



TO: Denver City Council
FROM: Jason Morrison, AICP, CPD Planning Services
DATE: September 12th, 2019
RE: Loretto Heights Small Area Plan

Community Planning and Development is pleased to submit the *Loretto Heights Small Area Plan* to the Denver City Council. The Denver Planning Board unanimously approved the plan after holding a required public hearing on August 7th, 2019, and the Land Use, Transportation, & Infrastructure Committee (LUTI) voted on August 27th, 2019 to move the plan to City Council for consideration for adoption as a supplement to the *Comprehensive Plan 2040*.

This memorandum documents the plan contents and process based on the three criteria in *Comprehensive Plan 2040*:

1. An inclusive community process was used to develop the plan
2. The plan is consistent with the vision, goals and strategies of Comprehensive Plan 2040
3. The plan demonstrates a long-term view

The memo concludes with the staff recommendation of adopting the *Loretto Heights Small Area Plan* as a supplement to *Comprehensive Plan 2040*.

1. Inclusive Community Process

The Loretto Heights Small Area Plan is based on a robust approximately year-long public engagement process, which was authentic, fair and inclusive:

Steering Committee- The Loretto Heights Small Area Plan was guided and informed by a 17-person steering committee nominated by City Council member Kevin Flynn (District 2). Participants represented neighborhood and community organizations, non-profits, businesses, major property owners, and long-time residents. This group built upon the previous work done by local leaders and neighborhood groups who have been eager to put a plan in place for many years. The committee met for 10 meetings over a 10-month period and all meetings were open to the public. Approximately 150 community members attended these meetings to observe. Steering committee members developed the plan's vision statements, identified focus topics and focus areas, reviewed and refined draft materials, and provided guidance throughout the process.

Public Meetings- The planning team held four community meetings, including an all-Spanish language community meeting. Strong community participation was sustained throughout the process and the meetings were very successful, with an average attendance of approximately 100 people per meeting and a total attendance of 450 participants across the meeting series.

Online Surveys- Two online surveys were created for those who were unable to attend the public meetings. This provided everyone an opportunity to participate in the planning process. The first survey was created to replicate the first public meeting to ensure that the feedback

received online could be evaluated alongside the feedback received in person. The second survey provided an opportunity for the community to submit their feedback on the draft plan. Paper versions of the surveys were also made available. Over 750 additional members of the community participated in the online surveys and provided 2,300 individual comments.

Community Events- CPD staff attended additional community events including RNO meetings, Cabinet in the Community at College View Community Center and a Loretto Heights panel discussion at Regis University during alumni weekend. CPD staff provided information, maps, and a place for community feedback at each community event.

Communications and Additional Outreach- Promotion of the Loretto Heights Small Area Plan process and advertisement of meetings, surveys and draft plans was conducted by CPD Communications:

- Outreach methods included email distribution, media releases, website information, social media, and additional outreach through City Council offices.
- Project information, agendas, meeting materials, draft content, and announcements were posted to www.denvergov.org/LorettoHeights
- An executive summary of the plan, meeting materials, and Public Meeting boards were translated into Spanish after every outreach event.
- Interpretation services and child care were provided at all public meetings.

Finding: *The Loretto Heights Small Area Plan was developed through an inclusive public process.*

2. Plan Consistency

Small area plans must be consistent with *Comprehensive Plan 2040*. Because it is a key supplement to the comprehensive plan and provides specific guidance for the Neighborhood Planning Initiative, a consistency analysis is also provided for *Blueprint Denver*, below.

Comprehensive Plan 2040

The *Loretto Heights Small Area Plan* is consistent with the following goals and strategies found in *Comprehensive Plan 2040*:

Equitable, Affordable and Inclusive

Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

- A. Increase development of housing units close to transit and mixed-use developments.
- B. Implement a high-quality, affordable and accessible multi-modal transportation system.
- C. Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.
- D. Improve equitable access to city resources and city meetings through proactive and transparent communications, easy-to-access information and materials available in more than one language.

Goal 2: Build housing as a continuum to serve residents across a range of incomes, ages and needs.

- A. Create a greater mix of housing options in every neighborhood for all individuals and families.

Goal 3: Develop housing that is affordable to residents of all income levels.

- B. Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.
- D. Develop and promote programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing.

Goal 4: Preserve existing affordable housing.

- A. Expand existing tools, such as tax relief programs, to preserve the long-term affordability of housing throughout Denver.

Goal 5: Reduce the involuntary displacement of residents and businesses.

- A. Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability.
- B. Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community.

Goal 6: Integrate equity considerations into city policies, processes and plans.

- A. Adopt strategies to ensure that city plans and processes, including budget decisions, incorporate equity.
- B. Track the information and measure the data needed to understand disparities and to evaluate the equity impacts of public programs and projects.

Strong and Authentic Neighborhoods

Goal 1: Create a city of complete neighborhoods.

- A. Build a network of well-connected, vibrant, mixed-use centers and corridors.
- B. Ensure neighborhoods offer a mix of housing types and services for a diverse population.
- C. Ensure neighborhoods are safe, accessible and well-connected for all modes.
- D. Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

Goal 2: Enhance Denver's neighborhoods through high-quality urban design.

- A. Enhance collaboration between city agencies to ensure quality design and innovation across the public and private realm.
- C. Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.
- D. Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.
- E. Ensure civic buildings and public spaces enhance and contribute to the design legacy of Denver.

Goal 4: Ensure every neighborhood is strong and dynamic

- A. Grow and support neighborhood-serving businesses
- C. Make city-led catalytic investments in neighborhoods to advance community goals

Goal 5: Create and preserve parks and public spaces that reflect the identity of Denver's neighborhoods.

- A. Ensure that parks and recreational programs reflect the unique context and cultural identity of the neighborhoods they share.

Goal 6: Empower Denverites to be involved and collaborative in city government.

- A. Continue to strengthen trust and communication between the city and all neighborhoods.
- B. Provide proactive communication and transparency about city policies, public safety, processes and plans.
- C. Improve the engagement and representation of all Denverites, including communities of color, in neighborhood groups and city processes.

Goal 7: Leverage the arts and support creative placemaking to strengthen the community.

- B. Embrace existing communities and their cultural assets.

Goal 8: Conduct intentional, equitable and measurable neighborhood planning.

- A. Create diverse and inclusive opportunities for communities to participate in planning.
- B. Ensure all neighborhoods have a future vision that is both community-driven and long-term.
- C. Ensure neighborhood plan recommendations are consistent with the local vision and with this comprehensive plan.

Goal 9: Ensure all neighborhoods are safe.

- A. Encourage design and new development to improve public health and safety.

Connected, Safe and Accessible Places

Goal 2: Provide a safe transportation system that serves all users.

- A. Implement the city's Vision Zero Action Plan to achieve zero traffic-related deaths and serious injuries by 2030.
- B. Create a transportation system to serve all ages and physical abilities.

Goal 4: Create an equitable and connected multimodal network that improves access to opportunity and services.

- A. Ensure focused transportation investments—on streets as well as neighborhood trails—in areas with populations more dependent on walking, rolling and transit.
- B. Use the multimodal network to connect vulnerable populations to employment, education, parks and health services.

Goal 5: Ensure the development of a frequent, high-quality and reliable transit network.

- A. Promote a citywide network of frequent transit service—including buses— that is reliable, safe and accessible to users of all ages and abilities.
- B. Implement *Denver Moves: Transit*, including the frequent transit network and transit capital investment corridors.

Goal 6: Build and maintain safe bicycle and pedestrian networks.

- A. Create a citywide network for bicycling, walking and rolling that is safe and accessible to people of all ages and abilities.

- B. Implement the bicycle network, including facilities easy to use, recommended in *Denver Moves: Bicycles*.
- C. Implement the complete network of pedestrian infrastructure recommended in *Denver Moves: Pedestrians & Trails*.

Goal 8: Strengthen multimodal connections in mixed-use centers and focus growth near transit.

- A. Improve multimodal connections within and between mixed-use centers including downtown, Denver International Airport and major urban centers.
- B. Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership.

Economically Diverse and Vibrant

Goal 1: Ensure economic mobility and improve access to opportunity.

- C. Support business development and grow the talent necessary to compete in the global economy.

Goal 4: Ensure Denver has a productive, educated, competitive and knowledgeable workforce.

- A. Develop a highly trained local workforce with the skills and knowledge to effectively compete for a diverse range of local jobs.
- B. Provide training and programs to connect Denverites to high quality jobs at a range of skill levels.
- C. Encourage businesses to work with local workforce training and education organizations to better prepare residents for job and career opportunities.

Environmentally Resilient

Goal 2: Prepare for and adapt to climate change.

- A. Prepare for the impacts of climate change including increased temperatures, loss of tree canopy, infrastructure damage, increased frequency of extreme weather events and reduced snowpack and earlier snow melt.
- B. Plan for climate change through collaboration, innovation and special attention to the city's most vulnerable populations, who are disproportionately impacted by climate change.

Goal 4: Integrate stormwater into the built environment by using green infrastructure to improve water quality and reduce runoff.

- B. Restore and enhance waterways so they serve as community amenities.

Goal 6: Protect and expand Denver's green infrastructure network.

- A. Recognize parks, public space, trees and plants as vital elements of green infrastructure and ensure that the provision of these elements keeps pace with Denver's growth.
- B. Connect parks, open spaces, trails, river corridors, parkways and street trees into an integrated green infrastructure network.
- C. Maintain and expand the citywide tree canopy.
- D. Preserve and enhance the city's system of parkland and adapt park landscapes to be more climate and heat resistant.

Goal 8: Clean our soils, conserve land and grow responsibly.

- B. Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.

- C. Focus growth by transit stations and along high- and medium-capacity transit corridors.

Healthy and Active

Goal 1: Create and enhance environments that support physical activity and healthy living.

- A. Recognize parks, recreation and the urban forest as vital components of a complete community.
- B. Promote walking, rolling and biking through the development of a safe and interconnected multimodal network.
- C. Design safe public spaces and recreational areas to serve people of all ages and backgrounds.

Goal 2: Provide high-quality parks, recreation facilities and programs that serve all Denver residents.

- A. Ensure equitable access to parks and recreation amenities for all residents.
- B. Make Denver's healthy outdoor lifestyle accessible to residents of all ages and backgrounds.

Goal 3: Ensure access to affordable, nutritious and culturally-diverse foods in all neighborhoods.

- A. Expand efforts to recruit and retain fresh-food retailers in low-income and underserved areas.
- B. Expand community food production and sharing.
- C. Build community-driven food resources.

Goal 5: Incorporate health analysis into relevant city policies, processes and planning.

- A. Integrate health impacts and considerations into relevant city programs and projects.
- B. Work across multiple city departments and partners to address health impacts.

Denver and the Region

Goal 1: Be a regional leader in smart growth.

- B. Demonstrate the benefits of compact, mixed-use development for the region.

Goal 2: Embrace Denver's role as the center of regional growth.

- A. Direct significant growth to regional centers and community centers and corridors with strong transit connections.

Goal 3: Lead the advancement and promotion of regional collaboration.

- B. Coordinate with RTD, DRCOG and local jurisdictions to lead investments in multimodal regional connections, including transit corridors.

