



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____	<input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
			<i>John Alan Smith</i> <i>Josie Q. Smith</i>			
			<i>John Alan Smith</i> <i>Josie Q. Smith</i>			
			<i>John Alan Smith</i> <i>Josie Q. Smith</i>			
			<i>John Alan Smith</i> <i>Josie Q. Smith</i>			

City and County of Denver
Community Planning and Development
Attn: Planning Services
201 W. Colfax Ave
Denver, CO 80202

**Re: 2950 Tennyson St & 4421 W 29th Ave. Rezoning
Schedule Numbers 02304-09-001-000, 02303-16-033-000**

Dear Planning Services,

Shopworks Architecture, on behalf of Tennyson Center for Children, respectfully requests the city to consider a rezoning of an approximate 4.34-acre site, comprised of two zone lots at 2950 Tennyson St and 4421 W. 29th Ave in the West Highland Neighborhood.

This request has been created by the following parties:

Owner/Applicant

Tennyson Center for Children at Colorado
Christian Home
2950 Tennyson St
Denver, CO 80212
Contact: Mindy Watrous
Email: mindy.watrous@tennysoncenter.org

Planner

Shopworks Architecture
301 W. 45th Avenue
Denver, CO 80216
Contact: Alisha Hammett
Email: alisha@shopworksarc.com

The existing building at 2950 Tennyson St and adjacent parking lot at 4421 W. 29th Avenue is owned and operated by Tennyson Center for Children, who has served Colorado's most neglected, abused, and traumatized children since 1904. Tennyson Center for Children offers customized, therapeutic education to children with trauma or intellectual/behavioral needs through its accredited K-12 school. Tennyson's Community Programs provide intensive therapy and resource connections in families' homes, schools, and communities throughout the state to strengthen and keep families together.

In addition to operating a K-12 school, Tennyson Center for Children has two residential programs for children:

- 1) Children's Habilitation Residential Program which serves children with intellectual or developmental disability or developmental delay that requires intensive behavioral or medical support needs that put them at risk or in need of out-of-home placement, and so they will be living at TCC full time- with staff ratios of 1 staff per 2 children.
- 2) Psychiatric Residential Treatment Facility services which require more intensive supervision, monitoring and support for children which also requires a 1 staff per 3 children ratio- though TCC plans on a 1:2 ratio.

The site is currently zoned under the Former Chapter 59 zoning, R-5, and B-2, and so they have had to seek zone permits for Residential Care, Large use. We are seeking a rezoning of these two zones lots to Campus Education/Institution 2 (CMP-EI2) to better accommodate the existing uses onsite. The existing B-2 site is a parking lot and the school would prefer it to remain as a parking lot, and therefore we are requesting this site to be included as part of the campus and the zone map amendment.

Tennyson Center for Children currently holds a Residential Child- Care Facility (RCCF) license through the State of Colorado. RCCF is a 24-hour residential facility where children and youth live together with or are supervised by adults other than their parents or relatives. RCCF must be licensed and monitored by the Colorado Department of Human Services (DHS), Division of Child-Care. By having by-right uses with the CMP-EI2 zoning, Tennyson Center for Children can continue to operate seamlessly without having to continually renew zone permits in their existing Former Chapter 59 zone districts. This is a huge hurdle to their funding and State regulatory compliance, as this use/zone permit is one they apply for every 2 years. Tennyson Center for Children is the only provider of its kind for young children ages 6-12 in the Denver Metro Area. The Laradon School provides similar services but serves an older demographic.

The proposed rezoning district of CMP-EI2 is compatible with the existing neighborhood context as it is “generally adjacent to a single unit, two unit, or row house residential zone district to act as a transition zone by requiring more open space and limiting building height more than in the CMP-EI zone.” Due to adjacent properties being in protected districts, and due to the neighborhood context, we are looking to waive the max height to 75 ft.

COMMUNITY OUTREACH

Tennyson Center for Children met with the West Highland Neighborhood Association’s Land Use and Planning Committee on April 16, 2024, to discuss the rezoning proposal. The neighbors expressed support for the rezoning and are supportive of the height waiver to a maximum building height of 75 ft.

We also met with the Sloan’s Lake Citizen’s Group on May 8, 2024. Neighbors did not have any questions and were also supportive of the rezoning application and height waiver to maximum building height of 75 ft.

CONSISTENCY WITH CITY ADOPTED PLANS

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted Denver Comprehensive Plan 2040 strategies, including:

- *Equitable, Affordable, and Inclusive, Goal 1, Strategy C- Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food, and the arts.*

Following a rezoning, Tennyson Center for Children intends to continue serving Colorado's most neglected, abused, and traumatized children by offering therapeutic education and onsite residential care. They are also looking to renovate the existing residential buildings to have them be trauma-informed designed to aid children in their health and healing.

- *Equitable, Affordable, and Inclusive, Goal 7, Strategy A- Encourage the integration of age-friendly community features into public and private development.*

The proposed rezoning would provide the public with predictable land use and ensure that this public benefit of the Tennyson Center for Children can remain in operation.

- *Equitable, Affordable, and Inclusive, Goal 9, Strategy B- Improve the quality, availability and affordability of early childhood care, education, and child development services.*

The proposed rezoning will allow the Tennyson Center for Children to expand their offerings and care for more children over time.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions.

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as Urban Neighborhood Context, the description of which is used to guide appropriate zone districts (p. 66). The Urban Neighborhood context is described as containing "small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas" with grid block patterns and alley access (p. 222).

