

**Ash Street Property Owners Group
c/o Wendy J. Harring
1340 Ash Street
Denver, CO 80220
Telephone: (303) 839-3850
Email: wharring@grimshawharring.com**

November 8, 2011

VIA EMAIL gretchen.williams@denvergov.org

Gretchen Williams

Re: Application # 20111-00018
National Jewish Health
Gove School Property

Dear Gretchen:

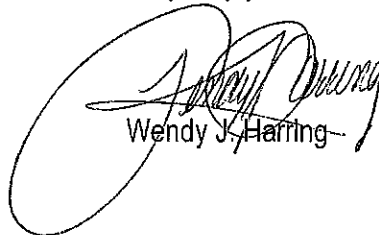
I have enclosed the following items which the Ash Street Property Owners Group ("APOG") requests that you include in the City Council's packet for the November 14, 2011 hearing on the above-referenced rezoning application filed by National Jewish Health ("NJH"):

1. December 7, 2010 letter from the Belleview-Hale Neighborhood Association to Denver Public Schools' School Board Members.
2. June 12, 2011 letter from APOG to NJH.
3. August 25, 2011 letter from APOG to NJH.
4. October 2, 2011 letter from NJH to APOG.
5. October 13, 2011 letter from NJH to APOG.
6. Summary of Conditions of APOG's Conditional Endorsement of NJH's 2011 Rezoning Application for the Gove School Property dated November 3, 2011.

Please let me know if you need anything further in order to have these items included in the packets.

Thank you.

Very truly yours,



Wendy J. Harring

WJH:nls

Enclosures

cc: APOG (w/enclosures)

G:\1\WJH\Gretchen Williams Letter 11 08 11.doc



December 7, 2010

VIA EMAIL AND BY U.S. MAIL

P.O. Box 200084
Denver, CO 80220

Nate Easley, Jr.
Arturo Jimenez
Jeannie Kaplan
Bruce Hoyt
Andrea Mérida
Theresa Peña
Mary Seawell
c/o Denver Public Schools
900 Grant Street
Denver, CO 80203

Re: Gove Middle School property sale

Dear Board Members:

At your November 15, 2010 Work Session which addressed the "Gove Property Sale Process," you asked for input from the Bellevue-Hale neighborhood regarding the proposed disposition of the Gove property and whether the neighborhood would support National Jewish Hospital ("NJH") in its effort to acquire the property.

By way of background, the former Gove Middle School is located on an approximately seven (7) acre parcel of land bounded by 14th Avenue on the north, 13th Avenue on the south, Colorado Boulevard on the west, and Ash Street on the east. This in-fill site is the gateway to, and an integral part of, our historic Bellevue-Hale neighborhood, a predominantly single-family residential neighborhood in east Denver's District No. 10. Recently, the Denver City Council adopted a New Zoning Code and New Zoning Map covering all of Denver and revamping the City's long-term land use plan based on the goals set forth in Blueprint Denver. After significant discussion with and input from our neighborhood and representatives of Denver Public Schools ("DPS"), the eastern quarter of the Gove property was zoned U-SU-C (single-family residential) and the western three-fourths of the property was zoned G-MU-5 (multi-family residential). That remains the current zoning.

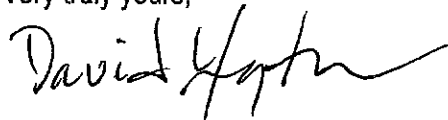
The Bellevue-Hale Neighborhood Association ("BHNA") recognizes that potential purchasers of the Gove property, including NJH, may seek to rezone the property to accommodate their proposed development. BHNA will not support any rezoning proposal which permits commercial or retail uses on all or any part of the property. Our position is based, in part, on the fact that the Gove property is in close proximity to both the University of Colorado Hospital ("CU Med Center") in-fill site which is being redeveloped at 9th Avenue and the Colorado Boulevard/Colfax Avenue intersection. Colfax Avenue already houses a significant number of commercial and retail establishments and, when redeveloped, the CU Med

Center site will do the same. We in Bellevue-Hale strongly support both the CU Med Center redevelopment and the City's efforts to revitalize Colfax Avenue. We believe that neither our neighborhood nor the City would benefit from any further retail or commercial use in our area nor do we believe that Colorado Boulevard can accommodate the additional traffic that would result from such development on the Gove property.

On other hand, we are supportive of NJH acquiring and rezoning the Gove property subject to the understandings described below. We believe that the property presents a unique opportunity for NJH that will not come again. We also believe that if NJH does not acquire the Gove property, the City is in danger of losing yet another hospital and a significant employer as NJH's main campus located on 17 acres at 14th Avenue and Colorado Boulevard is already at capacity, with no ability to expand that campus absent acquisition of the Gove property. That loss would negatively impact the Bellevue-Hale neighborhood as we would have a vacant and potentially blighted project as our immediate neighbor. It also would adversely impact DPS as you will likely lose a student base should NJH and its employees relocate outside of the City of Denver. Currently, NJH employs more than 1,600 people. NJH's acquisition of the Gove property and NJH's growth projections can only enhance the DPS student population, keeping in mind that Denver has recently lost the CU Med Center, Children's Hospital, the VA Hospital, and St. Anthony's Hospital.

