



St. Anthony Central Redevelopment Task Force

**Report and Recommendations
of the
Task Force**

Presented to:

**St. Anthony Central Hospital
Centura Health
Catholic Health Initiatives**

and

The City and County of Denver

March 29, 2006

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FINAL DRAFT

Our Vision — A Letter from the Future

March 29, 2021

Dear Friend,

You would be so surprised and pleased at the changes to our Northwest Denver neighborhood over the last fifteen years. Remember when we first heard that the hospital was moving and we all wondered what would happen after it was gone? Well much has happened and while you would definitely recognize the old neighborhood there is a great deal in the area that is new. You are probably wondering how these changes came about. That's a story in itself.

Since the hospital opened its doors at 16th and Raleigh Street in 1892, the 16-acre St. Anthony Central Hospital site has been the center of an evolving Northwest Denver community. For more than 110 years the Hospital served the health care needs of the community with emergency and urgent care, primary health care, senior wellness services, and care for children through school based clinics. That legacy remains though the hospital that established the site's identity moved from the site in 2009. When the Hospital was relocated to Lakewood, St. Anthony's commitments to Northwest Denver community remained undiminished. The long history of service continued as planning for the move to a larger campus began. Hospital leaders, working with the City of Denver, supported a community process to define a vision for the future of the St. Anthony's campus and both remained engaged throughout the redevelopment process.

The community's compelling vision for the site provided the common voice for the surrounding neighborhoods and brought together the people of Denver, the City government, and St. Anthony Hospitals, to achieve mutual goals to enhance an already great community.

The values of the community, reflected in the vision of the desired future, have come to life on the site. The St. Anthony Community Center, that includes a multi-cultural heritage center and Latino Legacy Library, within the site, is a multi-purpose center of civic life and community activity for all of the surrounding neighborhoods. This Center hosts community meetings, adult education and training, the family wellness clinic, after school activities for children, and celebrates the rich history of



Northwest Denver’s multi-ethnic community. The St. Anthony’s Community Center is a vital and vibrant focal point in the heart of the community, drawing people from throughout the region while directly serving the immediate neighborhoods.

The St. Anthony Community Center is the crown jewel of Northwest Denver, the product of creative partnerships among the health care industry led by St. Anthony Hospitals, the



Denver Public Library, the Denver Board of Education, several community foundations and nonprofit organizations, the higher education community, and one of the City’s most active and engaged group of local residents. Partnerships among higher education and training institutions in the region have ensured a variety of lifelong education and training opportunities using multi-purpose community rooms in the Center as part-time classrooms. The health care community has collaborated to provide a range of health care services for families, seniors and, with the help of Denver Public Schools, children in the community. Wellness is inherent in the design of the St. Anthony development and in adjacent neighborhoods as well. Safe and attractive pedestrian oriented streets are the standard throughout the

vicinity of the site including the promenade that seems to draw Sloan’s Lake Park right into the community and the broad pedestrian walkway that has been created along Perry Street from the light rail station at 13th Avenue to Sloan’s Lake Park at 17th Avenue.

The Meditation Garden, surrounding the historic Chapel on the west side of the site, is a gathering place for people from all faiths and provides a permanent link to spiritual health that has always been a central part of St. Anthony’s mission. The Franciscan nuns who founded St. Anthony Central Hospital saw spirituality and prayer as powerful forces for healing and health. That tradition continues in the new St. Anthony’s community, as does the commitment to the health and well being of the people of the historic and new neighborhoods.



The neighborhoods surrounding St. Anthony have always been home to a diverse population representing a wide variety of cultural, ethnic and religious communities and the new neighborhood created on the site has strengthened that character. A variety of housing types provide options for individuals and families at many different income levels. At the eastern and western edges of the site, 2 and 3 story housing transitions to taller mixed-use buildings in the interior of the site. This transition fits well with existing housing and protects views toward the park, lake, mountains, and downtown. Neighborhood retail and office space occupies the ground floor frontage on the plaza and promenade that reaches from the interior of the site and opens onto the beautiful vista that is Sloan's Lake Park and links to retail and entertainment activity on Colfax Avenue to the south. People from all walks of life gather together to enjoy music, stroll the promenade, or sit with friends at a sidewalk café.

You have to come and visit the old neighborhood to believe it.

See you soon,

From All of Us

Introduction

This letter above is intended to illustrate the combined vision for the redevelopment of the St. Anthony Central Hospital site following the relocation of the hospital to Lakewood, Colorado. The vision drives the recommendations and guiding principles for the redevelopment that are detailed in the report that follows. It is a vision for the future of the community developed through eight months of dialogue and deliberation among the members of the St. Anthony Central Redevelopment Task Force. This Task Force, appointed by Denver Mayor John Hickenlooper, in consultation with Denver City Council member Rick Garcia and St. Anthony Hospitals CEO George Zara, met at least once per month beginning in July, 2005. A description of the process the Task Force used to develop their vision and specific recommendations can be found in the report below, following the recommendations.