CMP-EI2 is a special context zone district that is generally adjacent to a single unit, two unit, or row house residential zone district to act as a transition zone by requiring more open space and limiting building height more than in the CMP-EI2. This zone district is compatible within the Urban Neighborhood Context in the Denver Zoning Code. CMP-EI2 is consistent with the Blueprint future neighborhood context of Urban because it will promote the residential character by allowing single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

The future places concept for the subject property is *Residential Low* which is predominately one- and two-unit residential uses. In some contexts, some higher intensity residential may be mixed throughout (p. 148). The western site is identified as Local Center. Local centers and corridors are typically embedded within residential areas. They are more frequent in neighborhoods closer to the city's core but should become more common in all

neighborhoods as Denver' continues to evolve. These types of centers and corridors are highly walkable and pedestrian friendly.

Blueprint Denver also offers the following plan guidance:

- *Campus districts each have a primary purpose such as education or medical services (p 75).*
- *Campuses are often a defining part of a neighborhood while providing educational, health care and employment opportunities for a large portion of the city. (p. 277)*
- *When adjacent to lower intensity development, campuses should transition gradually to respect the surrounding neighborhood (p.291).*

Additionally, *Blueprint Denver* building height guidance includes achieving plan goals for community benefit (p. 67). This rezoning would better accommodate the existing uses that Tennyson Center for Children provides and help provide predictability for the future of this important organization and the services they provide to children with IDD and psychological disorders. This supports *Blueprint Denver's* vision for an equitable city, where change complements existing neighborhoods and benefits everyone.

According to *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies Tennyson St is a residential collector, along which the land use and built form is described as, "*primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses,*" (p. 161). The proposed CMP-E12 district is consistent with this description because it's primary use is a school with some residential for foster youth.

This zone map amendment request conforms with *Blueprint Denver's* vision for an equitable city, where a common-sense approach to where growth should go and how it should fit (p. 29).

UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS

The proposed rezoning to CMP-E12 will result in the uniform application of zone district building form, use and design regulations across both sites.

FURTHERING THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE

The proposed official map amendment furthers the public health, safety, and general welfare of the city primarily through implementation of the city's adopted land use plans.

JUSTIFYING CIRCUMSTANCES

This application identifies the adoption of *Blueprint* as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "*Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest.*"

Such a change may include, changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."

Blueprint Denver specifically states: "The city adopted the Denver Zoning Code (DZC) in 2010. Although the majority of the city was rezoned in 2010 to be included in DZC, a significant portion of Denver is still covered by the old zoning code, called Former Chapter 59. This presents challenges to consistent and efficient administration and means that many properties are not able to enjoy the benefits of a modern, flexible and context-based zoning code" (p.73). Blueprint Denver continues with the following recommendation "Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code. (p.73)"

Due to this property being zoned under Former Chapter 59, and *Blueprint Denver* being adopted after the date of approval of the existing zone district, this is an appropriate justifying circumstance for the proposed rezoning.

CONSISTENCY WITH NEIGHBORHOOD CONTEXT, ZONE DISTRICT PURPOSE, AND INTENT

The requested CMP-EI2 with height waiver is within the Campus Context, which *"generally consists of midsize to large medical, institutional, educational, or entertainment sites...Campus contexts tend to have transitional areas that taper off in intensity towards adjacent residential neighborhood contexts but can also incorporate and be adjacent to more intense development"* (DZC 9.2.1).

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/ Scale	Existing Block, Lot Street Pattern
Site	R-5 and B-2	Educational Facility	3-story building	Block patterns are generally regular with a mix of alley access. Buildings are lower scale and closer to the street.
North	U-SU-C	Single-family house	3-story building	
South	U-SU-C, U-MX-2	Single-family house	1-story house	
West	U-SU-C, B-2	Single-family house	1-story house	
East	U-SU-C	Single-family house	2-story building	

The requested CMP-EI2 zone district is compatible with the Urban Neighborhood Context. The CMP-EI2 district is intended to be applied to smaller- to medium-scale campus sites generally adjacent to a single unit, two-unit, town house, or row house residential zone district, where it is important to require more open space and more limited building height than in the CMP-EI zone to assure adequate transitions to adjacent, lower-scale residential neighborhoods. The neighborhood context is *"primarily characterized by single-unit and two-*

unit residential uses” and “single-unit residential structures are typically the Urban House building form” (DZC, Section 5.1.1). These areas consist of “regular pattern of block shapes” and “a consistent presence of alleys” (DZC, Section 5.1.2). The West Highland Neighborhood consists of mostly single and two-unit residential uses in rectangular blocks with alley access.

The proposed rezoning to CMP-EI2 with height waiver to 75ft is consistent with the context description and the zone district general purpose because it will help preserve the existing use, form, and streetscape of the immediate area, while allowing Tennyson Center for Children to continue serving children with special needs. Tennyson Center for Children provides a unique public benefit and service being the only service provider in the Denver Metro Area serving young children with Intellectual and Developmental Disabilities and psychiatric disorders. Rezoning this site would be consistent with the specific intent of the zone district.

