

# A New Cultural Hub at Loretto Heights

PUBLIC OUTREACH  
MEETING #4  
SEPTEMBER 13, 2023

CITY AND COUNTY OF DENVER  
DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

**pfeiffer**

THEATRE  
PROJECTS

**Dig**  
Studio  
Ten Years



# Agenda

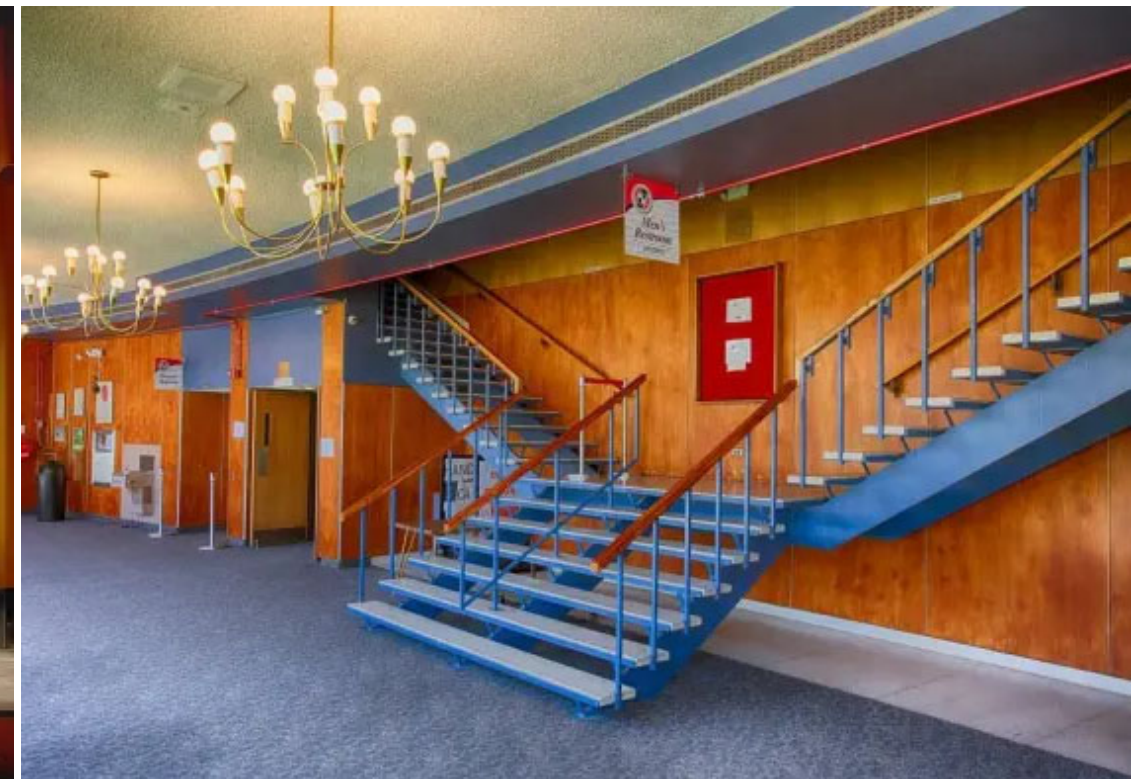
Project Mission

Project Priorities

Iterative Process

Concepts and Costs

Next Steps





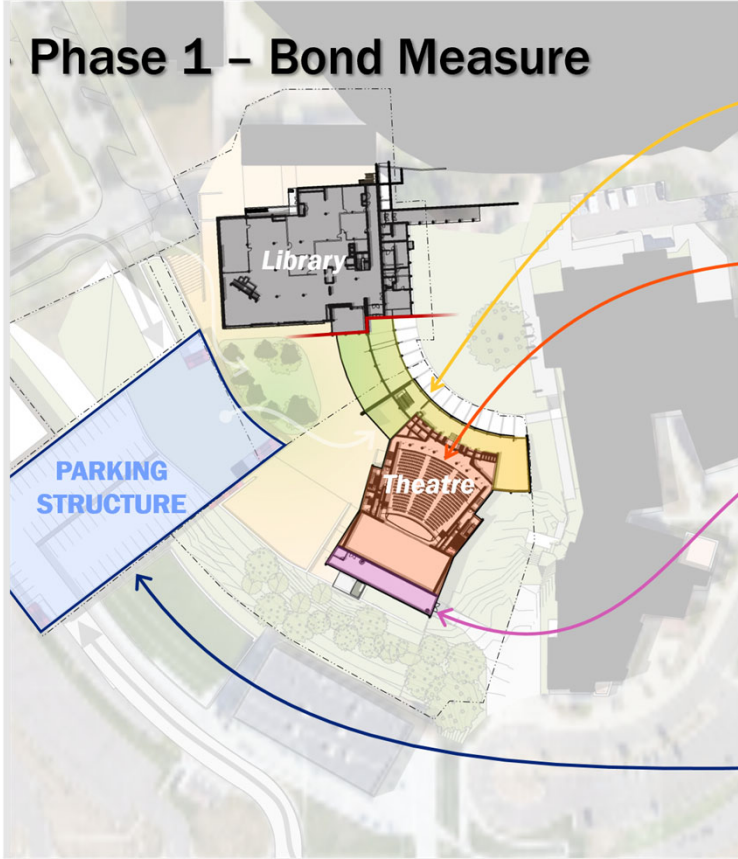
# Outreach & Input



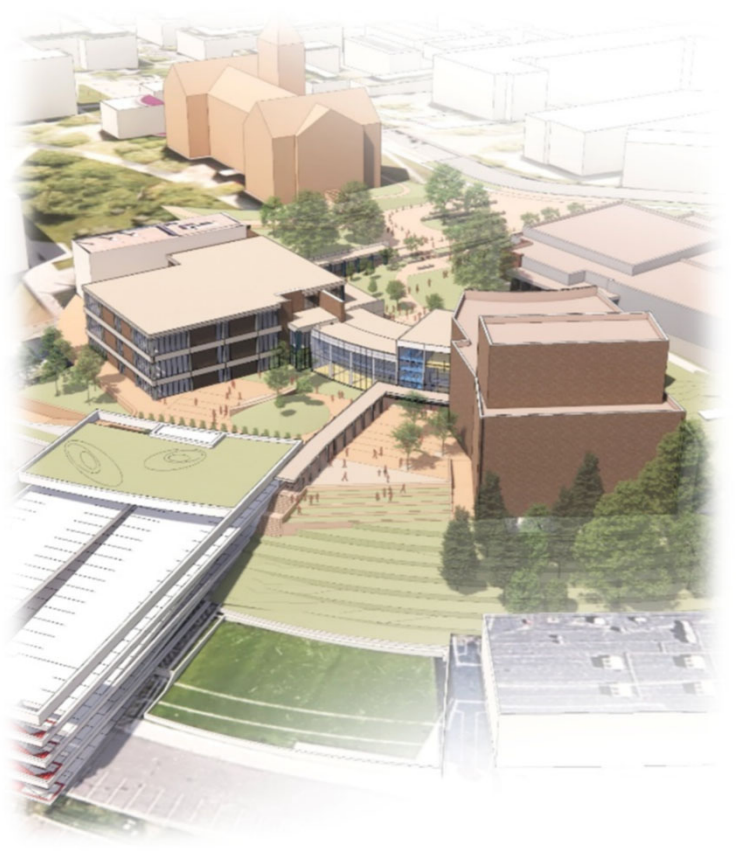
Workshop #1 May  
Listen & Learn



Workshop #2 June  
Assessment &  
Opportunities



Workshop #3 July  
Exploring Options



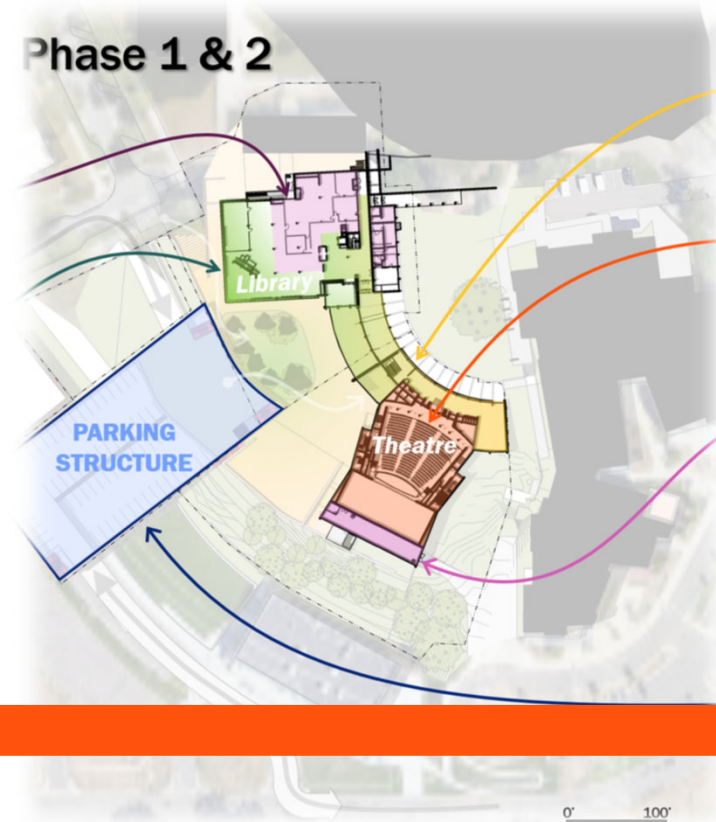
Workshop #4 Today  
Concepts & Budget



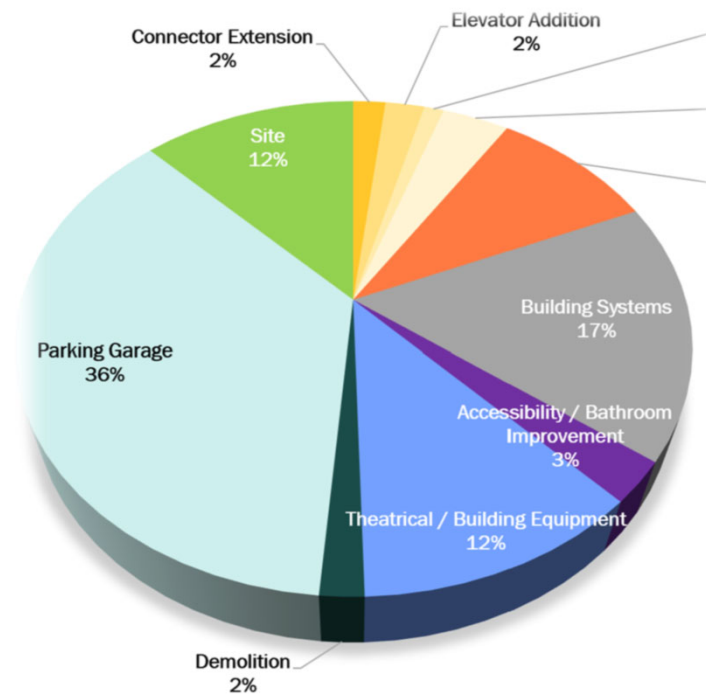
# Iterative Process



Input



Concepts



Cost



Recommendations



# Mission

---

## This Project Aspires to:

- Advance Cultural Equity and Access
- Demonstrate that Thriving Communities Include Arts and Culture
