

THEATRE RENOVATION AT LORETTO HEIGHTS

COMMUNITY UPDATE

June 23, 2026



DENVER
ARTS & VENUES

Schematic design rendering for illustrative purposes only. Final details may vary.

AGENDA

- 1 Introductions
- 2 Project Overview
- 3 Theatre Renovation Recap
- 4 Parking Structure Renderings
- 5 Venue Operator Update
- 6 Looking Ahead



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INTRODUCTIONS

PRESENTERS:

Councilman Kevin Flynn, District 2

Tariana Navas-Nieves, Denver Arts & Venues (DAV)

Matt Young, DAV

Gena Buhler, Turner & Turnsend Heery, LLC

PROJECT TEAM:

Gretchen Hollrah, DAV

Georgina Guidotti, DAV

Josh Lenz, DAV

Ben Heinemann, DAV

Cheyenne Morin, DAV

Margo Josephs, DAV

Jeannene Bragg, DAV

Rudi Cerri, DAV

Tari Gold, Department of Transportation & Infrastructure (DOTI)



PROJECT OVERVIEW





CULTURAL GEM

IN SOUTHWEST DENVER

- Part of the 72-acre Loretto Heights Area Plan led by Westside Investment Partners
- Denver Arts & Venues is restoring the historic May Bonfils Stanton Theatre as a cultural anchor for southwest Denver
- Located within the new mixed-use development, neighboring the former library, Administration Building, and DSST: College View High School, with Rocky Mountain views
- Funded through the 2021 RISE Bond and 2025 Vibrant Denver Bond, with support from Councilman Kevin Flynn (District 2)

CONTINUING A LEGACY

AND EXPANDING ACCESS TO ARTS ACROSS DENVER

- Opened in 1963 and once among the most professionally equipped theatres in the nation
- Renovation will expand arts access and create opportunities for southwest Denver neighbors
- Will support arts and cultural organizations and continue the legacy of workforce development



