Mr. Morrison,

I am writing to tell you that I believe the redevelopment of Loretto Heights is both significant and positive for the City of Denver and the southwest Denver community. This project has the potential to benefit not only the City and residents of the area but businesses on South Federal Boulevard and in the nearby cities of Sheridan and Englewood. From what I have learned from the community meetings -- both in-person and via Zoom -- I am satisfied that the development company doing the redevelopment of the Loretto Heights property is working well with neighborhood improvement associations and neighborhood residents surrounding the campus and that the result will be positive for all. What I am just as concerned about is the adjacent areas outside of the campus.

I see and most often admire much of the redevelopment that has occurred and is still happening in the Central Park and Lowry neighborhoods. However, when I look at the west side of Quebec street fronting much of both developments I see a startling, jarring and often negative difference -- from comfort and, in places, opulence on the redevelopment side to poverty or near-poverty or neglect and a kind of "other side of the tracks" feel and appearance on the west side of these streets. This is also true some places on the north side of Lowery and the south side of Central Park. It's a "two different worlds" sensation that I have when driving along these streets.

What I am asking that your office and the City of Denver do near Loretto is to reach out to the appropriate persons working in the government offices for the cities of Sheridan and Englewood (as well as do yourselves within Denver's city limits) to achieve several things:

- Encourage and assist or incentivize businesses in the South Federal / West Hampden Avenue corridors to improve the appearance and welcoming posture of their buildings and parking lots and to enhance the landscaping of their properties, especially along the streets; I love what Westside is doing to create a friendly and attractive campus or village feel and appearance at Loretto, but if the businesses on the east side of South Federal stay pretty much the way they are presently it will definitely be immediately seen by all as a startling "have" and "have not" contrast. Is it not good for the "common good" of the surrounding community to help them participate in some of the benefits of the new Loretto Heights?
- Can the City of Denver proactively help the Goat Hill neighborhood to the east of Loretto in Denver benefit from opportunities the City can suggest or offer which enable residents to improve their homes and yards?
- Will you please reach out to Englewood, Sheridan and Arapahoe County officials and staff to work with businesses in their communities to do things such
as mentioned above and also to enhance the roadways and sidewalks and landscaping of nearby major streets (South Federal Boulevard, West Dartmouth Avenue east of Loretto, the US 285 / Hampden intersection)? Perhaps CDOT also needs to be part of some conversations.

- A few blocks south of the Loretto Heights campus there is a large piece of property between the assisted living facility and Federal which has been vacant for years; could the City purchase this piece of land for a neighborhood or pocket park for residents of the surrounding neighborhoods, most of whom live in multi-family buildings?

I'm sure that you and your associates as well as neighbors to the Loretto property have many more ideas on how to improve the lives of folks who live in these adjacent neighborhoods!

I am copying this to southwest Denver's councilman, Kevin Flynn, who is a strong supporter of this redevelopment at Loretto and must also relate to officials in the bordering cities and county.

Thank you for reading and considering my suggestions and questions above.

Bill Uebelher
mbu11@q.com
303.988.2834