Our willingness to support NJH is the result of our understanding, based on our discussions with NJH, that NJH is committed to working with the Bellevue-Hale Neighborhood Association and the other surrounding neighborhoods to assure that NJH's use and redevelopment of the Gove property, including the location, type, intensity, and design of future improvements on the property, will be compatible with, and become an asset to, our neighborhood. Together, we will work cooperatively and effectively to preserve and maintain the character of the Bellevue-Hale neighborhood while allowing NJH to expand and grow in a manner that is sensitive to our neighborhood interests thereby creating compatibility between our respective properties, all as envisioned by Blueprint Denver.

Very truly yours,



David Youngstrom, President

cc: Superintendent Tom Boasberg
Mayor John Hickenlooper
Deputy Mayor Bill Vidal
Councilwoman Jeanne Robb
Councilwoman Marcia Johnson
Councilwoman Carol Boigan
Councilman Doug Linkhart
Geri Reinardy
Peter Park
BHNA Board of Trustees

Ash Street Property Owners Group

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Email: wharring@grimshaharring.com

June 12, 2011

Ron Berge, Chief Operating Officer
Geri Reinardy, Director of Public Affairs
National Jewish Hospital
1400 Jackson Street
Denver, CO 80206

Re: Proposed Gove Property Redevelopment by National Jewish Hospital ("NJH")

Dear Mr. Berge and Ms. Reinardy:

The Ash Street Property Owners Group ("APOG") is comprised of the eleven property owners facing west on Ash Street between 13th and 14th Avenues. We are the owners most impacted by the redevelopment of the Gove property. We are extremely concerned about the dramatic change of use proposed by NJH for the Gove property and the negative effect it could have on our property values and quality of life.

We are all owner-occupied, single-family homes. Many of our homes are more than 100 years old. We purchased our homes with Gove Middle School as our neighbor. The idea of a dramatic change of use, from a school to a multi-building, high-rise hospital facility, was never contemplated. We want to be assured that your proposed redevelopment will not have a material adverse affect on the residential integrity of our street and neighborhood, including our views and sunlight and the noise and safety on our residential streets.

Our concerns and objectives are simple and mirror those that any property owner would have when facing a similar redevelopment. They include:

- Maintaining a traditional, residential ambience that preserves the character of our neighborhood by creating compatibility between our historic homes and NJH's proposed redevelopment.
- Allowing for generous setbacks to promote a neighborhood atmosphere on all three residential sides of the site, recognizing that the easternmost portion of the property is currently zoned U-SU-C by the New Denver Zoning Code. *Our preference is that portion of the site remain open space devoted to the Gove Garden, retention/detention facilities, green space, landscaping buffers, and subsurface parking or some combination thereof.*
- Incorporating green space and other buffers into the design for the benefit of surrounding neighbors, NJH patients and employees and to assure appropriate transitions between different land uses.

- Preserving the mountain view-shed of the APOG properties on the east side of Ash Street.
- The impact of traffic patterns and increased traffic volume particularly on the residential side streets such as Ash and Albion. Access to and from the Gove property must take into account and respect the integrity of the existing residential neighborhood. Ingress to the site should be off of 14th Avenue and egress should be onto 13th Avenue.
- Minimizing traffic, noise, lighting levels, and light trespass.
- Assuring that the proposed redevelopment will be an asset to, and supportive of, our street and neighborhood.

You have stated that NJH and your design team will develop a master plan and a comprehensive site plan(s) which are dependent on donor contributions and your fund raising efforts. We encourage NJH to begin planning now for a creative and aesthetically beautiful design which takes into account the character, interests, and concerns of our neighborhood while still meeting the objectives of NJH. Of critical importance to us is the area on the west side of Ash Street which is now zoned U-SU-C (single-family residential). We believe that, in fact, it is your master plan which will precede and drive your fund raising efforts rather than vice versa, and that donors will expect and want assurances that the master plan is well thought out and has the full support of the neighbors.

Creative, green, and neighbor-friendly solutions will gain the vocal support of APOG and the community as a whole. There are great examples of challenging inner city locations being successfully integrated into surrounding neighborhoods. Our goal, which we trust you share, is that NJH be recognized for creating a world-class medical campus which meets the needs of your patients and supports NJH's mission statement while working with the impacted community to develop a renowned urban design solution along Ash Street.

As we look to the future, APOG believes that a master plan that carefully considers the surrounding neighborhood culturally, aesthetically, and environmentally and takes into account the vision of Blueprint Denver will be welcome on the Gove property.

You and your team have consistently and repeatedly assured us that NJH understands and will take into account our concerns and objectives and intends to be both a long-term and a good neighbor. However, we will not be comfortable moving forward with a major rezoning and the project in general until we have NJH's commitment that:

1. APOG will be consulted and have an active and meaningful voice in the development of your master plan and site plan(s), and
2. NJH work with us to develop conditions and commitments to ensure the compatibility we both seek and otherwise address the issues raised in this letter.

