

Former St. Anthony's Hospital site gets unusual green designation

🔑 **SUBSCRIBER CONTENT:** Mar 16, 2017, 11:45am MDT

LEED-certified buildings, or those that have met certain requirements for Leadership in Energy and Environmental Design set out by the U.S. Green Building Council, are becoming increasingly commonplace in metro Denver, but one neighborhood recently received a less common — and lesser-known — designation from the USGBC.

The former St. Anthony's Hospital site in west Denver that has been redeveloped into a mix of building types has received LEED certification under the LEED Neighborhood Design standard, which was established to encourage in master-planned communities the same kinds of energy- and environment-friendly standards found in LEED-certified buildings.

The area is roughly bounded by Colfax Avenue on the south and 17th Avenue on the north, and by Stuart and Perry streets on the west and east. It was granted the certification for its bike-friendly environment and access to mass transit, as well as green building design and re-use of building materials that were removed after old buildings on the site were demolished.

About 98 percent of non-contaminated material that was removed after demolition was re-used in the development in some way, said [Cameron Bertron](#) of Enviro Finance Group, which prepared the land for vertical development and created the master plan for the site in conjunction with RNL Design.

The re-used materials are obvious in some places, such as at the new Alamo Drafthouse Cinema, which is about to open. The bar there is made from screens that were used in the old hospital.

Other uses are less visible, such as gravel that was used as roadbase for new streets.

One of the challenges of getting a LEED-ND certification is getting all of the vertical developers on board with higher standards of green buildings, because all buildings must be accounted for in order to get the certification, said [Michael Griffith](#), urban designer at RNL.

"Everyone needs to reach sustainability together," Griffith said.

The site includes seven blocks and eight property owners.

But most developers ultimately feel that it's a challenge worth pursuing, especially in an area such as the St. Anthony's redevelopment, where a metro district helps with infrastructure and sets the tone for development.

Molly Armbrister
Reporter
Denver Business Journal



COURTESY | RNL DESIGN

Rendering of development planned for the St. Anthony's Hospital site in west Denver.