



THEATRE RENOVATION

at Loretto Heights





THEATRE RENOVATION TEAM

- **Gretchen Hollrah, Denver Arts & Venues (DAV)**
- **Tariana Navas-Nieves, DAV**
- **Georgina Guidotti, DAV**
- **Jon Graham, DAV**
- **Matt Young, DAV**
- **Josh Lenz, DAV**
- **Alexa Culshaw, DAV**
- **Gabrielle Schuller, Department of Transportation & Infrastructure (DOTI)**
- **Hannah Hagener, DOTI**
- **Patrick OKeefe, Summit Street Group (SSG)**
- **Lisa Carpenter, SSG**
- **Nora Johnson, SSG**



CULTURAL GEM IN SOUTHWEST DENVER

As part of the 72-acre Loretto Heights Area Plan led by Westside Investment Partners, Denver Arts & Venues is fueling new life to the historic theatre, shaping to be a cultural gem for southwest Denver and the larger community.

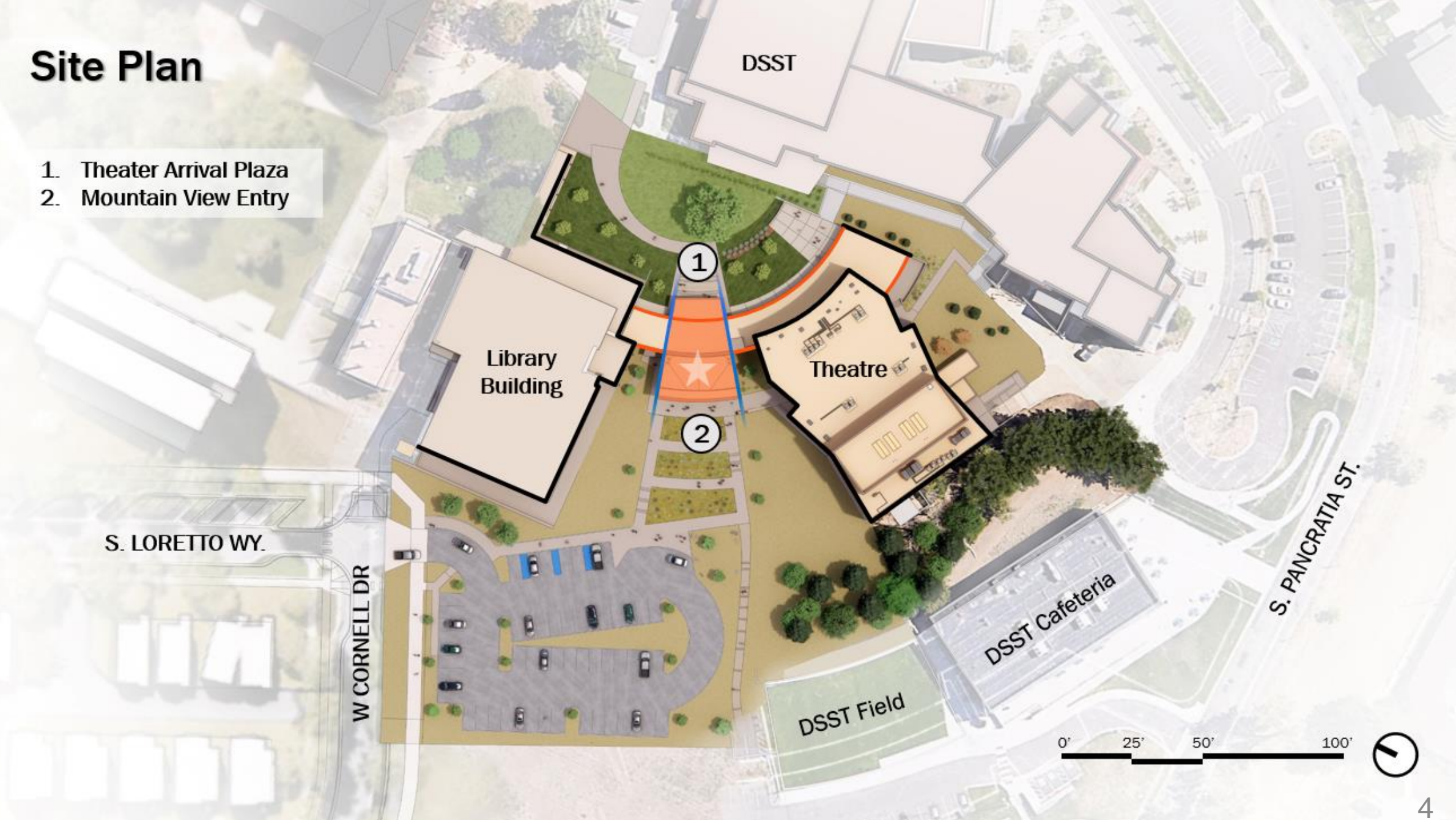
Our focus is on a parcel of the new mixed-use development that includes the historic May Bonfils Stanton Center for the Performing Arts. The site is nestled between the former library, Administration Building and DSST: College View High School with unobstructed grand views of the Rocky Mountains.