- Preserve Denver's History and Legacy of Loretto Heights

## Provide the Community a Theatre with:

- Improved accessibility and ADA Standards compliance
- Upgraded Technology and Infrastructure
- Building Code Compliance
- Enhanced Outdoor Amenities.
- Safe and Sustainable





# Project Priorities

*To Achieve – the Building and Site Must Be:*

- Welcoming and inviting
- Affordable – both to perform and attend (including parking)
- Accessible – by car, transit, foot, bicycle and within



cultural

theatre

outdoor

## Site

- Parking
- Vehicular drop-off
- Loading
- Open space/landscape
- Flexible community gathering space

*Community Focused at ALL Levels*

A place for the community to:

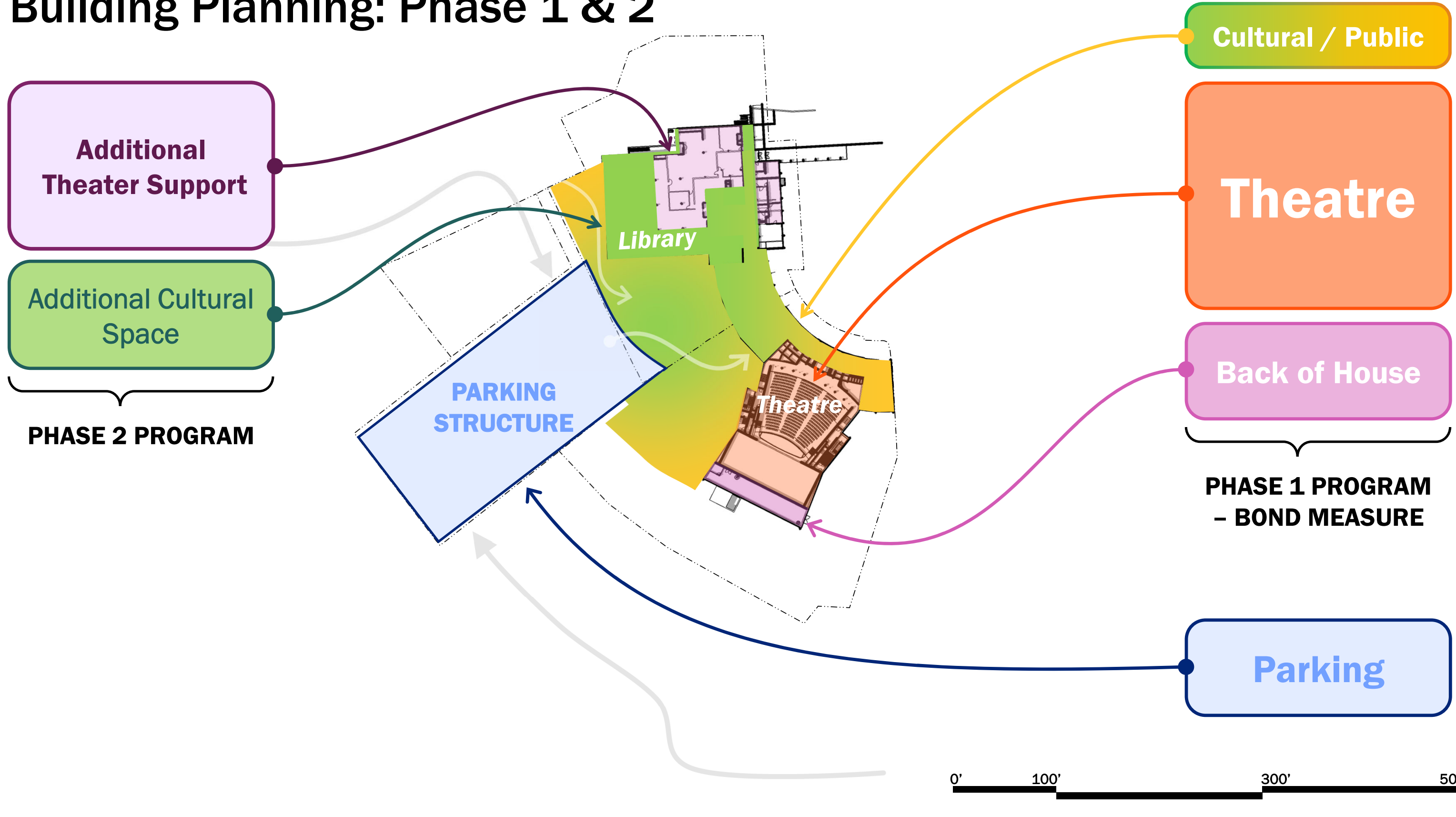
- Come together for formal and informal events
- Perform – both inside and out
- Educate in the arts
- Be exposed to a wide range of artistic endeavors
- Feel welcomed