PROJECT GOALS



**Advancing Cultural
Equity & Access**

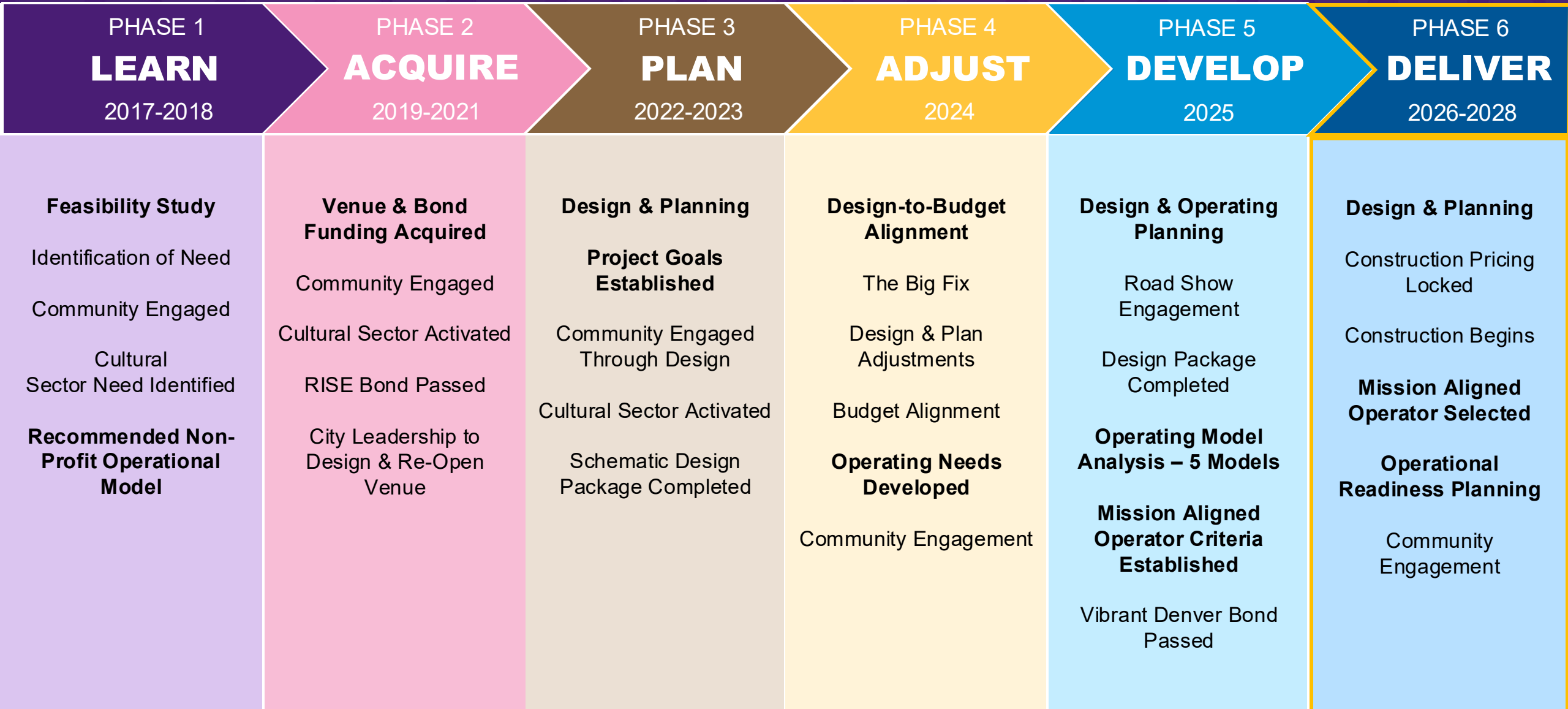


**Demonstrating that
Thriving Communities
Include Arts & Culture**



**Preserving Part of Denver's
History and Educational
Legacy**

HOW WE GOT HERE



PROJECT FUNDING

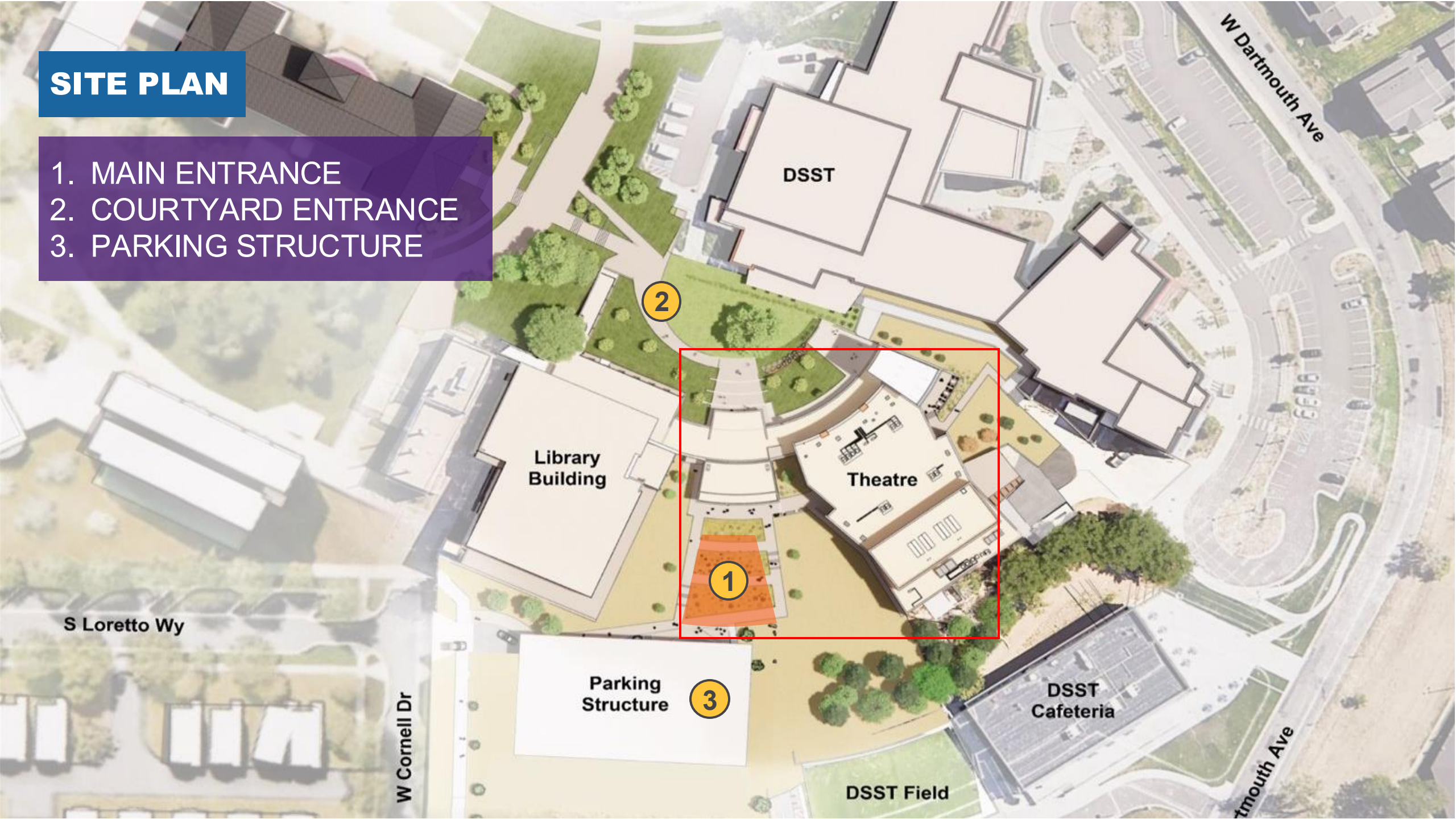
PROJECT	SCOPE	SOURCE	BUDGET
Theatre & Outdoor Site Renovation	• ADA accessibility • Modern theatrical standards • Renovation of restrooms, public spaces, and lobby • Upgrade building systems • Environmental abatement throughout	Rise Bond	\$45,000,000
		DAV	\$15,000,000
		Foundations (Boettcher, Gates Family, Bonfils-Stanton, Crown)	\$1,342,000
		TOTAL THEATRE RENOVATION	\$61,342,000
Parking Structure & Arrival Path	• Design and build new elevated platform parking structure • Landscaping for mountain side arrival • Signage and wayfinding	Vibrant Bond	\$4,000,000
		DAV	\$15,000,000
		TOTAL PARKING STRUCTURE	\$19,000,000

THEATRE RENOVATION RECAP



SITE PLAN

1. MAIN ENTRANCE
2. COURTYARD ENTRANCE
3. PARKING STRUCTURE



MAIN ENTRANCE



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COURTYARD ENTRANCE



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MAIN ENTRANCE LOBBY - STAIRS

