

BUSINESS > ECONOMY

Denver council approves tax financing plans for 225 affordable apartments near Sloan's Lake

Developments include renovation of Kuhlman Building, new senior housing on former St. Anthony campus



provided by Denver Urban Renewal Authority

Denver developers Koelbel and Co. and Trailbreak Partners plan to renovate the Kuhlman building at the former St. Anthony Hospital campus near Sloan's Lake.

By **JON MURRAY** | jmurray@denverpost.com | The Denver Post

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Tax-financing plans approved this week by the Denver City Council will make way for the development of 225 units of affordable housing in the [Sloans](#) redevelopment on the former St. Anthony Hospital campus.

Plans call for the final two blocks of the campus, along its eastern side, to provide 49 income-restricted units of workforce housing in the historic Kuhlman Building and 176 senior housing units in a new development along West Colfax Avenue.

The council voted 13-0 on Monday night to approve several measures related to tax-increment financing plans that involve the Denver Urban Renewal Authority and private developers.

“Affordable housing, affordable housing, affordable housing,” Councilman Paul Kashmann said before one vote. “Thank you for what you’re doing.”

Block 3, between Quitman and Perry streets and 16th and 17th avenues, will receive about \$6.5 million in property and sales tax growth captured on site and property tax growth resulting from the development of three other Sloans blocks. That money will help pay for [the renovation of the Kuhlman Building](#), which once served as a nunnery, a nursing school and dormitory, and administrative offices for the hospital.

It will house 49 apartments ranging from studios to two-bedroom units, which will be available for households earning up to 60 percent of the Denver area’s median income. Other plans for that block include 25 to 27 market-rate townhomes, renovation of the Kuhlman Auditorium into restaurant and retail space, building a new small retail building, and constructing a 4,300-square-foot public plaza.




Provided by Denver Urban Renewal Authority

A development planned for Block 9 of the St. Anthony Hospital campus redevelopment calls for 176 income-restricted apartments for seniors.

Plans for part of Block 9, fronting Colfax Avenue between Quitman and Perry, include five- and seven-story buildings with a combined 176 income-restricted apartments for seniors meeting various qualification levels. The development also will have a community health center.

Block 9's tax-increment financing plans include \$5.5 million of property taxes captured from the growing tax base of three other Sloans blocks.

TAGS: **AFFORDABLE HOUSING, CONSTRUCTION, DENVER CITY COUNCIL, HOUSING, HOUSING MARKET, SLOAN'S LAKE, SLOANS REDEVELOPMENT, TAXES**



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 Jon Murray is The Denver Post's city hall reporter. His coverage focuses on Denver Mayor Michael Hancock, the workings of the City Council and city's government interactions with Denver's people, from neighborhood issues to regulation of the marijuana industry. A Colorado native, he joined The Denver Post in 2014 after reporting on city government and the legal system for The Indianapolis Star.

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