During this process the Task Force worked in subcommittees, invited community members to participate, and developed specific elements of the vision into a coherent set of desired outcomes for the future design and use of the site. These outcomes are expressed in the recommendations and guiding principles in five categories: 1) The Context for Redevelopment; 2) Urban Form; 3) Mix of Uses; 4) Access and Connectivity; and 5) Sustainability.

This report is intended to capture the spirit of the community surrounding the St. Anthony Central site and to reflect the best ideas of the community for the future of this critically important anchor in Denver's West Colfax community. As a community the Task Force members recognize that as times change, and the economy and marketplace

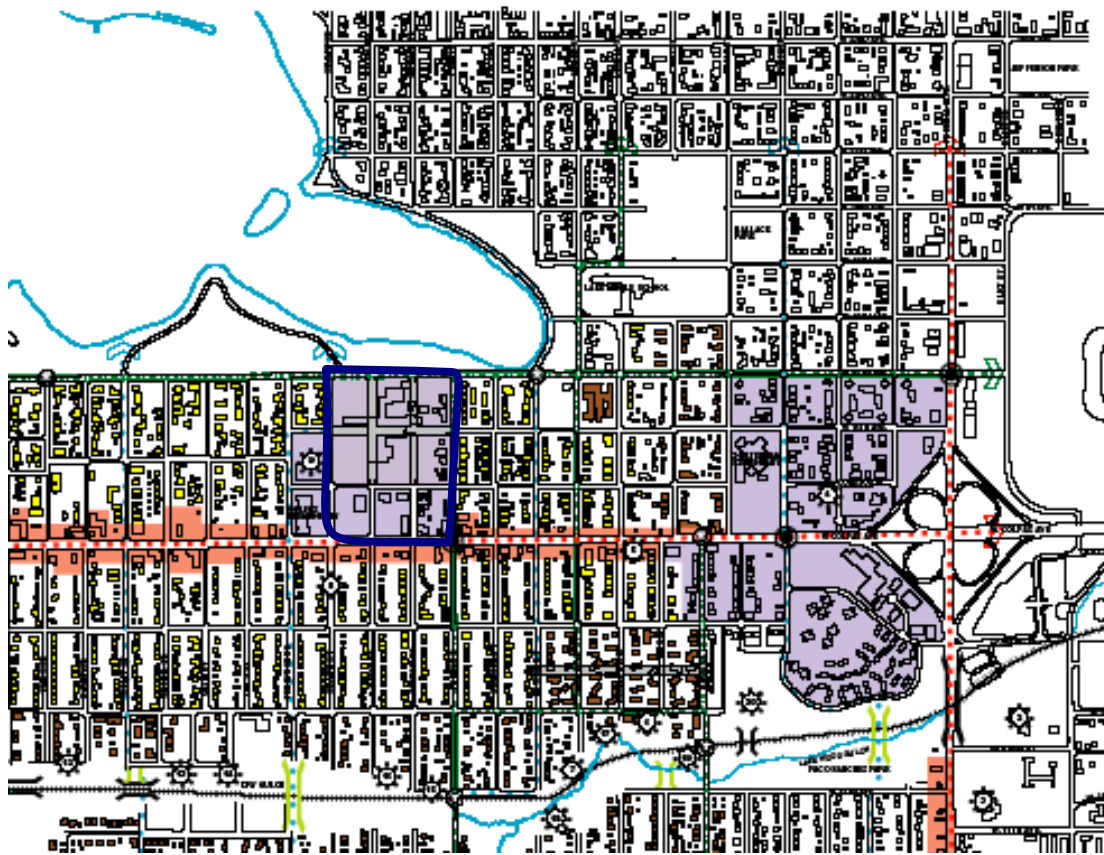
evolve, that the validity of some of our guiding principles may diminish. For this reason we have included a set of recommendations regarding ongoing community involvement so that the voice and values of the community are always present in the decision making about the future of the site.

Our Recommendations

Context for Redevelopment

The St. Anthony Central Hospital campus has always been an essential part of the fabric of the community that grew up around it from the late nineteenth century. As the Hospital itself relocates and redevelopment of the campus occurs, it is critically important that the new development complements the existing surrounding neighborhoods. The uses on the site will exist adjacent to a variety of historic and planned future uses.

Residential uses, largely detached single-family residences, abut the eastern and western boundaries of the site, while commercial and retail uses border the south and one of Denver's premier parks forms the northern boundary. New development on the site must take these uses into account. And the edges of the development must complement the existing uses and link them to the new development.



