

From: [Karen Kalavity](#)
To: [Calderson, Lisa - CC Senior City Council Aide](#); [Dennis Gallagher; denc - City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Foster, Alexandra O. - CPD Marketing Commun Splst](#); [CPD Communications](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [District 9](#); [Morrison, Jason P. - CPD City Planner Senior](#); [planningb.board@denvergov.org](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [City Council District 5](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Chavez, Benjamin J. - CC YA2245 City Council Aide](#); [Guillen, Bonnie K. - CC City Council Aide](#); [Champine, Caryn M. - CPD](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Nevitt, Chris E. - CPD Citywide Manager for Transit-Oriented De](#); [Herndon, Christopher J. - CC Member District 8 Denver City Cou](#); [Hyser, Courtland B. - CPD City Planner Supervisor](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [dmigoya@denverpost.com EOC Media Partner COVID19 Response](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [kniechattarge](#); [Laura Aldrete](#); [Zukowski, Liz S. - CC Senior City Council Aide District 10](#); [Horn, Melissa A. - CC](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Nurmela, Sarah - CPD CE3124 City Planning Manager](#); [stacie.gillmore@denvergov.org](#); [New, Wayne C. - CC](#); [Buddenborg, Jennifer L. - CPD City Planner Senior](#); [districtone@denver.gov.org](#); [Deborah Ortega - Councilwoman At Large](#); [Landmark - Community Planning and Development](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Historic Denver](#); [bfinley@denverpost.com EOC Media Partner COVID19 Response](#); [MileHighMayor](#); [Fahrberger, Brent J. - CC Senior City Council Aide District 6](#); [The Denver Post](#); [Mary Gage](#); [cswanson@denverpost.com EOC Media Partner COVID19 Response](#)
Subject: [EXTERNAL] Loretto Heights as a Regional Park
Date: Monday, May 3, 2021 12:27:15 PM

There must be some way for Westside Investment Partners to benefit from Loretto Heights rather than by destroying it!

The attached graphics came from either Google Maps or from **the Denver Parks and Recreation Draft Acquisition Plan**. In the Draft document, acquisitions of park properties are dependent on how closely the properties match up with the needs of Denver. The Loretto Heights site really fills many, many needs according to the Denver Parks criteria:

- <!--[if !supportLists]-->1. <!--[endif]-->Equity
- <!--[if !supportLists]-->2. <!--[endif]--> 10-minute Walk- Potential connector to other green spaces
- <!--[if !supportLists]-->3. <!--[endif]--> Facilities
- <!--[if !supportLists]-->4. <!--[endif]-->Nature & Wildlife Habitat – Climate Resiliency and Sustainability

But acquiring a site like this can be expensive. Some of the acquisition methods include:

Partnering with other non-profit and government agencies, parkland dedications by developers, impact fees, etc. grants, bonds, easements, land Leases, etc. but **LAND TRADES** are not even mentioned in this Draft Park’s document. This might be the best way to acquire a property that is in good park shape, to begin with, while trading for land that is not good “park material” . . . while the “bad” properties might actually be IMPROVED through development, including sites with existing water, electricity, sewer, etc. At a time when Denver has only designated 8% of its 155 square miles to park space while other cities like New York have designated 21% of their city to parks, it only makes sense for Denver to be ADDING parks rather than destroying them.

Our Congressman from Boulder, Joe Neguse is working on federal legislation that would enable a Youth and Civilian Conservations Corps. Loretto Heights might benefit from this. And President Biden is appropriating money for “infrastructure”, including parks. Loretto Heights might benefit from this as well.

It seems that these options might be approached with Westside Investment Partners so that Loretto Heights can truly become the **PARK** that it rightfully should be!

