

THEATRE AT LORETTO HEIGHTS **VENUE OPERATOR** **OVERVIEW**

July 2026



DENVER
ARTS & VENUES

INTRODUCTIONS/WHY WE ARE HERE TODAY



Gretchen Hollrah, Executive Director
Tariana Navas-Nieves, Deputy Executive Director



Gena Buhler, Turner & Townsend Heery
Director, National Leader - Cultural Projects
Barry Hubbard, Dean of Arts, Communication
& Design, Community College of Denver

- The Theatre at Loretto Heights project includes a \$60M theatre renovation and \$19M parking structure construction.
- DAV is seeking the approval from City Council to approve the IGA ordinance for the Loretto Heights operating partner agreement.

THEATRE IMPROVEMENTS

FRONT OF HOUSE HIGHLIGHTS:

- 702 seats throughout main and balcony levels
- Accessible seating
- Improved site lines, seat spacing and end-aisle lighting
- Improved acoustics, wall treatments and ceiling panels
- New control booth with upgraded lighting and sound equipment



Schematic Design Rendering of Theatre: For Illustrative Purposes Only

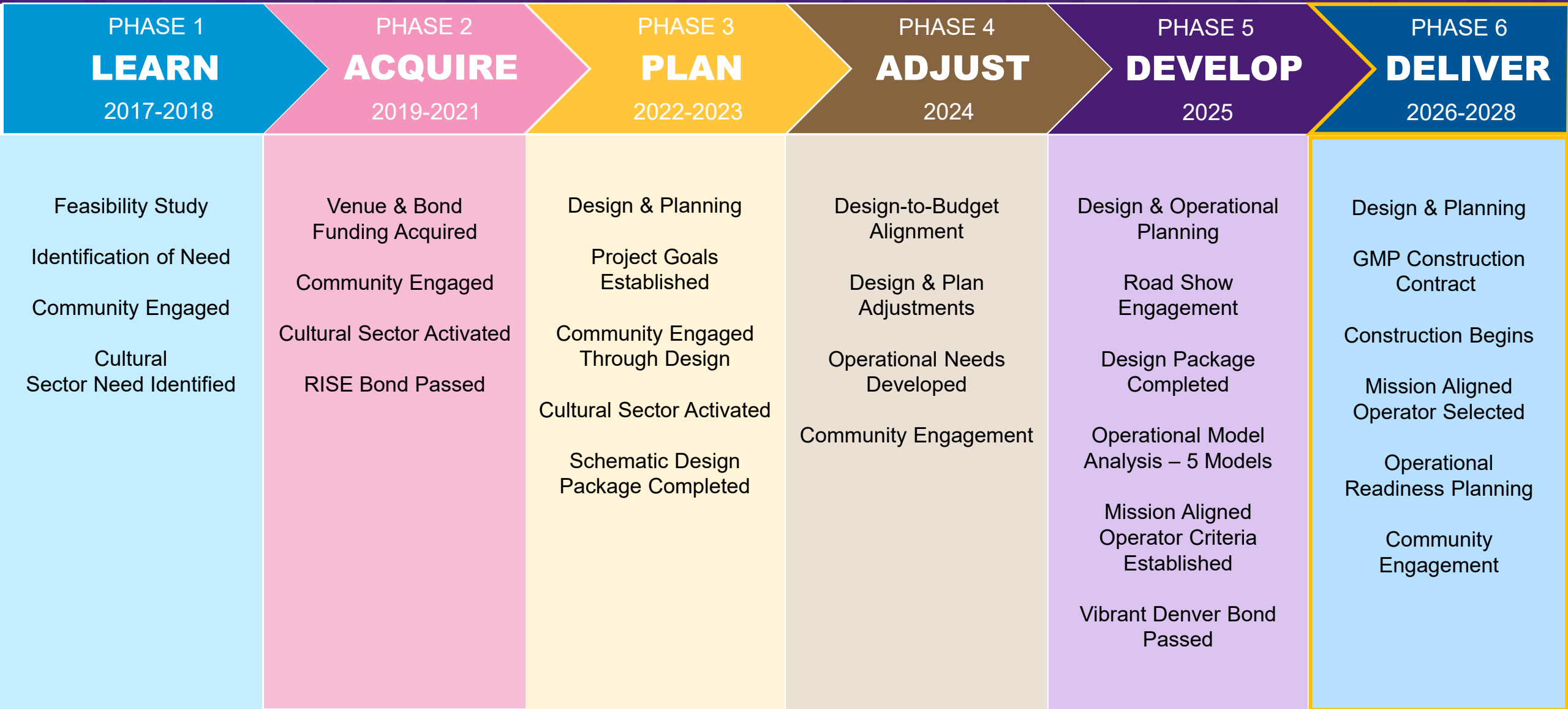
THEATRE LEVEL LOBBY – FLEX EVENT SPACE



LOWER LEVEL CONCIERGE



HOW WE GOT HERE



INITIAL ENGAGEMENT – 70+

And Toto too Theater Company
Arapahoe Philharmonic, Inc.
Ars Nova Chamber Singers Inc.
Art As Action
Art From Ashes Inc.
Art Students League Of Denver
Arvada Chorale Company
Ascend Performing Arts Inc
Athena Project
Augustana Arts, Inc.
Ballet Ariel
Baroque Chamber Orchestra Of Colorado
Bennie L Williams Spiritual Voices
Boulder Bach Festival
Boulder Ballet
Boulder Chorale
Boulder Opera Company
Boulder Philharmonic Orchestra
Boulder Symphony
Bug Performance And Media Art Center
Buntport Theater Company
Cafe Cultura
Central City Opera
Centro Cultural Mexicano