Goal 4: Capitalize on Denver's role as a transportation hub and enhance connections to the region and beyond.

- A. Leverage the regional investment in RTD's FasTracks program to develop a network of transit-oriented centers at rail stations.

Blueprint Denver

Blueprint Denver Section 3.1 (Plan in Action- Implementation) identifies NPI area plans as “the greatest opportunity for covering all of Denver with small area plans that provide more specific guidance than *Blueprint Denver*”. The section describes how NPI area plans update and refine *Blueprint Denver* and establishes the following minimum content for NPI plans:

- A detailed vision for the future of the area that aligns with the comprehensive plan vision and the vision of *Blueprint Denver*.
- Strategies for achieving the vision, including recommendations for land use, built form, mobility and quality-of-life infrastructure.
- An implementation section identifying strategies by type, responsible entities, timelines, and any metrics for tracking plan progress over time.
- A summary of intended updates to *Blueprint Denver*.

The *Loretto Heights Small Area Plan* contains content specifically addressing each of the minimum standards listed above. Additionally, the *Loretto Heights Small Area Plan* is consistent with the following goals and strategies found in *Blueprint Denver*:

Land Use and Built Form

General Recommendations- Land Use and Built Form

Policy 1: Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets.

- A. Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including:
 - Regional centers and community centers
 - Community corridors where medium- and high-capacity transit corridors are planned
 - High and medium-high residential areas in the downtown and urban center contexts.

Policy 3: Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible.

- A. Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.
- C. Update the zoning code to reflect the contexts and places envisioned in this plan. Create new zone districts where appropriate.

Policy 4: Ensure equitable planning processes and include underrepresented residents in plans and plan implementation.

- A. Include multilingual engagement in all public outreach.
- D. Integrate equity and environmental justice considerations into plans and identify methods to measure and reduce inequities as part of the planning process.

Policy 9: Promote coordinated development on large infill sites to ensure new development integrates with its surroundings.

- B. Use large development review, or similar tools, to coordinate infrastructure and open space on large infill sites while minimizing and mitigating negative impacts on surrounding communities.
- C. Implement regulatory tools to set clear and predictable requirements for large redevelopments to provide benefits to the community such as affordable housing and open space.

Housing Recommendations- Land Use and Built Form

Policy 8: Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts.

- C. Ensure land use regulations, small area plans, and major transit investments support desired growth areas.
- D. Advance housing affordability recommendations from this plan and Housing an Inclusive Denver to ensure new units include units affordable to a range of income levels.

Economic Recommendations- Land Use and Built Form

Policy 2: Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities.

- A. Invest in transit priority streets to connect all Denver residents to the city's regional, community centers and community corridors.
- B. Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities, in and near regional centers, community centers and community corridors
- D. Align workforce training, career development and education programs with job opportunities in regional centers and create programs to connect workers with employers in regional centers.

Design Quality and Preservation- Land Use and Built Form

Policy 2. Ensure residential neighborhoods retain their unique character as infill development occurs.

- A. Continue the city's commitment to existing historic districts and landmarks and use historic designation to preserve the character of an individual structure or district or where there is historic, architectural, cultural, and/or geographic significance
- C. Use design overlays as targeted tools in developing or redeveloping areas that have a specific design vision, ideally one articulated through a planning process. Although these overlays tend to be specific to a particular area — such as a river corridor or newly developing neighborhood — it is also appropriate to create design overlays for multiple areas where common design outcomes are desired.
- F. Promote the use of pattern books to identify character defining features and/or desired design outcomes for an area. Pattern books can be developed during neighborhood planning and used to inform regulatory tools including, but not limited to, conservation overlays and design overlays. Discover Denver, the citywide building survey, can contribute valuable data on character defining features to be incorporated into pattern books
- I. Promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver's neighborhoods.

Policy 3. Create exceptional design outcomes in key centers and corridors

- C. Create a system of design tools, including standards and guidelines, that are scalable and repeatable to enable baseline design requirements that can be applied to a range of contexts and locations and be modified with a smaller subset of locally-applicable features.
- E. Revise the zoning code to provide standards for new mixed-use development that better responds to the surrounding context. Standards to examine for improvement include build-to ranges, transparency minimums, lot coverage, and entry features.

- F. Implement additional zoning tools to create appropriate transitions between places, especially for areas where centers and corridors are close to residential places. This may include standards related to height, massing and uses.
- K. Identify important mixed-use historic structures and encourage their continued use or adaptive reuse.

Policy 5. Create design outcomes in suburban and urban edge contexts that promote active, pedestrian-friendly places.

- B. Revise zoning code to provide better site design requirements for pedestrians, particularly internal circulation within large, multi-building developments.

Mobility Recommendations

Policy 1. Encourage mode-shift — more trips by walking and rolling, biking and transit — through efficient land use and infrastructure improvements.

- A. Implement the bicycle, pedestrian and transit networks in *Denver Moves* plans.
- D. Increase the number of services and amenities that are available by walking, rolling and biking by integrating more local centers and corridors into residential areas, especially for areas that score low in Access to Opportunity.
- E. Promote mixed-use development in all centers and corridors.

Policy 3. On all streets, prioritize people walking and rolling over other modes of transportation

- A. Ensure safe pedestrian crossings, especially along the High Injury Network identified by Vision Zero.
- C. Ensure that café seating in the public right-of-way provides ample and high-quality space for pedestrians and streetscaping, especially in areas with high pedestrian volumes.
- D. Develop policies for shared spaces in appropriate locations to safely accommodate all users, flexible spaces and opportunities for events.

Policy 4. On all streets, prioritize people walking and rolling over other modes of transportation

- B. Create and adopt a citywide “Complete Streets” policy to support comprehensive street design guidelines.
- D. Align street design guidelines, standards and rules and regulations to support Vision Zero goals and improve safety along the High Injury Network.
- E. Ensure regulations promote design outcomes that prioritize pedestrians.

Policy 8. Connect centers and corridors across the city through a variety of modal choices.

- A. Implement the sidewalk network in *Denver Moves: Pedestrians & Trails*.
- B. Implement the bicycle network in *Denver Moves: Bicycles*.
- C. Update the bicycle network from the *Denver Moves: Bicycles* plan to ensure low-stress bicycle connections to centers and corridors.
- E. Implement the Transit Capital Investment Corridors in *Denver Moves: Transit*.

Policy 9. Improve safety on Denver's streets and collaborate with city departments on safety programs when developing small area plans.

- A. Build streets that are safe for everybody and implement the Vision Zero Action Plan to achieve zero traffic related fatalities by 2030.
- B. Advance the goals of the Vision Zero Action Plan in the Neighborhood Planning Initiative (NPI).

- D. Support the safe routes to school program.

Quality of Life Infrastructure Recommendations

Policy 1. Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver's growth.

- A. Explore a variety of methods to provide permanent, sustainable funding options for park, trail and recreation needs. This could include working with city agencies to seek increased participation from new development to help meet increased demand for park and recreations services and facilities.
- B. Evaluate the need to increase requirements and/or create incentives for publicly accessible outdoor space for mid- and large-scale developments in centers, corridors and districts.

Policy 2. Protect and expand Denver's tree canopy on both public and private property.

- B. Support a robust street tree canopy by prioritizing trees in right-of-way design.

Policy 3. Minimize flooding and effectively manage stormwater as part of a larger integrated ecological system.

- D. Encourage adaptable, multi-functional stormwater facilities to support redevelopment and provide neighborhood recreational amenities.
- E. Provide room for our waterways, where feasible, to help restore natural functionality that has been impaired due to increased urbanization and channelization.

Policy 5. Ensure attractive streets and outdoor spaces in all centers and corridors, giving priority to pedestrian spaces and amenities.

- A. Encourage street design that minimizes impervious surfaces and look for opportunities to re-purpose parts of the street to enhance the pedestrian realm.
- F. Prioritize pedestrian relationships in design such as building orientation, vehicular access points and public wayfinding.

Policy 6. Preserve and rehabilitate Denver's designated parkways and boulevards.

- B. Create corridor plans to help refine the approach to some parkways where the vision for the character has not been fully implemented, such as Colorado Boulevard and Federal Boulevard.

Policy 8. Develop tools to improve access to healthy foods to support community health outcomes.

- C. Explore ways to increase use of public spaces for non-permanent fresh food retail, including farmers markets and mobile vending.
- E. Analyze areas with a saturation of unhealthy food uses and develop regulatory tools to address impacts, particularly on vulnerable populations.
- F. Incentivize and support efforts to recruit and retain grocery stores in centers and corridors, with focus on areas of low food access.

Policy 10. Work with public and private partners to improve access to shops, restaurants, entertainment, services and a variety of daily needs for all Denver residents.

- A. Prioritize street and trail improvements and connections leading to and through existing and future centers and corridors.
- C. Promote development that compatibly integrates and includes daily needs such as child care centers, grocery stores and community-serving retail.

Finding: The Loretto Heights Small Area Plan is consistent with Comprehensive Plan 2040 and Blueprint Denver.

3. Long-Term View

The Loretto Heights Small Area Plan establishes a vision for maintaining the character and development patterns in established residential neighborhoods, guide sustainable new growth within community centers and corridors in the plan area, and honor the rich history of the Loretto Heights campus through the preservation and reuse of historic buildings and sensitive infill. The plan is intended to be flexible to accommodate opportunities that arise, and be able to adapt and respond to new challenges over the coming years. This vision will take many years to achieve.

Finding: The Loretto Heights Small Area Plan has an appropriate long-term perspective.

Staff Recommendation:

Based on the findings that the *Loretto Heights Small Area Plan* used an inclusive public process, is consistent with *Comprehensive Plan 2040* and *Blueprint Denver*, and encompasses a long-term view, **staff recommends adopting the Loretto Heights Small Area Plan as a supplement to *Comprehensive Plan 2040*.**

Attachments:

1. Public Comment

- a. Letter of endorsement from the Loretto Heights Steering Committee
- b. Resolution of the City Council of the City of Sheridan endorsing the Loretto Heights Small Area Plan and recommending approval by the City and County of Denver's Planning Board and City Council
- c. Letter of endorsement from Mr. Andrew Rogge, City of Sheridan Planning Department
- d. Letter of endorsement from Libby Brien, School Director at DSST College View Middle/High School
- e. Letter of endorsement from Sister Barbara Nicholas, Sisters of Loretto President
- f. Letter of endorsement from Sister Mary Nelle Gage, Sisters of Loretto
- g. Letter of endorsement from Rev. Joseph Tung Dang, Vietnamese-American Community of Colorado
- h. Letter of endorsement from Mr. J.J. Niemann, Harvey Park Neighbors (Signed by 16 Harvey Park & Harvey Park South Residents)
- i. Letter of endorsement from Mr. Mark Witkiewicz, Westside Investment Partners, Inc.
- j. Letter of endorsement from Martha Kirkpatrick, Loretto Heights Alumni
- k. Letter of endorsement from Mr. & Mrs. Ratkewicz, Loretto Heights Alumni
- l. Letter of endorsement from Mrs. Norma Brown, Loretto Heights Alumni
- m. Letter of endorsement from Ms. Clare Harris, President, College View RNO
- n. Letter of endorsement from Mr. James Hoxworth
- o. Letter of endorsement from Mrs. Donna Repp and Mrs. Tara Durham, South Mar Lee / Brentwood / Sharon Park RNO
- p. Letter of endorsement from South Mar Lee / Brentwood / Sharon Park RNO
- q. Letter of endorsement from Mr. Andrew Chapin, Resident Harvey Park
- r. Letter of endorsement from Mr. Tom Leavitt Resident