Thank you,



Alisha Kwon Hammett
Shopworks Architecture

2980 N TENNYSON ST

Owner	TENNYSON CENTER FOR CHILDREN AT COLORADO CHRISTIAN HOME 2950 TENNYSON ST DENVER, CO 80212-3029
Schedule Number	02304-09-001-000
Legal Description	PT OF NW1/4 SE1/4 SEC 30 T3S R68W COM AT NW COR OF INTERS OFW 29TH AVE & STUART ST TH N 593.665FT TO S LI W 30TH AVE THW 270.2FT TO E LI TENNYSON
Property Type	SOCIAL/RECREATION W/MIXED USE
Tax District	DENVER

Real Estates Property Taxes for current tax year

System Upgrade Underway:
Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy **
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N

Pending Local Improvement ⓘ

N

Real estate property taxes paid for prior tax year: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$1,557,060.00	Assessed Improvements	\$2,331,020.00
Exemption	\$3,888,080.00	Total Assessed Value	\$3,888,080.00

4421 W 29TH AVE

Owner	TENNYSON CENTER FOR CHILDREN AT COLORADO CHRISTIAN HOME 2950 TENNYSON ST DENVER, CO 80212-3029
Schedule Number	02303-16-033-000
Legal Description	SLOANS LAKE HEIGHTS B12 L43 TO 48
Property Type	COMMERCIAL-MISC IMPS
Tax District	DENVER

Real Estates Property Taxes for current tax year

System Upgrade Underway:
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Additional Information

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Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N

Pending Local Improvement ⓘ

N

Real estate property taxes paid for prior tax year: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$369,120.00	Assessed Improvements	\$5,690.00
Exemption	\$374,810.00	Total Assessed Value	\$374,810.00

AMENDED AND RESTATED BYLAWS
of
Tennyson Center for Children at Colorado Christian Home
a Colorado Nonprofit Corporation

ARTICLE I
Offices

Section 1.1 Principal Office. The principal office of Tennyson Center for Children at Colorado Christian Home (hereinafter referred to as the “Corporation”) shall be located at 2950 Tennyson Street, Denver, Colorado 80212. The Corporation may have such other offices, either within or outside Colorado, as the Board of Directors of the Corporation (“Board”) may designate or as the affairs of the Corporation may require from time to time.

Section 1.2 Registered Office. The registered office of the Corporation required by the Colorado Revised Nonprofit Corporation Act (the “Act”) to be maintained in Colorado may be, but need not be, the same as the principal office if in Colorado, and the address of the registered office may be changed from time to time by the Board. The registered agent of the Corporation is the Chief Executive Officer (“CEO”). The registered office of the Corporation is 2950 Tennyson Street, Denver, Colorado 80212.

ARTICLE II
Membership

Section 2.1 No Members. The Corporation shall have no shareholders or members.

Section 2.2 Voting. Except as otherwise set forth herein, all voting rights shall be vested in the Board.

ARTICLE III
Purpose

Section 3.1 Purpose. The Corporation is a Colorado nonprofit corporation intended to qualify as an entity exempt from federal taxation under section 501(c)(3) of the Code , and is organized solely to operate for educational, scientific, and charitable purposes, and is to solicit and receive funds from individuals and organizations, to contribute to institutions and facilities that work with children, youth and their families to overcome a variety of life crises, including abuse and neglect, and that provide treatment, education and advocacy services that are community-based, family-focused and child-centered.

ARTICLE IV
Board of Directors

Section 4.1 General Powers. The business and affairs of the Corporation shall be managed under the direction of its Board. The Board is responsible for the hiring, retention and termination of the CEO, supervision of the CEO, including conducting annual reviews and decisions regarding compensation. In addition to the powers these Bylaws expressly confer upon the Board, the Board may exercise all the powers of the Corporation provided by the Act. From time to time, the Board may delegate to the officers

of the Corporation and/or the committees referenced herein such powers and duties as the Board may see fit, in addition to those powers these Bylaws specifically provide.

Section 4.2 Number, Election, Tenure and Qualifications. The number of members of the Board (“Directors”) shall be not fewer than three (3) and not more than sixteen (16), exclusive of ex officio members. Each Director shall serve a term of up to three (3) Fiscal Years, renewable by vote of a majority of the Directors at a meeting for one additional term of three (3) Fiscal Years. Directors having served two terms must, at the end of such Director’s second term, leave the Board for at least one year before rejoining the Board. Although not required, the Board will attempt to stagger the terms of Directors to avoid more than half of the Directors’ terms expiring within the same twelve-month period. New Directors shall be elected by a vote of a majority of the Directors at a meeting. In addition, the Board may appoint and remove such ex officio members of the Board as it may from time to time determine by a vote of a majority of the Directors at a meeting. The Board shall have the discretion to determine the qualifications necessary to serve on the Board. An individual need not be a resident of Colorado to serve as a Director.

Section 4.3 Resignation, Removal, Vacancies. Any Director may resign at any time by giving written notice to the Chair of the Board, or to the President or to the Secretary of the Corporation. A Director’s resignation shall take effect at the time specified in such notice, and, unless otherwise specified herein, the acceptance of such resignation shall not be necessary to make it effective. A Director may be removed, with or without cause as follows:

- (a) A petition requesting termination of the Director’s position as a Director, signed by not less than thirty-three percent (33%) of the Directors then in office, shall be provided to the President or to the Chair of the Board (“Chair”). This petition shall set forth the reasons for which termination of the Director’s position is requested.
- (b) Not less than twenty (20) days after the petition is delivered, and not more than forty-five (45) days after the petition is delivered, a meeting of the Board will be held to consider the petition.
- (c) Notice of the meeting shall be sent to all Directors at least ten (10) days before the meeting. The meeting shall be conducted by the Chair unless the Chair’s position as a Director is being considered at the meeting. In such case, the Vice Chair or, if there is no Vice Chair, the Immediate Past Chair, and if there is no Immediate Past Chair, the Finance Committee Chair shall conduct the meeting.
- (d) The Director who is the subject of the petition shall be notified of the petition and sent a copy of the petition at least ten (10) days before the scheduled meeting. Such Director has the right to be present at the meeting and to present on his or her own behalf.
- (e) A vote of two-thirds of the Directors in office shall be required to remove a Director before expiration of the Director’s term.