Ron Berge
Geri Reinardy
National Jewish Hospital
June 12, 2011
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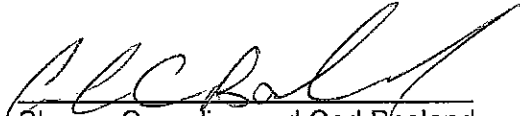
Those conditions/commitments should include APOG's right to approve any improvements proposed for the current U-SU-C zone lot. We expect those conditions and commitments to be in place before the public hearings on your rezoning application. We believe that what we are seeking from you is consistent with what any other neighborhood group so directly impacted would request from the developer of a project of this magnitude.


APOG has nominated the following property owners to represent the 11 property owners on Ash Street: Ben Brahinsky, Carl Bosland, Wendy Haring, Tim Tipton, and Cade Ross. All issues relating to Ash Street will be mediated by these individuals.


We look forward to having NJH as our neighbor. We were strong advocates for your purchase of the Gove property and we feel we can work together to meet all desired outcomes. Welcome to the neighborhood!

Very truly yours,

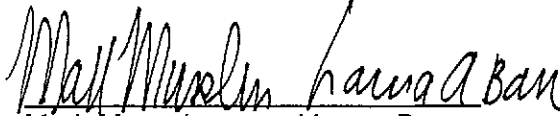
ASH STREET PROPERTY OWNERS GROUP


Sharon Cornelius and Carl Bosland
1390 Ash Street


Ben Brahinsky
1380 Ash Street


Martin and Nhan Kasemsan
1376 Ash Street

Doug Befort and Detrich Cooter
1368 Ash Street


Mark Musselman and Laura Barr
1364 Ash Street

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Geri Reinardy
National Jewish Hospital
June 12, 2011
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June 12, 2011
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Mark Musselman and Laura Barr
1364 Ash Street



Wendy Harring and Tim Tipton
1340 Ash Street


Kevin and Marta Riebau
1332 Ash Street


Cade Ross
1324 Ash Street


Del and Linda Purdum
1318 Ash Street

Dale and Blanca Hopper
1312 Ash Street


Peter and Bethany Parker
1302 Ash Street

cc: Councilwoman Jeanne Robb
Peter Park
Marcus Pachner
Lynn Moore
Julie Eck
David Youngstrom, President BHNA
Marynell J. Wolff

Wendy Haring and Tim Tipton
1340 Ash Street

Kevin and Marta Kriebau
1332 Ash Street

Cade Ross
1324 Ash Street

Del and Linda Purdum
1318 Ash Street

** [Faint signature]*
Dale and Blanca Hopper
1312 Ash Street

** Blanca R. Hopper*
Dale C. Hopper

Peter and Bethany Parker
1302 Ash Street

cc: Councilwoman Jeanne Robb
Peter Park
Marcus Pachner
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**Ash Street Property Owners Group
c/o Wendy J. Harring
1340 Ash Street
Denver, CO 80220
Telephone: (303) 839-3850
Email: wharring@grimshawharring.com**

August 25, 2011

Ron Berge, Chief Operating Officer
Geri Reinardy, Director of Public Affairs
National Jewish Hospital
1400 Jackson Street
Denver, CO 80206

VIA EMAIL AND BY U.S. MAIL

Re: Proposed Gove Property Redevelopment by National Jewish Hospital ("NJH")

Dear Mr. Berge and Ms. Reinardy:

On June 12, 2011, the Ash Street Property Owners Group ("APOG") submitted a letter to National Jewish Hospital signed by all Ash Street residents. As we advised you in that letter, APOG is comprised of the eleven property owners facing west on Ash Street between 13th and 14th Avenues. In addition to supporting NJH's purchase of the Gove property, that letter expressed our concerns and objectives with respect to NJH's proposed redevelopment of the Gove property, *i.e.*, that NJH's redevelopment not interfere with or alter the residential scale and ambience of our street and neighborhood. These elements are material and indispensable attributes of our residential district. We appreciate your time and efforts in meeting with us throughout the summer, and we look forward to many more work sessions as your rezoning efforts move forward and your site, design, and building plans are developed.

You have asked that APOG, which represents the Ash Street residents, publicly support your proposed rezoning of the Gove property at the September 7, 2011 Planning Board hearing absent both an interim and long-term site plan for the property. While our support will be conditionally forthcoming at the Planning Board hearing, our objective, which we hope you will share, is that a comprehensive site plan, taking into account our concerns and objectives, will be developed by NJH in conjunction with APOG prior to the November 7, 2011 City Council hearing on your rezoning application, especially with respect to the proposed H-2 zoning. The H-2 zoning is proposed for the west side of Ash Street which is currently zoned for single-family residential development. We understand that your long-term development plans depend on funding; however, we are confident that your excellent design team can provide us with the level of detail we need to support your rezoning application at the City Council hearing. We hope you will present us with your preliminary site plan in October, collaborate on revisions (if necessary) to gain the support of

APOG and the Bellevue-Hale Neighborhood Association Board of Trustees, and finalize the site plan before the November hearing.