The 16-acre St. Anthony Central Hospital site does not exist in a vacuum. It is a significant element within and adjacent to other planning work underway in the

community. The context for planning the redevelopment of this site includes the character of the existing surrounding neighborhoods and such related planning efforts as the West Colfax Area of Change Development Plan, The Sloan's Lake Master Plan, West Corridor Light Rail station area plans, and any other small area plans in the vicinity of the site. The planning done for the redevelopment of the St. Anthony campus can build on other area planning efforts and, conversely, should also effect those other plans by introducing design and development standards for such elements as pedestrian access and compatibility of adjacent uses.

The redevelopment of this campus provides an opportunity to catalyze the revitalization of the entire West Colfax Avenue corridor and surrounding neighborhoods and to set the standards that all development in the area will follow. Colfax Avenue will be the ideal location for retail and commercial uses for this and all surrounding neighborhoods. Redevelopment along Colfax Avenue can extend and enhance the community values reflected in the vision for the redevelopment of the St. Anthony campus, and provide the supporting uses that a 16-acre site cannot accommodate. Developing public improvement design standards and architectural design guidelines for this redevelopment area will help to transform the entire area.

The redevelopment of St. Anthony's is also a rare opportunity to stabilize the surrounding residential neighborhoods and stimulate badly needed economic diversity by providing new housing options at a variety of income levels, including higher income, middle income, and quality affordable housing. Great care must be taken as redevelopment occurs on this site and in surrounding neighborhoods that existing populations are not displaced. Rather the addition of new housing opportunities at higher income levels should add economic strength and access to a variety of new services in the area while maintaining the ethnic, cultural and economic diversity that makes this area unique. We need to create a balance of home ownership and rental units that provides for people at all stages of life and ensures a stable, mixed-income neighborhood.



The redevelopment of this site can substantially enhance the quality of life for residents of the surrounding community by providing a unique identity and center of activity for the entire Sloan's Lake and West Colfax community. This community is unique in Denver, and its historic ethnic, religious and cultural diversity must be recognized within the new development. From the 1920's to the 1950's the West Colfax area was a predominantly Jewish settlement. Jewish businesses, cultural facilities and residential niches spread from Auraria west along the avenue. The area retains a significant amount of its Jewish cultural history and is home to the Yeshiva Toras Chaim, Beth Jacob High

School, the Lake Steam Baths and other such organizations that support Jewish lifestyles. West Colfax also contains an Eruv with boundaries demarcated by wires strung between utility poles in the area. The Eruv is recognized by city ordinance. It establishes a walkable area within which Jewish people may socialize on the Sabbath without breaking with cultural traditions. This Jewish community remains strong in the area surrounding St. Anthony Central Hospital and shares the neighborhood with a growing Hispanic population that currently accounts for 70% of the people in the West Colfax Corridor. This convergence of Jewish institutions, with a Catholic hospital and the Convent of the Sisters of St. Francis, in a rich multi-cultural mix of people and traditions deserves preservation and celebration.

Context for Redevelopment — Guiding Principles:

- Consider the St. Anthony’s site as a catalyst for the entire Sloan’s Lake/West Colfax neighborhood.
- Compliment redevelopment of the hospital’s 16-acre site with appropriate uses along the Colfax Avenue corridor as part of the West Colfax Redevelopment Plan.
- Respond to the context of the existing neighborhoods as well as their future visions through the West Colfax Redevelopment Plan, the West Corridor light rail stations, small area plans, and Sloan’s Lake Master Plan.
- Create a balance of home ownership and rental units that provide for people at all stages of life and offer a mixed income neighborhood.
- Complement proposed retail space along Colfax Avenue corridor and in Edgewater with ground floor retail that meets the needs of the surrounding community as well as the new development.
- Respect and complement the adjacent neighborhoods on all sides that include, West Colfax Avenue, Sloan’s Lake Park, and the residential neighborhoods to the east and west. Design and building materials should be chosen to complement the surrounding neighborhoods.
- Redevelopment alternatives should enhance the quality of life for residents of surrounding neighborhoods.
- Enhance the quality of life and home value for residents of the surrounding community by providing a unique identity for the redevelopment site.
- The redeveloped campus must continue to anchor the entire area and provide its social and cultural heart.
- Housing for higher income families is a desired element of redevelopment on the site but displacement of low to moderate income families and households in the surrounding community is undesirable and planning for the site must seek to avoid it.
- Decisions about the site should reflect the economic and cultural diversity of the Sloan’s Lake area.

Urban Form

The form and design character that is created on this site must reflect the scale and character of the various adjacent neighborhoods, take advantage of the lake and park, define street and park edges, provide focal points, and protect views. The height and densities of the edges of the redevelopment site, especially on the east and west where it is adjacent to residential neighborhoods, should provide a transition to higher densities deeper within the site. Increase density as the redevelopment moves from the east and west edges to the center with higher densities toward Colfax Avenue and a strong urban edge along 17th Avenue to help define the park.