Any vacancy occurring in the Board may be filled by a vote of a majority of the Directors at a meeting.

Section 4.4 Regular Meetings. Six (6) regular meetings of the Board shall be held each year on a day and at the time and place determined by the Chair or the Board, for the transaction of such

business as may come before the Board at the meeting. The Chair or the Board may designate the time and place for the holding of additional meetings. The Chair or the Board may decide to hold additional meetings for the transaction of such business as may come before the Board at any such meeting. Notice of regular meetings and any additional meetings shall be sent to the Board at least ten (10) days prior to the meeting, unless the ten days' prior notice is waived by all Board members, or in case of an emergency or a matter requiring a decision of the Board in less than ten (10) days.

Section 4.5 Presumption of Assent. A Director who is present at a meeting of the Board at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless the Director's dissent is entered in the minutes of the meeting or unless he or she files a written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or sends such dissent by registered mail to the Secretary immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of such action.

Section 4.6 Quorum and Voting. Fifty-one percent (51%) of the Directors in office shall constitute a quorum for the transaction of business at any meeting of the Board. The affirmative vote of a majority of Directors voting at a meeting where a quorum is present shall be an act of the Board (unless a greater number or percentage is required by these Bylaws, the Act, law or statute). If less than a quorum is present at a meeting, a majority of the Directors present may adjourn the meeting and continue it to a later date, but not for a period in excess of thirty (30) days, without further notice other than an announcement at the meeting, until a quorum shall be present. At any such continued meeting at which a quorum is present, any business may be transacted that might have been transacted at the meeting as originally called.

Section 4.7 Decisions Requiring Supermajority. If the Board is presented with an issue for consideration or vote that involves the purchase, sale, lease, exchange, mortgage or other disposition of property or assets of the Corporation, or an expenditure or other transaction that totals one million dollars (\$1,000,000) or more, then the approval of such action requires an affirmative vote of at least two thirds of the Directors in office.

Section 4.8 Compensation. Directors shall not receive compensation for their services as such, but may, at the discretion of the Board, be allowed reimbursement for reasonable expenses actually incurred on behalf of the Corporation. Directors shall not be disqualified to receive reasonable compensation for services actually rendered to or for the benefit of the Corporation in any other capacity, if said compensation is approved by the Board and potential conflict of interest is disclosed and waived by majority vote of the Board.

Section 4.9 Committees. As further provided in Article VII of these Bylaws or by resolution, the Board may designate from among its members any and all committees that are deemed necessary and desirable to aid the Board in the supervision, oversight and functioning of the Corporation and of the Board. The Corporation shall provide such staff and administrative support necessary to ensure the proper functioning of any committee formed hereunder. Rules governing procedures for meetings of any committee of the Board shall be as established by the Board, or, in the absence thereof, by the committee itself.

Section 4.10 Remote Meetings. Members of the Board or any committee thereof may participate in a meeting of the Board or committee by means of conference telephone, remote video conference or similar communications equipment by which all persons participating in the meeting can hear each other at the same time. Such participation shall constitute presence in person at the meeting.

Section 4.11 Action Without a Meeting. Any action required or permitted to be taken at a meeting of the Directors or any committee thereof may be taken without a meeting if a consent in writing or assented to electronically, setting forth the action so taken, is signed by the requisite number of Directors or committee members required to act with respect to the subject matter thereof, and filed with the minutes of the Corporation. Such consent (which may be signed in counterparts) shall have the same force and effect as a vote of the Directors or committee members.

Section 4.12 Task Forces. By resolution, the Board may form one or more task forces, which may be comprised of Directors and/or non-Directors. Each such task force shall have a defined task and term. A task force shall not exercise any authority of the Board. A task force shall report to the Board on its task at the direction of the Board.

ARTICLE V **Board Positions**

Section 5.1 Board Positions. There shall be, at a minimum, a Chair. In addition, there may be a Vice Chair and/or an Immediate Past Chair.

Section 5.2 Election to Board Positions. The Board shall elect a Chair for a term of two (2) years at its annual election meeting. The Board may elect a Vice Chair for a term of one (1) year at its annual election meeting. The Chair or Vice Chair may serve more than one term. The Board may elect an Immediate Past Chair for a term of one (1) year at its annual election meeting. All Directors at the time of the Board's annual election shall be eligible for election to a Board Position, subject to the qualifications set forth more specifically in this Article. The Board's annual election meeting shall be held during the Board's last meeting of a Fiscal Year.

Section 5.3 Duties and Powers of Board Positions.