- s. Letter of endorsement from Mr. John Moore, Dartmouth Heights Association
- t. Letter of endorsement from Mr. Carl Christianssen, Resident Harvey Park South
- u. Letter of endorsement from College View RNO
- v. Letter of opposition from Ms. Karen Kalavity
- w. Letter of opposition from Mr. Niccolo Casewit
- x. Letter of conditional endorsement, Loretto Heights Community Initiative
- y. Letter of conditional endorsement, Harvey Park Community Organization
- z. Letter from Bonnie DeHart
- aa. Letter from Janet Fuiks
- bb. Letter from Mr. Erik Bien
- cc. Letter of endorsement from Bear Valley Improvement Association
- dd. Letter of endorsement from Pinecrest Village Improvement Association
- ee. Letter of endorsement from Seven Springs RNO
- ff. Letter of endorsement from Glenbrook-Park West-Autumn Run RNO
- gg. Letter of endorsement from Mr. Mike FitzMaurice, President, Riviera Circle Lake Club HOA
- hh. Letter of endorsement from Pinehurst Country Club HOA

2. Loretto Heights Small Area Plan

Statement regarding the City of Denver Loretto Heights Small Area Plan

As Neighbors of the Loretto Heights campus, Advocates of Loretto Heights and its history, Leaders charged with envisioning the campus' future and Members of the Loretto Heights Small Area Plan Steering Committee, we fully support the Loretto Heights Small Area Plan.

The Plan outlines a compelling vision for activating the campus and building it into an asset for southwest Denver while appropriately preserving its storied history and minimizing impacts on existing communities.

Furthermore, we:

1. Express gratitude to Councilman Kevin Flynn for organizing a Small Area Plan effort to bring focused, coordinated planning to the campus at a critical juncture in its history;
2. Commend Westside Investment Partners for submitting this project to the Small Area Plan process;
3. Recognize the City Planning Services Department for leading the Small Area Plan process, including organizing multiple community meetings and synthesizing a variety of viewpoints into a consensus-driven vision.

John Joe DHA (Dartmouth Heights)

Margent Hayes DHA

Marty Phau DAA

Olave Harris College View

Jan Dahn South Marlee / Sharon Park / Brentwood

Kassandra Corneles SWDC

H/K MO, DHA

Norma Brown Loretto Summit

Donna Noble Repp SMLBSP RNO

Sr. Mary Nell Stage, SL (Sisters of Loretto, Loretto Community)

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Alumni Alternate-SAP/LH Steering Committee
LHC 1982

CITY OF SHERIDAN, CO
RESOLUTION NO. 23-2019

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERIDAN
ENDORING THE LORETTO HEIGHTS AREA PLAN AND RECOMMENDING
ITS APPROVAL BY THE CITY AND COUNTY OF DENVER'S PLANNING
BOARD AND CITY COUNCIL**

WHEREAS, the City of Sheridan participated in the Loretto Heights Steering Committee (“the Committee”) and the drafting of the Loretto Heights Area Plan (“the Plan”); and

WHEREAS, Sheridan residents provided input on the future of the Loretto Heights campus and the Plan through an extensive public engagement process including online surveys and community meetings; and

WHEREAS, the impending redevelopment of the Loretto Heights campus and implementation of the Plan is of the utmost importance to the communities and neighborhoods of southwest metro Denver; and

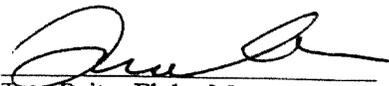
WHEREAS, the City Council of the City of Sheridan has been provided regular updates on the progress of the Committee and reviewed the Plan at a study session; and

WHEREAS, the City Council of the City of Sheridan supports the Plan's recommendations and specifically recommends that the City and County of Denver consider traffic impacts to Federal and Dartmouth Avenue, view corridors to and from the City of Sheridan and historic preservation of buildings on the campus.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, COLORADO, THAT:

The City of Sheridan City Council endorses the Loretto Heights Area Plan and recommends its approval by the City and County of Denver's Planning Board and City Council.

Done and resolved the 29th day of July, 2019.

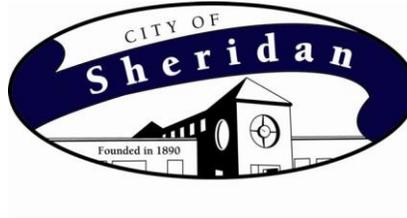

Tara Beiter-Fluhr, Mayor

ATTEST:


Arlene Sagee, City Clerk

APPROVED AS TO FORM:


William H. Hayashi, City Attorney



July 30, 2019

ATTN: Jason Morrison
Planning Services
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO. 80202

RE: Loretto Heights Steering Committee

Dear Mr. Morrison,

On behalf of the City of Sheridan I would like to express our thanks to Denver's Community Planning and Development Department (CPD) for the invitation to participate in the Loretto Heights Steering Committee and the creation of the Area Plan for the Loretto Heights campus. Over the past ten months I have attended monthly Steering Committee meetings and am truly astonished at the level of input and collaboration which CPD was able to gather throughout this process.

As a planner in southwest metro Denver I appreciate the unique challenges that come with engaging residents and community leaders in important planning decisions. Early on, it was evident that a diverse group of stakeholders, neighborhood groups, and organizations were represented at Steering Committee meetings. Throughout the planning process CPD was able to obtain input from 1,300 community members and made a concerted effort to engage Spanish-speaking residents—who represent 66% of the residents in the Plan's Study Area.

The City of Sheridan looks forward to collaborating with the City and County of Denver in the future and on the implementation of the Loretto Heights Area Plan.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Rogge".

Andrew Rogge
Senior Planner

cc: Tara Beiter-Fluhr, Mayor
Devin Granbery, City Manager

DSST PUBLIC SCHOOLS

COLLEGE VIEW

August 10, 2019

To whom it may concern at the Denver Planning Board;

This letter enthusiastically supports the Loretto Heights Area Plan. As you may know, DSST College View Middle School sits along the South edge of the Loretto Heights Campus. We have been privy to the many changes occurring with the property over the course of the last 5 years and are deeply invested in the property and its future. We are thrilled to have had the opportunity to engage in such a collaborative process as the plan has come to fruition. Our staff, students, families, and neighbors are eager to see how the landscape and opportunity of the surrounding area will change in coming months and years.

The current draft plan has clearly synthesized the input, ideas, and voices of a diverse collection of residents and community members within the plan boundary- including many members of the DSST College View community. We expressed our hopes for green space, community resources, and plans to ensure traffic through our school boundary does not increase- and see the application of these ideas throughout the plan. In addition, we believe the current draft plan will benefit the diverse needs of our school community and the surrounding neighborhood- and will benefit individuals from a variety of socioeconomic, racial, and linguistic backgrounds- something that is core to our mission.

We appreciate the ability to collaborate and provide input throughout the planning process and are excited to work as continued partners through the execution of this plan.

With many thanks,



Libby Brien
School Director
DSST College View Middle School
Email: Libby.brien@scienceandtech.org
Phone: 303.802.4170

LORETTO COMMUNITY
Sisters of Loretto · Co-Members of Loretto
Office of the President

August 5, 2019

Dear Community:

The Loretto Community (Sisters of Loretto at the Foot of the Cross and Loretto Co-Members) affirms the public/private collaboration during the last 10 months to develop the community-driven vision of the re-vitalization of the Loretto Heights campus. While the planning for the perpetual care of the Loretto Heights cemetery is still in process, we do want to acknowledge our appreciation for the careful attention paid to the history of the campus, to honor the educational services provided during the last 125 years. We commend the intentions to both honor the legacy as well as to bring new life to the campus.

The plan for affordable housing, the hope for a revitalized theatre, the prospect of re-purposing and enhancing existing buildings, the value of ample open space and the maintenance of the majestic mountain vistas are goals we share. We are especially grateful for the recognition of the sacredness of the cemetery.

Thank you to the City of Denver, neighborhood associations, civic stakeholders, Westside Investment Partners, and conscientious individuals who have given time talent, and treasure in this labor to both honor the past and create a vibrant future in Southwest Denver.

Sincerely yours,



Sister Barbara Nicholas SL President
Sisters of Loretto and Co-Members of Loretto

515 Nerinx Road, Nerinx, Kentucky 40049-9999
Phone: 270-865-5811 ext. 3102 Mobile: 502-550-5925
bnicholas@lorettocommunity.org

We work for justice and act for peace because the Gospel urges us.

Dear Community,

It has been my honor to serve the Sisters of Loretto as representative on the Loretto Heights Area Plan Steering Committee. I am inspired by the by the dedicated work of the Denver City Planners, Southwest Denver neighbors, civic agency representatives, and Westside Investment Partners. The area plan process has been positive in bringing a wide variety of stakeholders together, both appointed members and interested citizens, to share hopes and fears as well as dreams and dreads.

My devotion to the campus is deeply rooted in my life as a graduate of Loretto Heights College as well as a Sister of Loretto for 50 years. Since early 2017 I have been encouraged by the public outpouring of interest in the re-vitalization of the campus. The goals consistently articulated are for historic preservation, appreciation of the natural beauty, perpetual care for the sacred cemetery, maintaining the prominence of the Academy/Administration Building and attached chapel, repurposing of buildings, as well as envisioning a campus where current and future SW Denver needs and desires are fulfilled.

Westside has invested significant time in learning about the history of Loretto Heights and is committed to the values expressed by the community. I trust that we all will continue working with Westside to ensure that the renewal of Loretto Heights will be a place of peace, beauty, and joy for those who come to live, to work, to learn, to pray and to play.

Sincerely yours,

Sister Mary Nelle Gage, S.L.



CỘNG ĐỒNG NGƯỜI VIỆT QUỐC GIA COLORADO
VIETNAMESE-AMERICAN COMMUNITY of COLORADO

1907 West Mississippi Ave, Denver, Colorado 80223

Phone: 720-213-8783

<http://congdongcolorado.weebly.com>

vaccdenver@gmail.com

August 2, 2019

ATTN: Jason Morrison
Planning Services
Community Planning and Development
201 W Colfax Ave., Dept. 205
Denver, CO 80202

RE: Loretto Heights Steering Committee

Dear Mr. Morrison,

On behalf of the Vietnamese American Community of Colorado, I am honored to participate in the Loretto Heights Steering Committee and the creation of the Area Plan for the Loretto Heights campus. Over the past ten months, I have attended monthly at the Steering Committee meetings; public input open houses; and worked closely with you, Councilman Flynn, Sisters of Loretto, and mostly Mr. Mark Witkiewicz. I am super impressed with the astonishing level of input and collaboration with the Community Planning and Development process.

