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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, October 04, 2011      10:30 AM      City & County Building, Room 391**

**Members Present:** Lehmann, Lopez, Montero, Robb, Shepherd, Susman

**Members Absent:** None

**Other Council  
Present:**

**Committee Staff:** Gretchen Williams

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### Bill Requests

**BR11-0725 Approves Individual Building Designation of The Waldman,  
1515 E 9th Ave, for historic preservation.**  
*Savannah Jameson, Community Planning & Development*

The application for this historic structure designation was submitted by Brian Bostron and Kathleen Wells, residents of the 42-unit building, with the approval of the Waldman Condominium Homeowners Association.

The Waldman, sited on the corner of Humboldt and E. 9th Ave. on the west boundary of Cheesman Park, was designed by Fisher and Fisher and constructed in 1922. This firm had a prominent influence in Denver architecture for 57 years, although The Waldman is one of the few apartment buildings by Fisher and Fisher. Examples of other Fisher and Fisher buildings include Morey Junior High and South High schools, the downtown Neusteter Department Store, and the B'nai B'righ building on the National Jewish Hospital campus.

The Waldman's Mediterranean Revival style with beige stucco and red tile roof is an exemplary example of the renowned designers' work, and it reflects the popularity of apartment buildings in the development of this part of Denver.

Community Planning & Development recommends designation based on the finding that it meets criterion 2B for architectural significance and criterion 3A for

geographic significance. No objections received by CPD.

On Sept. 20, following a public hearing, the Landmark Preservation Commission voted to recommend approval by the City Council. Council will hold a public hearing on the designation.

A motion offered by Councilmember Susman, duly seconded by Councilmember Lehmann to file the bill carried by the following vote:

- AYES: Lehmann, Montero, Robb, Shepherd, Susman(5)
- NAYS: (None)
- ABSENT: Lopez(1)
- ABSTAIN: (None)

**BR11-0705 Changes the zoning classification of property at 4455 E. 12th Ave. from E-SU-Dx to CMP-EI2 in Council District 10.**  
*Theresa Lucero, Community Planning & Development*

The site lies between E. 12<sup>th</sup> Ave., E. 13<sup>th</sup> Ave., Birch and Clermont in the Bellevue-Hale neighborhood. It is also within the Colorado Boulevard Healthcare District. The area is near the National Jewish Hospital and Rose Medical Center, although the immediate area is predominately single-family to the north and duplex and low-rise multi-unit buildings on the east and west. The applicant is the Mental Health Center of Denver (MHCD), which is purchasing the building.

The site currently has two zoning classifications. Most of the site, including the building and most of the surface parking area on its north, is zoned CMP-EI-2 (Campus - Education Institutional). The northern portion, which contains a small number of parking spaces and vacant area, is zoned E-SU-Dx (Edge-Single Unit). The request is to rezone a 0.2 acre strip of land adjacent to the existing CMP-EI-2 zoning from E-SU-Dx to CMP-EI-2. This change will allow for a split level, low-height parking structure north of the building, which fronts onto E. 12th.

Early considerations involved using the entire site for surface parking or a large portion for a multi-level parking structure. MHCD has worked very closely with the neighborhood, which has come to think of the vacant portion of the site as its "open space". MHCD now plans a split level garage that will present only a 9-foot wall, creating a better transition between the building and the open space and neighborhood. As part of its site improvements, MHCD will enhance and maintain the landscaping on the north portion of the site.

Letters of support have been received from both the Bellevue-Hale Neighborhood and the Colorado Boulevard Healthcare District. Community Planning & Development analysis determined that the proposed zoning conforms with adopted

plans, including the Comprehensive Plan, Blueprint Denver and the Colorado Boulevard Healthcare District Plan, adopting in 1998. The zoning is necessary to allow for a parking structure that better reflects the scale of the surrounding neighborhood.

On Sept. 21, the Planning Board unanimously voted to recommend approval by City Council.