Cherry Creek Chorale Inc
Cherry Creek Theatre Company
Chicano Arts and Humanities Council
City Park Jazz, Inc.
Cleo Parker Robinson Dance Company
cmDance
Colorado Bach Ensemble

Colorado Celebration Of African
American Arts & Culture
Colorado Chamber Players
Colorado Children's Chorale
Colorado Chorale
Colorado Conservatory For The Jazz Arts
Colorado Environmental Film Festival
Colorado Friends Of Old Time Music And
Dance
Colorado Hebrew Chorale
Colorado State University
Colorado Symphony
Colorado Wind Ensemble
Colorado Youth Symphony Orchestras
Columbine Chorale
Comic Book Classroom
Community College of Denver
Control Group Productions
Creative Strategies For Change
Curious Theatre Company
Davis Contemporary Dance Company
Denver Brass
Denver Center for the Performing Arts
Denver Chorale, Inc.
Denver Film Society
Denver Fringe Festival
Denver Gay Men's Chorus
Denver March Powwow, Inc.
Denver Mile High Chapter Spebsqsa, Inc.
Denver Municipal Band
Denver Museum of Nature & Science

Denver Philharmonic Orchestra
Denver Pops Orchestra
Denver School of the Arts
Denver Turnverein Chorus
Denver Young Artists Orchestra
Dragon 5280
Empire Lyric Players
Fiesta Colorado Inc.
Firehouse Theater Company
Flamenco Fantasy Theatre, Incorporated
Friends Of Chamber Music
Germinal Stage, Inc.
Hannah Kahn Dance Company
Harmony: A Colorado Chorale
High Plains Comedy Festival
Imaginasl
Inside The Orchestra
International Inst For Indigenous
Kantorei
Kim Robards Dance, Inc.
Lakewood Symphony
Latino Cultural Center
Lighthouse Writers Workshop (T3)
Littleton Ballet
Littleton Chorale
Mercury Ensemble
Mile High Freedom Band
Mirror Image
Mostly Strauss Orchestra
Moth Poetic Circus
Mountain Chamber Music Society