The Vietnamese American Community of Colorado is fully supporting the area plan for Loretto Heights. We are looking forward to seeing Loretto Heights Development to kick in, as soon as possible. The building has been vacant too long and a vandalism hotspot. We believe the future of this great area will be a new hub for our Southwest community, where it can serve as a multicultural center.

I will continue to do my best to collaborate with the City and County of Denver and Westside Investment Partners, in any way I can to support the implementation of the Loretto Heights Area Plan.

Sincerely,



Rev. Joseph Tung Dang
Community Relations Liaison

Cc: Mr. Thang Le, VACC President
Councilman Kevin Flynn
Mr. Mark Witkiewicz, Westside Investment Partners.

Whereas ... The Loretto Heights Small Area Plan is a result of over two years of engagement and contribution by the Harvey Park Community and other communities around the Loretto Heights Campus, and

Whereas ... The Loretto Heights Small Area Plan steering committee, the District 2 City Council office, the owners of Loretto Heights (West Side Investment), and our other southwest Denver representatives have maximized opportunity for input and feedback from the Harvey Park community regarding the Loretto Heights Small Area Plan.

Whereas ... The Loretto Heights Small Area Plan represents an inclusive creation process by the communities surrounding the Loretto Heights campus and by the campus participants who have the greatest stake in the history and continued use of the Loretto Height campus (The Sisters of Loretto, the Loretto Heights alumni, the Denver Public Schools, and Historic Denver), and

Whereas ... The owner and master developer for the Loretto Heights campus has engaged our communities in good faith effort and has listened to the concerns and desires of the Loretto Heights Small Area Plan Steering Committee, and

Whereas ... The Loretto Heights Small Area Plan incorporates the desires of the majority of citizens of Harvey Park and describes actions and design for the campus that address the concerns of the residents, with regard to the redevelopment of the campus, and

Whereas ... The Loretto Heights Small Area Plan calls for the redevelopment of the Loretto Heights campus to open the campus to a diverse group of residents, include historic preservation (including the Sisters of Loretto cemetery), maintain the open space, campus, feel of the property, add community use retail on the east side of the property, and create single family homes on the west side of the former campus, and

Whereas ... The density recommendations in the Loretto Heights Small Area Plan best fit and incorporate the spirit of Loretto into the future of the campus and preserves the history and character of the Loretto Heights campus through the maintenance of view planes, and

Whereas ... The Loretto Heights Small Area Plan represents the best Small Area Plan, resulting from the most inclusive and extensive process created by the City of Denver.

Therefore ... We, the residents of Harvey Park, support the Denver City Council's approval of the Loretto Heights Small Area Plan and look forward to the opening up of our iconic and historic Loretto Heights campus and landmarks, to be enjoyed by Harvey Park residents and the future residents of Loretto Heights.

Name (Printed)

Samantha Niemann

Helen Kim

Chris Rogers

Jennifer Wood

Thelma

David Barnes

Deana Barnes

Theresa Clark

Frank Blossie

Frank W. Draper

BARBARA DRAPER

John Joseph Niemann

John Niemann

Cordie Medina

Jodi Rogers

Wendy Rogers

Name (Signature)

[Signature]

[Signature]

[Signature]

Thelma #

Jennifer Wood

Michael Bay

[Signature]

[Signature]

Frank Blossie

Frank W. Draper

Barbara Draper

[Signature]

John Niemann

Cordie Medina

[Signature]

Wendy Rogers





WESTSIDE INVESTMENT PARTNERS

4100 East Mississippi Avenue, Suite 500 Glendale, CO 80246

July 30, 2019

Re: Letter of Support for Loretto Heights Small Area Plan

On behalf of ACM Loretto VI, dba Westside Investment Partners, (“Westside”), we would like to enthusiastically endorse the Loretto Heights Small Area Plan. When Westside purchased the Loretto Heights campus approximately one year ago, we had choices. We could have developed the property under its current zoning, which would have allowed very high density and buildings up to 157’ in height; or we could have immediately submitted a rezoning application based on our vision for the property. But, knowing that the City was interested in pursuing a Loretto Heights Small Area Plan, we chose to hit pause on any decisions and/or planning for the Loretto Heights campus and instead looked to the community to seek their thoughts, ideas and needs.

The Loretto Heights Small Area Plan is the result of a community driven Area Planning process. The Plan reflects the community benefits our neighbors are seeking and what the community values. The City-led community meetings and workshops distilled key learnings into the Plan, most importantly, the “Spirit of Loretto” and what our neighbors desire in a “Community”. Community is more than the bones, both natural and manmade, that make up this amazing campus. Community is creating a place where everyone is welcome and there is a common sense of pride and ownership. We believe the vision articulated in the Loretto Heights Area Plan will breathe life back into this emerging Southwest Denver neighborhood and are excited for the future of the Loretto Height campus.

Sincerely,

Westside Investment Partners

Andy Klein

Mark Witkiewicz

Otis Moore

Kevin Smith

Kenneth Ho

Letter of Support for Loretto Heights Small Area Plan

My name is Martha (Newlin) Kirkpatrick. I am an alternate for the Alumni seat at the Steering Committee table. I am a 1982 graduate of Loretto Heights College, and received my Bachelor of Arts degree in Theatre, with a double major in Acting and Directing. I grew up in Southwest Denver, the Harvey Park and Bear Valley neighborhoods, and I currently live in Englewood. Loretto Heights has been part of my life for my entire life.

Through community groups and my alumni group, I became very involved and of course, concerned about what the future held for Loretto Heights. When Westside purchased the property in July of 2018, things took a decidedly positive turn. Westside agreed, and welcomed, this Small Area Plan process, so that they could dive deeply into what the community wanted and needed.

Through a well thought-out and methodical approach in appointing people from adjoining neighborhoods, alumni, the Sisters of Loretto, community leaders and others, Jason Morrison and his team have joined hands with us through 10+ months of meetings, insights, discussion, and debate.

Four community meetings on the campus have hosted over 400 people lending their support, their voices, and their concerns for what is to become of a beloved piece of history and a touchstone for many in the southwest Denver area.

While most of us understand that not everyone will get everything they want, most of us will get something we do. And what this larger community wants is a gathering place, somewhere to find respite in either a good meal, a street fair, lush green space, an outdoor concert, or a beautiful home.

The words that come to mind are respect, reverence, reuse, reclaim. And the other RE word that many don't wish to utter, redevelopment. However, this redevelopment is being done in a different way. By respecting the wishes of the community that will be using it and living nearby. By revering the past, by letting it inform the future. By reusing or reclaiming what was once grand, and bringing it back to a full, colorful, vibrant life.

Dedication to this process and to the community, seems to be foremost in the minds of the city planning team. I personally feel that every one of the team members has gone above expectations to deliver a vision that we can all "build" on.

The community that has been brought together through the city-led Small Area Plan process is truly the seed that will begin the new life that is being envisioned for the Loretto Heights campus.

In closing, I fully support the Loretto Heights Small Area Plan. I am greatly and deeply appreciative of the partnership which has been created with those on the city planning team, and with Westside.

Thank you,



Martha Kirkpatrick

From: [B and A Ratkewicz](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [mary gage](#); [Lydia Pena](#)
Subject: [EXTERNAL] Loretto Heights Area Plan
Date: Tuesday, July 16, 2019 4:56:16 PM

Mr. Morrison:

jason.morrison@denvergov.org

We are voicing our support of the Loretto Heights Area Plan. This latest version includes many of the ideas and suggestions we passed on through the surveys and meetings. As a LHC graduate and a USAFA graduate, we feel strongly that the historical significance and beauty of the campus be preserved throughout the redevelopment and into the future. This plan appears to meet that goal.

Since we live in Colorado Springs, one way we are supporting the city's effort is to purchase meals and items in Denver and pay sales tax. The last three times we were in the Denver area, we shopped and had meals with family and friends in Denver. This idea came from Jefferson County. They had signs at Colorado Mills Mall explaining how sales tax dollars helped pay for parks, trails, open space and development. We hope that some of the sales taxes we pay in Denver can go towards such projects, specifically at Loretto Heights. We talked about this at Barb's LHC class reunion party this weekend at a Denver restaurant.

Thank you for your work in developing the Loretto Heights Area Plan. We encourage the Denver City Council to accept the recommendations.

Sincerely,
Barb & Art Ratkewicz
Colorado Springs, CO
Cell: 719-330-3729

cc: Sr. Mary Nelle Gage
Sr. Lydia Pena

Morrison, Jason P. - CPD City Planner Senior

From: LESLIE BROWN <normales@comcast.net>
Sent: Thursday, August 1, 2019 3:41 PM
To: Morrison, Jason P. - CPD City Planner Senior
Subject: [EXTERNAL] Planning Area Committee for Loretto Heights

Planning Committee for Loretto Heights area,

I am Norma Brown - a member of the stakeholders committee on Denver's Southwest Area Plan for Loretto Heights. I am the representative for the alumni. It has been most interesting to have worked on this committee for the Area Plan for "The Heights" the past 10 months. I feel this plan is something Denver will be very proud of on its fruition. We have discussed and argued, at times, on the many aspects of making this area a comfortable, beautiful, thriving, and historical community for all who live here.

I agree with the written plan that is being presented to the Planning Board.

Norma Brown

Loretto Heights Alumni Representative Class of 1959

From: [Clare Harris](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: ["Mark Witkiewicz"; Flynn, Kevin J. - CC Member District 2 Denver City Council; Clark, Jolon M. - CC President Denver City Council; cvnadenver@gmail.com](#)
Subject: [EXTERNAL] Re: Loretto Heights Area Plan :: Planning Board Information
Date: Monday, July 29, 2019 8:36:31 AM
Attachments: [image001.png](#)

To Denver Planning Board,

I have represented the College View neighborhood at all meeting of the Loretto Heights Area Plan committee, as well as ancillary informational groups that provided further detailed info (tours of the campus, etc.), and the large community meetings. I have lived within 3 miles of Loretto Heights for almost 50 years, and for the past 25 years, live 4 blocks east of the campus. I attended and graduated from Loretto Heights College in 1978 with my BSN, subsequently hosted students who attended Teikyo Loretto Heights over a period of about 10 years in the 1990s and early 2000s, and attended many campus events. I worked nearby for 25 years, at Colorado Mental Health Institute at Fort Logan. My son also lives within 4 blocks of the campus. I have been on the College View Neighborhood Association board for 25 years, as President, vice President, secretary and now treasurer. My relationship to this historical, educational, cultural and spiritual place is strong and constant.

The dedicated group who worked together to identify priorities, important issues re. land use, cultural, neighborhood, etc. impacts, city and local wishes, and all possible aspects of development here, spent our time discussing, negotiating, agreeing until the final Small Area Plan was finalized. We recognize the wonderful opportunity for citizens in the area by the developer, Westside Investment Partners, especially their representative, Mark Witkiewicz, to give our perspective about redevelopment of an area treasure.

I, as the College View representative, fully support our Small Area Plan and look forward to this project's completion and its positive impact for the future of our neighborhood.

Thank you,
clare harris
CVNA

From: [James Hoxworth](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Mark Witkiewicz](#)
Subject: [EXTERNAL] Letter for Planning Board
Date: Sunday, August 4, 2019 4:33:42 PM

Jason,

I regretfully cannot make the planning board meeting on Wednesday as I will be out of town. I am submitting this letter in hopes that my voice could be “heard” and that this would be included in public comment or a file of some sort in support of the Small Area Plan for Loretto Heights. Please let me know if you have any other questions, and thanks for your hard work on leading the process on this for the city.