- (a) **Chair.** The Chair shall direct the activities of the Corporation in accordance with these Bylaws for any and all purposes in conducting the business of the Corporation. The Chair shall serve as the presiding officer of the Board and shall conduct all meetings of the Board. The Chair shall see that all orders and resolutions of the Board are carried into effect. The Chair is an authorized signatory on behalf of the Corporation.
- (b) **Vice Chair.** The Vice Chair shall assume the duties of the Chair when the Chair is absent. In the case of a vacancy in the office of the Chair, the Vice Chair shall perform all of the duties as are required of the Chair until such time as a new Chair is elected. The Vice Chair shall perform other duties as assigned by the Chair or Board.
- (c) **Immediate Past Chair.** At the end of the term of the Chair, unless reelected as the Chair, the exiting Chair becomes eligible for election as Immediate Past Chair, and the Board may elect the exiting Chair as the Immediate Past Chair. The Immediate Past Chair shall perform such duties as are assigned by the Chair or the Board. The Immediate Past Chair shall be eligible for re-election to succeed himself or herself, except that the Immediate Past Chair is no longer eligible for re-election if a subsequent exiting Chair becomes eligible for such position and does not decline to stand for election to such position. In the case of a vacancy in the office of the Chair and the Vice Chair, the Immediate Past Chair shall perform all of the duties of Chair until such time as a new Chair is elected.

Section 5.4 Board Member Emeritus. There shall be a category of Board member known as Board Member Emeritus who are nominated and elected by the Board. Board Members Emeritus shall be selected from those board members who served on the board of directors or from former officers of the Corporation whose dedicated and exemplary service to the Corporation deserves recognition. A Board Member Emeritus shall not have authority to act for the Corporation and is not entitled to hold office. Upon invitation from the Board, a Board Member Emeritus may be allowed to attend or participate in Board meetings but shall not be counted in determining if a quorum is present at any Board meeting and is not entitled to vote at any Board meeting.

- (a) **Eligibility.** To be considered for designation as a Board Member Emeritus, a person must be a current or former member of the Corporation's Board of Directors and/or a former officer of the Corporation who has:
- served the Corporation with distinction and excellence;
 - held an important leadership role and made significant contributions to the Corporation;
 - engaged in major volunteer or advocacy activities in service of the Corporation;
 - completed the term(s) for which he or she was appointed or served; and
 - participated with honor and distinction in one or more of the Corporation's activities.
- (b) **Election.** Upon the recommendation of the Board Governance Committee, the Board may consider one or more nominations for a Board Member Emeritus position at any duly called meeting. A majority vote of Board of Directors shall approve an appointment. There is no limit on the number of Board Member Emeritus positions.
- (c) **Term.** Once elected, the term of a Board Member Emeritus shall have no limit. A Board Member Emeritus can be removed at any time at the sole discretion of the Board of Directors by majority vote.

ARTICLE VI

Officers of the Corporation

Section 6.1 Officers. The Corporation shall have officers who carry out the mission and responsibilities of the Corporation, including the following:

- (a) **President.** The Board shall employ a Chief Executive Officer ("CEO") who shall be the President of the Corporation. The CEO, subject to the supervision of the Board, shall have responsibility for the management of the Corporation on a day-to-day basis, including carrying out the Corporation's mission, strategic goals and policies in compliance with all Board-approved budgets, policies, and directives. The CEO may not be elected to the Board. The Board shall approve the job description of the CEO. Except as specified in these Bylaws or by the Board, the CEO shall be primarily responsible for the management of all of the Corporation's personnel in compliance with all Board-approved budgets, policies, and directives. Except as specified in these Bylaws or by the Board, all of the Corporation's personnel shall be hired with job descriptions created and approved by the CEO. Subject to the authority granted by the Board to the CEO through the approved annual budget of the Corporation, any amendment thereto, the Board-approved hiring policy of Corporation and/or any other directive of the Board, the CEO shall have the authority to hire personnel as

are deemed necessary to carry out the Corporation's mission, strategic goals and policies; provided, however, that decisions regarding the hiring, retention, termination and compensation of executive personnel, including the Chiefs and/or senior executives who will report directly to the CEO, shall be made only after consultation with the Board. If the CEO resigns, is terminated, or is otherwise unable to carry out the duties of the CEO, the Board shall appoint an interim CEO.

- (b) **Secretary.** The CEO shall appoint a qualified employee of the Corporation who shall be the Secretary of the Corporation. It shall be the duty of the Secretary to document the actions and policies of the Corporation, produce the minutes of all meetings of the Board, maintain all committee minutes submitted to the Secretary and ensure minutes are filed with Corporation. The Secretary, working with the CEO and the Corporation's personnel, shall issue proper notices of all meetings, certify all Board resolutions, file reports and statements as required by law, maintain the official record of meetings, sign and/or affix the corporate seal to such instruments that require it, and perform such other duties as shall from time to time be assigned by the CEO or the Board.
- (c) **Treasurer.** The CEO shall appoint a qualified senior executive who reports directly to the CEO and with appropriate professional experience to be the Treasurer of the Corporation. The Treasurer shall be responsible for compiling and presenting a financial report to the Board at each meeting of the Board and to the Finance Committee at each meeting. Such financial reporting obligation shall be no less than quarterly. The Treasurer shall be responsible for producing year-end financial statements. It shall be the duty of the Treasurer to work with the Finance Committee and the CEO to review and update internal financial policies of the Corporation and assist in the preparation of the annual budget and returns or reports required by the Internal Revenue Service and other taxing authorities. The Treasurer shall record and submit to the Board a report of all receipts and disbursements, which the Board may cause to be audited by a certified accountant of its own selection. The Treasurer shall perform other such duties as may be assigned by the CEO or the Board.

Section 6.2 Surety Bonds. The Board may require any officer or agent of the Corporation to execute to the Corporation a bond in such sums and with such sureties as shall be satisfactory to the Board, conditioned upon the faithful performance of his or her duties and for the restoration to the Corporation of all books, papers, vouchers, money and other property of whatever kind in the officer's or agent's possession or under said individual's control which belong to the Corporation.

