

## Loretto Heights Redevelopment Receives Top Honors for Historic Preservation and Sustainability

### *Pancratia Hall Lofts recognized by Historic Denver and City and County of Denver*

**DENVER (Nov. 3, 2022 )** – Pancratia Hall, located within the historic Loretto Heights campus in southwest Denver, has been recognized with a pair of awards for preservation from Historic Denver and sustainability from Denver’s Office of Climate Action, Sustainability and Resiliency. Originally constructed in 1929, the collegiate gothic-style Pancratia Hall reopened in May 2022 as one of the most environmentally sustainable affordable housing communities in Denver.

Historic Denver, one of the nation’s premier nonprofit urban preservation organizations, has presented its **Community Preservation Award** to Pancratia Hall, noting that the project had taken “sustainability to the next level.” Pancratia Hall also received the city’s coveted **Energize Denver 2022 award** from Denver’s Office of Climate Action, Sustainability and Resiliency, winning first place in the “Equity and Community Impact” category.

“From the beginning, we wanted to demonstrate that we could concurrently preserve a Denver landmark, make it all-electric for maximum sustainability, and ensure that 100% of the units are permanently affordable for Denver’s families,” said Jim Hartman, manager at Hartman Ely Investments. “We are proud to share this recognition from Historic Denver and the City of Denver with the community partners who have made this project a model for preservation and thoughtful redevelopment.”

The 70-acre redevelopment will ultimately include hundreds of housing units, creating a vibrant new neighborhood for a variety of socio-economic levels where all residents have the option to stay and grow in the area over their lifetime. Loretto Heights, master developed by Westside Investment Partners, will also include new commercial space for local- and BIPOC-owned businesses. The preservation of the campus theater will anchor a new arts and cultural center for the community.

As a departure from similar preservation efforts, each unit at Pancratia Hall is permanently affordable for the next 60 years. The forward design of the project reduces emissions through energy-efficient lighting and HVAC systems, and offers free electric vehicle charging stations for residents. The project also features sophisticated energy demand management systems, water-wise landscaping and a new fruit-tree orchard.

The project is a joint venture between Hartman Ely Investments, Proximity Green and PNC Real Estate. The project was funded by Westside Investment Partners, the Colorado Housing & Finance Authority, ANB Bank, the Colorado Division of Housing, Commerce Bank, Impact Development Fund, the Denver Housing Authority (DHA) and the Department of Housing Stability (HOST).

“Through our close work with the community, we understood the importance of prioritizing affordability, preservation and sustainability within the first phase of development,” said Mark Witkiewicz, a principal at Westside. “This project is a tangible example of intentional development that can lift up communities, celebrate their histories and ensure shared prosperity.”

Opportunities to live in the unique Pancratia Hall Lofts are currently available by calling 720-932-3146.



Image Credit: The Unfound Door



Image Credit: Jesse Johnson