Regards,

James Hoxworth

August 2nd, 2019

To Jason Morrison and the City of Denver Planning Board:

My name is James Hoxworth, a local pastor, and a member of our community who has a deep interest in the future of Loretto Heights. I had the privilege of leading a special Christmas Service in the historic chapel in December of 2018 in partnership with Councilman Kevin Flynn and Father Joseph Dang, chaplain for DPD. At that event we saw approximately 300 members of the community come out in force to celebrate Christmas in such a beautiful and sacred space. The evening foretold of the potential of the renewal of the campus for the sake of the community.

After looking over the Small Area Plan, I believe this plan will accomplish the dreams of the city and the community as a whole. This plan will help create a deeper identity for southwest Denver and will seek to be a community that engages people from all walks of life. I believe the history of the campus will be honored by "re-purposing with integrity" such a beautiful space.

In conversations I've had with Westside, other members of the community, and the steering committee I have been encouraged by how sensitive the developer has been when it comes to maintaining the integrity of the area by giving it new life for long-term use and enjoyment. I personally attended many of the steering committee meetings, and I found the process thorough and well-executed. I would like to encourage the planning board to approve the plan, as submitted, that the steering committee has brought forward for approval. The process was filled with integrity and hard work and I hope no further delays would hinder the progress that has been made.

If I can be of service to you or the planning board, please don't hesitate to contact me.

Kind Regards,

James Hoxworth
602.410.6865

S Mar Lee/Brentwood/Sharon Park Registered Neighborhood Organization

Donna Noble Repp, president
Chris Arteaga, vice president
Tara Durham, secretary

August 5, 2019

The City of Denver Planning Board
201 W Colfax Ave, Dept 205
Denver CO 80202

Dear Members of the Denver Planning Board,

The S Mar Lee/Brentwood/Sharon Park Registered Neighborhood Organization (SMLBSP RNO), along with our Council Member, Kevin Flynn, other organizations and many interested parties, participated in the formation of the Loretto Heights Small Area Plan. The plan was written as a result of a year-long collaborative community process.

The SMLBSP RNO's primary representative at the table was Tara Durham, the secretary of our RNO board of directors; I served as the backup representative. Several of our RNO members attended almost every meeting. Tara provided updates at every monthly RNO meeting and collected input and questions from the members of our RNO to share with Planning Department staff. We are pleased that the communication to and from staff flowed freely and we are satisfied that our comments/concerns were addressed in the plan.

We commend the owners of Loretto Heights, Westside Investments, for pushing the "pause button" on development in order to truly understand the pulse of the surrounding community. There were three community meetings held (and an additional meeting for Spanish speakers). Shortly after hearing the community express need and desire for affordable housing, Westside Investments announced they would be repurposing Pancratia Hall for that very purpose. This was exciting because it showed Westside Investments is listening and is putting their money where their mouth is.

As steering committee members and representatives of the SMLBSP RNO, Tara and I would like to offer our enthusiastic support of the small area plan. The plan will help shape the development as a reflection of the community-driven process, and will ultimately improve the quality of life for those of us who live in SW Denver.

Thank you for your consideration!

Sincerely,

Donna Noble Repp
President, S Mar Lee/Brentwood/Sharon Park RNO

Tara Durham
Secretary, S Mar Lee/Brentwood/Sharon Park RNO

MEMO

Date: Thursday, August 15, 2019

To: Members of S Mar Lee/Brentwood/Sharon Park Registered Neighborhood Organization

From: Tara Durham, secretary of SMLBSP RNO, primary representative on Loretto Heights Steering Committee
Donna Repp, president, backup representative on Loretto Heights Steering Committee

Subject: Loretto Heights Small Area Plan

Summary: The SMLBSP RNO was invited to have a seat on the Loretto Heights Steering Committee, a group that meets monthly to discuss the visionary document called the *Loretto Heights Small Area Plan*.

Background: Westside Investment Partners purchased the 72-acre property at 3001 S Federal Blvd in the summer of 2018. Shortly after purchasing the property, Westside Investment Partners agreed to hold off on development to spend a year with the community, the Denver Planning Department, and other interested parties to develop the *Loretto Heights Small Area Plan*, a visionary document. The purpose of the small area plan is to shape development; it is not intended to be a site plan. Steering committee members included the following organizations (most had a primary and backup representative):

- Sisters of Loretto Heights
- Loretto Heights Alumni
- Denver City Council, Wards 2 and 7
- Catholic Charities
- Historic Denver
- RTD
- Westside Investments
- DPS
- Vietnamese American Community of CO
- SMLBSP RNO
- Southwest Denver Coalition
- Dartmouth Heights Association
- College View Neighborhood Association
- Harvey Park Community Organization
- Loretto Heights Community Initiative

The steering committee met once a month, starting Tuesday, October 30, 2018. There was a total of 10 steering committee meetings. Steering committee members were tasked with communicating with their organization and acting as a liaison between their organization and the steering committee.

The City of Denver Planning Department organized 3 community meetings, which were held in in Machebeuf Hall on the Loretto Heights Campus. There was a 4th community meeting for Spanish speakers. The purpose of the meetings was to share information and to listen to the desires/ideas/concerns of the neighbors. For folks who were unable to attend community meetings, the City of Denver Planning Department created an online survey in order to capture their perspective and opinion.

Shortly after the first community meeting took place on January 15, 2019, yielding more than 200 attendees, Westside Investment Partners, hearing the community loud and clear, announced that Pancratia Hall would be

repurposed for affordable housing and subsequently applied for tax credits. They announced they would partner with Hartman Ely Investments and Proximity Green of Denver, firms known for their expertise in sustainability and repurposing historic buildings. The message was clear: Westside Investments was listening to the community's needs.

The first draft of the *Loretto Heights Small Area Plan* was released on June 12, 2019. Comments were being accepted through July 12, 2019. The comments from the SMLBSP RNO were that members were concerned about the following:

- Building heights
- Traffic
- View sheds/planes

These topics are addressed in the plan.

Recommendations: We believe the success of the development of the Loretto Heights Small Area Plan has been accomplished by the City of Denver Planning Department, Westside Investments, and all other organizations and interested parties because of the collaborative approach to the process. The members of the committee come from diverse backgrounds. For the following reasons, we **do recommend** the SMLBSP RNO support the *Loretto Heights Small Area Plan* and recommend City Council adopt it:

- The process was inclusive of neighborhood representatives, in addition to experts in their field
- The planning staff made it easy and accessible to get information to/from them
- The result of the small area plan is 100% community driven
- The developer's commitment to provide perpetual care of the cemetery aligns with the community's wishes
- If approved by City Council, the next step for the developer is to downzone the property (if **not** approved by City Council, the developer could erect 15-stories on the property, for example)
- The viewsheds/view planes which currently exist protect the façade of the Administration Building so no new buildings will be built to obscure that view
- The development will result in a property accessible to all who live in SW Denver and will ultimately be a destination location

Next Steps: The following are the next steps:

1. **COMPLETE:** August 7, 2019: Denver Planning Board (Approved unanimously)
2. August 27, 2019: Small Area Plan review by City Council's Land Use, Transportation, and Infrastructure Committee
3. September 16, 2019: City Council Public Hearing to adopt the *Loretto Heights Small Area Plan*
4. TBD: A Design Review Committee will be formed in order to maintain the character of Loretto Heights

~ end ~

South Mar Lee/Brentwood/Sharon Park Registered Neighborhood Organization

August 22, 2019

City Council Members
1437 Bannock St, Rm 451
Denver CO 80202
Via email to: jason.Morrison@denvergov.org

Dear Members of Denver City Council,

The S Mar Lee/Brentwood/Sharon Park Registered Neighborhood Organization (SMLBSP RNO), along with our Council Member, Kevin Flynn, other organizations and many interested parties, participated in the formation of the *Loretto Heights Small Area Plan*. The plan was written as a result of a year-long collaborative community process.

Our RNO was well represented by Tara Durham at the steering committee table and several of our RNO members attended every meeting. Tara provided updates at our monthly RNO meetings and collected input and questions from the members of our RNO to share with Planning Department staff. We are pleased that the communication to and from staff flowed freely and we are satisfied that our comments/concerns were addressed in the plan.

We commend the owner of Loretto Heights, Westside Investments, for pushing the “pause button” on development in order to truly understand the pulse of the surrounding community. There were three community meetings held (and an additional meeting for Spanish speakers). Shortly after hearing the community express need and desire for affordable housing, Westside Investments announced they would be repurposing Pancratia Hall for that very purpose. This was exciting because it showed Westside Investments is listening and is putting their money where their mouth is. Furthermore, we are thrilled that Westside Investments is committed to the perpetual care of the cemetery. This was a desire expressed repeatedly by the community throughout the process.

The SMLBSP RNO met for our annual meeting on Thursday, August 15, at which time about 25 members and the board discussed the *Loretto Heights Small Area Plan*. A motion was made to offer the RNO's full support of the plan and to recommend that City Council adopt the plan. The motion was **unanimously** passed by the board and members of our RNO.

On behalf the SMLBSP RNO, we wish to offer our enthusiastic support of the *Loretto Heights Small Area Plan* and we urge you to adopt the plan. The plan will help shape the development as a reflection of the community-driven process and will ultimately improve the quality of life for those of us who live in SW Denver.

Thank you for your consideration!

Sincerely,



Donna Noble Repp, President (S Mar Lee)

cc: Chris Arteaga, Vice President (Brentwood)
Tara Durham, Secretary (Sharon Park)

From: [Andrew Chapin](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Loretto Heights Area Plan
Date: Tuesday, August 6, 2019 9:50:43 AM

Hi Jason,

My family and I live on the Grove Street block in the Planning Area (2773 S. Grove St.), just north of Loretto Heights. We are a ten minute walk from the admin. building. I've attended all of the public meetings and feel like our voices have been heard and incorporated into this area plan.

In general, my family is excited for this plan and the potential of a mixed-use redevelopment that will include a variety of housing (both types and levels of affordability) along with small scale retail, while at the same time maintaining some of the prominent historical buildings. This should become a wonderful place for people to live and hang out.

Some of the more popular areas around Denver are Gaylord St., Pearl St. and Tennyson St., which are great examples of successful small retail blocks that locals can walk to. Ever since we bought our house seven years ago, we've wished for something like that within walking distance from our home. We now feel like that could become a reality with this small area plan.

We are also excited for quality development and walkable streets where we can take our dog for a walk. I think it is important for neighborhoods to be connected and not isolated. While I would like a little more connectivity to the west on Irving, I'm glad to see at least one road connection. I would recommend making that a three-way T-intersection in order to slow traffic going downhill.

Overall it was great to be included in this process and we are excited for the future of this site. As involved neighbors, my family fully supports this plan and the efforts that the planning team put behind it. Thank you for your time.