The entire site should be welcoming to pedestrians with ample lighting and amenities like benches and information kiosks. Pedestrian facilities should be a part of any exploration of the opportunities to extend the existing street grid within the development site while not compromising the opportunity to take advantage of increased density of the larger redevelopment area as a whole.

There is a great opportunity to take advantage of some of the best views in Denver. Site design should maximize views to the mountains, toward downtown Denver and to Sloan's Lake from the new development and should seek to protect and improve views from the existing neighborhoods.



Urban Form — Guiding Principles:

- Create buildings with a design character that respond to the scale and character of the neighborhood, take advantage of the lake, defines street and park edges, provide focal points, and respond to views.
- The height and densities of the edges of the redevelopment site, especially on the east and west where it is adjacent to residential neighborhoods, should transition from the densities along those edges to higher densities internal to the site and toward Colfax Avenue.
- Provide ample pedestrian lighting and amenities
- Maximize views to the mountains, downtown Denver and Sloan's Lake from the new development and the existing neighborhoods, by using appropriate densities and heights.
- Encourage a strong urban edge along 17th Avenue to help define the park.
- Create a town square, special street or streets, and/or plaza that provide a focal point for the development and the neighborhood.

- Use design and architecture standards for all new development that emphasizes quality, whether for low, moderate or higher income housing.
- Allow higher density residential uses that are necessary to attract desirable retail and services to benefit the surrounding community.
- Build walkable, safe and attractive pedestrian linkages to surrounding neighborhoods, schools, transit, Sloan’s Lake, retail and other destinations must be central to the design.
- An internal pedestrian promenade should be an essential feature of the site.

Mix of Uses on the Site

The primary land use on the site will be residential with a variety of housing types, densities, and income levels. The optimal density range for this redevelopment would provide sufficient new residential population to attract needed services and retail to the site and close vicinity, while limiting traffic, noise and visual impacts on surrounding neighborhoods. A good market analysis of this site in the context of a redeveloping West Colfax Avenue corridor can help to make a determination regarding the density range for the site, but we believe the site will accommodate significantly higher than average densities and that will enhance the viability of retail and service amenities for the neighborhoods. Outstanding park, lake, and mountain views near 17th Avenue offer the opportunity for significant upscale residential development to complement lower and middle income residents elsewhere on the site. Design and marketing of housing on this site should be structured to provide a greater balance within the vicinity providing units for ownership to balance the current high percentage of rentals, and by attracting families of diverse incomes to help strengthen the schools.



There is a great opportunity to incorporate wellness in all aspects of the redevelopment, to seek to improve the overall health of the residents at the site and throughout the surrounding neighborhoods. This should be done through a combination of design elements that encourage walking and an active lifestyle, and direct delivery of health care services. The St. Anthony neighborhood has a continuing need for primary health care and meeting this need is a primary concern to the community and to St. Anthony Hospitals. Provision of primary and urgent care to residents of the neighborhoods in the area reduces the need for emergency department care and the cost of health care overall. A Federally qualified health care center will be able to provide not only outpatient clinic services, but also home support. The support St. Anthony Hospitals



of health care overall. A Federally qualified health care center will be able to provide not only outpatient clinic services, but also home support. The support St. Anthony Hospitals

provides to school-based health clinics should continue as a significant part of the health care strategy for the surrounding community. Children who receive preventative care and screenings have reduced needs for more expensive care later. Denver Health and Hospitals would be a valuable partner with St. Anthony Hospitals. Outpatient mental health services would be very valuable to the community and could be co-located with other health clinics either on the St. Anthony's site or at the Centura Senior Care site on Lowell Blvd. The Centura Senior Care center should continue to serve the elder population in the area with the addition of a small home health service to broaden the reach of health care services while holding costs to a minimum.



The inclusion of commercial or office space as a component of the mixed use development on the site will increase the availability of jobs for nearby residents and add to the viability of retail and service uses in the area. While the bulk of retail in the corridor will always be along Colfax Avenue and Sheridan Boulevard, some complementary neighborhood retail can be accommodated as first floor development, in combination with higher density residential, in a vertical mixed-use configuration toward the center of the site. Whenever possible, the uses incorporated in the site should serve a variety of purposes. For example, job training could be combined with retail services such as in the case of a cooking school with an attached restaurant. While most retail businesses will look to Colfax Avenue as a prime location, some neighborhood type retail such as coffee shops and bookstores might have sufficient market from new rooftops on the site.



A central plaza or neighborhood square with special streets and pedestrian facilities can provide the community identity, a sense of place and focal point for the development and

the neighborhood. This plaza should be linked visually and perhaps physically to Sloan's Lake Park to connect the park across 17th Avenue into the new development. The plaza will also define a space for civic and community use where residents can celebrate the diverse and rich cultural history of the surrounding neighborhood. This public space will be a natural gathering place where families, neighbors and the community can come together.