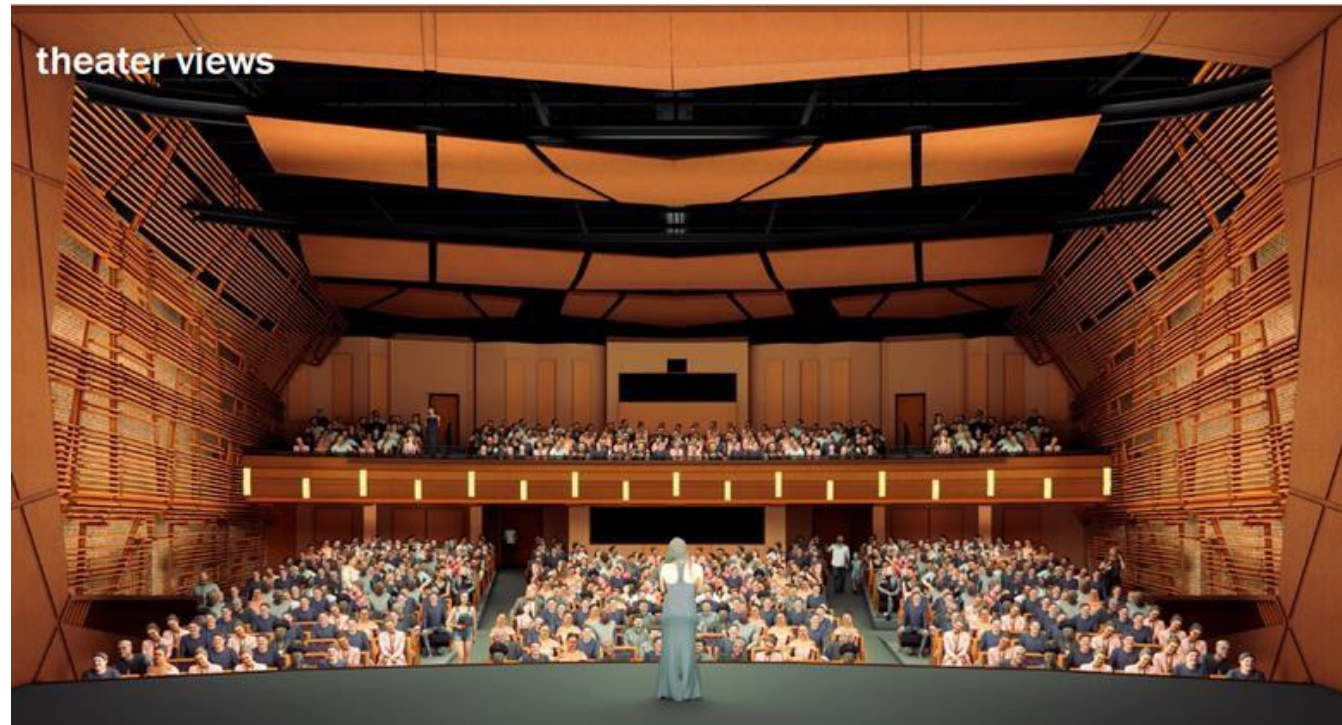
Museo De Las Americas
Museum of Outdoor Arts
National Honor Band Association
New Dance Theatre, Inc.
Orpheus Pagan Chamber Choir
Phamaly Theatre Company
Poetry Slam, Inc
Redline
Rocky Mountain Children's Choir
St. Martin's Chamber Choir
Stories On Stage
Su Teatro
Swallow Hill
Tango Colorado Inc.
Tepe Inc
Tesoro Cultural Center
The Aurora Singers
The Colorado Choir And Chorus
Organization
The Gift Of Jazz
Theatre Esprit Asia
Think 360 Arts For Learning
University of Colorado Denver
Vintage Theatre Productions
Visionbox Studio
Wonderbound
Yearround Sound
Young Voices Of Colorado
Youth On Record

INITIAL THEMES IDENTIFIED

Key Themes:

- **Low-cost accessible performance space**
- **Low-cost administrative/event space**
- **Workforce development in the performing arts**