--

Andrew Chapin
(509) 432.4265

From: [Tom Leavitt](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)
Subject: Fwd: [EXTERNAL] Letter for Planning Board
Date: Wednesday, August 7, 2019 10:25:42 AM

August Seventh, 2019

To Jason Morrison and the City of Denver Planning Board:

As a resident in the community for over 50 years I have a fervent interest in the future of Loretto Heights. After reviewing the Small Area Plan, I believe this plan will accomplish building a stronger and more diverse community surrounding Loretto Heights. In addition, as a leader employed in the social services sector for 25 years I strongly support affordable housing options for the diverse populations identified in the plan. This plan will help create a stronger identity for our southwest Denver community that integrates people from varied spectrums of ethnic and economic backgrounds. I also highly support the intentions of the committee to preserve the very beautiful and unique historical sites of Loretto Heights that are a vital part of our community identity.

I support the planning board to approve the plan, as submitted, that the steering committee has brought forward for approval.

Sincerely local resident,

Tom Leavitt

September 11, 2019

To: Denver City Council

From: Dartmouth Heights, a Registered Neighborhood Organization bordering most of the westside of the Loretto Heights campus

Letter of support from Dartmouth Heights regarding the Loretto Heights Small Area Plan

Dartmouth Heights supports approval of the Loretto Heights Small Area Plan. There are many aspects of the plan that are exciting to our neighborhood and we are supportive of Westside's efforts to 'activate' the campus. We appreciate Westside's commitment to preserving the Administration building and creating new green/open space.

However, the re-development also poses real challenges to our neighborhood. In particular, Dartmouth Heights is very concerned about the impact increased vehicular traffic will have on our quiet, residential streets.

We have voiced these concerns throughout the Small Area Plan process and have come to compromise solutions with representatives from the City and Westside. The details of these compromise solutions matter and are integral to our support for the Small Area Plan. They appear in the SAP and we are sharing them explicitly below:

1. Dartmouth Avenue not connect between Federal Ave and S Irving Street/S Julian Way under any circumstance.
2. The residential alleys between the 'Bates Avenue' extension road and South Irving Street be designed to serve only the homes along those alleys and not be used as connectors/thoroughfares.
3. Continued careful consideration (traffic studies, continued neighborhood engagement, etc.) of overall traffic impacts from the campus on existing roads in Dartmouth Heights, especially Dartmouth Ave but also South Irving Street, South Julian Way and South King Way.
4. Traffic-calming and traffic deterrence measures be undertaken by the City in order to maintain the current residential nature of the streets in Dartmouth Heights (Dartmouth Avenue, South Irving Street, South Julian Way).

Lastly, we would like to recognize Councilman Flynn for his advocacy throughout this process.

Sincerely,

John Moore

President, Dartmouth Heights Association

From: [CARL Christianssen](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [James Hoxworth](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); markw@westsideinv.com
Subject: [EXTERNAL] Letter to Planning Commission Regarding Loretto Heights Development
Date: Wednesday, August 7, 2019 12:08:06 PM

To Jason Morrison and the Denver Planning Commission

My name is Carl Christianssen, and I am a SW Denver community member residing in the Harvey Park South neighborhood. Although I am unable to attend the Planning Commission meeting today, I wanted to express my support for the intentional work which has been done by the development group and community steering committee for the development of the Loretto Heights campus.

It is evident they have made important strides in gathering community input in order to help this property integrate and augment the surrounding communities. I appreciate their attention to the diverse population which exists in the southwest Denver neighborhoods, and the desire to see the development of this campus serve to bring the whole community together. Additionally, the thoughtful implementation of this plan has great promise for spurring renewal along the south Federal corridor.

The potential for this campus to become a community gathering place was witnessed this past winter when several hundred members of the community gathered at the chapel for an inter-denominational Christmas celebration. Providing venues for these kind of activities will hopefully foster a greater sense of community in southwest Denver – a priority in our ever self-isolating culture.

I strongly encourage the Planning Commission to approve the development plan. Thank-you!

Carl Christianssen

From: [Clare Harris](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)
Subject: [EXTERNAL] Westside development at Loretto Heights
Date: Thursday, August 22, 2019 8:37:51 AM

I have represented the College View neighborhood at all meetings of the Loretto Heights Area Plan committee, as well as ancillary informational groups that provided further detailed info (tours of the campus, etc.), and the large community meetings.

The dedicated group who worked together to identify priorities, important issues re. land use, cultural, neighborhood, etc. impacts, city and local wishes, and all possible aspects of development here, spent time discussing, negotiating until the final Small Area Plan was finalized. We recognized the opportunity for citizens in the area by the developer, Westside Investment Partners, especially their representative, Mark Witkiewicz, to give our neighborhood perspective about redevelopment of an area treasure. I have presented this information periodically at the College View Neighborhood Association meetings during the past year.

The College View Neighborhood Association Board unanimously voted to support the Small Area Plan on August 4, 2019, and we look forward to this project's completion and its positive impact for the future of our neighborhood.

Thank you,
Clare Harris
CVNA treasurer and representative



Virus-free. www.avg.com

From: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: Fwd: [EXTERNAL] Tomorrow's Loretto Heights Planning Board Hearing
Date: Wednesday, August 7, 2019 1:10:58 PM

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From: Karen Kalavity <integradesign1@yahoo.com>
Sent: Tuesday, August 6, 2019 12:32:39 PM
To: Mary Gage <gageadoptex@yahoo.com>; Jim Gibson <gibsonjim@comcast.net>; john.stewart.law@gmail.com <john.stewart.law@gmail.com>; Larry Ambrose <larryswic@gmail.com>; Larry Ambrose <lda@earthnet.net>; niccolo@environmentalproductions.com <niccolo@environmentalproductions.com>; planningb.board@denvergov.org <planningb.board@denvergov.org>; Gregorio Alcaro <grgalcaro@aol.com>; Mark Witkiewicz <markw@westsideinv.com>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>
Subject: [EXTERNAL] Tomorrow's Loretto Heights Planning Board Hearing

To all who are concerned about Loretto Heights:

I have sent this opinion on to the Denver Planning Board and will speak about it tomorrow at the Planning Board Hearing:

Denver's Loretto Heights Small Area Plan:

The Loretto Height's Small Area Plan was SUPPOSED to be a culmination of months of research and responses from the residents of Denver, RTD, CDOT, city officials and the developers of the site (Westside Investment) to allow implementation of the BEST for this iconic site in southwest Denver.

Unfortunately, though paid for by the City of Denver and with the time, enthusiasm and efforts of people from the city of Denver and beyond, the Small Area Plan is really nothing more than a propaganda tool for Westside Investment. The developers want to use this plan to enable them to make the most per square inch of this site without recognizing its true potential to the community.

Whereas I attended almost all the public meetings as well as most of the meetings that were conducted independently by LHCI (Loretto Heights Community, hosted by Jim Gibson), it has become clear that the participants in this public comment and participation were not really listened to. This is contrary to the report of 96% support for land use, etc. I do not know who was surveyed for this portion of the plan, but it certainly was not the groups I listened to with regard to the best use of the site. I am guessing that Andy Klein, Mark W. and his secretary got together and gave this plan a

96% positive rating, because no one else ever would. All I ever heard is that people wanted much MORE green space, did NOT want 8 story buildings, did NOT want density that would generate more cars and traffic, on and on and on.....

In the Small Area Plan Report, itself, there is a community member quoted as saying: "As long as the development focuses on walkability, biking and green space, it will be great." Well, the plan doesn't focus on any of these things.

<!--[if !supportLists]-->• <!--[endif]-->There is NO green space in this plan except for a skinny line along the existing drainage route. Not even the Sister's Cemetery has been spared from an overlay of proposed 3 to 8 story buildings to be built. Biking corridors? I didn't see a one. Pedestrian corridors? Ditto. A minimum of 10% Parks and Open Space must be shown for this plan to meet even minimum requirements for "Green Space". Progressive cities and communities around the world are ADDING GREEN SPACE to their "Municipal Portfolios" because they know that Parks and Open Space protect water, air quality, biodiversity and overall health and recreational opportunities for people and wildlife within the area. A percentage of at least 30% Designated Parks and Open Space should be required of this valuable resource to be kept on the site. As of now, the existing Loretto Heights is made up of over 90% Parks, Lawns and Open Space....and along with the magnificent historic structures it is **THE MAIN REASON** that Loretto Heights is such a valuable and desirable resource for people within the region.

I would NEVER presume to think, and no one else should ever presume to think, that it will be up to the conscience of the developers to include these features in one of their purchased and "amputated" parcels. The developers will take the minimum shown in the Small Area Plan and run with it ... that is what developers DO!

<!--[if !supportLists]-->• <!--[endif]-->This is not a three-dimensional plan any more than it is a holistic plan. The site's topography is not figured into any of these plan areas. If it were, you would not see grids all over the place. A site with steep topography is NOT a site that will support a grid layout, just look at mountain communities and the meandering roads that make it to the summit.

<!--[if !supportLists]-->• <!--[endif]-->The utility easement on the north side of the plan, running along the northern boundary and supporting a sanitary or storm sewer is not even shown, much less respected. I get the feeling that these development "experts" do not even understand that you can NOT build over a utility easement. If they did understand this basic development FACT, then they would not be showing the obliteration of the Sisters of Loretto's Cemetery and the construction of a bunch of structures right up to the northern boundary line.

<!--[if !supportLists]-->• <!--[endif]-->Keeping the open ditch has been a source of concern for many people especially those who care about the existing mature trees along this water corridor and for those who know that wildlife in the area depend on this water supply. Also, the huge wildlife/ drainage corridor to the south with its deep ravine and existing mature trees is proposed to be razed in order to support new housing. Apparently, these developers do not understand the concept of regional drainage for projects. My guess is that they have never been the master planner of a large acreage project or have had to go to court with municipalities in order to meet the drainage

needs of a project this size. Nowhere is there any space set aside for the existing and prospective drainage needs for this site within this plan.

• 8 story buildings should NOT BE making up a predominance of the plan on the west side of this site. The views to the west are probably some of the greatest within the whole of Denver...and the thought of obliterating them with 8 story buildings is almost sinful. Don't these guys have a clue what these views are worth in themselves? A lot, especially if the existing structures were kept intact to take advantage of these views with smaller (lower) buildings around them, thus keeping view corridors intact from within and from outside the site itself.

I am guessing that Andy Klein and his gang are using the "affordable housing" carrot to condone the excessive density shown in this "Small Area Plan". This is the same "device" that developers have been using for the last 5-10 years, ever since these same developers came into the city of Denver (and other places)...took advantage of the recession, which was created in large part by the housing and real estate development sector in the 2008-2014 years, forcing people into foreclosures and lost real estate value, which the developers then took advantage of and started buying up property for cheap, forcing generations of people off their rightful properties, contributing to the homelessness in cities such as Denver, L.A., etc. and then claiming that they are doing their part by providing "affordable" housing to the very same people the industry displaced and destroyed. It is SICKENING! And HYPOCRITICAL!

• CDOT and RTD were to be contacted and their input brought to bear upon the plan. Again, I don't see a darn thing that shows where public transportation or a reduction of cars in the form of bike lanes, pedestrian pathways, etc. are given even the slightest standing or prominence within the plan: Only the Report's photos and other propagandized visuals would give anyone the idea that these very real concerns are even being considered, much less actually being addressed.