A motion offered by Councilmember Susman, duly seconded by Councilmember Lehmann to file the bill carried by the following vote:

- AYES: Lehmann, Lopez, Robb, Shepherd, Susman(5)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: Montero(1)

**BR11-0724 Changes the zoning classification of property at 4050 E. 14th Ave. and at 1325 Colorado Blvd. from U-SU-C, G-MU-5/UO-3, and H-2 with conditions to CMP-H2 and CMP-H in Council District 10.**

*Chris Gleissner, Community Planning & Development*

This 11-acre site is on both sides of Colorado Blvd. between E. 13<sup>th</sup> and 14<sup>th</sup> avenues and Ash and Harrison. East of Colorado is the long-vacant Gove School (slated for demolition, along with the bridge over Colorado Blvd.); on the west side is parking for National Jewish Hospital (NJH), the applicant. The site is immediately south of NJH facilities between E. 14<sup>th</sup> Ave. and Colfax.

The proposal would change the zoning to CMP-H (Campus-Hospital) and CMP-H2 (this has a lower maximum height and is along the Ash Street frontage). The intent is to unify the expanding NJH campus and provide the opportunity for an overall master plan. NJH is growing and needs additional office, research and parking space.

Community Planning & Development analysis found that the proposed zoning is consistent with adopted plans, including Comprehensive Plan 2000, Blueprint Denver, the Colorado Boulevard Healthcare District (CBHD) Plan, and the Congress Park Neighborhood Plan (1995). This states that new structures should respect the existing buildings in terms of materials, scale, proportions and detailing, and they should be pedestrian friendly. It also opposes any additional hospital uses, including parking, in adjacent residential areas and any expansion of hospital uses west of Colorado Blvd.

The Congress Park Neighborhood submitted a statement of opposition to the rezoning reflecting a 7 to 11 vote at a neighborhood meeting on June 8, 2011. The Bellevue-Hale Neighborhood submitted a letter of support, as did the CBHD, which is composed of representatives from several neighborhoods organizations and professional associations.

The Ash Street Property Owners Group has had extensive discussions with NJH, and these conversations have resulted in a number of measures by NJH to mitigate impacts on Ash Street. These include closing the entrance to the Gove site from Ash; providing new access points from 13<sup>th</sup> and 14<sup>th</sup>; locating a heavily landscaped detention pond fronting on Ash at the southeast corner of the site; and a 75-foot maximum height limit within 125 feet of the center line of Ash street and 125 feet from center line of 13<sup>th</sup> Ave. between Ash and the Albion street alignment (as well as along the 13<sup>th</sup> Ave. frontage between Colorado and Harrison). Additionally, NJH has stated that future development on the Gove site will not include facilities which would generate ambulance traffic.

Lynn Moore of the Davis Partnership, the design team, said the CBHD plan set good guidelines for redevelopment of this site. The new zoning code created two zone districts for hospitals, and NJH will retain lower intensity uses on the east side, pushing density away from protected residential areas and using the Colorado frontage for higher intensity. The interim plan while the overall master plan is developed includes parking on the Gove site with more setback than required.

The Congress Park Neighborhood plan will be respected in terms of the building materials, mainly brick, and details like punch windows rather than typical commercial ribbon windows.

Mr. Gleissner added that the General Development Plan will probably include design guidelines, and he noted that the City does have landscape requirements for parking lots.

Justification for the rezoning is change of conditions in the immediate areas, including the vacant Gove School property being sold by Denver Public Schools. NJH is the logical buyer due to NJH need for expansion and the proximity of the school site. The growth of NJH provides additional services as well as jobs and economic development.

On Sept. 21, the Planning Board unanimously recommended that City Council approve the zoning.

A motion offered by Councilmember Lopez, duly seconded by Councilmember Susman to file the bill carried by the following vote:

- AYES: Lehmann, Lopez, Montero, Robb, Shepherd, Susman(6)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: (None)