With help from Councilman Kevin Flynn (District 2) and supporters, Denver voters in 2021 approved \$30 million in RISE Bond funding to support the initial phase of the project, which focuses on renovating the theatre and enhancing outdoor/site improvements.



Site Plan

- 1. Theater Arrival Plaza
- 2. Mountain View Entry



Phased Approach

FIRST PHASE (2022-2027) \$60M

\$30M RISE BOND + \$30M DAV

THEATRE & OUTDOOR SITE

- Ensure ADA compliance and enhanced accessibility
- Ensure building code compliance
- Conduct extensive environmental abatement
- Upgrade entire building systems (electrical, mechanical, plumbing, windows, roof, interior finishes, technology, furniture, equipment, ...)
- Technical theatrical improvements (lighting, sound, acoustics, ...)
- Enhance outdoor amenities
- Address significant ground sloping
- Collaborate on shared site access and design work with neighboring campus developments

FUTURE PHASES

FIRST PHASE ENHANCEMENTS, ADDITIONAL PARKING AND LIBRARY BUILDING

Upcoming funding opportunities for Parking

Library Building TBD

- Elements not included in RISE Bond are being evaluated in Schematic Design Phase to create cohesive destination
- Construction on hold pending future funding sources

THEATRE RENOVATION BUDGET

BUDGET (2022-2027) \$60M

\$30M RISE BOND

\$30M DAV CAPITAL PROJECTS

THEATRE RENOVATION

ENVIRONMENTAL ABATEMENT - ASBESTOS

PRIMARY PARKING

SITE UTILITIES

EXTERIOR SITE PLAZAS

DESIGN/ENGINEERING FEES

FF&E

PUBLIC ART (SCALES WITH CONSTRUCTION VALUE)

CONTINGENCY

CONTINUING A LEGACY AND EXPANDING ACCESS TO ARTS ACROSS DENVER



The May Bonfils Stanton Center for the Performing Arts was a treasured performance space that originally opened in 1963. It was once one of the largest and most professionally equipped theatres in the nation, making Loretto Heights a top undergraduate theatre program in the US.

By modernizing and renovating the venue, we can welcome new audiences, cultivate opportunities for youth arts engagement, especially for those in the neighborhood, and support arts and cultural organizations in need of performance, rehearsal and gathering space.