It is APOG's understanding that, to date, NJH and APOG have agreed on the following:

- Your interim land use plan will be limited to surface parking for NJH's employees only.
- Your interim plan will include appropriate landscaping and other aesthetically-pleasing buffers along the entire length of Ash Street to screen the vehicular parking on the site.
- You will permanently close the existing vehicular access to the Gove property from Ash Street as part of both your interim and long-term plan.
- You will maintain the current green areas and keep all mature trees as part of your interim plan.
- In developing your long-term plan, you will conduct both sun/shade and traffic studies for the entire Gove site prior to finalizing your plan.
- The core of your long-term plan and the focus of your overall site density will be along Colorado Boulevard as opposed to within the H-2 Zone on the west side of Ash Street.
- You will ensure that any development within the proposed H-2 Zone will be compatible with our historic homes and residential ambience.
- Even though your design and building plans will be developed after your proposed rezoning has been approved and will not require a public hearing or public input, you will commit to develop those plans in collaboration with APOG and in a spirit of cooperation in addressing our concerns and meeting our mutual objectives.

APOG's ideal outcome with respect to the property to be zoned H-2 is that it remain an open and pedestrian friendly space, both in the interim and long-term, which supports NJH's use of the remaining property. Such open space would consist of a combination of surface parking, green space/garden, and storm water detention/water feature. We would welcome an organic garden or the relocation of the Gove Garden to the interior of the H-2 site. If, contrary to our preference, a building(s) must be located in the H-2 Zone, we ask that the height of any such structure(s) within the H-2 Zone be no more than the average height of the residences on the east side of Ash Street. Overall, the H-2 site should be attractive, quiet, and an enjoyable space for patients, families, NJH staff, and Ash Street neighbors to frequent, taking into account the concerns, goals, and objectives expressed to you by APOG.

We want to reiterate our appreciation of NJH's pledge to work with APOG, the Ash Street residents represented by APOG, and the Bellevue-Hale Neighborhood Association. Our continued support of NJH is based on Mr. Berge's June 16, 2011 email (as reiterated by NJH in each of our meetings) confirming that:

Ron Berge, Chief Operating Officer
Gerl Reinardy, Director of Public Affairs
National Jewish Hospital
August 25, 2011
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- ▶ "We [NJH] . . . recognize our stewardship obligations to the surrounding neighborhoods . . ."
- ▶ "We have established a strong precedent of working with our neighbors and want to continue that commitment."
- ▶ "We also look forward to continuing our dialogue with APOG and working through the concerns outlined in your letter [of June 12, 2011]."

We look forward to a long, collaborative relationship with National Jewish Hospital.

The Bellevue-Hale Neighborhood Association Board of Trustees has authorized us to advise you that at its August 24, 2011 meeting the Board unanimously voted to adopt APOG's position as set forth herein and in our June 12, 2011 letter.

Very truly yours,

ASH STREET PROPERTY OWNERS GROUP



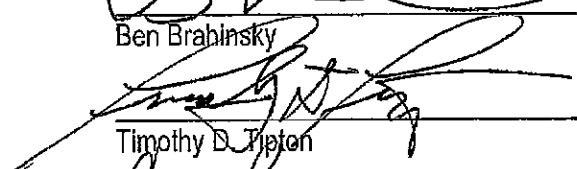
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Carl C. Bosland



Ben Brahinsky



Timothy D. Tipton



Cade Ross

cc: Councilwoman Jeanne Robb
Peter Park
Marcus Pachner
Lynn Moore
Julie Eck
David Youngstrom, President BHNA
Marynell J. Wolff
Ash Street residents



Science Transforming Life®

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800.423.8891
www.nationaljewish.org

October 2, 2011

Ash Street Property Owners Group (APOG)
c/o Ms. Wendy J. Harring
1340 Ash Street
Denver, Colorado 80220

Re: Zoning Application – 4040 E 14th Avenue/ Gove Middle School and
1325 Colorado Boulevard

Dear Ash Street Neighbors:

Thank you for spending so much time with us over the last several months as we work through the rezoning process of the Gove School Property. We are responding to the comments that APOG shared with National Jewish Health (NJH) in your letter dated August 25, 2011 and your subsequent e-mails. In each case we have made every effort to respect and accommodate your wishes, or explained why we would not be able to do so and continue our mission at NJH in our current location.

For nearly 112 years at its present site, NJH has done its very best to be a responsive, thoughtful and cooperative neighbor. In that spirit NJH has conducted and attended more than 22 meetings of various neighborhood groups since April, 2011 including the Bellevue-Hale Neighborhood Association, Congress Park Neighbors, Capitol Hill United Neighbors, Colorado Boulevard Health Care District, and 5 meetings with APOG. During those meetings we reviewed in detail the characteristics and requirements of the current and proposed zoning code and listened and responded to concerns and comments from the attendees.

As mentioned in your letter, our long-term site development plans will require capital fundraising in addition to other support. Because of this need to raise capital and the fact the health facility's site design is a lengthy, complex, iterative and costly undertaking, we will not be able to provide final site planning detail before the scheduled November 14, 2011 City Council meeting. We stated this publically in a Colorado Boulevard District Healthcare Meeting earlier this year, as well as in subsequent meetings with APOG. That having been said, we have started to define conceptual interim site use plans for the Gove property. We shared these with APOG at our August 31, 2011 meeting.