Civic and cultural uses complete the weave of uses to make the St. Anthony site the heart of a unique Denver community. A community center, available for community meetings, for activities of families, and people of all ages, could be created in partnership with other civic uses including a branch library with Latino legacy emphasis, a multi-cultural heritage center, a community theater, a workforce training facility, a recreation center, or some combination of some of these with other uses. Designing and implementing the civic spaces on the site in a collaborative manner with a number of partners could be a way to serve a variety of identified community needs and desires at a significantly reduced cost. A multiple use community center can enrich the lives of working families for early childhood needs, after school pursuits, family activities, and senior interests.

Mix of Uses — Guiding Principles:

- Identify an optimal density range for the redevelopment site that assures economic viability and responds to the context of the surrounding neighborhood.
- Utilize the redevelopment of St. Anthony's to stabilize the surrounding residential neighborhood and encourage economic diversity among homeowners (including higher income, middle income, and opportunities for low-income housing).
- Offer commercial or office space as a component of mixed-use development.
- Continue primary health care and ensure a federally qualified health care center for outpatient and in-home support.
- Continue and enhance health services to seniors utilizing the existing Centura Senior Care center and potentially adding a small home health service.
- Continue support to school-based health clinics. Partner with Denver Health and Hospitals to make services more affordable.
- Establish outpatient mental health services. Co-locate outpatient mental health services with other health clinics either on the St. Anthony's site or the Centura Senior Care site on Lowell Blvd.
- Define a space for civic and community use that would recognize the diverse and rich cultural history of the surrounding neighborhood. This space could be used for family/community gatherings.
- Respond to the ethnic, cultural, religious and historic characteristics of the community.
- Recognize the existing chapel on site as part of the site's history as well as the rich Jewish heritage and large Hispanic community in the neighborhoods.
- Address the needs of working families from early childhood education through after school activities.
- Mixed income housing will be the principal use.
 - Low income housing stock in the area should be protected.

- Higher income housing should be added to balance the community and attract desirable business.
- Primary health care services should remain available on the site and urgent care services should be added if possible.
- Health care for seniors and children should continue to be provided in existing facilities and the neighborhood schools.
- Civic uses such as a library, heritage center, community center and other such uses should be included in site planning
 - Work with the City and County of Denver to fund, support and build a Library designed to meet and serve a diverse and deserving community.
 - Strongly consider adaptive reuse of existing hospital buildings for the civic, cultural and health care uses on the site if cost of retention and reuse is appropriate
 - 1995 construction
 - Pool and exercise room
 - Save both chapels
 - Kuhlmann Building
 - Parking garage if it can serve adjacent uses
- A community-gathering place such as a plaza should be included in site planning.
- Education and job training functions should be provided on this site to mitigate the loss of employment opportunities.

Access and Connectivity

This project will provide a unique opportunity to design streets and walkways that promote safe pedestrian spaces not only on the St. Anthony site but also as a connection to schools, transit, and extending into Sloan’s Lake Park and the West Colfax Avenue corridor. Sidewalks wide enough for pedestrians to comfortably walk side-by-side or pass each other should become a common element in the site and should be promoted in the surrounding neighborhoods. One element of the design could be to create a promenade from Lakewood Gulch to Sloan’s Lake Park and Lake Middle School, focusing on safe access for children walking from the neighborhoods south of West Colfax Avenue to Colfax Elementary School, Cheltenham Elementary School, Sloan’s Lake Park, and Lake Middle School and to re-weave the communities on either side of Colfax Avenue —



currently an unsafe barrier. The promenade should include green spaces and community gathering places. It will be very important for the future success of this site that access and linkages to the new RTD Light Rail stop at Perry Street and

Lakewood Gulch be clearly, safely and thoroughly incorporated into planning for the St. Anthony redevelopment by sidewalks, bike paths, shuttle buses and creative street-scaping.

The traditional street grid should be introduced to the site but with limited access for automobiles. Short street extensions into the site can add interest and scale to the redevelopment without encouraging cut-through traffic. Pedestrian malls can connect the grid throughout the site enhancing pedestrian use and urban character.

Access and Connectivity — Guiding Principles:

