

Loretto Heights Community Initiative  
Open Letter to Councilman Kevin Flynn

October 25, 2018

Dear Councilman Flynn,



Over the past nearly two years, the communities surrounding the Loretto Heights campus have been engaged in conversations along with you regarding the future of the development of this campus. As you know and appreciate, the Loretto Heights campus has great cultural significance to Southwest Denver and the development of the 72-acre space will have a large and lasting impact on the region and the communities within it. The Loretto Heights Community Initiative group employed a heavily community-driven process that included representation of a variety of citizens in the area to create a Community Recommendation document for the planning and development of the property.

With the purchase of the property now finalized and the embarking of the Small Area Plan process, the reality of the impending development is getting closer and the stakes are getting higher. With trust in your best intent to deeply engage the community citizens as meaningful voices and drivers within the process, the Loretto Heights Community Initiative makes the following requests for a community-driven Small Area Plan process:

1. Since Mr. Morrison had been employed by the Pachner Company which now represents the new Loretto Heights property owner, Westside Investment Partners, he should be recused as the Community and Planning Development Project Manager of the Loretto Heights Small Area Plan due to the reality and/or appearance of a conflict of interest.
2. As in a number of other CPD planning initiatives, representatives of Community and Planning Development, Denver Public Schools, Denver's Office of Economic Development, Denver Parks & Recreation, the Regional Transportation District and any other governmental organizations should serve as members of a Technical Advisory Committee to the Small Area Plan Steering Committee. At the very least, the number of neighborhood organizations/Loretto stakeholders should represent 80 percent of the steering committee.
3. Due to your position, developers and other businesses with an interest in Southwest Denver are apt to see and/or treat you as a go-between with the community. As an advocate for the Southwest Denver community interests, you should be allegiant in your positions vis-à-vis Westside Investment Partners and the City Administration and its agencies.
4. To avoid even the appearance of impropriety and to demonstrate your independence from Westside Investment Partners, you should return campaign contributions to Friends of Kevin Flynn from individuals and organizations with interests in the ownership and development of the Loretto Heights Campus.

5. Per the LHCI's community recommendations, to ensure better planning and development of the Loretto Heights Campus, we request you delay the start of the Loretto Heights Small Area Plan process until comprehensive cultural, historical, topographical, environmental and aesthetic assessment reports are completed and provided to the community for the following reasons:
  - a. Especially in the case of a unique site like the campus, the information from the above reports will significantly influence the design of its redevelopment.
  - b. In turn, that design should drive the nature of the issues to be addressed in the completion of a successful small area plan.

As you will note from the subject matter of this letter, your refusal to meet with us prior to the Small Area Plan Steering Committee meeting on Tuesday, Oct. 30 is problematic and counterproductive. We are available and would very much like to meet with you to discuss and resolve these concerns prior to the Small Area Plan Steering Committee meeting on Tuesday.

Sincerely,

Tony Hernandez, Xochitl Gaytan, & Gayle Bell, on behalf of  
Loretto Heights Community Initiative Steering Committee