Many of the concerns and requests that are stated in APOG's letters of June 12, 2011, August 25, 2011 and subsequent e-mails are concerns focused on specific site planning issues and not zoning issues. To help clarify the process going forward we would like to

identify some specific areas in which we are collaborating with APOG and being responsive to your ideas for the currently abandoned Gove building and declining site. As the answers below illustrate, our difficulty lies in the uncertainty of the ultimate regulatory and functionality requirements of the site and the reluctance to agree to variables we cannot control at this time. However, I hope our history and the sincerity and candor of our previous and ongoing communications and collaboration assuage some of your concerns.

Maintenance of current landscaping and extension of green areas and setbacks –

Pending interim and final redevelopment of the property, NJH is committed to maintaining the grass, trees and shrubs on the property in their current condition. We will strive to maintain as many viable existing trees and shrubs as interim and final site plans permit. The interim parking concept design we shared with APOG incorporates a generous setback from Ash Street that is at least 30 percent greater than required by code. This generous buffer will incorporate trees, other landscaping features, and landscaped water quality and detention facilities along the Ash Street interface.

Building density along Colorado Boulevard and design compatibility with the adjacent neighborhood –

We have given serious consideration to the comments we received from the Bellevue-Hale Neighborhood Association and the Ash Street neighbors regarding the location of building density away from the single family residential properties, and thus we agree with the site design concept of placing the core of our long-term site building development along the Colorado Boulevard side of the site. Building development on the East side of the Gove property will respect its neighborhood boundaries as required by the proposed code. While it is unrealistic to promise that we can provide building design “compatible” with adjacent single family homes and that will not interfere or alter the residential scale and ambience of Ash Street while designing medical facilities, we are committed to designing structures that utilize materials and design elements that compliment the surrounding neighborhood with regard to color, texture and type of materials.

APOG desires that the average height of any structures developed within the CMP- H2 Zone (fronting Ash Street) be limited to no more than the average height of the homes on the east side of Ash Street. We cannot agree to this development restriction. We have agreed that the core density of our development will be concentrated in the CMP-H zone area. We will honor the generous setbacks we have illustrated in our interim concept design for parking on the Gove property, the building development restrictions set forth in the CMP-H2 zone area, and the other height and bulk plane requirement of the CMP-H2 zone. Additionally, the conceptual interim land use plan described below reflects our commitment to begin the development in accordance with our planning and discussions with APOG. We are constructing surface parking in front of Ash Street directly in correlation with our numerous discussions with our neighbors.

Interim land use plan – It is our intent to use the Gove property on an interim basis for surface parking to accommodate our employees, visitors and guests. We shared the concept design of this interim plan with APOG and will be submitting that concept design to the City for review this week. The plan incorporates all zoning required aesthetically-pleasing buffers and landscaping along the entire length of Ash Street and will provide screening for vehicles as required by code. In addition to the city requirements, and in support of the discourse with APOG, a landscaped setback that parallels the Ash Street frontage and contains more than 30 percent more area than required has been incorporated into the interim parking plan concept. This plan, which also shows a spacious storm water quality and detention pond surrounded by landscaping, was previously shared with APOG.

Future Site Development - NJH will conduct both sun/shade and traffic studies related to the development of the Gove property. APOG has requested “that NJH commits to the City and us (APOG) to continue working in good faith with APOG and the Bellevue-Hale Neighborhood Association to satisfactorily address APOG concerns and meet our mutual objectives, in particular that redevelopment will not interfere with or alter the residential scale and ambience of Ash Street.” NJH has consistently stated, and demonstrated in its interactions with its neighbors through this rezoning process, our willingness to act in good faith to inform and seek input from the surrounding neighbors in the development of the Gove property. Since any development on the Gove site from its current condition is likely to alter character of the interface with the Ash Street and other neighbors, we cannot guarantee there will be no impact. We also cannot guarantee that we can “satisfactorily address” APOG’s concerns since, in the end, NJH must make its best informed decisions regarding ultimate development of the property and there will inevitably be issues upon which we will not reach consensus.

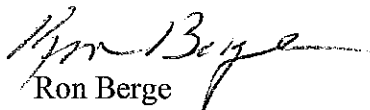
Ash Street access to property – During interim use of the Gove property for surface parking, it is our intent, City engineering, life-safety and other zoning requirement permitting, to request parking traffic access to and from 13th and 14th Avenues and not utilize the existing Ash Street access point. Pending the completion of the full site development design plan, we feel that the option to potentially utilize an access point along Ash Street must be kept open. Prematurely agreeing to forfeit an Ash Street access point at this time may be incompatible with final life-safety and other permitting requirements and may have unintended traffic consequences for the Ash Street owners and surrounding neighborhoods.

Retaining the Denver Urban Gardens (DUG) access - on our Harrison Street lot. We have discussed with DUG’s leadership the possibility of relocating the existing garden to another location on the Harrison Street property if needed in the course of future site development changes. It is not our intention to move the DUG garden to the Gove property.