- Design streets and walkways that promote safe pedestrian spaces for all neighborhood residents including children, seniors and the religious community.
- Sidewalks should be wide enough for two pedestrians to comfortably walk side-by-side (including the north and south sides of West Colfax Avenue).
- Create a pedestrian promenade from Lakewood Gulch to Sloan's Lake Park and Lake Middle School to provide safe access for children to walk from the neighborhoods south of West Colfax Avenue to Colfax Elementary School, Sloan's Lake Park, and Lake Middle School and to re-weave the community across Colfax Avenue that today is an unsafe barrier. The promenade may consist of green spaces and community gathering spaces (e.g., prayer/meditation garden).
- Incorporate access and linkages to the new RTD Light Rail stop at Perry Street and Lakewood Gulch by sidewalks, bike paths, shuttle buses and improved street-scaping.
- Pedestrian facilities must be available to connect uses and destinations in the area in a way that is safe and attractive.
- Extend the street grid into the site but limit access for automobiles with turning movements while allowing continuous pedestrian flow
 - Pedestrian facilities on the site can emulate the traditional street grid to provided scale and urban character to the site.
 - Avoid retained buildings on the site when introducing the traditional grid (e.g. curve around the historic chapel)
- Access to the site, particularly across Colfax Avenue must be safe for children and older adults.
- Traffic calming strategies should be considered for 17th Avenue and Colfax Avenue.
 - Boulevard features on 17th including street trees, pedestrian bump-outs, and perhaps a narrow median
- Serious consideration must be given to extension of the street grid through the site if it will reduce dangerous concentrations of traffic on edge streets and enhance pedestrian and bicycle transportation on the site.
- Consideration must be given to physical connections to light rail, Colfax Avenue businesses, Sloan's Lake Park, neighborhood schools, and other nearby destinations.

Sustainability

Everything that is done as a part of the redevelopment should aim toward creating a community asset that will have the longevity and positive community impact that St. Anthony Central Hospital has had for over a century. We must provide opportunities, amenities and an identity for the site that will enable it to be economically and physically sustainable and provide the flexibility to adapt to changing economic and demographic conditions in the community.

We have the rare chance to create a development that is sustainable, energy efficient, non-polluting, and as non-invasive to natural environment as possible. We should move proactively to ensure a development that is comfortable and natural with excellent solar access and one that contributes to the region's air and water quality. We recommend green building standards for the development that will not only serve the environment but will enhance housing affordability. Such standards should be met by requiring that the development obtain a Leadership in Energy and Environmental Design certification from the Green Building Council, a consensus, national standard for developing high-performance, sustainable buildings. This is yet another way that this development can lead the way for the redevelopment of the West Colfax community while serving the health of the residents and ensuring continuing income economic diversity.

Sustainability — Guiding Principles:

- Provide opportunities on the site that will enable it to be economically sustainable and respond to the relevant economics of the community.
- Develop functions and uses in the development that are socially compatible with the community.
- Create a development that is sustainable, energy efficient, non-polluting, and is as non-invasive to natural environment as possible.
- Create a development that is comfortable and natural with excellent solar access and air and water quality.
- Incorporate wellness in all aspects of the redevelopment project to improve the overall health of the residents at the site and throughout the surrounding neighborhoods.
- Development decision regarding this site should be based on creating a development that will last and will serve the neighborhoods for generations.
- Planning must include strategies to ensure that the redevelopment is of high quality construction, well maintained, flexible and adaptable to changing economic conditions.
- Development on this site should be environmentally friendly and incorporate energy conservation technology to increase affordability and sustainability.

Ongoing Development Process

The vision and recommendations for the redevelopment of the St. Anthony Central Hospital campus contained here is only the beginning of a long and complex process. Some of what we recommend may not prove viable over time as decisions are made regarding the future of the site. Other recommendations may ultimately be found not to

go far enough in serving the community because of the limitations imposed by our best current economic and market forecasts. We hope and believe that the redevelopment of this site will not happen again at this scale for another hundred years or more. So the effort begun here to ensure that the very highest and best use and design of this land is achieved must continue until the final decision is made and the last building is occupied. The extraordinary trust and partnership with the community that St. Anthony Hospitals has expressed through the creation of the community based Task Force and the outreach to the residents of the community can and must continue. There are a variety of strategies



that can be employed to ensure that the planning for the redevelopment is flexible, and that the community remains engaged throughout the redevelopment process.

Whatever combination of strategies St. Anthony Hospitals and the City and County of Denver choose to employ as planning for the future uses of this site progresses, we feel confident that there will be an effective

role for the residents of the community to play. The confidence in the public and the ongoing commitment to the community of Catholic Health Initiatives, Centura Health, and St. Anthony Hospitals has been thoroughly demonstrated and we are grateful for the opportunity to participate in this once in a lifetime opportunity to positively impact our community's future.

Priority Considerations:

- Continuing to engage the members of the St. Anthony Central Redevelopment Task Force in future development preparation.
- Establishing a design review process to ensure compatibility and implementation of design standards as development occurs.
- Engaging property owners adjacent to the redevelopment site and on either side of Colfax Avenue in discussions of the redevelopment plan.
- Establishing a citizen's advisory board, perhaps utilizing the existing Task Force membership, consisting of a majority of area residents and business owners to assist in



implementing the recommendations of the St. Anthony Central Redevelopment Task Force.

