

**From:** [sharonkhammond](#)  
**To:** [denc - City Council](#)  
**Subject:** [EXTERNAL] Loretto Heights  
**Date:** Monday, September 16, 2019 2:54:58 PM

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To whom it may concern:

My name is Sharon Hammond. I reside in one of only 15 homes that directly abut the Loretto Heights campus. I have attended the Small Space Planning Steering Committee meetings that have taken place over the course of the last year. I was initially very apprehensive regarding the redevelopment of Loretto Heights. I have enjoyed the open nature of the campus since moving in over 27 years ago. While I continue to have concerns about the inevitable increase in traffic that will come with the redevelopment of the site, I have also become very excited to see what the future will bring. I have gotten to know Mark Witkiewicz during the course of these meetings and see his passion for the project. I believe he is excited to maintain the historical nature of the site and is poised to produce a quality product that he as well as the community in Southwest Denver can be proud of.

I look forward to the next few years and the changes that will be coming.

Thank you

Sharon Hammond

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Gordon Close](#)  
**To:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Loretto Heights Project  
**Date:** Sunday, September 15, 2019 1:44:20 PM

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Dear Council Members,

Hopefully this is the time and place for my comment on this project. I am the Curator of a start-up museum called the Rocky Mountain Music Museum and feel that with the reputation of Loretto Heights College of the past and the great, and acoustically beautiful auditorium, being so entrenched in the music field and reputation in the Denver area, that we might be a perfect fit for each other. We would draw people to the area, help with the economic revenue sourcing, and add interest that would draw revenue and customers from across the entire country...a benefit for all ultimately involved in this location.

As you discuss and make your decisions on the functionality of this project, I hope that you will keep my project in mind as a very viable addition to the planning, and ultimately as an involved partner in helping Loretto Heights campus become an incredible success story for this entire area. What a landmark sitting on top of the hill and what a destination focal point for all retail and educational facilities such as ours. I would be happy to continue a discussion with you at your conveniences to further this idea and to discuss all of the possibilities that we can offer.

Good luck with your considerations of this project.

Very truly yours,

Gordon Close

Gordon Close, Curator

**Rocky Mountain Music Museum**

3535-D So. Irving St.

Englewood, CO 80110

(303) 781-0990 - Main

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Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Weilminster, Dominic](#)  
**To:** [denc - City Council](#)  
**Cc:** [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Clark, Jolon M. - CC President Denver City Council](#)  
**Subject:** [EXTERNAL] City Council Hearing and Vote Re: Loretto Height Small Area Plan  
**Date:** Friday, September 13, 2019 10:51:02 AM

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Honorable Council Members:

I'm writing as both a resident of the Harvey Park neighborhood and a leader in the Denver design community to voice my strong support for the thoughtful and inclusive planning process and outcome of the Loretto Heights Small Area Plan. The potential opportunity for community building and economic revitalization that this proposes along the southern most end of South Federal is tremendous for both the surrounding neighborhoods, but also as an important gateway into our city via the Federal Boulevard corridor. The long-standing suburban form of this area of the city creates a somewhat disjointed organization of some of Denver's more diverse communities and having a place to serve as our physical and communal 'town square' opens the door to our community in southwest Denver to come together to build a vibrant future.

I also want to highlight my personal disagreement with the Harvey Park Neighborhood Improvement Organization regarding the impact that this plan will have on housing affordability. While new development, particularly successful mixed-use development, may drive renewed interest in Southwest Denver and, thus, introduce gentrification. Our neighborhood consists of a high degree of long-time residents and a high percentage of home-ownership versus rental properties. An addition like what this plan presents would likely have a much more beneficial impact to the existing community than a negative one through the potential property value increase that it will drive and measuring the intangible benefit of the creation of a vibrant community hub is perhaps the even stronger argument against the NIMBY attitude.

Tackling housing affordability at the cost of community building is not the solution to creating accessible living options. Instead, integrating affordability into these vibrant places both de-stigmatizes affordable housing and affords residents greater opportunity by not differentiating where we live and what we have access to by socio-economic status.