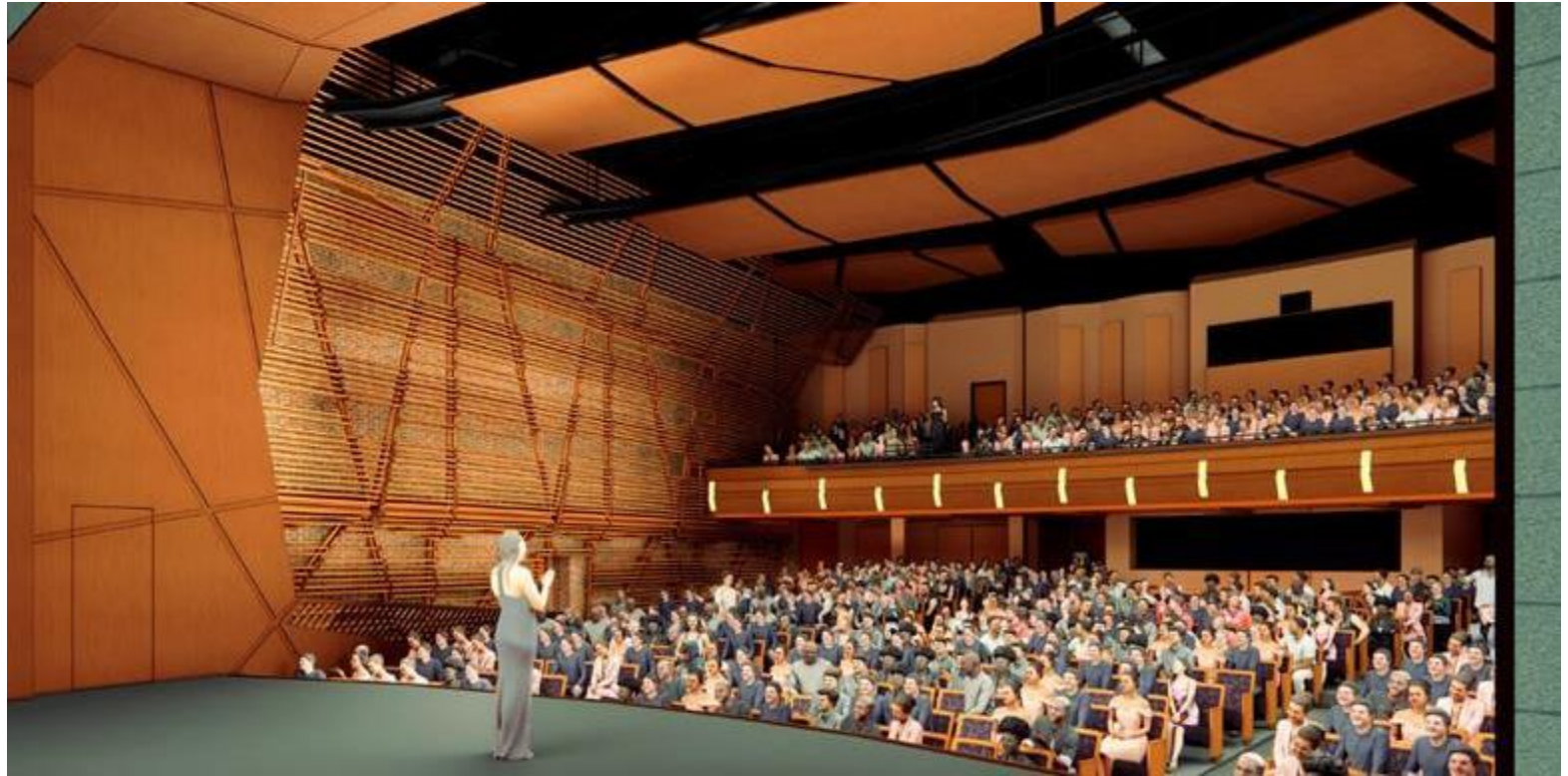


Schematic design rendering for illustrative purposes only. Final details may vary.

THEATRE IMPROVEMENTS

FRONT OF HOUSE HIGHLIGHTS:

- 702 seats throughout main and balcony levels
- Accessible seating
- 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