LORETTO HEIGHTS

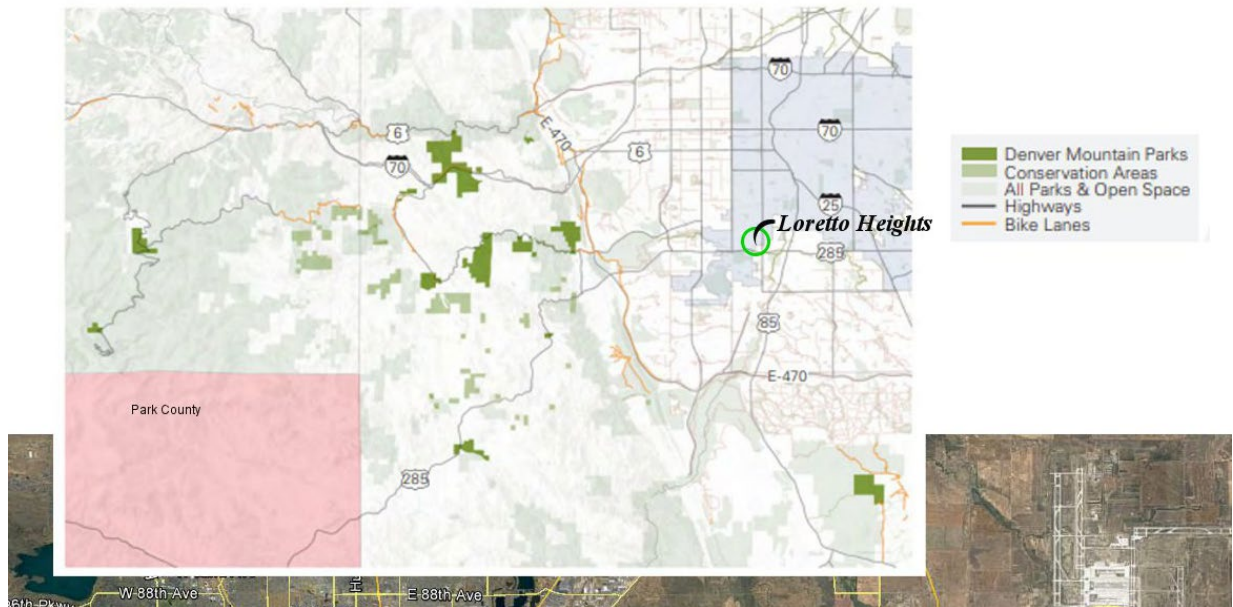
Denver's newest Mountain Park - in the City?

Wouldn't it be great if there was a park that had lots of open space - and special facilities such as a library, pool, large auditorium, historic structures, waterways & wildlife all on a mountain right in the city?

That space already exists at Loretto Heights!