This plan honors the heritage of our city and its history through the revitalization of Loretto Heights and gives an important asset to what has historically been a somewhat overlooked part of our city. The development of this plan, much to the credit of council members Kevin Flynn and Jolon Clark, has grown from an outstanding community process that considers the gamut of considerations, constraints and diversity of Southwest Denver. Finally, looking at how we make Denver a world-class city, we do it by creating great places and vibrant communities, not by struggling against change to maintain the status quo.

For these reasons, I want to provide my whole-hearted support for this plan's approval.

Thank you,

**Dominic Weilminster** AIA, LEED AP BD+C  
Principal, Business Center Discipline Leader

Direct: 303 575-8596

Mobile: 720 236-5412

[dominic.weilminster@stantec.com](mailto:dominic.weilminster@stantec.com)

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**From:** [Morrison, Jason P. - CPD City Planner Senior](#)  
**To:** [denc - City Council](#)  
**Subject:** Fw: Greens at Pinehurst HOA  
**Date:** Sunday, September 15, 2019 6:55:00 PM  
**Attachments:** [Greens at Pinehurst Endorsement Letter.pdf](#)  
[image003.jpg](#)

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Denver City Council,

Please find the attached letter of endorsement for the Loretto Heights Small Area Plan from the Greens at Pinehurst HOA.

Thanks,  
Jason Morrison

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**From:** Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>  
**Sent:** Friday, September 13, 2019 4:08 PM  
**To:** Morrison, Jason P. - CPD City Planner Senior <Jason.Morrison@denvergov.org>  
**Subject:** Greens at Pinehurst HOA

Jason,

The board of the Greens at Pinehurst HOA, where 30 of the 61 homeowners attended a presentation last night, voted unanimously to endorse the area plan. Attached.

Flynn Council Logo



# THE GREENS AT PINEHURST HOMEOWNERS ASSOCIATION



P. O. Box 27112 -- Denver, CO 80227

September 13, 2019

Jason Morrison  
Denver Community Planning and Development

Dear Mr. Morrison:

This letter is to notify you that The Greens at Pinehurst Homeowners Association endorses the Loretto Heights Area Plan. We have been following the development of the plan and its recommendations. Last night, we had a presentation on the final version given to many of our HOA members, with the opportunity to ask questions about it. There were no objections to the plan, and today The Greens at Pinehurst Homeowners Association Board of Directors formally endorsed the plan.

We believe the plan points the way to (i) providing new housing for a wide range of income levels; (ii) preserving significant historical and cultural resources in the campus buildings and functions; (iii) maintaining significant views to and from the hilltop site; (iv) providing publicly accessible open space, trails and parks in an area now closed off to us; (v) providing opportunities for retail and other businesses to better serve our community; and most importantly, (vi) giving southwest Denver a place to gather, at a location that has been at our hearts for 130 years.

We look forward to the future of Loretto Heights and ask that the City Council approve the Area Plan.

Sincerely,

*Douglas R. Ferguson*

Douglas R. Ferguson, President  
The Pinehurst Greens HOA Board of Directors

## BOARD OF DIRECTORS

<b>DOUGLAS FERGUSON, PRESIDENT</b>	<b>6763 W PRINCETON AVE, DENVER, CO 80235</b>	<b>303 979-6841</b>
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<b>NANCY KIMBALL, SECRETARY</b>	<b>7100 W PRINCETON AVE DENVER&lt; CO 80235</b>	<b>303 522-7512</b>
<b>DAVE LICKO, TREASURER</b>	<b>6782 W. PRINCETON PL, DENVER, CO 80235</b>	<b>303 986 1720</b>
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<b>KEVIN DONOHUE</b>	<b>6765 W. PRINCETON AVE., DENVER, CO 80235</b>	<b>720 498-0473</b>
<b>LAURA ECKHARDT</b>	<b>4275 S. PIERCE ST, DENVER, CO 80235</b>	<b>303 601-1784</b>



**THE LAKERIDGE ASSOCIATION  
BOARD OF DIRECTORS  
SEPTEMBER 13, 2019**

Dear Members of the Denver City Council,

The Lakeridge Board of Directors, representing the homeowners of the Lakeridge Association, has voted to endorse the Loretto Heights Small Area Plan. We genuinely agree with its vision.