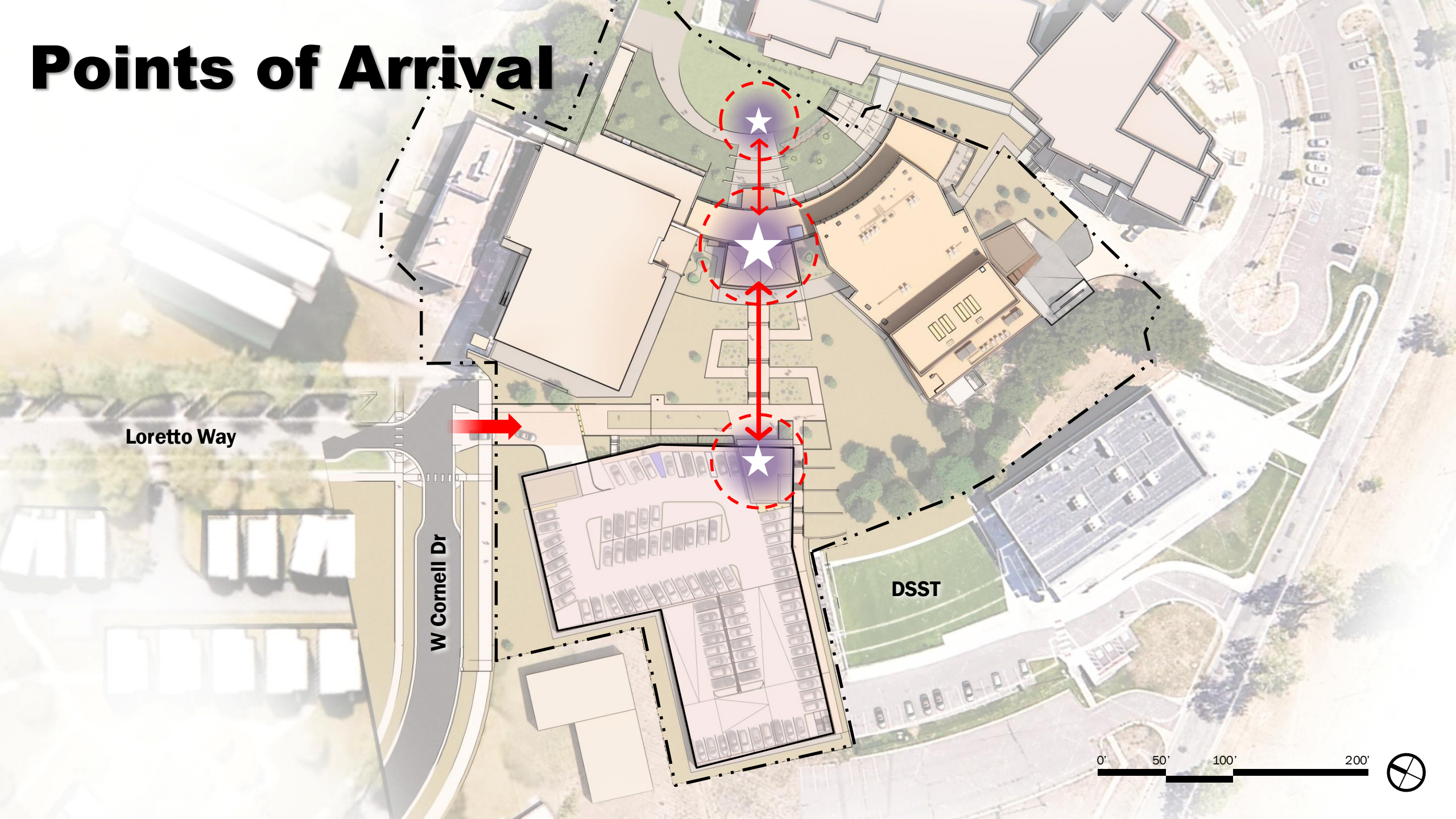
PARKING STRUCTURE RENDERINGS



Aerial View



Points of Arrival



Loretto Way