Mountain Parks

VISUALIZING THE FOCUS AREA

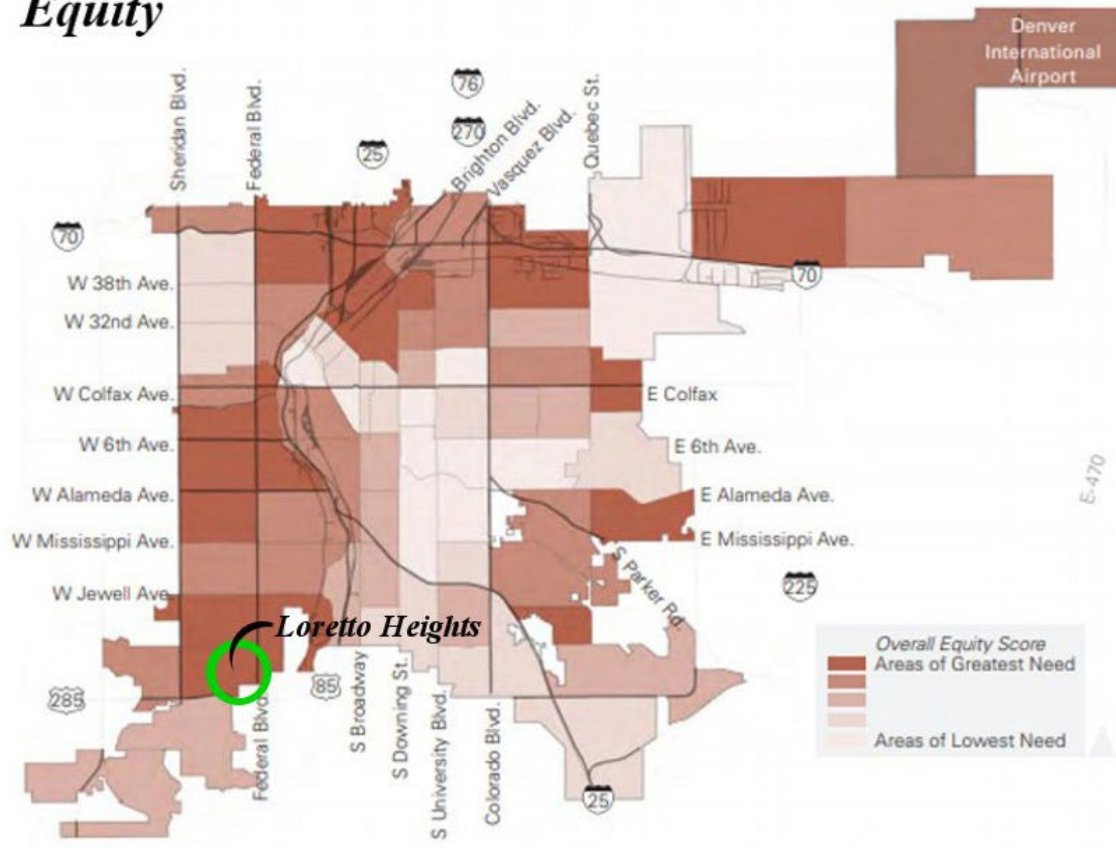


Inline image



VISUALIZING THE FOCUS AREA

Equity



The above map is based on DPR's Neighborhood Equity Index. The index is made up of the following factors:

- Communities of color
- Percent youth
- Percent low income
- Health disparity indicators
- Population density
- 10-Minute Walk or Roll Park Access
- 10-Year Capital Park Investment
- Park Acres per 1000 Residents

As seen on this map, the darkest red areas are those in greatest need of more equitable parks and recreation