In doing so, the Board would like to commend the broad scope and sequence outlined in the plan for the project, recognizing the herculean efforts of Jason Morrison, the project manager from the city's Planning Services: Community Planning & Development office, and the tireless commitment of the diverse and community-inclusive Steering Committee as well as Westside Investments. The work is impressive.

The wide range of community suggestions and concerns addressed by the plan inspired us, such as (1) the determination to ease public accessibility, (2) the consideration of affordable housing for a variety of income levels, (3) the endeavor to expand retail and commercial development along the corridor, (4) the promise of cultural venues, and (5) the care included for historical preservation. The Board strongly concurs with each of these premises. They are clearly keys to the success of the project.

We would nonetheless underscore once again that the utmost attention should be paid to mitigating the consequences of the significant increase in population density and its attendant traffic congestion. A specific, concrete example that would require an immediate fix is the hill on Federal Blvd., in winter particularly, going northbound from Hampden (US 285), where it intersects with Dartmouth Ave at the traffic light. Seeing it on site and simply imagining any snow and ice, with yet more congestion, speaks for itself.

Given the daunting task is that is being undertaken, it is our expectation, as a last caveat, that the project's actual realization will remain true to the outlined plan, encompassing the scope in its entirety-- unlike similar, and unfortunate, projects that many of our long-time Denver residents remember did not, and everyone lost. Promises made should be promises faithfully kept—by all sides.

The completion of the Loretto Heights Small Area Plan will be an enormous challenge, requiring the persistent demand for and diligent adherence to transparent accountability from all entities involved in every phase. In the end, this will resolutely protect an iconic, historic Denver monument as well as ultimately enhance the quality of life for those of us who “live, work, and play” in SW Denver.

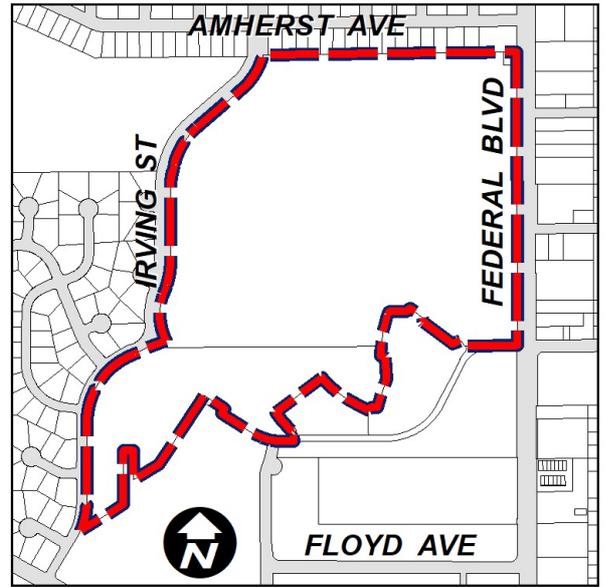
We therefore urge the Denver City Council to adopt the Loretto Heights Small Area Plan.

Respectfully,  
Dean Lausten, President

# Learn About a Development Proposal Submitted Near You!

The City and County of Denver has received a development proposal for the area shown in the map (right). This proposal is undergoing the city's large development review process, as outlined in the Denver Zoning Code Section 12.4.2. The applicant will hold a Community Information Meeting to present their development proposal, and city staff will help explain city processes and standards for evaluating the proposal.

We hope to see you there!



