Plan almost all this history and many of the natural features will be obliterated. The plan calls for keeping the Administration Building, the Chapel and, as previously mentioned, Pancretia Hall and probably the theater. It is not clear that any other structures will be kept. But it is abundantly clear that with the rigid grid-style roadway system that is being proposed in the Small Area Plan, and also, concurrently, within the Metropolitan District Service Plan, the natural grace of the property as well as many of the trees, ditches, open spaces will all be obliterated. This will all be replaced with high density structures up to 8-stories high and other urban-type uses *rather* than keeping this site open and gracious with a more relaxed style of planning and use.

Let us be clear: at the many “Public Participation Meetings” that the City of Denver Planning Department conducted, there were several layers of Post It Notes pasted all over the proposed plans that stated that the public did **NOT** want 8-story buildings any more than they wanted the whole site to be covered with structures. Most people attending these “Public Participation” meetings wanted a lot of green space and trails for biking, walking and enjoying their health and the health of this part of Southwest Denver. The current Small Area Plan does not reflect this **AT ALL!**

3. *In 2040 ... Denver is connected by safe, high quality, multimodal transportation options.*

This current Small Area Plan does not include any multimodal options. Automobile use is the name of the game here.

Whereas the planners were supposed to be consulting with RTD and CDOT to integrate the site with other alternative transportation methods, it became clear, early on, that the planners AND developers were only interested in standard/automobile transport with just a small dose of bike trails placed directly next to the roadways. This is NOT good for residents of southwest Denver as there is already a traffic problem here.

But it is good for a Metropolitan District that will make up its expected funding of approximately \$100 million by providing jobs for: pavement companies, piping companies, roadway civil engineers, excavators, bulldozer operators, attorneys who

thrive on random construction and confusion, as well as the fossil fuel industry that depends on keeping their jobs intact by continuing our community's dependency on fossil-fuel driven transportation methods.

Alternative transportation options are not addressed in this version of the Small Area Plan, making it deficient on this issue as well as the other issues already discussed. Bus routes and stops should have been considered and designed into the plan as well as bike and pedestrian trails that would negate the need for fossil-fueled transportation, in the first place.

In fact, especially alarming in the Metro District Plan, is the proposal of a large, multi-story parking garage to service the theater. This proposed parking garage is poised to be situated right smack dab in the middle of the grand view of the mountains from the theater structure, itself. This shows absolutely NO respect for the design of the theater in relation to the mountains, as well, it shows no forward thinking about car traffic in general. There should be plans to SHARE parking lots with the Denver Public School so that events are carefully planned and parking will be available for the school when it needs event parking and also available on special days/times when the theater needs event parking. Lyft, Uber, and special Theater Buses need to be considered on special occasions as well, rather than depending on private automobiles and building expensive parking structures to get people on and off the site. We have got to start thinking about alternative transportation. NOW! This Small Area Plan does not do this at all!

<!--[if !supportLists]-->4. <!--[endif]-->***In 2040 ... Denver is a global city with a robust economy that reflects the diversity of our city.***

Loretto Heights in conjunction with the Small Area Plan would be a perfect opportunity to highlight one of Denver's most iconic sites, in terms of topography AND history. Unfortunately, the Small Area Plan does nothing to optimize this site on a global scale instead it debases and minimizes its global potential.

With proper design and construction, the unique features of this site could be played up making it a global tourist draw as well as a local community draw. I have included some photos and perspectives to show a city in Paris France that has many similar attributes as Loretto Heights.

It is called Montmartre in Paris and it is the highest point in that city, just as Loretto Heights is the highest point in Denver.

Montmartre has some pretty spectacular religious-themed architecture just as Loretto Heights has. It also has a winding and meandering roadway system and many trees and parks, including an existing cemetery which holds the souls and bodies of many artists, writers and composers. Montmartre is home to many small art studios and galleries as well as many music venues and performing artists. At the base of Montmartre is the famous Moulin Rouge ... or the Red Windmill. Loretto Heights could have its equivalent in terms of art galleries, night clubs, restaurants and hotels,

and its small cemetery kept intact and cared for. Loretto Heights could even have its counterpart to the Moulin Rouge ... maybe it could be the Moulin Noir – a solar-powered windmill structure with a great nightclub inside!

There are so many creative opportunities on this site, as well as nearby, to make it the best it can be, rather than turning Loretto Heights into just another carbon copy, generic development with standardized roads and boring box buildings. Right now, the Small Area Plan favors converting this potentially great and unique site into yet another cloned, generic and predictable space within Denver City limits.