W Cornell Dr

DSST

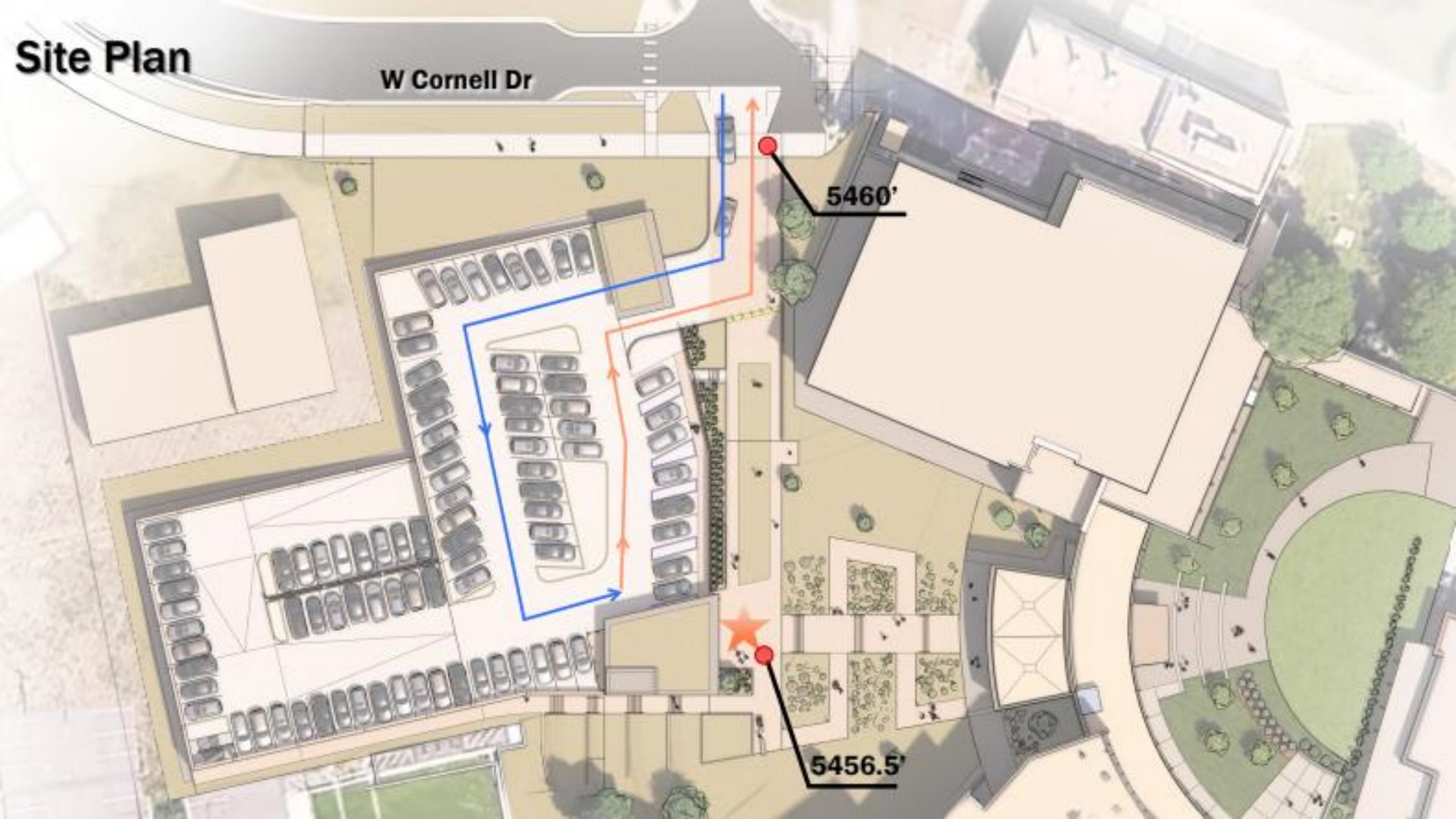
0' 50' 100' 200'

Site Plan

W Cornell Dr

5460'