*Theatre Renovation*

- Safety and code upgrades, repairs
- Building systems such as air-conditioning
- Accessibility – including seating
- Lobby improvements
- Adequate restrooms – on both floors
- Back-of-house spaces – dressing rooms



# Building Planning: Phase 1 & 2





# Phase 1: Bond Measure

## Site:

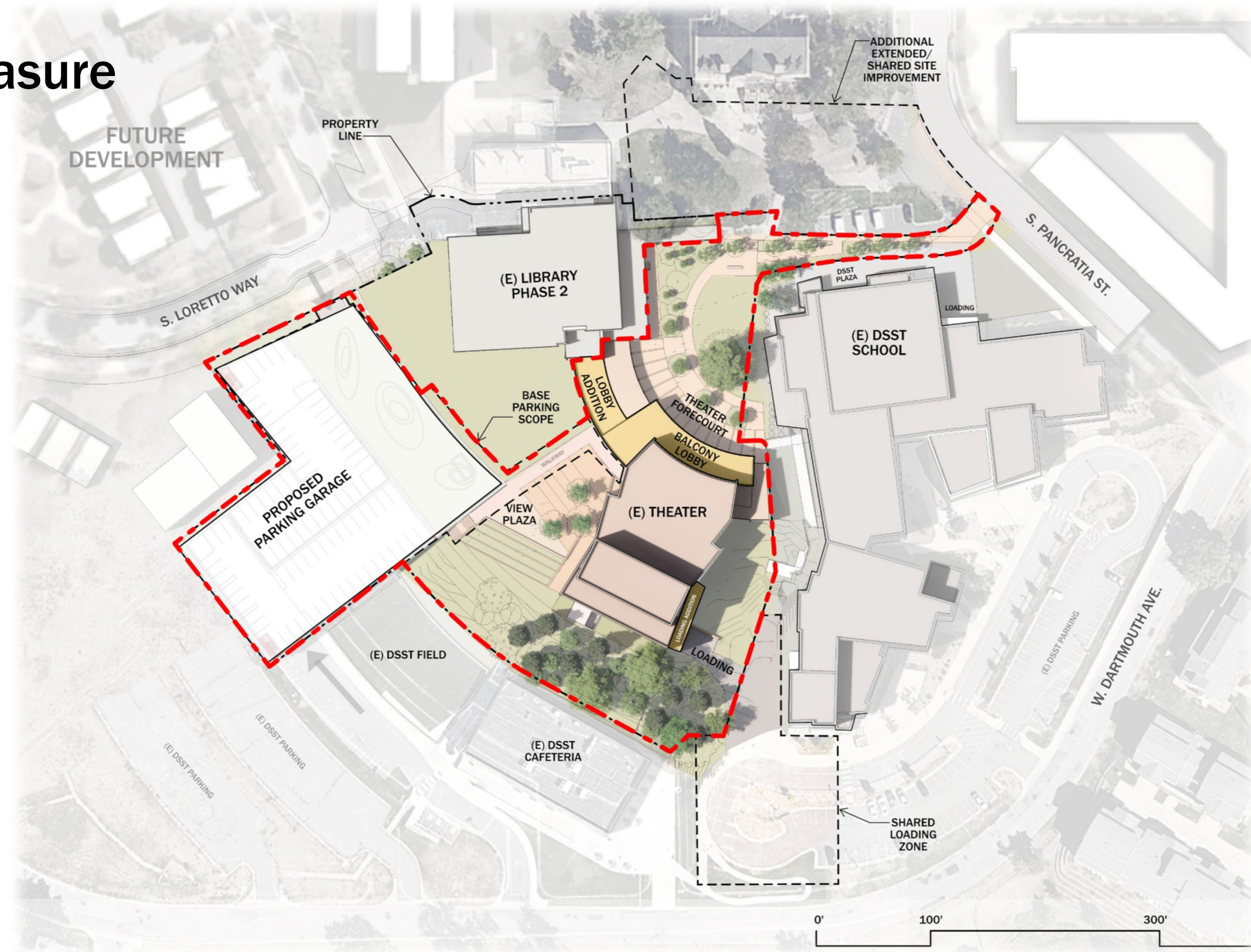
- Improved Visibility and Forecourt Event Area at Historic Front Door
- Accessible Entries for Patrons, Performers and Users

## New Parking Garage:

- +/- 400 spaces
- Green Roof Potential

## Theatre:

- Exterior Renovation
- Theater Interior Improvements





# Precinct Plan

## Site:

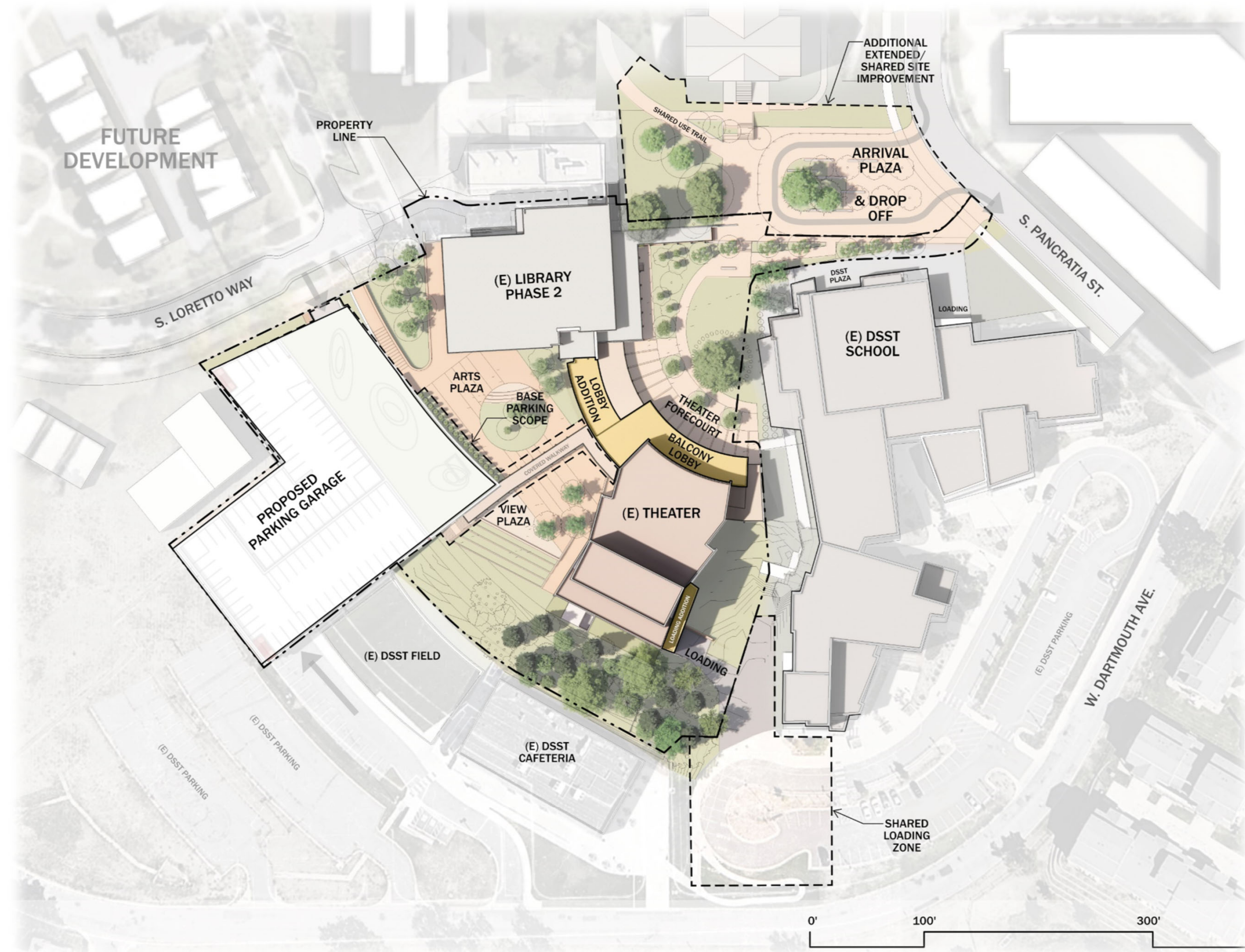
- New Arrival/Drop-Off Events Plaza
- Arts Plaza connecting to neighborhood