Inline image

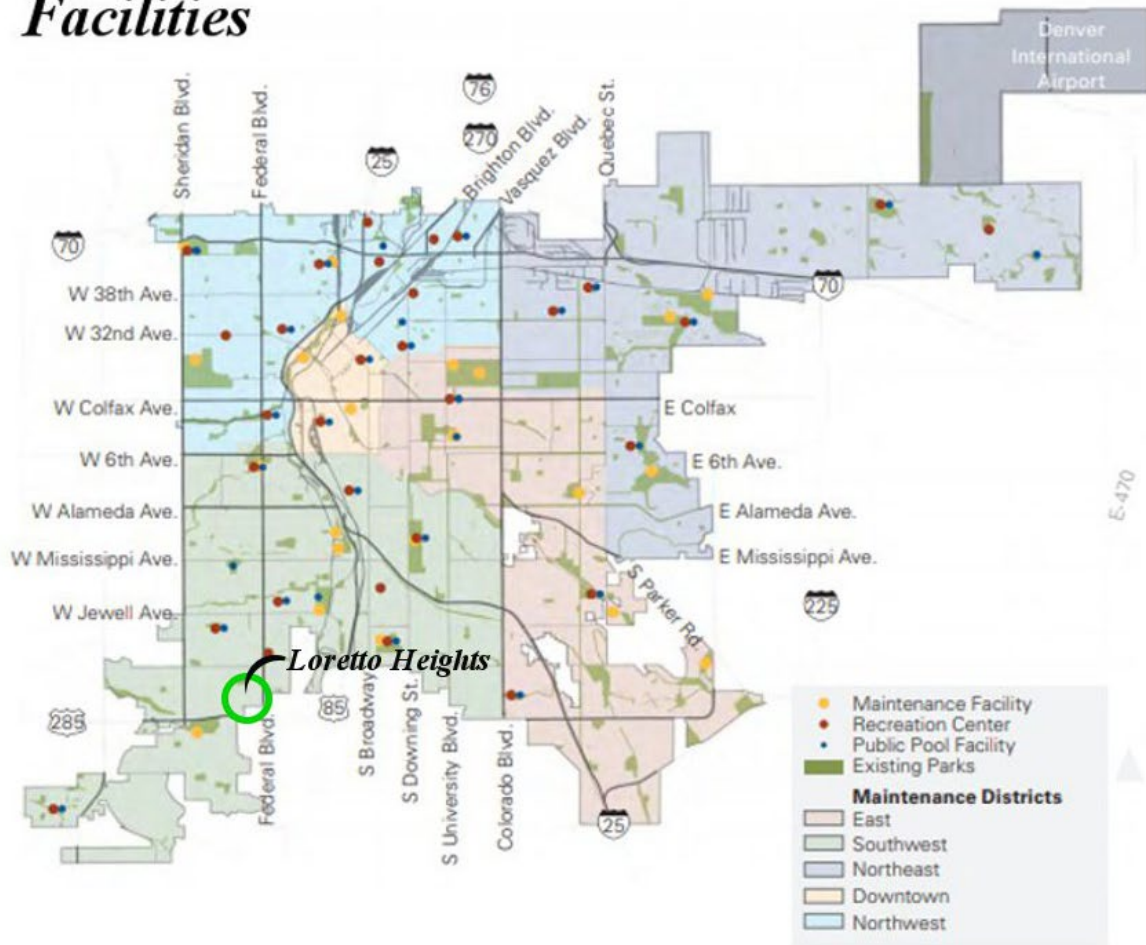


Inline image



VISUALIZING THE FOCUS AREA

Facilities



The above map shows existing parks and recreation facilities, both for maintenance and recreation. Each of the maintenance districts is also highlighted. There are five maintenance districts within the City and County of Denver.

- Downtown: Manages 128 acres of parkland
- Northeast: Manages 1,513 acres of parkland
- Northwest: Manages 853 acres of parkland
- East: Manages 1,256 acres of parkland
- Southwest: Manages 1,051 acres of parkland

From: [Karen Kalavity](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council; District 9; City Council District 5; Deborah Ortega - Councilwoman At Large; dmigoya@denverpost.com EOC Media Partner COVID19 Response; Clark, Jolon M. - CC Member District 7 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; Chavez, Benjamin J. - CC YA2245 City Council Aide; St. Peter, Teresa A. - CC Senior City Council Aide District 10; Thompson, Maggie M. - CC Senior City Council Aide District 7; Guillen, Bonnie K. - CC City Council Aide; Fahrberger, Brent J. - CC Senior City Council Aide District 6; Hinds, Chris - CC Member District 10 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; Black, Kendra A. - CC Member District 4 Denver City Council; kniechatlarge; Zukowski, Liz S. - CC Senior City Council Aide District 10; Horn, Melissa A. - CC; Kashmann, Paul J. - CC Member District 6 Denver City Council; stacie.gillmore@denvergov.org; Montano, Dana D. - CC YA3153 Administrator II; Foster, Alexandra O. - CPD Marketing Commun Splst; CPD Communications; denc - City Council; Champine, Caryn M. - CPD; districtone@denver.gov.org; Hyser, Courtland B. - CPD City Planner Supervisor; Buddenborg, Jennifer L. - CPD City Planner Senior; Laura Aldrete; planningb.board@denvergov.org; Nurmela, Sarah - CPD CE3124 City Planning Manager; Historic Denver; Morrison, Jason P. - CPD City Planner Senior; Dennis Gallagher; Harry Doby; Rocky Piro; North Denver Citizens Climate Lobby; CdeBaca, Candi - CC Member District 9 Denver City Council; Nevitt, Chris E. - CPD Citywide Manager for Transit-Oriented De; Sandoval, Amanda P. - CC Member District 1 Denver City Council; MileHighMayor; president@denverinc.org; New, Wayne C. - CC; royer_dennis@yahoo.com; Landmark - Community Planning and Development; The Office of Lt. Gov. Dianne Primavera; denis@democracynow.org; Mary Gage; PAUL MCLOUGHLIN; Mary O'Neil; Mark Witkiewicz; MARTHA KIRKPATRICK; Harvey Park Community Organization; marc.sallinger@9news.com EOC Media Partner COVID19 Response; Niccolo Casewit; Future of Park Hill Golf Course Citizens" Group; Gregorio Alcaro; Jim Gibson; John Stewart - Attorney - Historian; Larry Ambrose; Office of Governor Jared Polis; Amy Zimmer; Tom Noel; Harvey Park Community Organization](#)
Subject: [EXTERNAL] Loretto Heights
Date: Friday, September 11, 2020 1:11:13 PM

Westside Partners is back at it again . . . selling their propaganda that residents of Denver really want – or ever wanted - their **SMALL AREA PLAN** of screwing over the beautiful Loretto Heights site and turning it into a high-density/traffic-nightmare/park-destroying “project”.

