

CASE STUDY – ADAPTIVE REUSE

Uptown Neighborhood Redevelopment Denver - Colorado

The Challenge

Historic Capital Hill neighborhoods were in jeopardy due to a vacant ten acre hospital campus. Located between Denver's Central Business District and the city's Medical District, the area suffered from a lack of neighborhood investment and pedestrian activity.

Strategy

Acquire the property at a basis that would justify the cost of redevelopment. Craft a public/private partnership to cover the cost of public infrastructure. Develop a market rate property that would provide enough economic investment and population to serve as a catalyst for surrounding neighborhood improvement. Take advantage of a strategic location near significant employment centers to capture residents who valued a close location and easy access to mass transit.

Results

In conjunction with local neighborhood groups, The Denver Urban Renewal Authority, the Medical District and the City of Denver, Art Lomenick, current managing director of Trammell Crow Company, in his role as development officer in his predecessor company directed the business negotiations between Columbia HCA and the City of Denver to redevelop and integrate Old St. Luke's Hospital into the Uptown neighborhood. The main historic structure was converted into loft housing. Meetings with over 20 neighborhood groups culminated in the unanimous approval of the site plan by the City which included architecturally sensitive design that complemented the existing neighborhood. Coordination with a local arts group resulted in the placement of public art throughout the public areas of the neighborhood. At build-out, the development will provide 1,000 housing units for sale and rent; 35,000 square feet of ground floor retail in three phases of neighborhood development. Currently, over \$200 million of additional investment has occurred within a two mile radius of the site area, demonstrating the impact of public and private investment working together in key neighborhood areas.



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