Emergency Vehicles Without attempting to speculate on future site design and planning details which will not be developed for some time, it is our intent to construct facilities on our properties in support of our patient care, research and teaching mission in compliance with City and County of Denver Code requirements which may include a hospital. Hospitals are required by State regulations to have an emergency room and would accommodate emergency vehicle (ambulance) transport of patients to and from the hospital. Therefore, per State regulations, we cannot agree to your request that we refrain from incorporating access for ambulance traffic on the Gove property.

As we have demonstrated over our long history on our current 17.5 acre site, we pay attention to, and respect, our stewardship obligations to the surrounding neighborhoods and look forward to continuing to work with the Colorado Boulevard Healthcare District and Bellevue-Hale Neighborhood Association and APOG through both interim and final site plan design. Thank you for your continued collaboration on this important project.

Sincerely,



Ron Berge

EVP and COO

National Jewish Health

berger@njhealth.org

(303) 398-1023

C: Jeanne Robb, Councilwoman, District 10

Mary Beth Susman, Councilwoman, District 5

Robin Kniech, Councilwoman, Member At Large

Deborah Ortega, Councilwoman, Member At Large

Mary Nell Wolff – Chair, Colorado Boulevard Healthcare District

David Youngstrom, President, Bellevue-Hale Neighborhood Association

Chris Gleissner, Senior City Planner, City and County of Denver



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October 13, 2011

Ash Street Property Owners Group (APOG)
c/o Ms. Wendy Haring
1340 Ash Street
Denver, Colorado 80220

Dear Ash Street Neighbors:

Thank you for your continued commitment to working with National Jewish Health (NJH) on the acquisition, rezoning and ultimate redevelopment of the Gove School property. As immediate neighbors, your input is especially valuable and has already shaped many of the decisions we have made regarding the interim and eventual development of this property. Our October 3 meeting with you was beneficial in reinforcing our previous discussions and helped all of us focus on the continuing importance of moving forward in a collaborative manner.

This letter provides further clarification of our discussions and the commitments that NJH has made to APOG regarding the interim and future redevelopment of the Gove School property. It is supplemental to the many previous communications that have occurred between NJH and APOG in an effort to answer your remaining questions, further clarify our position on various items, and lead us in the right direction as we move forward.

I. Overall Development

The following list summarizes key items that were expressed by APOG and supported by NJH in relation to future development on the Gove property:

1. APOG expressed concern for how development on the Gove property might impact their quality of life. These concerns were generally expressed in terms of increased traffic, noise, lighting, shadowing of properties by larger buildings and the general visual impacts of buildings on the site. Specific to these topics, NJH offered the following:
 - a. Visual – NJH is committed to providing a generous, landscaped, and well maintained buffer along the length of Ash Street as a visual separator. This landscape buffer is over 30 percent larger than required by the city and will include a variety of trees, shrubs, other plant materials and screening elements. This buffer will also serve to help screen the vehicles in the parking lot. In deference to our Ash street neighbors, we will construct the buffer in the initial phase of the interim land use discussed below.

- b. Traffic – NJH will address all traffic changes caused by property development through a professional traffic study. Such a study is a requirement of the Site Development Plan process through the city. The information contained in this study will be presented to APOG and a copy will be also made available for your review. We also agreed to direct as much of the vehicle traffic as possible to the site from entry points other than Ash Street.
 - c. Noise – We intend to keep the majority of pedestrians and vehicles coming to the property off Ash Street to mitigate noise. The generous landscaped setback along Ash Street will also help minimize noise transfer from development on the property.
 - d. Lighting - As stated in previous APOG meetings, all lighting provided for development on the site will use state-of-the-art fixtures and will have light sources with cut-offs and other elements to keep the light contained within the property. The City of Denver has stringent requirements for site lighting and NJH is committed to adhering to these requirements.
 - e. Shadowing – NJH agrees to prepare shadow studies for all vertical development proposed on the Gove property and share these with APOG.
2. APOG asked for information on the proposed CMP-H2 zoning and how it related to Ash Street on the west and your homes on the east. NJH prepared site sections and plans that diagrammed the zoning in this location, including identifying the building height restrictions and bulk that are required by the setbacks as well as the protected residential district. These were presented to, and discussed with APOG. The plan showing the height and setback limits for the aforementioned conditions have also been consistently shown at public meetings, including the recent Denver Planning Board and the Land Use, Transportation and Infrastructure Committee chaired by Councilwoman Robb. Most importantly, NJH recognizes these restrictions and is committed to working within them as the property develops.
3. Because a master plan for the property is not yet developed, therefore unavailable for viewing, APOG requested that NJH provide information on what may be constructed on the Gove property from a use and size standpoint. The facilities constructed on this property will be in support of our mission and will contain facilities for clinical care, research and education. Our most urgent need is for clinical space so that we can provide continued quality treatment for our patients. To respond in general terms to possible building size, we prepared to-scale massing models that represented different building floor plates and heights and shared these with APOG and the CBHD Sub-committee to assist in visualizing potential future development.
4. APOG suggested that future development of buildings be primarily focused along Colorado Boulevard rather than along Ash Street. NJH agrees to focus the

densest building development along Colorado Boulevard and also be conscious of other campus development in relation to its proximity to Ash Street. In an effort to carry this idea further, NJH is pursuing a zoning change for the Harrison property west of Colorado to allow for more building density along this important public corridor in a continued effort to direct major development away from Ash Street.