## Parking Garage:

- Covered Walkway
- Green Roof Addition

## Library

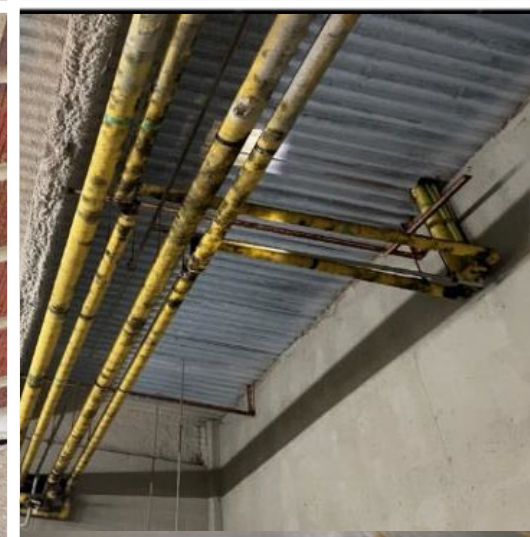
- Exterior Renovation
- Interior Build-out of Cultural/Rentable Spaces





# Phase 1: Bond Measure : Theatre

## ESSENTIAL RENOVATIONS














Exterior Improvements

Replacement of Building Systems

Accessibility



# Theatre Priorities

EXISTING	STATISTICS	WHAT IT NEEDS TO BE
 960	SEAT COUNT	800
 75'	FURTHEST SEAT TO STAGE (L1)	75'
 34"	ROW-TO-ROW SPACING	36"-38"
 2	WHEELCHAIR POSITIONS	11-12
1	# OF BALCONIES	1
0	VIP BOX SEATING	0
 22' – 0"	PROSCENIUM HEIGHT	22' – 0"
 2,800 SF	LOBBY AREA	4,200 SF
NOT PROVIDED	OUTDOOR LOBBY AREA	INCLUDED
0	LOBBY ELEVATORS	1
 14	WOMEN'S ROOM FIXTURES	21
 12	MEN'S ROOM FIXTURES	12
NOT PROVIDED	ALL-GENDER	2
 2-10 PERSON	ENSEMBLE DRESSING	2-10 PERSON / 2-STAR DRESSING
 1	OFFICES	3
 1	TRUCK LOADING BAYS	1



# Performance Equipment

Anticipated Equipment  
(budget allowing) includes:

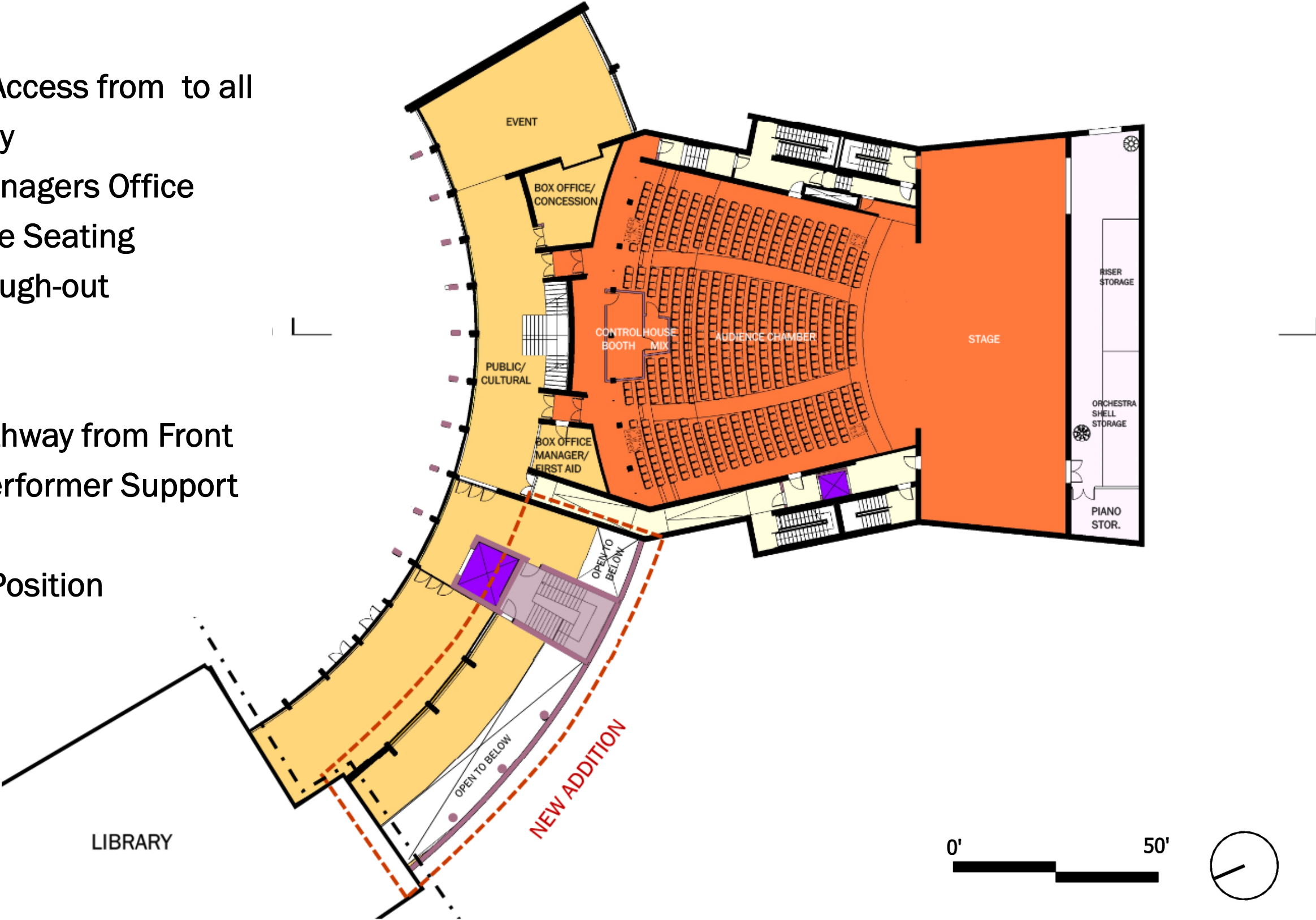
Choir Risers  
Portable Orchestra Shell  
LED Performance Lighting  
Digital Audio and Video Infrastructure  
Audio System