*Non-profit organization was the initial recommendation



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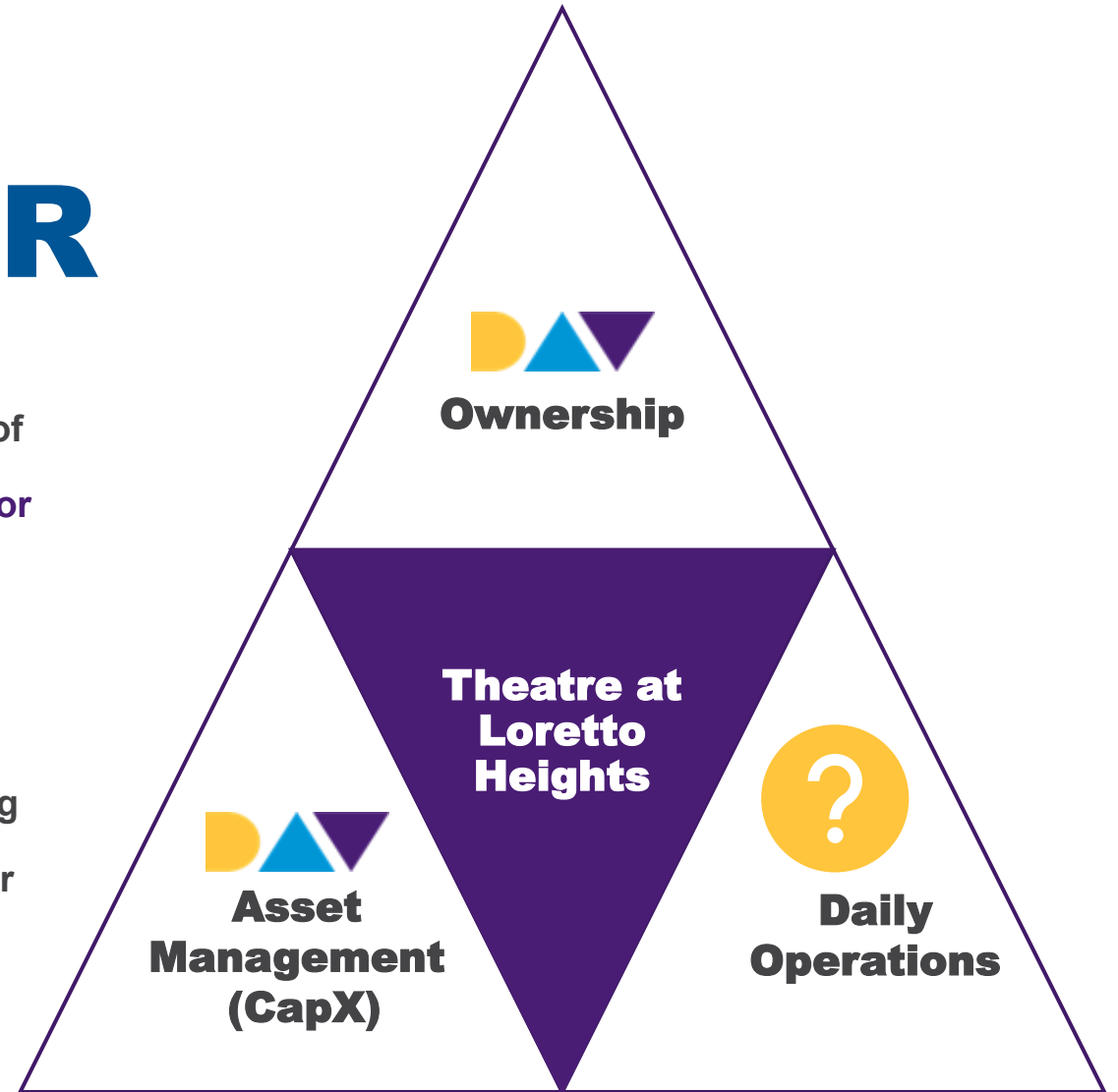
- After the initial 2018 study, we continued to engage with more than **35 organizations** with a high interest in the project.
- While it was clear that there was a need and a desire from cultural organizations to use this venue, there was **no interest or capacity to operate the venue.**
- We also surveyed the national landscape scan to identify possible multi-organization collaborative models but did not find any long-term successful examples.
- We did continue to hear the **need for workforce development in tech production, theatre management and venue operations.**



FINDING THE RIGHT PARTNER

A recommended collaboration between the City and County of Denver (DAV) as facility owner, and **a mission-aligned operator** will reflect a shared commitment to public stewardship and inclusive access.

Each partner should bring its strengths to the table - ensuring that the theatre at Loretto Heights thrives as a cultural anchor where **community benefit is the bottom line**.



OPERATOR MODELS IDENTIFIED & CONSIDERED

Research explored five
operational structures used
in the performing arts sector



Non-Profit Operator



City-Run Model



Collaborative of Organizations



Institutional/Educational Partner



Commercial Operator

SELECTED OPERATOR MODEL

An institutional/educational partner best advances our mission of community access, education, and cultural equity.



Non-Profit Operator



City-Run Model



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Commercial Operator

OPERATOR CRITERIA

- What are the characteristics of the ideal operating partner?
- What operating partner is best positioned to achieve the project goals and transform this public asset into community impact?