## Community Information Meeting

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Location: \_\_\_\_\_

Applicant Name / Contact: \_\_\_\_\_

Application Number: \_\_\_\_\_

## ¡Aprendes sobre una propuesta de desarrollo en su área!

La Ciudad y El Condado de Denver ha recibido una propuesta de desarrollo que se muestra en el mapa (otro lado). Esta propuesta está pasando por el proceso de revisión de desarrollo amplio de la ciudad, como se describe en el Código de Zonificación de Denver- Sección 12.4.2. El solicitante llevará a cabo una reunión pública de información comunitaria para presentar la propuesta de desarrollo, y empleados de la ciudad ayudará explicar los procesos y estándares de la ciudad para evaluar la propuesta. ¡Esperemos verte ahí!

## Reunión de Información Comunitaria

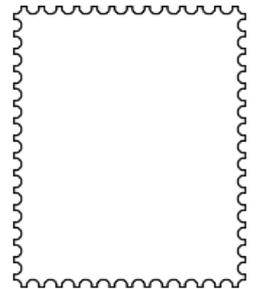
Fecha: \_\_\_\_\_

Hora: \_\_\_\_\_

Ubicación: \_\_\_\_\_

Nombre de Solicitante / Información del contacto: \_\_\_\_\_

Número de Solicitud: \_\_\_\_\_



To: \_\_\_\_\_

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Dear City Council Members,

My name is Kasandra Ornelas, I am the Executive Director for SouthWest Denver Coalition. I apologize for not being able to attend today but I wanted to share a few words on the Loretto Heights Area Plan. The SouthWest Denver Coalition had the opportunity to sit on the steering committee with other community members and representatives. I first want to thank Westside Investment Partners and Mark Witkiewicz for providing the opportunity for the community and representative to be a part of the process to share their thoughts and perspectives of interests and concerns for Loretto Heights. I am new to this process, but I am sure others might have not provided this level of involvement from the community, but Westside Investment Partners did to show they wanted the community's input which I greatly appreciate.

During this process I know in addition to the steering committee meetings there were community meetings and surveying that went out to share information and get the community's feedback. It was an opportunity for the community to provide Westside Investment Partners with an understanding of the needs, wants, and concerns on a larger scale. I had the opportunity to attend some of these additional community meetings and from what I saw it was well perceived, the community got to see what has been discussed with visuals and had an opportunity to provide their input on things. I know some of the concerns is historic preservation of the Loretto Heights buildings from the Administration Building, Chapel, Cemetery, Pancratia Hall, Machebeuf Hall, May Bonfils Santon Theater. With Loretto Heights being such a landmark in SW Denver the community wants to see these areas preserved and incorporated into the plan and designated as historical preservation. I think during the conversations it was discussed how the areas can be preserved and used to address some of the wants and needs such as Pancratia Hall becoming affordable housing and looking at some of the land having affordable and mixed housing. I know building height of new development was mentioned up to eight stories and the community expressed wanting no more than five stories of concerns. I know that it was mentioned zoning allow higher than eight stories, but it was taken into consideration not to go higher per the community's request. I am not sure if this is something that can be discussed but I know some of the ideas were with the new development to have usable space below the new development for incorporating the community's needs and wants of accessible local food, restaurants, local market, community agencies and resources. With this vision of preserving I know some of the ideas were to have usable space below the new development for incorporating the community's wants of bringing

resources into the community to address the needs such as local and possibly community owned restaurants, market, community agencies and resource. Also, I know the community wanted some of the open space throughout the property to be maintained for usable space I know that was planned throughout the area plan.

Again, I appreciated the level involvement Westside Investment Plan and Mark Witkiewicz has provided to the community and hearing what the needs, wants, interests and concerns are. I feel with the assurance of the preservation of the buildings and keeping in mind of the interests of the community this would be good for the community.