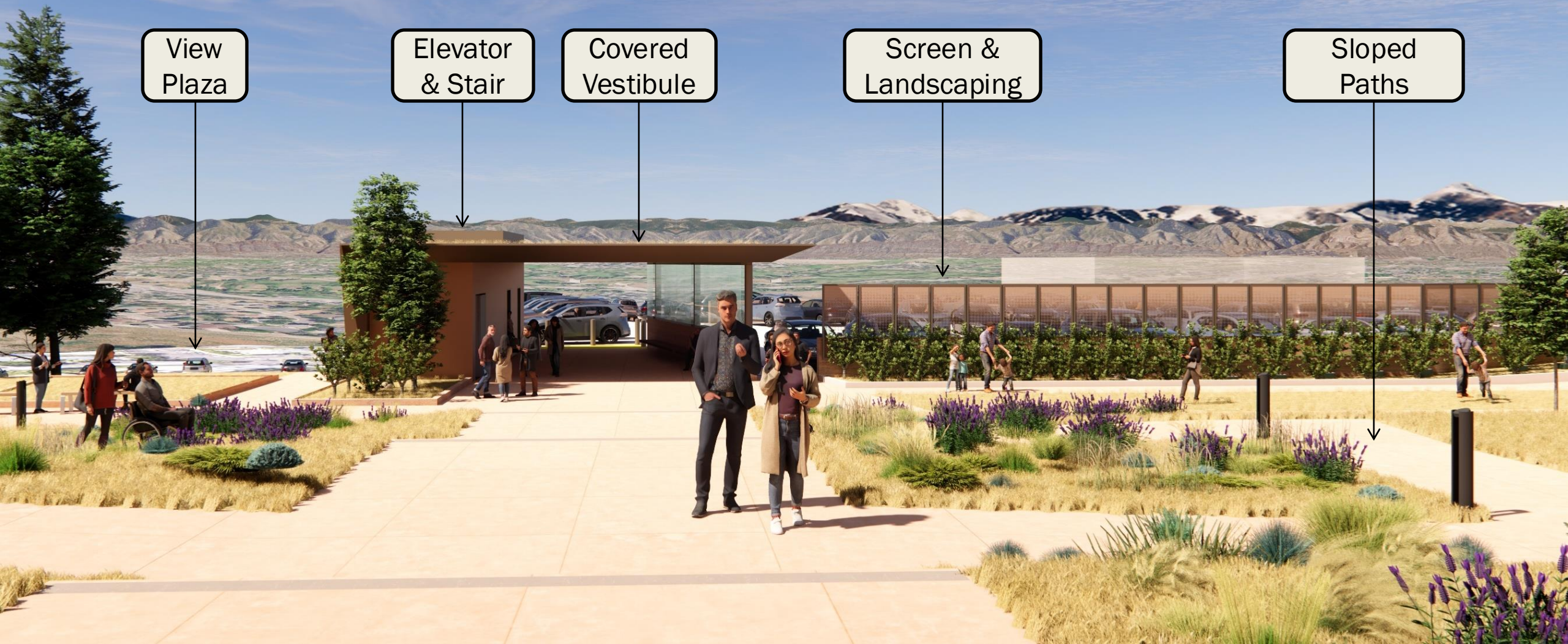
5456.5'