Let's keep in mind that the Basilica at Montmartre draws 11.5 million visitors each year. Loretto Heights with its historic architecture and its potential for creative construction planning COULD draw an equivalent amount of visitors and economic growth to southwest Denver - if planned and implemented correctly.

<!--[if !supportLists]-->5. <!--[endif]-->***In 2040 ... Denver is a thriving, sustainable city connected to nature and resilient to climate change.***

All the basic ingredients on the Loretto Heights site are here to make it connected to nature and resilient to climate change. Instead, the Small Area Plan and consequently, the Metro District Service Plan help to create a plan and community that is NOT connected to nature and is NOT resilient to climate change.

For instance, presently, there is plenty of green space, and a natural topography that allows for high lookouts and low natural drainage ways, with places for wildlife to live and travel through and for people to enjoy. The current Small Area Plan, unfortunately, calls for these spaces to be obliterated by high density and urban grid-style construction that all but eliminate the natural world and the site's ability to combat climate change.

The existing ditches and small pond at the top of the site, and the already existing natural drainage way on the southwest portion of the site need to be kept intact as water and habitat sources for animals to keep this site loaded with "biodiversity". The road and building construction needs to tie in with the existing topography while keeping and re-using the original buildings and infrastructure as much as possible.

The other night, I attended an event where Annie Levinsky of Historic Denver talked about re-using existing buildings because it is really much more sustainable than constructing new buildings. This is because you don't have to load up the landfills with demolition debris from demolished buildings ... also, you don't have to mine new places for materials such as clay for bricks, quarries for stone, petroleum products for asphalt, or destroy forests for their lumber. It takes approximately 50 years to make up the sustainability time for new construction to outweigh the environmental damage of simply re-using existing buildings and infrastructure. That is a long time. There are many structures on the site that could be re-used, instead of demolished. This includes Marion and Walsh Halls and the historic Machebuef Hall.

This also includes keeping much of the existing roadway system intact and augmenting it with new “widening” materials such as using permeable pavers as a surface and also as a way of negating the need for more asphalt, concrete and storm sewer piping. It also includes keeping the large mature trees intact to provide animal habitat and to provide shade. Air conditioning is a high-demand user of energy. By keeping as many large shade trees and existing plants as possible, we help to keep the site cool and comfortable. Also, thoughtful geothermal and solar roofing should be implemented.

If this area could be designated a Historic Landmark, then many of the quirky and old features could be kept intact - the requirements for meeting 2019 standards would be relaxed and instead of demolishing and re-building, we would instead, be refurbishing and re-using. This approach has been used successfully in Central City where steep roads and old building materials are still used. There are many historic places in Europe that keep their history rather than obliterating it! This is a much more sustainable approach and much better for the City of Denver as well as the world, in general.

The current Small Area Plan does not take advantage of these climate change solutions. Instead it depends on demolition of many of the existing buildings, roads, waterways and landscapes and “standardized”, **rather** than “green infrastructure” approaches to the construction of roads and buildings. There is a better way, and it needs to be included in another version of the Small Area Plan.

<!--[if !supportLists]-->6. <!--[endif]-->***In 2040 ... Denver is a city of safe, accessible and healthy communities.***

This final vision goal depends on the other 5 mission elements being adequately addressed. Unfortunately, the current Small Area Plan does not do this.

I have included a conceptual plan for Loretto Heights that would better address all these vision goals or elements. It is included in this email.

You will notice, first of all, that the plan keeps at least 30% of the green space intact ... that is approximately 22 acres of pure open space. In **addition**, there will be thoughtful landscaping around the construction of new buildings. There are approximately 450 new residential units planned (rather than the 790 + new units that the current Small Area Plan allows for). This means that people are not crowded in, it also means that there is space to breathe and to “commune” with nature which helps people’s physical well-being as well as their mental health.

And it means that there is less need to carve up this beautiful site into small spaces with roadways and traffic. There are literally a million ways or more of planning out this site, my vision is but just one ... but it really is better than what is being proposed in the current Small Area Plan.

Loretto Heights has been “in the making” for more than 130 years. Rushing this

current Small Area Plan through now is nothing but “Haste makes Waste”. Denver has already rushed through a contract for the DIA Great Room that is costing Denver residents and Denver visitors hundreds of millions of dollars as well as a junked up space for years to come. We do not need to do the same with the Loretto Heights site.

Thank You,

Karen Kalavity