Thank You,

Kasandra Ornelas

Denver City Council Comments - September 16, 2019  
Re: Loretto Heights Redevelopment Plan  
By: Thomas sanders [tgsanders14@gmail.com](mailto:tgsanders14@gmail.com); 720 234 3655

#### INTRO

Good evening. My name is Tom Sanders. I am a long time resident of Englewood. I am a retired Architect and a member of Historic Denver and Historic Englewood. I support the redevelopment plans for the Loretto Heights Campus

***I believe the City of Denver has a unique chance to come together with other neighboring municipalities to create a special place for the citizens of Southwest Denver as well as the metropolitan area.***

I want to focus my comments on the plans and the developer:

#### THE PLANS:

- The plans publicize a significant story of Denver's history and preserve landmark buildings.
- They provide attractions and event places for the entire city, as well as outlets for artistic and cultural expressions.
- Residential diversity is created, and retail and commercial opportunities are accommodated.
- Open space, mature landscaping, and recreational places are included.
- Finally a unified community center and identity for Southwest Denver is established.

***The Plans are a win win for all!***

#### THE DEVELOPER:

- Westside Investment has a proven track record and is committed to the project.
- They have engaged in a lengthy encompassing planning process open to the public at large and the cities adjacent to Loretto Heights.
- All types of interests and ideas were incorporated through a wide ranging innovative study.
- I believe the developer is dedicated to doing what's best for the community while making it a profitable investment.

***In my experience, it is rare to have a developer who is not solely focused on the bottom line dollar to solely determine the outcome.***

#### CLOSING

The redevelopment of the campus will revitalize and enhance the Southwest Denver area for many years in the future, and extend the life of the campus beyond the 128 years since the Loretto Heights Academy began on this site.

***The plan is here and the time is now. Denver is a leader in the Country in historic preservation, recognizing neighborhood identities, and establishing cultural destinations. Loretto Heights lets Denver bring his legacy to Southwest Denver. I urge you to support this plan and Westside Investment.***

Current Draft	Page	Proposed Amendment	Page
<p>LU-05 A: Limit building heights consistent with the Maximum Allowable Building Heights Map and maintain the visual prominence of the Administration Building by preserving the Ruby Hill Park View Plane. See Figure 2.5</p>	52	<p>LU-05 A: Limit building heights consistent with the Maximum Allowable Building Heights Map and maintain the visual prominence of the Administration Building by preserving the Ruby Hill Park View Plane. <b>The size of the view planes/sheds will be determined as part of the zoning process and will consider panoramic views from the site and to the site from various angles.</b> See Figures 2.3 and 2.5</p>	52
<p>LU-08 A ii: Provide long-term protection to the Cemetery and <b>encourage</b> a funding mechanism for its long-term maintenance.</p>	53	<p>LU-08 A ii: Provide long-term protection to the Cemetery and <b>identify</b> a funding mechanism for its long-term maintenance (2nd draft language), <b>keeping the option open so that the cemetery may be excluded from the metro district.</b></p>	53
<p>LU-08 A v: Historic designation should be applied to individual structures, historic district(s), or a combination thereof. For example, this could include a historic district encompassing the Administration &amp; Chapel and Pancratia Hall with an individual designation of the Theater and Library.</p>	53	<p>LU-08 A v: <b>Historic district designation(s) should be applied as part of the Large Development Review process and prior to submission of proposals or rezoning applications to City Council, pursuant to preservation easements being satisfactorily finalized between the developer and Historic Denver.</b></p>	53
<p>MOB-1 B: Due to the community's concerns about through traffic and negative impacts traffic could have on the neighborhood, this plan recommends prevention of an unobstructed vehicular connection that directly links Dartmouth Avenue from Federal Boulevard to South Irving Street</p>	64	<p>MOB-1 B: Due to the community's concerns about through traffic and negative impacts traffic could have on the neighborhood, this plan recommends prevention of an unobstructed vehicular connection that directly links Dartmouth Avenue from Federal Boulevard to South Irving Street. <b>A thorough traffic analysis of Dartmouth Avenue should be conducted prior to the zoning process.</b></p>	64
<p>QOL-03: (Addition)</p>	79	<p>QOL-03 D: <b>The total amount of open space on the entire site, not including parking, streets and streetscapes (curbs, gutters, tree lines), will be 15% of the site. The size of the "Great Lawn" in the front of the campus core will be no less than 1.1 acres. No structures will be built on the top of the hill over which exists a view plane from Loretto Heights Park to the Administration Building and Theater.</b></p>	79