

BUSINESS

Welcome to "Sloans"? St. Anthony redevelopment gets rebranded.

Alamo Drafthouse, condos, apartments, row homes all set to begin construction before end of 2016

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The **redevelopment of the old St. Anthony Hospital campus** in west Denver is picking up speed. All of the projects announced so far for the original seven-block site anticipate beginning construction by the end of the year, developers said Thursday, with the first three projects all but complete already.

Led by master developer EnviroFinance Group, the private developers working on-site have joined forces to create a single, unifying brand and identity — **Sloans** — for the burgeoning neighborhood.

"We're in a part of town that has historically not been a center or hotbed for reinvestment or cultural activity or new construction, and all of those things are coming to this place all at once," EnviroFinance executive vice president Cameron Bertron said. "We're very much trying to turn a corner from being the 'old St. A's site.' "

Leading the upcoming construction boom, **Alamo Drafthouse Cinema** plans to break ground on its latest Denver-area movie theater May 16, partner Tom DeFrancia said.

The eight-screen complex will sit on West Colfax Avenue at Stuart Street and could open by late first quarter 2017. Bar Fly, the in-house bar, will incorporate metal screens from the old hospital building, he said.

Next door, the recently completed 6,000-square-foot retail strip at West Colfax Avenue and Raleigh Street has snagged Starbucks as its first tenant, said LCP Development principal Jonathan Bush. Another "national brand name" will be announced in the near future.

LCP's remodel of the office building at Raleigh Street and West Conejos Place is almost done, as well. About 50 percent of the building's 40,000 square feet of office space is pre-leased, Bush said, and construction should wrap up by the second week of May.

"There's probably somewhere between 150 percent and 200 percent more glazing on the building," Bush said. "It's made a huge difference."

At West 17th Avenue and Stuart, the planned 12-story condominium tower that had been **tied up in a neighborhood legal dispute** is ready to move forward and break ground this fall, NAVA Real Estate CEO Trevor Hines said.

An appeal, filed by residents upset with the Denver City Council's approval of a rezoning request to allow 12 stories fronting Sloan's Lake, was denied by a judge earlier this year.

NAVA's tower will feature **193 for-sale condos** and 13 street-level "row homes," in addition to ground-floor retail. An on-site sales center is expected to open this summer.

"We wanted something modern, something rich and warm," Hines said. "We're selling views, and the building will have stellar views to the north, east, south and west."

For the project, NAVA is seeking **WELL certification** , a third-party building standard that focuses on health and well-being.

One block to the east, Houston-based developer Hines plans to start construction before the end of the year on its **seven-story apartment community** , said Hines director Chris O'Neill.

The complex at 17th and Raleigh will include about 250 apartments and 7,000 square feet of potential ground-floor retail. On the top floor, residents will have access to a 2,000- to 3,000-square-foot "sky lounge," he said.

Another for-sale housing development, **Perry Row at Sloans** already has started taking reservations for its 64 row homes at Conejos and Perry streets, said Scott McFadden of Presidio Sloans LLC.

The contemporary 3- and 4-story units, each with its own rooftop deck, range from the mid-\$400,000 to the mid-\$700,000. Groundbreaking is set for May, he said.

Sloans' inaugural project to start construction, **Alexan Sloan's Lake** is in the midst of residential lease-up and will welcome its first retail tenant, a second location for Highland Tap & Burger, later this year. The 369-unit apartment complex along Raleigh Street was developed by Trammell Crow Residential.

Detailed plans for the historic Kuhlman Building block at 17th and Perry haven't been announced but will include an affordable housing component, Bertron said.

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