# Theatre – Main Level

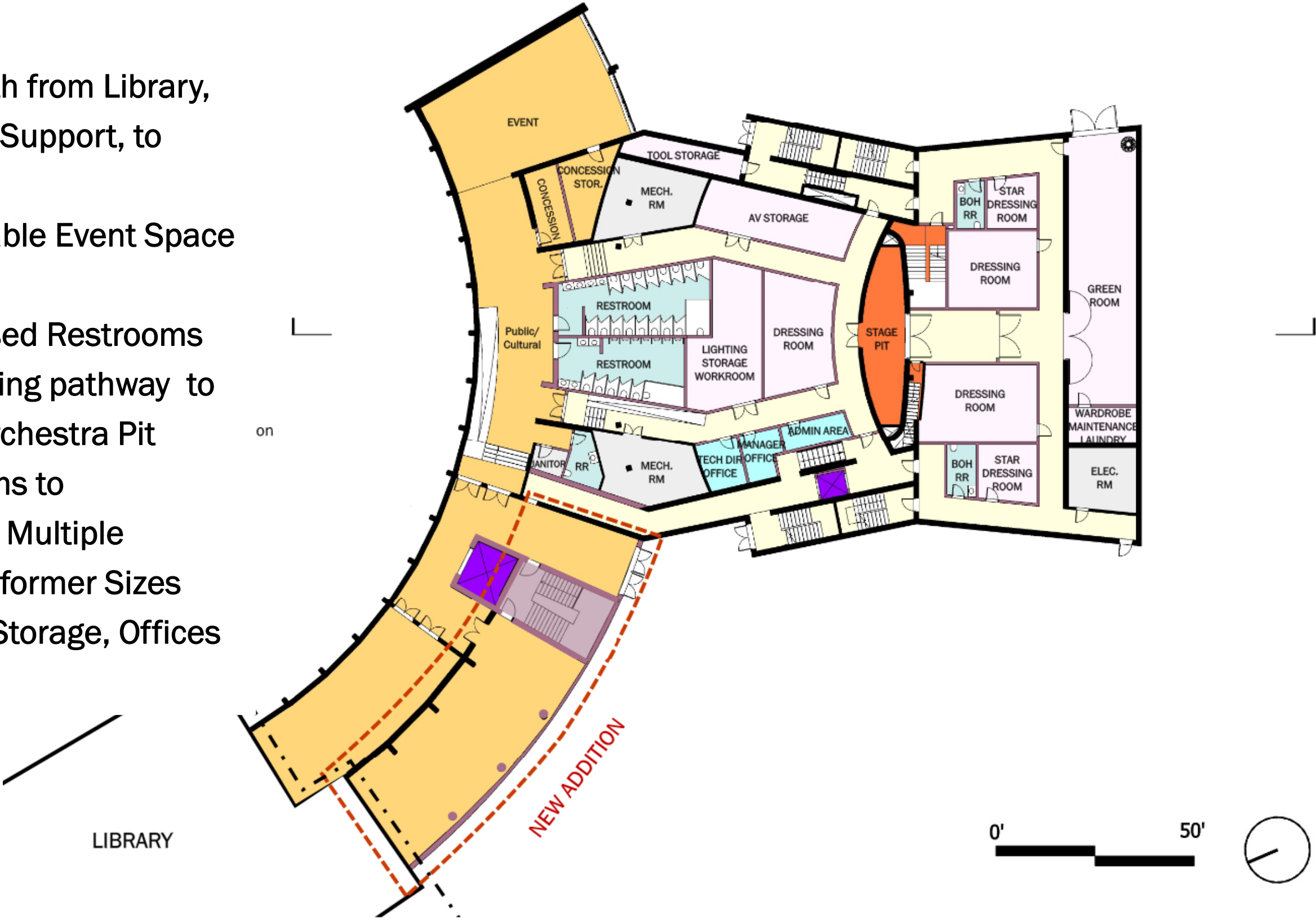
- New Elevator Access from to all Levels at Lobby
- Box Office/Managers Office
- New Accessible Seating Locations through-out Auditorium
- New Seating
- Accessible Pathway from Front of House to Performer Support Area / Stage
- In-House Mix Position





# Theatre – Lower Level

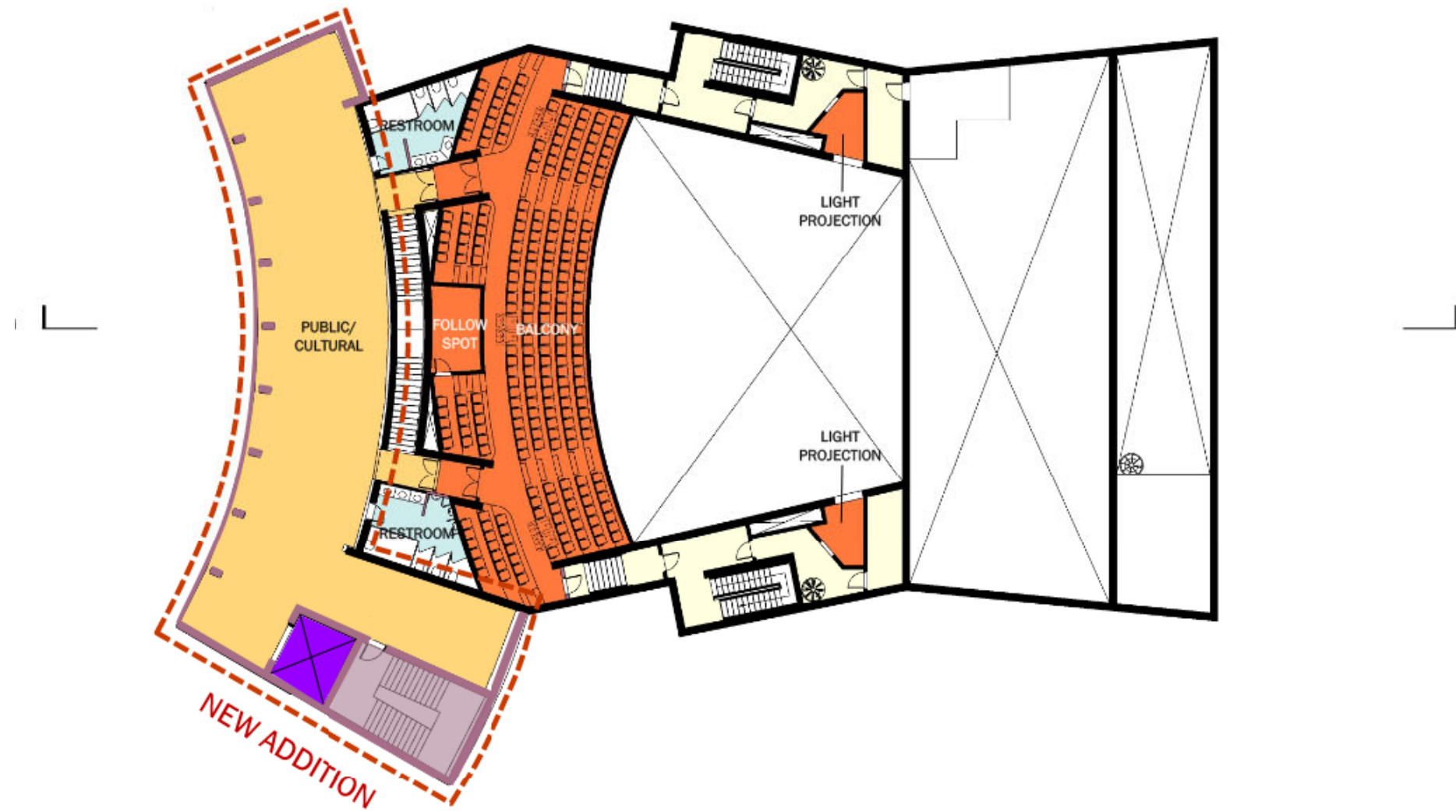
- Accessible Path from Library, from Public to Support, to Stage
- Flexible/Rentable Event Space
- Concessions
- New & Increased Restrooms
- Improved loading pathway to refurbished Orchestra Pit
- Dressing Rooms to accommodate Multiple Ensemble/Performer Sizes
- Green Room, Storage, Offices
- Storage