I am guessing that the only reason Mark W. is speaking to Harvey Park residents and others is because the City of Denver, at least, has the good sense to require “buy-in” for the disastrous plan and the Zone Change designation that would – finally - enable the developers to start bulldozing the site and convert it into a cookie-cutter housing, asphalt and a concrete jungle so that Councilman Flynn will feel as though South Denver has finally joined the ranks of the rest of the Denver. Unfortunately, much of the rest of Denver area has been architecturally-massacred over the last 10 years; it should not be a **goal** for the same thing to happen to South Denver.

Councilman Flynn **SHOULD** recognize that the Loretto Height’s site, with proper planning and design could become a beacon of shining history & architecture that exemplifies the best that is Denver, instead of the lowest-common-denominator crap that has been going in for the last ten years. Also, it must be remembered that this “plan” was initiated **BEFORE** the Denver City Council enabled districts to receive Historic Designation on the basis of exemplary architecture **AND** historical/cultural significance. **Loretto Heights has both.**

Originally, in 2017, I was meeting with many concerned citizens of Denver, and beyond, once the word came out that Loretto Heights was to be sold. I attended all the meetings I could, to offer my input and concern, but the truth of the matter was that many people’s concerned input was not counted when a small and exclusive “steering group” was put together and hand-fed the design criteria that the developers wanted to have regurgitated into the existing plan. Most of the “design” this current plan contains, had absolutely nothing to do with what people really wanted:

People REALLY WANTED:

<!--[if !supportLists]-->1. <!--[endif]-->To keep large expanses of park and open space AS Parks and Open Space.

<!--[if !supportLists]-->2. <!--[endif]-->To keep the historic ditches, large cottonwoods, pond, and wildlife habitat intact & restored.

<!--[if !supportLists]-->3. <!--[endif]-->To keep the core historic district intact AND designate it as a Historic District.

<!--[if !supportLists]-->4. <!--[endif]-->To Restore and Re-Use the existing theater and other historic buildings.

<!--[if !supportLists]-->5. <!--[endif]-->To keep the Loretto Heights Sister's Cemetery intact AND respected.

<!--[if !supportLists]-->6. <!--[endif]-->To accommodate AFFORDABLE HOUSING, not this "Attainable-Housing-if-You-Use-The-Right-Formula NONSENSE! While the rest of the site is "market value" subsidized with Municipal Bonds and Metro District Wall-Street backers.

<!--[if !supportLists]-->7. <!--[endif]-->To accommodate a respected design process and resulting design that would emphasize the beauty and majesty of the site, not denigrate it into yet another standard slash and burn example of bad architecture.

<!--[if !supportLists]-->8. <!--[endif]-->To create a Community Design that would foster renewable energy, walk-to-work, walk-to-stores, community garden and pesticide-free food resources . . . Not this suburban car-oriented, traffic-generating, park-destroying "plan" that came out of all these "Public Meetings" only to end up representing what the developers had wanted all along, with the meetings being nothing but a frustrating waste-of-time ruse while people's views and desires were really NOT being heard or represented at all!

As a person who grew up in Denver, I have been distressed to see the "City of Parks" turn into a city of Soviet-style barrack architecture, parking lots, crowded roadways and spaces where grass and trees no longer grow.

The COVID virus has only emphasized the need for MORE parks, not less. More green spaces and trails, for social distancing, not less and more emphasis on re-use rather than mass destruction of unique spaces. Right now, there seems to be an artificial surge in home-buying that is probably not going to last too long as the battered economy struggles to come back. Urban centers such as Denver are really feeling the pinch. People can't eat out or attend cultural events like they could before. This is turning the Denver downtown into a ghost town in the day, while rendering pent-up individuals a place for problematic gatherings at night. In other words, Downtown Denver is not everybody's first idea of a fun place to be right now, and it will probably take at least a few years to become that again. In the meantime, let's

start building communities that work for people . . . not for developers and Wall-Street backed Metro Districts. Do not allow the Westside developers to turn this beautiful Loretto Heights site into a piece of architectural junk!

Say no to the Zoning Change!

Thanks,

Karen Kalavity