PROJECT GOALS



**Advancing Cultural
Equity & Access**

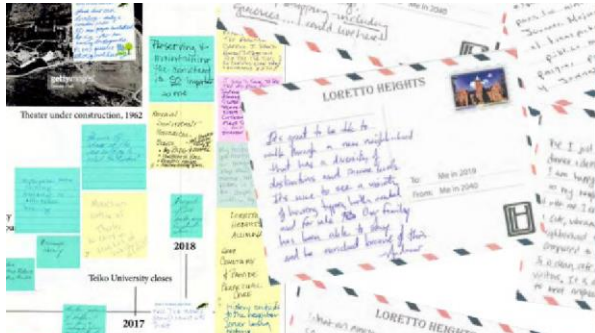


**Demonstrating that
Thriving Communities
Include Arts & Culture**



**Preserving Part of Denver's
History**

COMMUNITY ENGAGEMENT



LORETTO HEIGHTS AREA PLAN

2018 – 2019

CPD, City Council members Flynn and Clark, and Steering Committee engaged southwest Denver community, neighboring cities and stakeholders to develop the Loretto Heights Small Area Plan



WESTSIDE PURCHASE AND DEVELOPMENT

2018 – Present

Westside began outreach to RNOs, Sisters of Loretto/Alumni, DPS/DSST and greater community after purchasing the property in 2018, through the rezoning process completed in 2021, and today as they continue to develop the site.



THEATRE FEASIBILITY STUDY

2019 – 2020

DAV, Westside, Councilman Flynn and Bonfils-Stanton Foundation with Keen Independent engaged arts leaders and local community members through a series of workshops and interviews for a feasibility study of the May Bonfils Stanton Theatre.



THEATRE DESIGN

2023 – Present

Pfeiffer engaged southwest Denver community, local & regional arts groups, and stakeholders during Schematic Design process to inform priority of design, needs/uses from the community and future programming interest. Design is ongoing.

INPUT FROM THE COMMUNITY

Create a community-centric place for everyone to:

- Come together for formal and informal events, both inside and outdoors
- Be exposed to diverse arts and cultural programming
- Feel welcomed, especially for immediate neighbors/community
- Have access to space for community needs

To achieve this, the site must be:

- **Welcoming and inviting**, open beyond performances
- **Affordable** to attend, participate, rent and perform
- **Flexible** to accommodate diverse uses and programming
- **Tied to education**, nurturing young artists
- **Upgraded** for safety, codes, accessibility and comfort
- **Connected**, easy to get to - accessible by car, public transit, pedestrians, campus, etc.
- **Built to serve the current community**, while preserving the legacy of the place and neighborhood





INPUT FROM ARTS GROUPS

Interest is High. They agree, renovating the theatre should be the priority with consideration to flexible space in the theatre for pre/post function events and community gatherings.

Key Takeaways:

- **Affordability** - rental, production, concessions/catering and for patrons
- **Balanced Booking** - prioritize community use and access
- **Connected to Community** – in the physical sense, programming and user experience
- **Theatre improvements** - acoustics, accessible seating throughout, accessible restrooms
- **Back-of-House improvements** - flexible space for different uses and art forms, loading, storage, etc.
- **Technology and lighting equipment** - affordable and easy to use rental package
- **Guest amenities** - lobby improvements, art, open space, concessions
- **Outdoor Spaces** - Flexible for a diversity of events



THEATRE RENDERINGS





site section



lobby section







THEATRE IMPROVEMENTS

FRONT OF HOUSE HIGHLIGHTS:

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



Schematic Design Rendering of Theatre: For Illustrative Purposes Only

THEATRE IMPROVEMENTS

BACK OF HOUSE HIGHLIGHTS:

- New passenger elevator and loading lift for access to lower level, stage and loading dock
- Lower Level:
 - Flexible support spaces accommodate various needs and group sizes (dressing rooms, green room, storage, gender inclusive bathrooms)
 - Catering Prep Area