# Theatre – Level 2

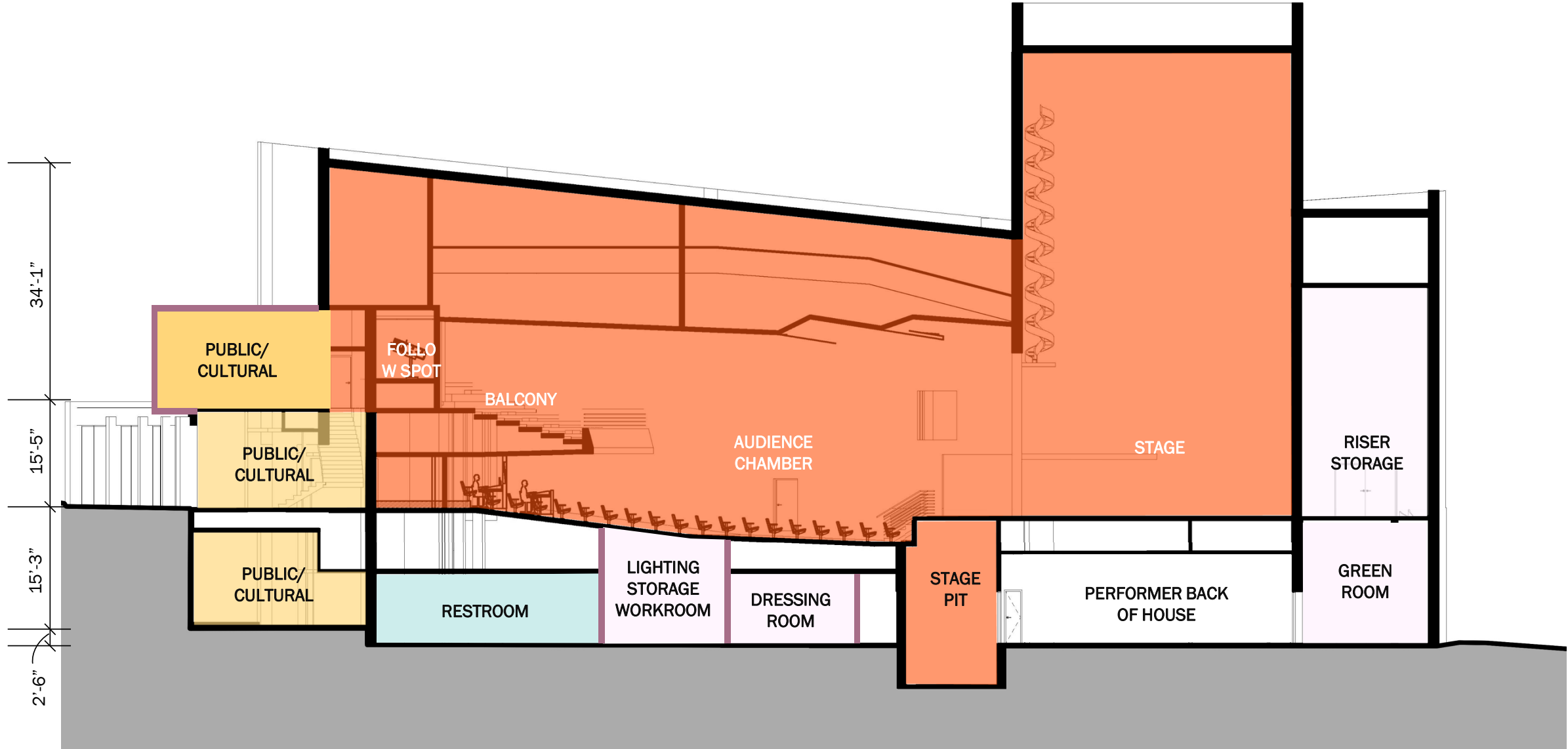
- Accessible pathway to Balcony Level with new Upper Lobby
- Renovated, Accessible Restrooms
- Accessible Seating Locations
- Improved Sightlines