ARTICLE VII

Committees

Section 7.1 Committee Formation. Pursuant to Section 4.9 above, the Board, as provided in these Bylaws or by resolution of the Board, may create such committees as are deemed necessary and desirable to aid the Board and the Corporation in its functioning, or as required by these Bylaws. The Board shall appoint all committee members, including the chair of the committee, from the Directors; provided, however, that non-Directors may sit on committees at the discretion of the Board Chair, but shall not be voting members of the Committee. The Board Chair shall be a member of all committees created by the Board and have the right to participate in any committee meetings. All committee members who are Directors shall be voting members of the committee. Each committee must document its actions and policies, produce accurate minutes of all committee meetings, and ensure minutes are filed

with the Secretary. Each such committee may have and may exercise all of the authority of the Board, except as prohibited by statute, these Bylaws, or the establishing resolution. The delegation of authority to any committee shall not operate to relieve the Board or any Director from any responsibility imposed by law.

Section 7.2 Required Committees. The Board shall appoint, at a minimum, the following committees: a Finance Committee, a Board Governance Committee, and a Programs Committee, as set forth in Sections 7.3, 7.4 and 7.5 below.

Section 7.3 Finance Committee. The Finance Committee shall be responsible for the following duties: researching and engaging an auditor for the Corporation; implementing procedures for compliance with all audit letters; developing and reviewing fiscal policies and procedures; recommending any amendments regarding financial oversight to the Board; overseeing the accounting and finances of the Corporation; assisting in the selection and supervision of an annual audit; ensuring that the Corporation complies with its adopted financial policies and procedures; approving an annual budget for recommendation to the Board; directing and monitoring the investment management of Tennyson Center for Children Endowment Fund (“Fund”) assets, which includes projecting the Fund’s needs, risk tolerance, and investment horizon and communicating with the investment manager of the Fund and the Board; selecting and evaluating the Fund’s investment manager; developing and enacting proper controls and procedures to prevent and address mismanagement of the Fund; and any other duties as may be delegated by the Board.

Section 7.4 Board Governance Committee. The Board Governance Committee shall be responsible for the following duties: researching, identifying, screening and cultivating potential Director candidates; recommending to the Board a slate of nominees for Directors and Board Positions as described in Sections 4.2 and Article V; creating and implementing training for new Directors; developing a written description of Directors’ responsibilities and evaluating and updating such description periodically; annually evaluating the accomplishments of the Board consistent with goals established by the Board and the Board Governance Committee, reporting on such progress, and making suggestions for action to the Board; annually reviewing organizational documents, including the Bylaws, and policies of the Corporation for compliance, reporting on such compliance, and making suggestions for action to the Board; and such other duties as may be delegated by the Board.

Section 7.5 Programs Committee. The Programs Committee is an advisory committee to all programs at the Corporation. The Programs Committee is established to ensure that the services the Corporation is providing are meeting the needs of the children and families served by the Corporation and that innovation and evaluation of efficacy and resources is at the forefront of decisions made around programming. The Programs Committee shall be responsible for ensuring compliance with applicable regulations, ordinances, and policies, including receiving regular reports from the Director of Compliance; assisting the CEO and Chief of Programs, or the functional equivalent of a Chief of Programs, in evaluating the efficacy of existing programs and making recommendations to the Board regarding the same; providing guidance to the CEO and Chief of Programs, or the functional equivalent of a Chief of Programs, in program expansion and development, if any; monitoring the school accreditation process to be performed every five years; and engaging in conversations with the Board regarding programs and programmatic changes; and any other duties as may be delegated by the Board.

Section 7.6 Limitations on Powers of Committees. A committee may not, and shall not be authorized to:

- (a) Amend, alter, repeal, or act contrary to the Bylaws or the Articles of Incorporation of the Corporation;
- (b) Fill vacancies on the Board or on any committee chair position designated by the Board;
- (c) Elect, appoint, or remove any officer or Director;
- (d) Adopt a plan of merger or a plan of consolidation with another corporation or entity;
- (e) Authorize the sale, lease, exchange, mortgage or other disposition of all or substantially all of the property or assets of the Corporation;
- (f) Adopt a plan for the distribution of the assets of the Corporation or for dissolution;
- (g) Amend, alter, repeal or take any action inconsistent with any resolution or action of the Board unless the resolution or action provides by its terms that it may be amended, altered or repealed by action of the committee acting;
- (h) Make any expenditures of more than one million dollars (\$1,000,000); or
- (i) Take any action that requires a supermajority of the Board.

Any such action taken by a committee shall be *ultra vires* and void *ab initio*.

ARTICLE VIII

Indemnification

Section 8.1 Definitions. For purposes of this Article, the following terms shall have the meanings set forth below:

- (a) “Corporation” means the Corporation and, in addition to the resulting or surviving entity, any domestic or foreign predecessor entity of the Corporation in a merger, consolidation, or other transaction in which the predecessor’s existence ceased upon consummation of the transaction.
- (b) “Expenses” means the actual and reasonable expenses, including attorneys’ fees, incurred by a party in connection with a proceeding.
- (c) “Liability” means the obligation to pay a judgment, settlement, penalty, fine (including excise tax assessed with respect to a private foundation or an employee benefit plan) or expense incurred with respect to a proceeding.