1

Civic Ownership for Community Growth

Enables equity-driven programs and access focused on public benefit over profit.

2

Empowering Local Talent

Support cultural sector that reflects neighborhood demographics, advancing equity and representation.

3

Strategic Talent Pipeline

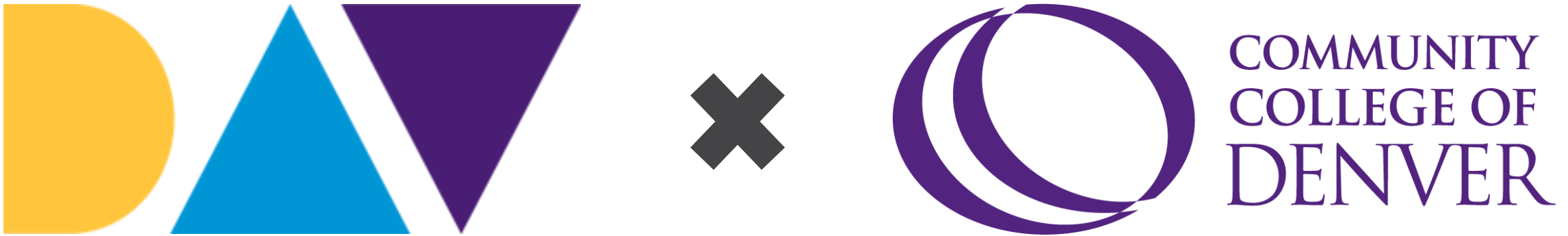
Venue as a training site supporting Denver's creative economy and arts ecosystem in careers in venue management, arts, hospitality, marketing, and technical theatre.

4

Positioning Denver as a National Leader

Elevates Denver as a national model for turning public assets into community and workforce impact.

A MISSION- AND GOAL-ALIGNED PARTNER



Based on research, analysis, and stakeholder engagement, the recommended operator for the Theatre at Loretto Heights is the Community College of Denver (CCD). This partnership will ensure that community benefit remains the priority while delivering operational excellence and educational impact.

WHY CCD

The Community College of Denver (CCD) is a fully accredited, leading Colorado community college. CCD was **voted Colorado's Best Community College** in the Denver Metro Area by *The Colorado Sun* readers. The college is recognized for its quality education, employer and industry relationships, and graduating approximately **70% of its students with no student loan debt**.

64%

Approximate percentage of students identifying as people of color

100%

CCD has a 100% acceptance policy, guaranteeing a pathway to education for all

100+

Employer-relevant academic pathways including certificate, associate & bachelor's degrees

1/2

Guaranteed transfer agreements with all Colorado four-year public colleges & universities at about half the tuition

HOW THE PARTNERSHIP WORKS



- DAV retains full ownership of the facility and oversees capital improvements.
- DAV handles asset management and capital planning.
- CCD manages day-to-day operations — staffing, programming, ticketing, marketing, and community engagement.

THEATRE UTILIZATION CRITERIA & TARGETS

- **Balanced booking strategy** that prioritizes cultural and community access while creating space for commercial activity that supports student learning and revenue generation.
- **Booking ranges provide flexibility** to curate each season based on demand, booking requests, and community needs while maintaining the desired overall mix.

Use Category	Definition	Minimum	Maximum
Cultural Sector	Mission-driven access supporting Denver's diverse not-for-profit arts ecosystem, including local/regional orgs, culturally specific groups, and emerging artists.	60%	88%
Community	Mission-driven access supporting community partners and neighborhood-serving organizations, including nonprofits, resident-led groups, and civic collaborators.	19%	30%
Commercial	Revenue-generating access including for-profit promoters, private events, and rentals supporting financial sustainability.	5%	17%

COMMUNITY BENEFITS



**Advancing Cultural
Equity & Access**



**Demonstrating that
Thriving Communities
Include Arts & Culture**



**Preserving Part of Denver's
History and Educational
Legacy**

NEXT STEPS

- **August 4:** Arts, Parks and Culture Committee reviews Intergovernmental Agreement (IGA)
- **August 5:** CCD Trustees Meeting
- **August –September:** IGA to Mayor Council and City Council
- **September:** Operating Partner Announcement
- **2027:** Operational Planning
- **2028:** Opening





**THANK
YOU!**



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