# Theatre Section

## LONGITUDINAL SECTION





# Phase 2: Essential Improvements

## ESSENTIAL RENOVATIONS



Exterior Improvements

Replacement of Building Systems

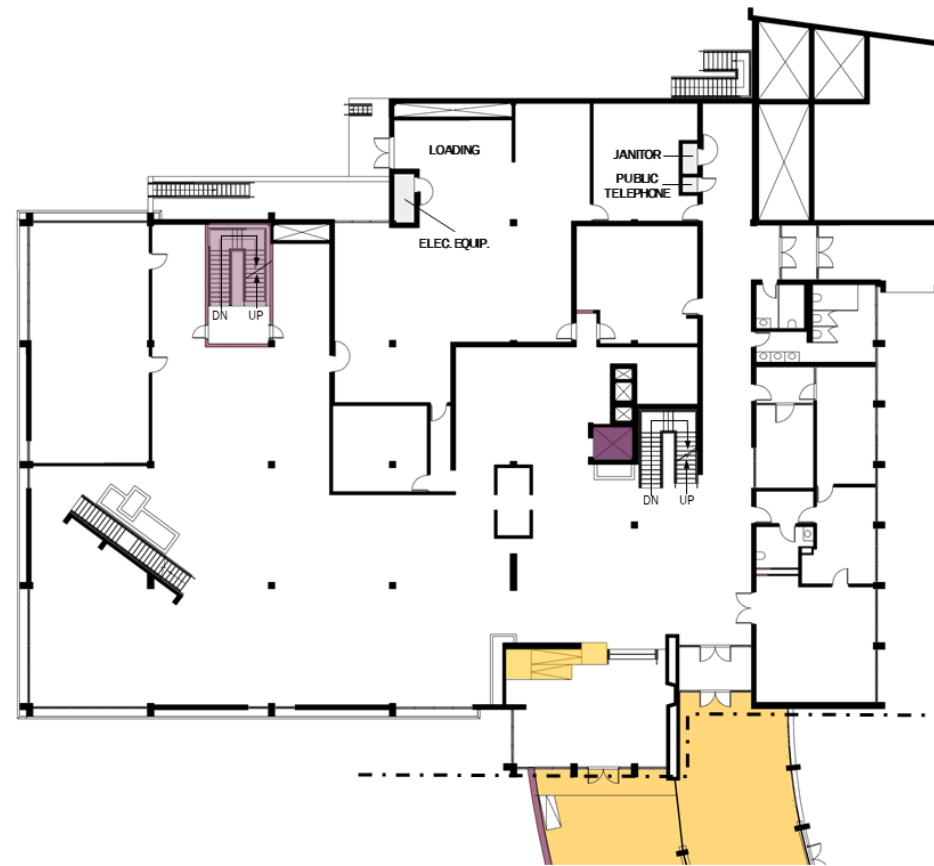
Accessibility



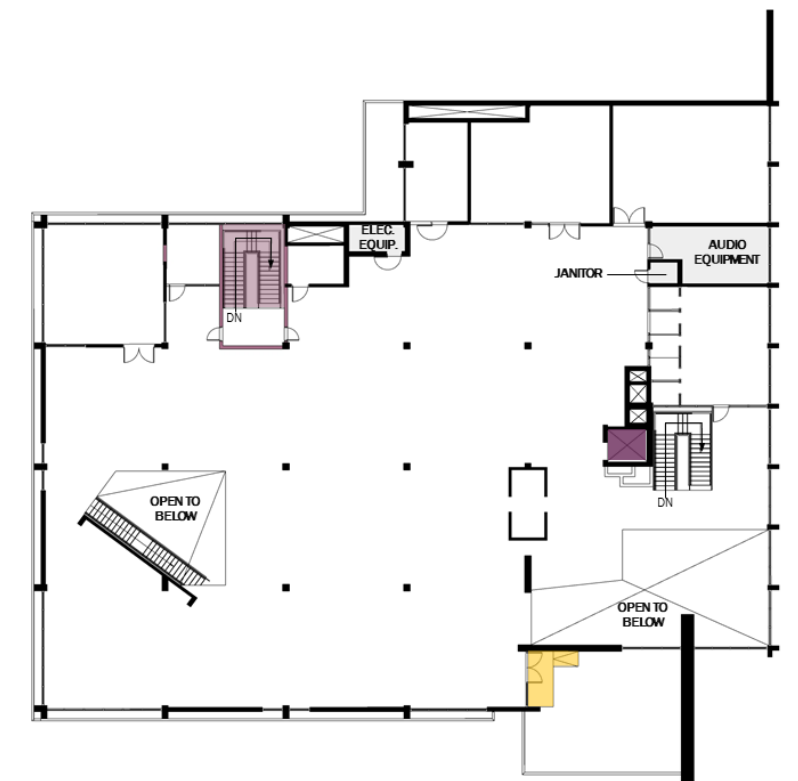
# Library – Code Compliance Improvement



LOWER LEVEL



MAIN LEVEL

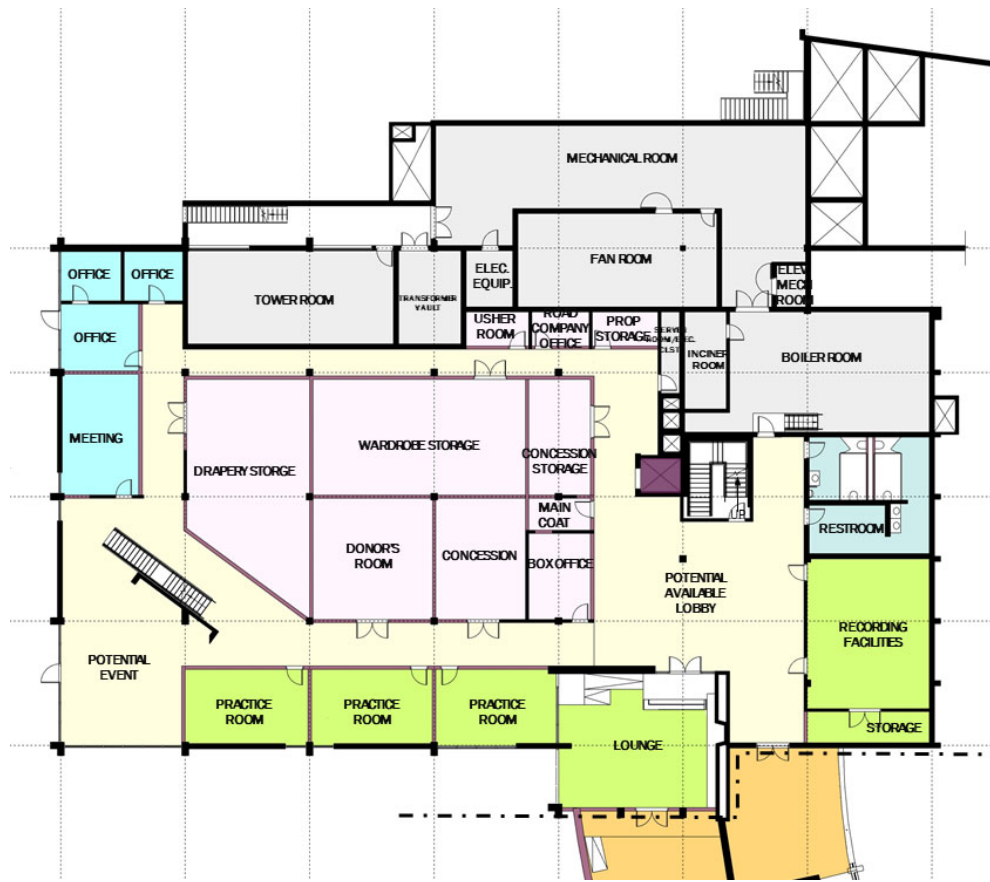


LEVEL 2

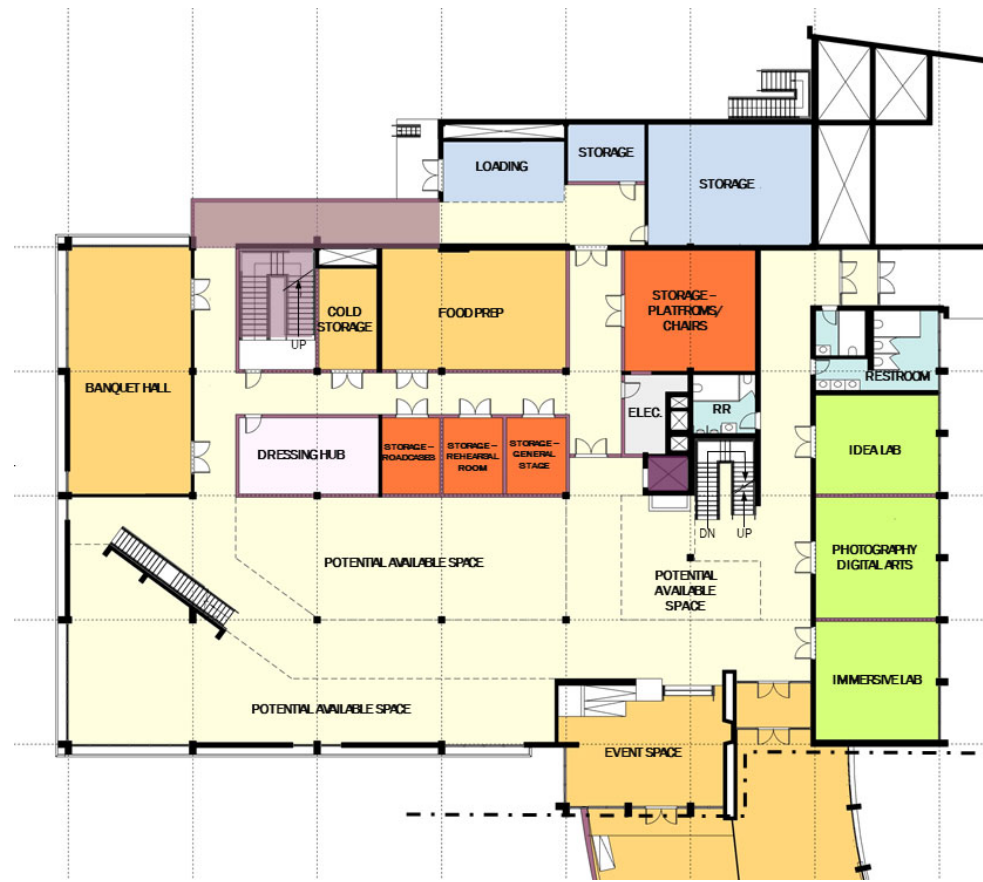




# Library – Cultural/Rentable Spaces



LOWER LEVEL



MAIN LEVEL



LEVEL 2





# Library – Cultural/Rentable Spaces

MAIN LEVEL

Cultural Space  
Opportunities:  
(rentable):

- Potential Open/Rentable Space
- Event Space
- Labs (Photography, Idea, Immersive)
- Food Services
- Storage
- Loading





# Library – Cultural/Rentable Spaces

LOWER LEVEL

Cultural Space Opportunities: (rentable):

- Offices Space
- Additional Performance Support
- Practice Rooms
- Recording





# Library – Cultural/Rentable Spaces

LEVEL 2

Cultural Space  
Opportunities:  
(rentable):

- Flexible Event Space (Double Height)
- Classrooms/Meeting Rooms
- Incubator, Screening Rooms
- Potential Open/Rentable Space