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- (d) “Official capacity” when used with respect to a Director of the Corporation means a member of the Board of Directors of the Corporation, and when used with respect to a person in a capacity other than as a Director (even if such person is also a Director) means the office in the Corporation held by the officer or the employment relationship undertaken by the employee on behalf of the Corporation in the performance of his or her duties in his or her capacity as such officer or employee. “Official capacity” does not include service for any other foreign or domestic corporation or for any partnership, joint venture, trust, other enterprise or employee benefit plan when acting directly on behalf of such other corporation, partnership, joint venture, trust, enterprise or plan as a director, officer, employee, fiduciary or agent thereof.
- (e) “Party” means any person who was, is, or is threatened to be made, a named defendant or respondent in a proceeding by reason of the fact that such person is or was a Director, officer or employee of the Corporation, and any person who, while a Director, officer or employee of the Corporation, is or was serving at the request of the Corporation as an officer, partner, director, employee, fiduciary or agent of any other foreign or domestic corporation or of any partnership, joint venture, trust, other enterprise or employee benefit plan. A party shall be considered to be serving an employee benefit plan at the Corporation’s request if such party’s duties to the Corporation also impose duties on or otherwise involve services by such party to the plan or to participants in or beneficiaries of the plan.
- (f) “Proceeding” means any threatened, pending or completed action, suit or proceeding, or any appeal therein, whether civil, criminal, administrative, arbitratve or investigative (including an action by or in the right of the Corporation) and whether formal or informal.

Section 8.2 Right to Indemnification.

- (a) Standards of Conduct. Except as provided in Section 8.2(d) below, the Corporation shall indemnify any Party to a proceeding against liability incurred in or as a result of the proceeding if (i) such Party conducted himself or herself in good faith, (ii) such Party reasonably believed (A) in the case of a Director acting in his or her official capacity, that his or her conduct was in the Corporation’s best interests, or (B) in all other cases, that such Party’s conduct was at least not opposed to the Corporation’s best interests, and (iii) in the case of any criminal proceeding, such Party had no reasonable cause to believe his or her conduct was unlawful. For purposes of determining the applicable standard of conduct under this Section 8.2, any Party acting in his or her official capacity who is also a Director of the Corporation shall be held to the standard of conduct set forth in Section 8.2(a)(ii)(A), even if such Party is sued solely in a capacity other than as such Director.
- (b) Employee Benefit Plans. A Party’s conduct with respect to an employee benefit plan for a purpose such Party reasonably believed to be in the interests of the participants in or beneficiaries of the plan is conduct that satisfies the requirements of Section 8.2(a)(ii)(B). A Party’s conduct with respect to an employee benefit plan for a purpose that such Party did not reasonably believe to be in the interests of the participants in or beneficiaries of the plan shall be deemed not to satisfy the requirements of Section 8.2(a)(i).

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- (c) Settlement. The termination of any proceeding by judgment, order, settlement or conviction, or upon a plea of no contendere or its equivalent, is not of itself determinative that the Party did not meet the applicable standard of conduct set forth in Section 8.2(a).
- (d) Indemnification Prohibited. Except as hereinafter set forth in this Section 8.2(d) the Corporation may not indemnify a Party under this Section 8.2: (i) in connection with a proceeding by or in the right of the Corporation in which the Party is or has been adjudged liable for gross negligence or willful misconduct in the performance of the party's duty to the Corporation, or (ii) in connection with any proceeding charging improper personal benefit to the Party, whether or not involving action in the Party's official capacity, in which the Party was adjudged liable on the basis that personal benefit was improperly received by the Party (even if the Corporation was not thereby damaged). Notwithstanding the foregoing, the Corporation shall indemnify any such Party if and to the extent required by the court conducting the proceeding, or any other court of competent jurisdiction to which the Party has applied, if it is determined by such court, upon application by the Party, that despite the adjudication of liability in the circumstances in clauses (i) and (ii) of this Section 8.2(d) or whether or not the Party met the applicable standard of conduct set forth in Section 8.2(a), and in view of all relevant circumstances, the Party is fairly and reasonably entitled to indemnification for such expenses as the court deems proper in accordance with the Colorado Revised nonprofit Corporation act.
- (e) Claims by or in the Right of Corporation. Indemnification permitted under this Section 8.2 in connection with a proceeding by or in the right of the Corporation shall be limited to reasonable expenses incurred in connection with the proceeding.
- (f) Combined Proceedings. If any claim made by or in the right of the Corporation against a Party is joined with any other claim against such Party in a single proceeding, the claim by or in the right of the Corporation (and all expenses related thereto) shall nevertheless be deemed the subject of a separate and distinct proceeding for purposes of this Article.

Section 8.3 Prior Authorization Required. Any indemnification under Section 8.2 (unless ordered by a court) shall be made by the Corporation only if authorized in the specific case after a determination has been made that the Party is eligible for indemnification in the circumstances because the Party has met the applicable standard of conduct set forth in Section 8.2(a) and after an evaluation has been made as to the reasonableness of the expenses. Any such determination, evaluation and authorization shall be made by the Board by a majority vote of a quorum of such Board, which quorum shall consist of Directors not parties to the subject proceeding, or by such other person or body as permitted by law.

Section 8.4 Success on Merits or Otherwise. Notwithstanding any other provision of this Article, the Corporation shall indemnify a Party to the extent such Party has been successful, on the merits or otherwise, including without limitation, dismissal without prejudice or settlement without admission of liability, in defense of any proceeding to which the Party was a party against expenses incurred by such Party in connection therewith.