- Contacting West Colfax Avenue property and business owners and continually informing them of redevelopment activities.
- Identifying a St. Anthony's Site Redevelopment liaison with the City and County of Denver Community Planning and Development department and the Mayor's Office of Economic Development to facilitate the City's role in redevelopment.
- Identifying resources to perform the needed market analysis and survey.
- Confirming and ongoing participatory process for refining the development plan with the input of property owners, developers, City agencies, City Council members and representatives of the affected neighborhoods.
- Develop a survey that will let community residents identify desired uses on the site.
- Engage a graduate school class of planning/architecture/real estate to help test and refine the community vision and perform feasibility analysis of the elements of the vision.

The Task Force Process

In the summer of 2005, Mayor John Hickenlooper appointed a 35 Member Task Force in consultation with Denver City Councilman Rick Garcia and St. Anthony CEO George Zara the Task Force met in eight full meetings and a number of meetings of subcommittees over a seven-month process. The process contained the following elements and outcomes:

- Articulation of a broad vision of the site in the future including the mix of uses, design elements, relationships among physical features — manmade and natural, and connections between this site and other important destinations in the neighborhood, city and region.
- Development of a clear understanding of the current reality and trends affecting this site.
- Sharing with the community a rich understanding of the possible future contexts and challenges facing this site and the surrounding area.



- Selection of several key areas of focus for the Task Force, giving the members a clear set of priorities to work on, and creation of subcommittees to conduct the detailed work in these issue areas.
 - Areas of focus identified by the Task Force were:
 - Economic and Job Revitalization for the People of this Community
 - Tradition of Caring for Your Neighbor, Their Health and Wellness
 - Dynamic Mix of People, Places, and Things To Do
 - Art, History and Culture
 - Walkability, Development and Design
 - Within each area of focus the Task Force developed:
 - Goals for the site along a path toward the vision
 - Understanding of the obstacles to achievement of the goals
 - Strategies to achieve the goals with suggested details, including
 - Who must be involved
 - What kind of resources would be needed
 - A timeframe for implementation
 - A method for measuring progress
- Development of an integrated and detailed set of recommendations for redevelopment of the St. Anthony Central Hospital campus
- And throughout the process the Task Force endeavored to maintain open, two-way communication with the surrounding neighborhoods through a comprehensive community outreach effort:

Task Force Members



Co - Chairs

Laura Aldrete – Highland Neighborhood Resident; DURA Asst Director; Planning Board Member

Rick Garcia – Denver City Council; Councilman, District 1

George Zara – President, Centura Health/St. Anthony Central Hospital

Task Force Members

Ron Abo – Architect

Susan Aldretti – Neighborhood Resident; Government Relations; Jeffco Board of Realtors

Roy Alexander – CHFA, CEO Housing and Finance

Connie Campos – Sloan's Lake Neighborhood Resident; State Housing Department

DennisCox – Sloan's Lake Resident; West Colfax Business Partnership

Harvey Deutsch – Yeshiva Toras Chaim, Board Member; Business Representative

Eric Duran – East Bay Neighborhood Resident, Investment Banker; Denver Health Board

Bob Finnerty – West Colfax Neighborhood Resident

Jerry Frangas – North Denver Neighborhood Resident; DHS, Family-to-Family Coordinator; State Representative

Frank Fresquez – West Colfax Neighborhood Resident

Ted Gelt – Yeshiva Toras Chaim
Kathleen Genereux – Sloan's Lake Neighborhood Resident; Realtor, Keller Williams
Lisa Goldberg – West Colfax Neighborhood Resident; Enterprise Foundation
Richard Gonzales – Sloan's Lake Neighborhood Resident; Lawyer; Former Legal Counsel
Stapleton Development
Ismael Guerrero – Highlands Neighborhood Resident; US Bank, CDC, Housing Specialist
Jim Hannifin – West Colfax Business Association
Lynne Heinekamp – Metro Manor
Christine Johnson – Community College of Denver
Patricia Ladewig – Regis University, Dean of Healthcare Professions
Mike Langley – Denver Public Schools
Cass McKenzie – Attorney
Belvin Pete – Northwest Denver Neighborhood Resident; Distributed Generation System, Inc;
Native American Programs and Resources
Shirley Schley – Northwest Denver Neighborhood Resident; Community Activist
Jeff Walker – Planner; Planning Board; EDAW
Steve Weigler – Neighborhood Resident
Lesli Young – Neighborhood Resident; Physical Therapist
Howard Zeppelin – Property Owner and West Colfax Business Owner

St. Anthony Central Representatives

Scott Chase – President, Chase Strategies
Chris Tafoya – Executive Staff Support, St. Anthony Central
Laura Wegscheid – Communications Director, St. Anthony Central

City Representatives

Angel Moreno – Denver Division of Workforce Development
Cec Ortiz – Highlands Neighborhood Resident; Denver Division of Workforce Development
Katherine Cornwell – Community, Planning and Development
Rick Ashton – Denver Public Library
Kim Bailey – Parks and Rec
Andrea Riner – Parks and Rec
Mary Buckley – Denver Division of Business Development
Stella Madrid – Denver Housing Authority
Rosemary Rodríguez – Denver City Council, Councilwoman, District 3
Nancy Severson – Department of Environment Health
Michelle Lucero – City Attorney's Office
Chantal Unfug – Mayor's Office, Boards and Commissions