# Library – Cultural/Rentable Spaces

## LONGITUDINAL SECTION





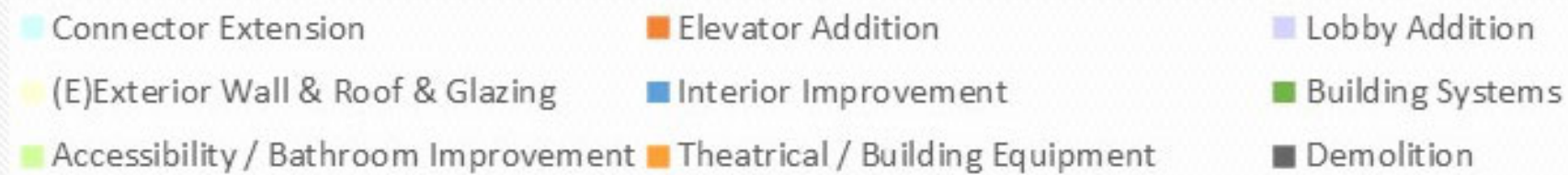
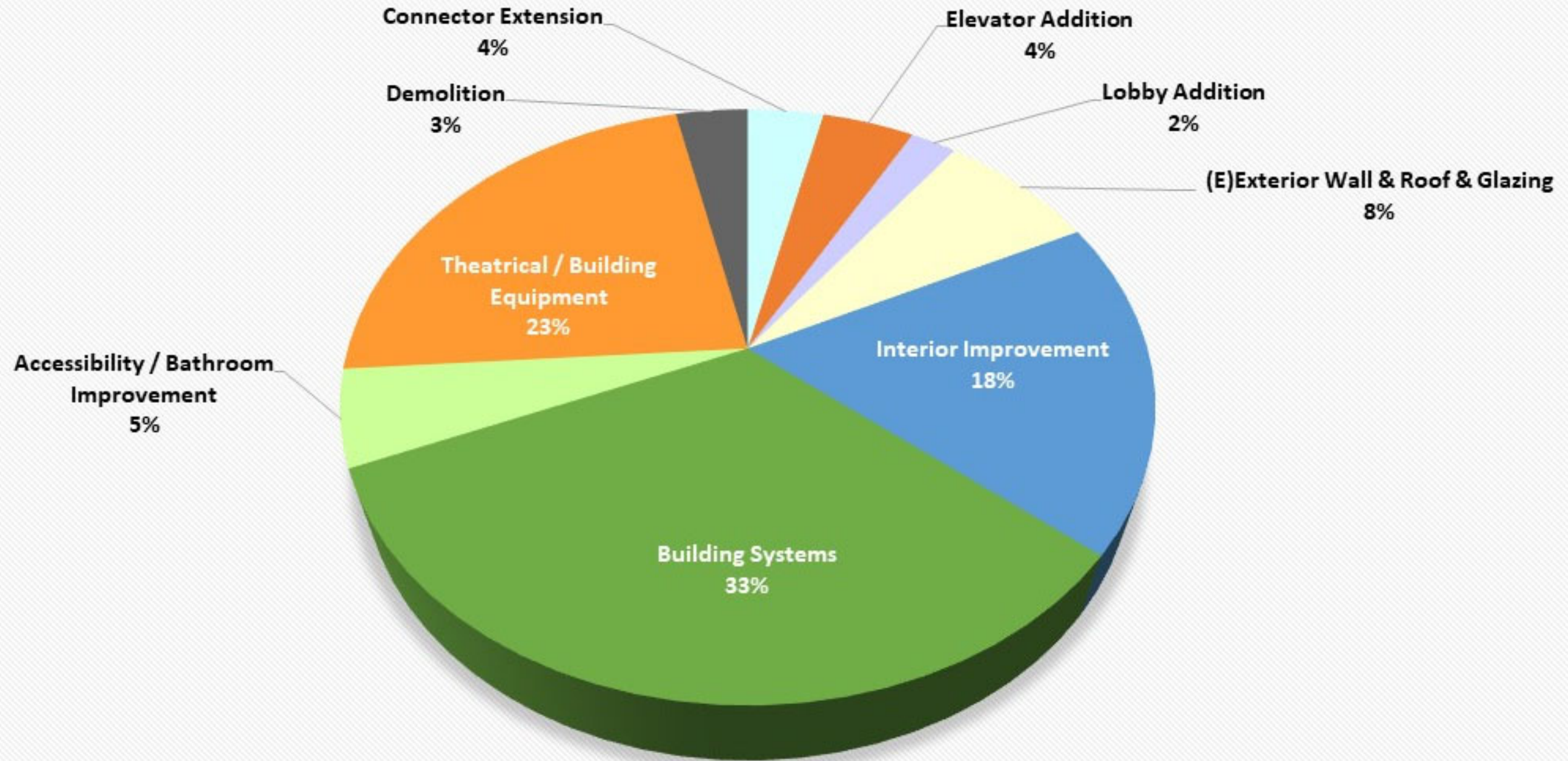
# Concepts – Phase 2





# Phase 1: Bond Measure Goals : Priority 1: Theatre

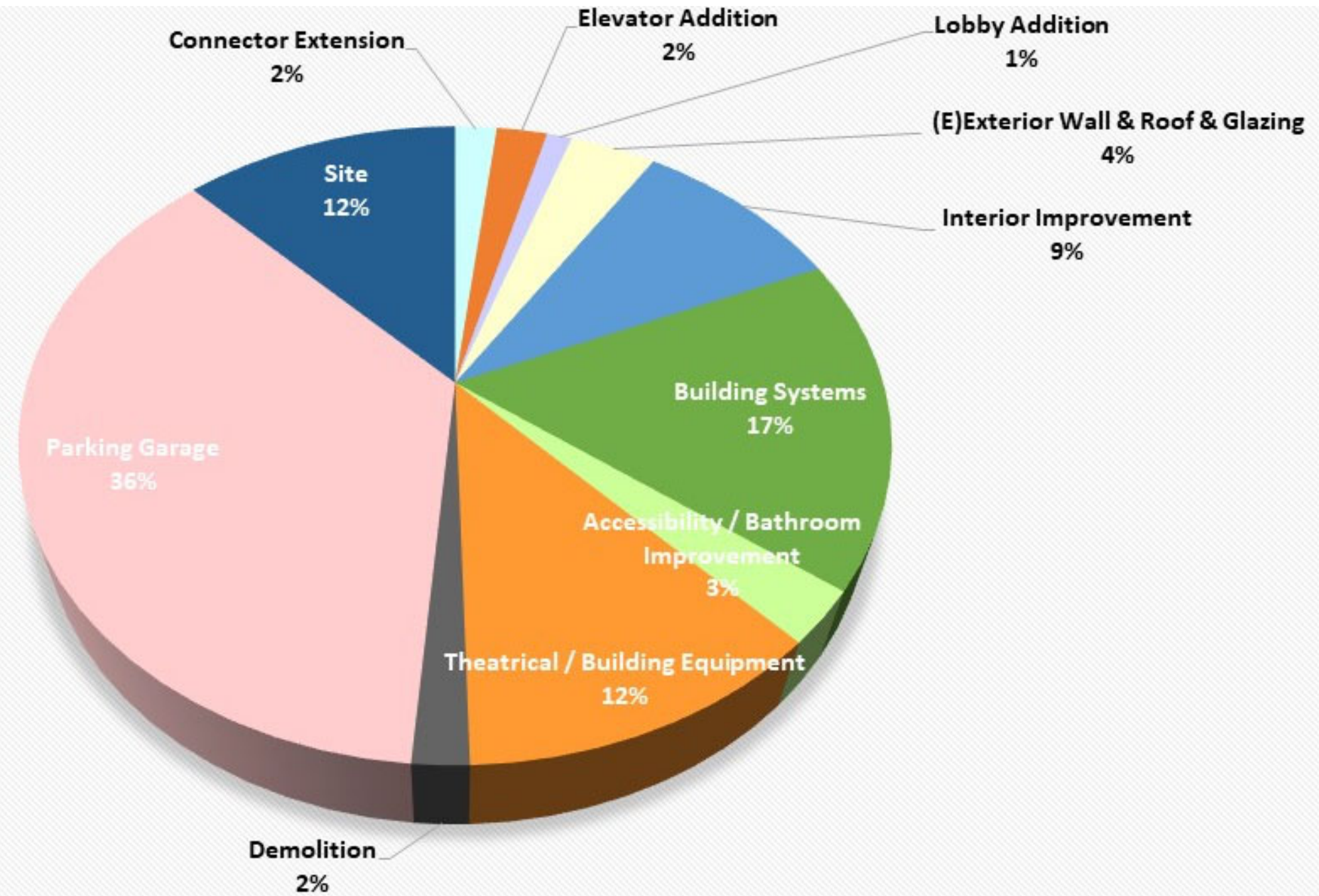
BREAKDOWN





# Phase 1: Bond Measure Costs

BREAKDOWN



Connector Extension

Elevator Addition

Lobby Addition

(E)Exterior Wall & Roof & Glazing

Interior Improvement

Building Systems

Accessibility / Bathroom Improvement

Theatrical / Building Equipment

Demolition

Parking Garage

Site



# Next Steps

---

Temporary Interval of Quiet

for Project Team to close the GAP:

- Refine Costs and Finalizing Concepts
- Working with Bond Committee
- Strategies for Funding / Alternate Sources
  
- Updates will be provided on Website:

<https://www.lorettoheightsculturalhub.com>







**conversation**



<https://www.lorettoheightsculturalhub.com/>

New Cultural Hub at Loretto Heights

Home

About

More Info

Contact

Links

a  
**NEW CULTURAL HUB**  
at  
**LORETTO HEIGHTS**