• Sustainable building methods such as net zero energy use is not even mentioned within the plan. Denver passed an ordinance a couple of years ago requiring green roofs which would require either green/plant cover on roofs or solar panels and collection. These building techniques and regulations would help offset greenhouse gases generated by structures that now depend on fossil fuels for heating, and more importantly, air conditioning in a continually warming planet. But developers within the region have been ignoring this ... including Westside Investments, and including the City of Denver Planning Department. Green Building and infrastructure MUST be incorporated within ALL new developments, including Loretto Heights!

• The Commercial Zoning is badly planned out in this version of the Small Area Plan. Whereas, it would make perfect sense to include Commercial/Mixed-Use zoning in parts of the truly historic area at the top of the hill, the only Commercial Zoning is placed near Federal Boulevard. Very real concerns of fast-food joints becoming the first thing a person sees and experiences along the perimeter of this site are all too real with this version of the Small Area Plan.

The Westside Investment developers regularly compare their handling of the site to the

development firm Catellus, which did not end up purchasing and developing the site. That is because Catellus let the public know EARLY on in their studies what the site would likely become under their “jurisdiction”. And no one liked it. Catellus would have been under the guidelines for a Small Campus Zoning which would have allowed for some housing and no commercial on the site. But, with the Small Campus Zoning, they would have been obliged to keep minimum distances between buildings, and would have been obligated to leaving large athletic and green spaces such as the soccer field facing Federal Boulevard, intact. Under Westside’s (and the subsequently, the “City of Denver’s”) Small Area Plan, none of these large green spaces are being kept. It all becomes part of this urban, concrete space without the one true benefit of this site...its function as a type of regional green space for miles around.

• This Small Area Plan DOES do a fairly good job of protecting the historic structures at the top of the hill, but seems to do so at the expense of the remainder of the site, which has become over-dense with many tall buildings in order to compensate. The entire site needs to be well-planned, not just the historic structure’s area.

This plan needs to be overhauled before it can be used as a basis for re-zoning and development.

Loretto Heights is WAY too valuable to leave in the hands of compromised developers and City of Denver Planners (Jason Morrison) who originally worked with the developers before being hired to come up with this very deficient plan.

Westside Investments contributed both to Councilman Flynn’s reelection campaign, and more significantly, contributed to Mayor Hancock’s reelection campaign to the tune of over \$300,000+ during the last week of the mayor’s reelection. If you don’t see anything fishy about this plan, then you probably have not even looked at it.

Karen Kalavity

(Born in Denver in 1957...lived in Denver for over 35 years)

From: niccolo@environmentalproductions.com
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [Tony Hernandez](#)
Subject: [EXTERNAL] Loretto Heights Area Plan Comments
Date: Thursday, September 12, 2019 11:51:52 AM
Importance: High

Dear Honorable City Council members,

I have deep concerns about the area plan as proposed, and the need for adding specific recommendations to designate the property as a Denver Historic Landmark District.

The preservation and re-creation of an extensive cultural landscape district is the ideal, and the best way to protect the integrity of the site and buildings, and adapt the historic structures for future uses, and preserve views to and from the historic property.

The US Department of Interior Standards for Historic Places should apply. The Cultural Landscape should extend to and include Ft. Logan National Cemetery and parts of Ft. Logan Hospital.

An actual Preservation Plan by the owner should be presented as part of a community Site Design process prior to rezoning.

Specific recommendations are lacking in the Area Plan for implementation tools, actual prevention of gentrification and displacement of neighborhoods that extend far beyond the Area Plan boundary. The Metro Districts proposed will raise property values taxes in the surrounding neighborhood, it is imperative that community needs and benefits are addressed specifically in the physical and financial plans, going forward.

I see only few assurances for the above measure in the Area Plan as presented.

The Land Use recommendations, in fact, particularly the Maps seem to contradict

the intentions, and the written recommendations in my professional opinion.

Vote No, or call for specific amendments on the floor.

Warm Regards,

**"Nico" Niccolo Werner Casewit AIA
Preservation Architect and Urban Planner
Residing in Barnum Park.**

P.s. My Father the Late Curtis W. Casewit, who published over 40 Books taught Magazine and Book Writing at the Loretto Heights

University Without Walls program in the late 1970s. I also fondly remember taking art classes at Loretto as a child. I have been actively participating in the Area Plan process as an observer, and as a member of the Loretto Heights Community Initiative (LHCI). Tony Hernandez is L.H.C.I. representative on the Councilman Flynn's Steering Committee.

**355 Lowell Blvd.
Denver, CO 80219**

303-935-0277

**Request for Amendments and Commitments Regarding the Support
for the Loretto Heights Area Plan
from the Loretto Heights Community Initiative**

Based on statements and commitments made by the developer, Westside Investment Partners, Mark Witkiewicz, members of the Community Planning and Development staff and City Councilman Kevin Flynn, at the final meeting of the City of Denver Area Planning Committee on Tuesday, July 23, 2019, LHCI is willing to endorse the Loretto Heights, Area Plan with the following caveats:

- 1.) A recommendation for one or more historic districts with specific boundaries will be included as part of the Plan. LHCI and other Steering Committee members will have the opportunity for input into the buildings and spaces included in these areas. Historic districts and/or other preservations tools will be implemented prior to completion of the project(s) and before zoning hearings are to take place.
- 2.) The size of view planes/sheds will be determined as part of the zoning process but will consider panoramic views from the site and to the site from various angles. View corridors must not be so limited or narrow as to diminish such views
- 3.) The total amount of open space on the entire site, net of parking, streets, and streetscapes (curbs, gutters, tree lines) will be 7 acres. The size of the “Great Lawn” in the front of the campus core along Federal Blvd. will be no less than 1.1 acres. No structures will be built on top of the hill over which exists a view plane from Loretto Heights Park to the Administration Building and Theater.
- 4.) In the area where 8-story buildings will be allowed, no more than one building can be erected. Should the area on where the building is being planned be in any part of an historic district, design review through appropriate authority will be required prior to construction.
- 5.) Historic Denver will secure preservation easements which must preclude construction of 5-story buildings along Federal Blvd. in front of the Administration Building.
- 5.) Historic Denver will secure preservation easements which must preclude construction of 5 story

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Harvey Park Community Organization Position on the Area Plan

The Harvey Park Community Organization (HPCO) will support the Area Plan if, and only if, the following caveats/concerns are adequately addressed.

Those concerns are as follows:

- Revise LU-08.A to specifically recommend a Denver Landmark Historic District Designation for the site (rather than recommending that a district designation be one possible tool)
- Revise MOB-01 to have stronger wording about Dartmouth going through (rather than “avoid” could it be “there should not be...”) and add an additional sub-bullet that requires conducting a thorough traffic analysis of Dartmouth Avenue before approving the developer’s proposed maximum allowable building heights of eight stories, as well as the number and width of those structures
- Revise MOB-01.A to include the goal of mitigating traffic congestion to/from new buildings on the site or add a sub-bullet to MOB-01 describing the need to improve and/or widen Irving St. as it goes South to Lowell in order to mitigate for congestion and better connect it to Lowell, which connects with Hampden/285
- Add to QOL-07 a sub-bullet about maintaining and potentially beautifying the existing waterways and lake/pond already on the campus
- Revise the building heights map (Figure 2.5: Maximum Allowable Building Heights) to include 5 stories as the highest possible building height anywhere on the Loretto Heights Campus site.

From: [Planningboard - CPD](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: FW: [EXTERNAL] Loretto heights plan
Date: Wednesday, August 7, 2019 7:32:35 PM

-----Original Message-----

From: bdehart <mistyheart@comcast.net>
Sent: Wednesday, August 7, 2019 3:48 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: [EXTERNAL] Loretto heights plan

I am a resident of harvey park for over 30 years. I feel strongly about the historic preservation piece of the plan and particularly that the cemetery be preserved, maintained, and cared for into perpetuity. Form an endowment to do so if need be. Also preserve the administration building and the open view of it from federal. Blvd. Preserve the older trees throughout. Please. Once gone there is no getting this back. I've attended 2 of the 4 community meetings. Still unclear about care of cemetery.

Bonnie DeHart
2575 s. Raleigh st
Denver, co. 80219

303 935-8995

Sent from Xfinity Connect Application

From: [JANET FUIKS](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] comments for Council committee review set for Aug. 27 (Loretto Heights plan)
Date: Monday, August 19, 2019 6:08:52 PM

I am a homeowner at Julian and Floyd across the road from Loretto Heights property. I have a few points to make. Everyone should be able to see the tower as they drive down US 185, or anyway near the college. Westside may want to put in an 8 story building and I hope it won't be near the tower.

Westside has listened to many wants and wishes but really hasn't said which they will do. They are wondering how the new people will get out of the new buildings they will put up. Putting alleyways letting out onto Irving and possibly at the sharp curve where those two streets meet would be very dangerous. At least one of the residents on Irving ct. didn't like the possible one heading toward his house. There is another narrow street named Irving on the south side of Loretto Heights, and east of the already built apartments, the Irving that runs into Old Hampden Rd. , that could handle some of the traffic.....

- At some point there was a colorful map and statements from the new owners saying that new SINGLE houses would face all Dartmouth Heights Homeowners' houses on Irving, and Julian. Then A new colorful map came out end of May (figure 2.2) showing new single low houses on Irving . After the big curve north of Dartmouth Ave. and heading down along Julian Ave. the colors show the buildings will be low-medium of duplex and row houses ending about W. Floyd. Then the buildings heading down Julian to W. Knox/Lowell will have high-medium Multi-units. This last map came out while we were gone 1 week. I talked to Mark W. and said that was a BIG CHANGE at the last big community meeting.
- As you look at that map you'll see that much of the Loretto Heights land will be community center: healthy grocer, restaurant, coffee shop, etc.
- I need to see the proposed road network again. Mark said people on Dartmouth Ave - east of the college - won't want to drive through.
- In our subdivision: No one expected anyone to drive out from new houses onto Irving at the top of the hill , or onto Julian. Yes Westside said they wouldn't put in a road to connect the two Dartmouths together. BUT On one of their other maps they did a "path" connecting the two.
- Seems like the Library should remain, for small/or large receptions to rent out.
- Thank you for seeing and understanding the concern.

- from Jan Fuiks, 3404 W. Floyd Ave., Denver, 80236 email jrfuiks@msn.com 303-797-3569

From: [Erik Bien](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Public Comments on the Loretto Heights Area Plan
Date: Thursday, September 12, 2019 10:20:55 AM

Dear Mr. Morrison,

I worked at the Loretto Heights campus on the stage crew of the theater for more than a decade, starting back when it was a mostly neglected real estate holding of Teikyo group. Suffice to say, I am familiar with the architecture and infrastructure of most buildings on campus.

The administration building and connected chapel facing Federal Boulevard are beautiful, protected landmarks brought up to ADA compliance by the relatively recent addition of a discreet external elevator tower at the rear under the previous ownership. While those structures face challenges of neglected maintenance and adaptive reuse common to many buildings of similar age, they are undoubtedly worth saving.