Parking Structure Arrival Pavilion



Looking West



View
Plaza

Elevator
& Stair

Covered
Vestibule

Screen &
Landscaping

Sloped
Paths

View from Lobby



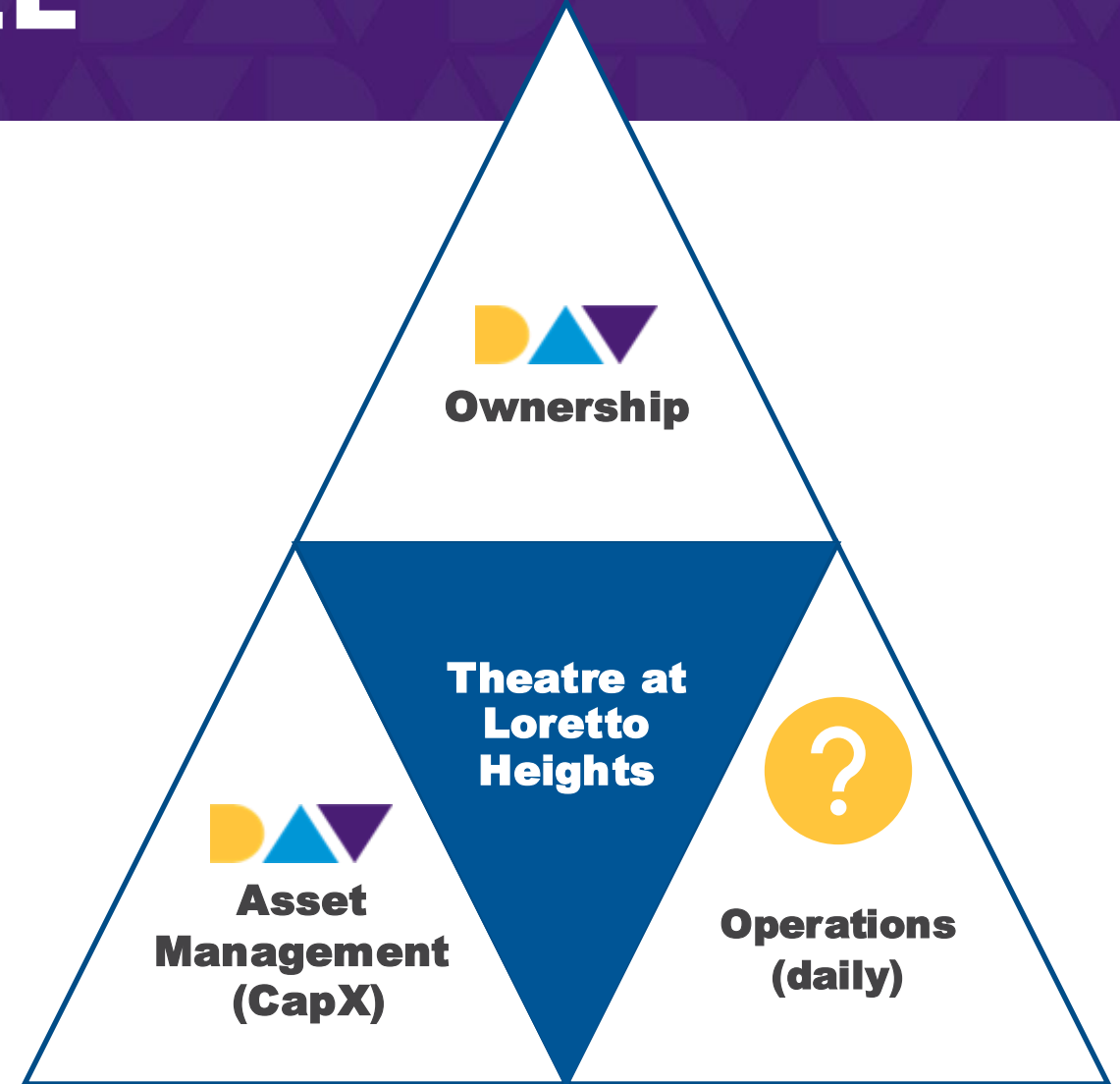
VENUE OPERATOR UPDATE



OPERATING MODEL

After 7 years of study, the model is clear.

- DAV retains ownership and capital asset management
- Find a mission-aligned operator to handle day-to-day operations
- Both partners share one bottom line: community benefit and project goals



OPERATOR MODELS IDENTIFIED & CONSIDERED

Research explored five
operating structures used
in the performing arts sector



City-Run Model



Non-Profit Operator



Institutional/Educational Partner



Collaborative of Organizations



Commercial Operator

ENGAGEMENT SUMMARY

Engagement efforts from 2018–2025 include:

- Over 70 arts and cultural organizations (2018 initial study).
- More than 35 organizations and institutions (2023–2025 verification).
- National landscape scan to identify collaborative models (none found successfully operating a single venue or facility).



OPERATOR CRITERIA

- What are the characteristics of the ideal operating partner?
- What operating partner is best positioned to achieve the project goals and transform this public asset into community impact?

1

Civic Ownership for Community Growth

City-owned facility enables equity-driven programs and access focused on public benefit over profit.

2

Empowering Local Talent

Support cultural sector that reflects neighborhood demographics, advancing equity and representation.

3

Strategic Talent Pipeline

Venue as a training site supporting Denver's creative economy and arts ecosystem in careers in venue management, arts, hospitality, marketing, and technical theatre.

4

Positioning Denver as a National Leader

Elevates Denver as a national model for turning public assets into community and workforce impact.

KEY OUTCOME

An institutional/educational partner best advances our mission of community access, education, and cultural equity.



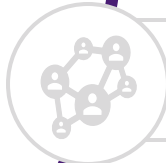
City-Run Model



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NEXT STEPS

July 24, 2026 - Groundbreaking

Late Summer/Early Fall 2026 -
Construction Starts

September 2026 - Operating Partner
Announcement

2027 - Operational Planning

2028 - Opening