Art, History, Culture Committee

TBD

Caring, Health, and Wellness Committee

Lynne Heinekamp – Metro Manor
Bob Finnerty – Resident
Rick Garcia – Councilman, District One
Diane Dunn – Neighborhood Resident
Dianna L. Kunz – Volunteers of America
Nancy Severson – Denver Department of Environmental Health
Eric Duran – Kirpatrick Pettis; Denver Health Board Member
David Klimut – Colorado Coalition for the Homeless
Patricia Ladewig – Regis University, Dean of Healthcare Professions

Economic and Job Revitalization Committee

Lisa Goldberg – West Colfax Neighborhood Resident; Enterprise Foundation
Karen Lado – Enterprise Foundation
Roy Alexander – CHFA, CEO Housing and Finance
Cec Ortiz – Highlands Neighborhood Resident; Denver Division of Workforce Development
Steve Weigler – Neighborhood Resident
Kathleen Genreux – Sloan's Lake Neighborhood Resident; Realtor, Keller Williams
Mary Buckley – Denver Division of Business Development
Rick Garcia – Denver City Council; Councilman, District 1

Mixed Use Committee

Richard Gonzales – Sloan's Lake Neighborhood Resident; Lawyer; Former Legal Counsel
Stapleton Development
Stella L. Madrid – Denver Housing Authority
Lewis Abrams – Neighborhood Resident
Susan Aldretti – Neighborhood Resident
Angie Varela – West Colfax Neighborhood Resident
Katherine Cornwell – Community Planning & Development.
Jeff Walker – Neighborhood Resident
Michelle Lucero – Denver City Attorney's Office
Bob Finnerty – West Colfax Neighborhood Resident
Janine Vanderburg – Neighborhood Resident; JVA Consulting LLC
George Zara – President Centura Health/CEO St. Anthony Central Hospital
Lisa Goldberg – West Colfax Neighborhood Resident; Enterprise Foundation
Cec Ortiz – Highlands Neighborhood Resident; Denver Division of Workforce Development
Jim Chrisman – Stapleton Redevelopment

Outreach Committee

Lynne Heinekamp – Metro Manor
Connie Campos – Colorado Housing Authority
Laura Wegscheid – St. Anthony Central Hospital
Dennis L. Cox – Neighborhood Resident
Joyce Alms-Ransford – Neighborhood Resident; Rocky Mountain HDE
Silvia Kjolseth – Planner, EDAW
Charles and Betty Lambert – Neighborhood Residents

Walkability, Development, Design Committee

Ron Abo – Architect
Cass McKenzie – Attorney
Stella Madrid – Denver Housing Authority
Jeff Walker – Neighborhood Resident; Planner, EDAW
Robert Larsen – City of Thornton
Victor Frandsen – ?
Laura Aldrete – Highland Neighborhood Resident; DURA Asst Director; Planning Board Member
Lesli Young – Neighborhood Resident; Physical Therapist
Katherine Cornwell – Community, Planning and Development
Ron Straka –
Jane Parker Ambrose – Neighborhood Resident
Dick Farley –
Deana Sketlik –
LaDonna Baertlein –

Integration Committee

Ron Abo – Architect
Jayne Parker-Ambrose – Neighborhood Resident
Angie Varela – Neighborhood Resident
Rich Gonzales – Sloan's Lake Neighborhood Resident; Lawyer; Former Legal Counsel Stapleton Development
Lisa Goldberg – West Colfax Neighborhood Resident; Enterprise Foundation
Karen Lado – Enterprise Foundation
Scott Chase – President, Chase Strategies
Kathleen Genereux – Sloan's Lake Neighborhood Resident; Realtor, Keller Williams
Eric Duran – East Bay Neighborhood Resident, Investment Banker; Denver Health Board
Diane Dunn – Neighborhood Resident
Frank Fresquez – West Colfax Neighborhood Resident
Ted Gelt – Yeshiva Toras Chaim
Connie Campos – Colorado Housing Authority
Emily Gomez – Neighborhood Resident
Cec Ortiz – Highlands Neighborhood Resident; Denver Division of Workforce Development
Laura Aldrete – Highland Neighborhood Resident; DURA Asst Director; Planning Board Member
Rick Garcia – Denver City Council; Councilman, District 1
George Zara – President, Centura Health/St. Anthony Central Hospital
Peter Kenney – Consultant, Civic Results
Angel Moreno – Denver Division of Workforce Development

Consultants

Peter Kenney – Civic Results
John Parr – Civic Results
Michele Baker – Civic Results