Less certain than saving the structures themselves is preserving their views from the neighborhood; I believe the negative impact of new mixed use construction on the great lawn and athletic fields adjoining Federal Boulevard, effectively cutting those historic buildings off from the community, would be a great loss to the city.

I'm not qualified to offer an alternative, but I would hope that any new development of that historic, cherished, public-facing greenbelt would take pains to preserve both the views of the admin-chapel complex from the street as well as the much needed greenery and relief they provide from the relentless short-setback commercialism of the adjoining blocks along Federal.

I'm glad that turning Dartmouth into a through street appears to be off the table; I think there is still plenty of potential access from surrounding streets to the most desirable, least developed residential land on the west side of the campus where the best views are without plowing a four lane highway through the heart of the campus.

To be honest, most of the other campus buildings are not readily visible from the street, and therefore do not enjoy similar status in the public eye. They would be problematic to adapt to new uses, and most aren't really worth saving: indifferent mid-century architecture housing a run-down, long neglected cafeteria and warrens of tiny dorm rooms, none of them easy or inexpensive to modernize and bring up to compliance.

I admit I may be a bit prejudiced, but in my opinion, virtually the only other structure on campus worth saving is the theater. It has occupied a unique position as virtually the only live performance venue in the local community for decades, and as it continues to have plenty of off-street parking for a ~1,000 seat auditorium, its impact on the surrounding neighborhoods has always been net positive.

As a Bonfils theater, it was built by a true patron of the performing arts and designed with real care to be a no compromise, state of the art (for its day) performance venue. Although some of the planned features were rather awkwardly omitted from the structure as built, leaving phantom features like the stage level "loading dock to nowhere" that was to have led to its

scene shop, it still boasts unique features that are sorely lacking in many newer venues.

The sprung wooden stage deck is the gold standard substrate for dance performances, the 60x40 foot proscenium opening is downright luxurious, and the almost 20 feet of wing space beyond that is almost unheard of. Below deck are similarly expansive dressing rooms, a mirror lined rehearsal studio with its own sprung floor, even a small "black box" performance space complete with its own lobby.

The 48-line fly gallery is capped off with a full height stage house, so full proscenium height drops may be flown out completely. There's even a backstage paint frame which descends on its own fly line into a paint well, allowing full height scenery to be painted and repaired with ease from the stage deck, no ladders necessary. It has an elevator orchestra pit that doubles as a freight elevator. It has mostly beautiful natural acoustics, transparently corrected for patrons seated beneath the balcony by small reinforcement speakers on a set and forget delay.

However, Council and city planners must be clear-eyed about the substantial challenge and expense that will be required to upgrade and preserve the theater as a world class public performance space going forward. Here are a few of the most pressing needs as I see them.

The construction of the large DPS building immediately adjoining the sidewalk to the east robbed the theater of truck access to its lower-level loading dock, severely curtailing its appeal to "bus & truck" tours. This could be remediated by reconfiguring the ramp to face south rather than east and/or adding a truck elevator.

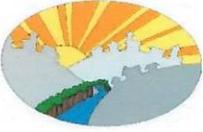
The theater has no independent HVAC system. Like many structures on campus, its air handlers are fed hot and cold water from the central plant by means of pipes running in underground tunnels. However there is probably adequate mechanical space to accommodate today's smaller HVAC plants.

The theater is not ADA compliant, but it should be no more costly or difficult to make it so than was the admin building. We used to have to station an usher at the building's lower level entrance from the parking lot for each performance, to escort handicapped patrons down the long backstage basement hallway to the elevator at the west end of the library, then back through the library stacks and the euphemistically named "art gallery" (in reality, a glassed-in former breezeway with an uneven concrete floor, no climate control systems and almost no electrical service, ill suited to displaying art) just to get them to the same spot one floor up at "auditorium level." Even then, the balcony, with the theater's only public men's restroom, remained accessible only by stairs. Lose the "art gallery" and replace it with an elevator and accessible restrooms, both problems solved.

Most of the building's other systems -- plumbing, lighting, sound, etc. -- are hopelessly obsolete. The last technical director under whom I served undertook a formal survey, circa 2007, and determined that between \$5-and \$8-million worth of upgrades were more or less required just to keep the theater running as a viable rental venue. To really make it into the attractive, world class performance facility both it and the city deserve will cost substantially more.

Thank you for your consideration,

-- Erik Bien



The Bear Valley Improvement Association

Richard Saiz

The Bear Valley Improvement Association
P.O. Box 36096
Denver, Colorado 80236

Jason Morrison

Denver Community Planning and Development

Dear Mr. Morrison,

9th September 2019

The Bear Valley Improvement Association Board of Directors recently voted to endorse the Loretto Heights Area Plan. We are excited about the possibilities the plan offers for SW Denver residents and for the entire city. We are particularly impressed with the diversity of concerns addressed in the plan, such as; housing for a variety of income levels, retail development, cultural venues, historic preservation and public accessibility to the campus. We feel that the proposed plan will serve the surrounding community more completely than the Loretto Heights Campus has in the past. We are thankful to everyone who spent countless hours working on this project.

We respectfully ask the Denver City Council to approve this well-conceived plan.

Sincerely,

Richard Saiz,

President

The Bear Valley Improvement Association

Phone: 303 935 2322

E-mail: bviadenver@gmail.com

~ Pinecrest Village ~

September 10, 2019

Jason Morrison
Denver Community Planning and Development

Dear Mr. Morrison,

The board members of the Pinecrest Village Improvement Association met on September 3, 2019. Following a presentation and discussion of the final version of the Loretto Heights Area Plan, the board unanimously voted to endorse the plan. We believe the plan points the way to providing new housing for a wide range of income levels; preservation of significant historical and cultural resources in the campus buildings and functions; maintenance of significant views to and from the hilltop site; providing publicly accessible open space, trails and parks in an area now closed off to us; opportunities for retail and other businesses to better serve our community; and most importantly, giving southwest Denver a place to gather, at a location that has been at our heart for 130 years.

We look forward to the future of Loretto Heights, and ask that the City Council approve the area plan.

Sincerely,

Cara Meeker, President
Pinecrest Village Improvement Association



SEVEN SPRINGS REGISTERED NEIGHBORHOOD ORGANIZATION

3244 S. Lamar Street
Denver Colorado, 80227-5426



11 September, 2019

Jason Morrison
Department of Denver Community Planning and Development

Dear Mr. Morrison:

This communication is to inform you that the Seven Springs RNO Board of Directors have been fully informed of all the general details of the Loretto Heights Area Plan as presented and as such have unanimously agreed to support the plan as presented. We as a group feel that this is the most realistic approach to save the historical character of what amounts to a truly iconic property in the southwest quadrant of the city, one which if developed and managed properly could become a local source of pride for the immediate neighborhood and entire area that surround it, and to the city as a whole. We are particularly interested in the plans for the upgrades to the theater and admin tower buildings offering so much potential, the obvious commitment to a development of the 70 acre property that strictly follows city codes and standards (sight lines and density, etc.), holds that unique historical campus character with room for open space, and has included a fully open and transparent inclusion of the surrounding neighborhoods. We also wholly approve the plans to make the future property as diverse in ethnic, financial, and age aspects as possible, include affordable housing amongst other options, offer sustainable businesses that can both support what has been a mostly neglected neighborhood in much need at the same time it can serve as a draw to the surrounding region. We were also impressed by what appeared to be a commitment by the developer and the plan to be a good neighbor through a design that is a sustainable use of resources and energy efficient.

Thank you for your consideration,

Thomas Mindala - President
303-947-8989
TMindala@gmail.com

9/7/2019

Jason Morrison
Denver Community Planning and Development

Dear Mr. Morrison,

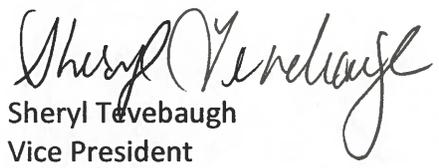
The Board of the Glenbrook, Park West and Autumn Run Neighborhood Organization endorses the Loretto Heights Area Plan. We have been following the development of the plan and its recommendations, and have had a presentation on the final version, with the opportunity to ask questions about it. We believe the plan points the way to providing new housing for a wide range of income levels; preservation of significant historical and cultural resources in the campus buildings and functions; maintenance of significant views to and from the hilltop site; providing publicly accessible open space, trails and parks in an area now closed off to us; opportunities for retail and other businesses to better serve our community; and most importantly, giving southwest Denver a place to gather, at a location that has been at our heart for 130 years.

We look forward to the future of Loretto Heights, and ask that the City Council approve the area plan.

Sincerely,



Diane Duncanson
President



Sheryl Tevebaugh
Vice President

September 11, 2019

To: Jason Morrison
Denver Community Planning and Development

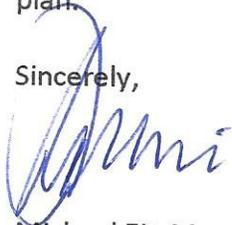
Dear Mr. Morrison,

I am a resident of southwest Denver and I have been following the development of the Loretto Heights Area Plan and its recommendations. I am writing to you to share my support and endorsement for it. The plan lays out the community's vision to allow for our share of the city's residential growth while at the same time achieving preservation and reactivation of one of the most valuable historic resources in our city, the hilltop campus of Loretto Heights.

The plan points the way to providing new housing for a wide range of income levels; preservation of significant historical and cultural resources in the campus buildings and functions, such as the theater, which has the potential to become a performing arts magnet for the southwest area; maintenance of significant views to and from the hilltop site; providing publicly accessible open space, trails and parks in an area now closed off to us; opportunities for retail and other businesses to better serve our community; and most importantly, giving southwest Denver a place to gather, at a location that has been at our heart for 130 years.

I look forward to the future of Loretto Heights, and ask that the City Council approve the area plan.

Sincerely,



Michael FitzMaurice
Current President / Riviera Circle Lake Club

Pinehurst Country Club Neighborhood Association

**P.O. Box 27882
Denver, CO 80227**

September 10, 2019

Mr. Jason Morrison, AICP
Senior City Planner
Denver Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear Mr. Morrison,

The undersigned members of the Pinehurst Country Club Homeowners Association Board of Directors endorse the Loretto Heights Area Plan.

Loretto Heights is an historic landmark valued by the southwest Denver community. As members of that community, we applaud the current effort to restore the vitality of that parcel of land.

Our Council representative, Kevin Flynn, has kept us fully informed about the proposal to revitalize the area. He has provided site plans, opened opportunities for our community to walk through the proposed development, and consistently invited our opinions. It must be recognized that Councilman Flynn's significant efforts demonstrate the transparency and forthright communications that all Denver residents should enjoy from City officials.

Having reviewed the proposal, we particularly applaud the preservation of significant historical and cultural resources in the campus buildings and functions, the maintenance of significant views to and from the hilltop site, the opportunities for retail and other businesses to better serve this community, and the provision of publicly accessible open space, trails and parks in an area now closed off to us. Most importantly, this proposal offers southwest Denver a place to gather at a location that has been at our heart for 130 years.

We look forward to the future contributions of Loretto Heights to this community and ask that the City Council approve the area plan.

Sincerely,

Margaret Garcia, President

Margaret Chavez

Brad Colling

Mike Collins

Linda Tafoya