Schematic Design Rendering of Theatre: For Illustrative Purposes Only

mountain view lobby



mountain view lobby - stair



theater level - lobby



theater lobby



theater lobby – flex event



lower level support



lower level - concierge



theater views



theater views



theater views



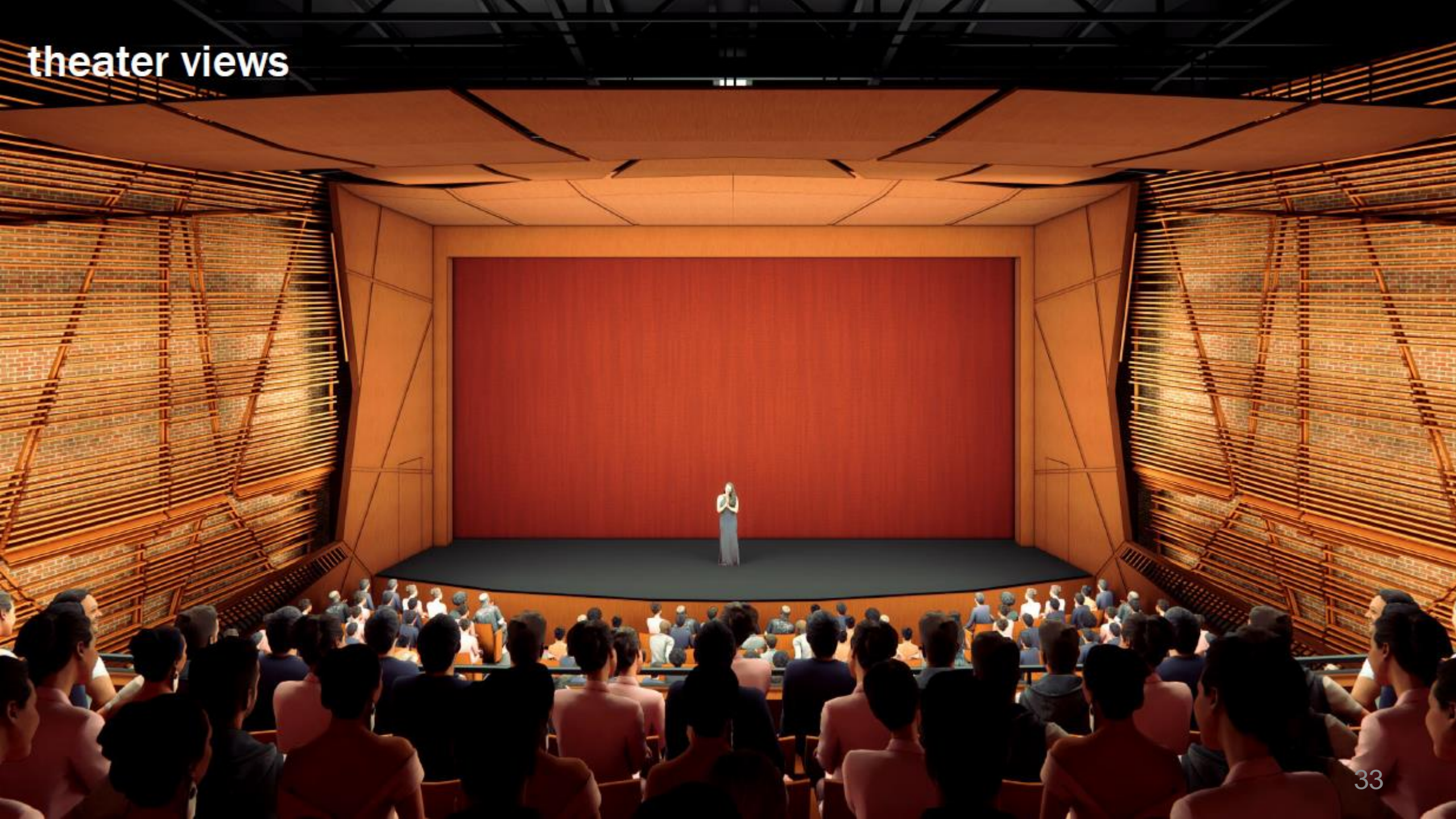
theater views



theater views



theater views







LOOKING AHEAD

**Phase I: Theatre Renovation
Groundbreaking Q4 2025**

Operational Model Study 2025

Anticipated 1st Season End 2027

Future Phases: Parking & Library Building