5. APOG has asked that future buildings located in the CMP-H2 zone lot be compatible with the residential homes across Ash Street. Integrating into the fabric of the community is also important to us and we plan to take clues from the architecture of the surrounding community (materials, proportion of building elements, roof forms, etc.) when designing future buildings in this zone.

II. Interim Land Use

Also from previous discussions, following are several items that were expressed by APOG and supported by NJH in relation to the interim land use (parking lot plan):

1. APOG requested that a traffic study be prepared for the interim parking lot and all future development to understand any changes in traffic patterns and volumes. NJH will retain a qualified traffic consultant to prepare such a study for the parking lot. The information contained in this study will be presented to APOG and a copy will be also made available for your review.
2. APOG requested that the long-standing vehicle entry to the property from Ash Street no longer be used to provide access to the property. NJH agrees that any ambulance entrance should be confined to the interior traffic corridors of the property and not Ash Street. NJH is not currently nor does it intend to be a Level 1 trauma center. Assuming the City permits access to the property from 13th and 14th Avenues for the interim parking plan, NJH will not allow vehicular access from the Ash Street entrance and landscaping will be provided as detailed below. In the future, NJH agrees and intends to direct the majority of traffic to proposed 13th and 14th Street entrances pending city approval through the site planning process.
3. APOG requested that the landscape buffer and detention area along Ash Street be installed at the time the interim parking is constructed. NJH will make this entire buffer area a part of the interim parking project so that it can become established as soon as possible and remain in place as the remainder of the property develops over time. Additionally, NJH gathered and presented to APOG precedent images of similar buffers in the Denver community to better understand what APOG was envisioning. Comments from APOG residents were heard and incorporated into the proposed landscape buffer that was presented as a part of this interim parking plan. Lastly, NJH has agreed to locate the water detention areas required for the interim land use to the Ash Street side of the property. This will require a

significant re-grade of the site but will enhance the Ash Street corridor in accordance with the many discussions on the proper buffering for our residential neighbors.

4. APOG requested that all landscape areas on the property be maintained by NJH in the interim and long term. NJH agrees to properly maintain all remaining and new landscaping that will be located on the Gove property.

III. Process for Future Development

APOG and NJH are working to provide a continued process for the overall development of the site. Specifically, APOG will have an active and meaningful voice in the development of future site plans. The following list summarizes the site planning process, in cooperation with APOG and the Colorado Boulevard Healthcare District "CBHD".

1. CBHD – Bellevue Hale RNO and NJH are both long-standing members of the CBHD. Ash Street neighbors live in the Bellevue Hale neighborhood and have participated in the CBHD process. The CBHD plan was adopted by the City of Denver and the Gove School property remains in the boundaries of the CBHD. Proposed development within the CBHD boundaries is subject to all CBHD requirements. For example, Rose Medical or the Sembler Company, just like NJH, is subject to the CBHD guidelines. NJH agreed with the CBHD and APOG that we will continue to present all subsequent site plans to the CBHD. We will continue to collaborate with the community participants on each submitted site plan. In turn, the CBHD evaluates the proposal according to the CBHD and City of Denver guidelines. NJH will follow City planning department requirements for all site plans.
2. City of Denver – In addition to the CBHD, NJH must comply with all regulatory standards in the Site Development Plan process for the City of Denver. As both NJH and APOG have discussed on many occasions, NJH will initiate the interim site planning phase after the rezoning of Gove School. Then, as we move forward to development, each site plan (including the interim plan) must meet city standards for such items as parking ratios, traffic, noise, landscaping, screening, lighting, access, shadowing, storm water, and countless other requirements. The combined city and CBHD processes provide an existing framework for continued dialogue between APOG and NJH. NJH will continue to work in good faith with CBHD and APOG on outstanding site planning issues

Thank you again for your time commitment to NJH and the Gove property development. NJH recognizes your concerns about the potential impacts of medical development on this land and is committed to continuing to share with APOG, CBHD and other community members our building plans as they develop for the property. You have

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already seen this in action through our recent sharing of our interim parking plans, and we look forward to continuing this interaction and dialogue as we move forward. We look forward to enhancing the relationships we have developed with all of our neighbors over the last century in Denver.

Sincerely,



Ron Berge

EVP and COO

National Jewish Health

- C: Jeanne Robb, Councilwoman, District 10
- Mary Beth Susman, Councilwoman, District 5
- Robin Kniesch, Councilwoman, Member at Large
- Deborah Ortega, Councilwoman, Member at Large
- Mary Nell Wolff, Chair, Colorado Boulevard Healthcare District
- David Youngstrom, President, Bellevue-Hale Neighborhood Association
- Chris Gleissner, Senior City Planner, City and County of Denver

SUMMARY OF CONDITIONS OF
ASH STREET PROPERTY OWNERS GROUP'S (APOG'S)
CONDITIONAL ENDORSEMENT OF NATIONAL JEWISH HOSPITAL'S (NJH'S)
2011 REZONING APPLICATION FOR THE GOVE SCHOOL PROPERTY (PROPERTY)

▶ *TO DATE, APOG AND NJH HAVE AGREED ON THE FOLLOWING CONDITIONS OF APOG'S ENDORSEMENT OF NJH'S REZONING APPLICATION:*

1. Even though NJH's interim and long-term site plans as well as its design and building plans will be developed after NJH's proposed rezoning has been approved and may not require a public hearing or public input, NJH has committed to the City and APOG to continue working in good faith with APOG and the Bellevue-Hale Neighborhood Association in a timely manner to assure that APOG has an active and meaningful voice in the development of future site plans and the redevelopment of the Property. NJH recognizes and shares APOG's objective that NJH's redevelopment will not interfere with or alter the residential scale and ambience of Ash Street and the Bellevue-Hale neighborhood and that view corridors from Ash Street will be preserved.
2. With respect to NJH's interim land use plan, NJH will not allow any vehicular ingress or egress to the Property from Ash Street provided that the City permits access to the property from 13th and 14th Avenues. NJH will use its best efforts and take such actions as are necessary or appropriate to assure that the City allows such access from 13th and 14th Avenues. **NOTE: APOG's endorsement of NJH's rezoning application is contingent upon the Ash Street access being closed as part of NJH's interim plan.** APOG requests that the City make such closure a condition of its approval of the rezoning application.
3. NJH's interim land use plan will be limited to on-site surface parking for NJH's employees, patients, and visitors only.
4. NJH's interim land use plan will include a minimum 30-foot landscaping and other aesthetically-pleasing buffer as measured from the back of the existing sidewalk along the entire length of Ash Street between 13th and 14th Avenues to screen the vehicular parking on the site. In addition, NJH will locate the required water detention areas on the Ash Street side of the Property.
5. Any mature trees removed to accommodate NJH's interim use of the Property will be replaced promptly on a one-for-one basis and NJH will endeavor to maximize the green space and parking islands to avoid a sea of cars.
6. In developing NJH's long-term plan, NJH will conduct both sun/shade and traffic studies for the entire Property prior to finalizing its plan.
7. The core of the long-term plan and the focus of NJH's overall site density will be along Colorado Boulevard as opposed to within the H-2 Zone on the west side of Ash Street.
8. NJH will ensure that any development within the proposed H-2 Zone will complement the historic homes and residential ambience along Ash Street.

9. NJH is not nor does it intend to become a Level 1 trauma center. Any ambulance ingress and egress required by statute or desired by NJH will not be constructed or located along Ash Street. The same restriction shall apply to delivery trucks.

► *THE FOLLOWING ISSUES (WHICH ARE CONDITIONS OF APOG'S ENDORSEMENT) REMAIN UNRESOLVED:*

1. Permanent closure of any Ash Street vehicular access to the Property. From our initial meetings with NJH, we discussed NJH's desire to permanently close and eliminate the existing access drive on Ash Street provided that the City's transportation department would allow such closure. NJH's team also stated at the LUTI hearing that the Ash entrance would be permanently closed. In an October 3, 2011 email to Councilwoman Jeanne Robb, Eric Osmundsen City Development Services, wrote:

Transportation will allow access points from this site on to 13th Avenue and 14th Avenue, located in-line with Albion Street, which should provide sufficient vehicle access to give the developer the option to close the Ash Street access. If the developer is concerned that the access points located in-line with Albion will not be sufficient to support their plans, we could also consider allowing mid-block access points between Albion Street and Ash Street on to 13th Avenue and 14th Avenue.

APOG is concerned that NJH appears to be changing its position on this issue. In its October 2, 2011 letter to APOG, NJH stated "[p]ending the completion of the full site development design plan, we feel that the option to potentially utilize an access point along Ash Street must be kept open." Further, in its October 13, 2011 letter to APOG, NJH stated "[i]n the future, NJH agrees and intends to direct the majority of traffic to proposed 13th and 14th Street entrances . . ."

It is critical to APOG that, with the exception of crash gates required by the fire department for life-safety reasons, there be no vehicular access from Ash Street to the Property.

2. APOG's ideal outcome with respect to the property to be zoned H-2 is that it remain an open and pedestrian friendly space which supports NJH's use of the remaining site. If, however, a building(s) must be located in the H-2 Zone, APOG's desire is that the height of any structures within the H-2 Zone (fronting along Ash Street) will not be more than the maximum height now permitted in the existing U-SU-C Zone. That height is thirty (30) feet. When the New Denver Zoning Code was being considered, the Belleview-Hale Neighborhood Association actively engaged in discussions with the City concerning the Gove Property. Those discussions resulted in the east side of the Property, *i.e.*, the area closest to Ash Street, being zoned U-SU-C rather than G-MU-5 (the zoning currently applicable to the west side of the Property). Even though the Property is being rezoned, APOG desires to retain the benefit derived from the U-SU-C height restriction.
3. No helipads shall be constructed on the Property nor on any structures on the Property.