Section 8.5 Advancement of Expenses. The Corporation may pay for or reimburse the expenses, or a portion thereof, incurred by a Party in advance of the final disposition of the proceeding if: (a) the Party furnishes to the Corporation a written affirmation of such Party's good-faith belief that

he or she has met the standard of conduct described in Section 8.2(a)(i); (b) the Party furnishes to the Corporation a written undertaking executed personally or on behalf of such Party, to repay the advance if it is ultimately determined that the Party did not meet such standard of conduct; and (c) authorization of payment and a determination that the facts then known to those making the determination would not preclude indemnification under this Article have been made in the manner provided in Section 8.3. The undertaking required by clause (b) must be an unlimited general obligation of the Party, but need not be secured and may be accepted without referenced to financial ability to make repayment.

Section 8.6 Payment Procedures. The Corporation shall promptly act upon any request for indemnification, which request must be in writing and accompanied by the order of court or other reasonably satisfactory evidence documenting disposition of the proceeding in the case of indemnification under Section 8.4, and by the written affirmation and undertaking to repay as required by Section 8.4, and by the written affirmation and undertaking to repay as required by Section 8.5 in the case of indemnification under such Section. The right to indemnification granted by this Article shall be enforceable in any court of competent jurisdiction if the Corporation denies the claim, in whole or in part, or if no disposition of such claim is made within ninety (90) days after written request for indemnification is made. A Party's expenses incurred in connection with successfully establishing such Party's right to indemnification, in whole or in part, in any such proceeding shall also be paid by the Corporation.

Section 8.7 Insurance. By action of the Board, notwithstanding any interest of the Directors in such action, the Corporation may purchase and maintain insurance in such amounts as the Board deems appropriate to protect itself and any person who is or was a Director, officer, employee, fiduciary or agent of the Corporation, who, while a Director, officer, employee, fiduciary or agent of the Corporation is or was serving at the request of the Corporation as an officer, partner, Director, employee, fiduciary or agent of any other foreign or domestic corporation or of any partnership, joint venture, trust, other enterprise or employee benefit plan against any liability asserted against or incurred by such person in any such capacity or arising out of such person's status as such, whether or not the Corporation would have the power to indemnify such person against such liability under applicable provisions of law or this Article. Any such insurance may be procured from any insurance company designated by the Board, whether such insurance company is formed under the laws of Colorado or any other jurisdiction, including any insurance company is formed under the laws of Colorado or any other jurisdiction, including any insurance company in which the Corporation has an equity or any other interest, through stock ownership or otherwise. The Corporation may create a trust fund, grant a security interest or use other means (including without limitation, a letter of credit) to ensure the payment of such sums as may become necessary to effect indemnification as provided herein.

Section 8.8 Right to Impose Conditions to Indemnification. The Corporation shall have the right to impose, as conditions to any indemnification provided or permitted in this Article, such reasonable requirements and conditions as may appear appropriate to the Board in each specific case and circumstances, including but not limited to any one or more of the following: (a) that any counsel representing the party to be indemnified in connection with the defense or settlement of any proceeding shall be counsel reasonably acceptable to the Corporation; and (b) that the Corporation shall be subrogated, to the extent of any payments made by way of indemnification, to all of the indemnified party's right of recovery, and that the party to be indemnified shall execute all writings and do everything necessary to assure such rights of subrogation to the Corporation.

Section 8.9 Other Rights and Remedies. The indemnification provided by this Article shall be in addition to any other rights which a party may have or hereafter acquire under any law, provision of

the Articles of Incorporation, any other or further provision of these Bylaws, vote of the Board, agreement, or otherwise. Section 8.2 is to be interpreted and enforced to eliminate or limit the liability of any Director to greatest extent permitted under the Colorado Revised Nonprofit Corporation Act and the Code, as both may be amended hereafter.

Section 8.10 Applicability; Effect. The indemnification provided in this Article shall be applicable to acts or omissions that occurred prior to the adoption of this Article, shall continue as to any party entitled to indemnification under this Article who has ceased to be a Director, officer or employee of the Corporation or, at the request of the Corporation, was serving as and has since ceased to be an officer, partner, director, employee, fiduciary or agent of any other domestic or foreign corporation, or of any partnership, joint venture, trust, other enterprise or employee benefit plan, and shall inure to the benefit of the estate and personal representatives of each such person. The repeal or amendment of this Article or of any section or provision hereof that would have the effect of limiting, qualifying or restricting any of the powers or rights of indemnification provided or permitted in this Article shall not, solely by reason of such repeal or amendment, eliminate, restrict or otherwise affect the right or power of the Corporation to indemnify any person, or affect any right of indemnification of such person, with respect to any acts or omissions that occurred prior to such repeal or amendment. All rights to indemnification under this Article shall be deemed to be provided by a contract between the Corporation and each Party covered hereby.

Section 8.11 Indemnification of Agents. The Corporation shall have the right, but shall not be obligated, to indemnify any agent of the Corporation not otherwise covered by this Article to the fullest extent permissible by the laws of Colorado. Unless otherwise provided in any separate indemnification arrangement, any such indemnification shall be made only as authorized in the specific case in the manner provided in Section 8.3.

Section 8.12 Savings Clause; Limitation. If this Article or any section or provision hereof shall be invalidated by any court on any ground, then the Corporation shall nevertheless indemnify each party otherwise entitled to indemnification hereunder to the fullest extent permitted by law or any applicable provision of this Article that shall not have been invalidated. Notwithstanding any other provision of these Bylaws, the Corporation shall neither indemnify any person nor purchase any insurance in any manner or to any extent that would jeopardized or be inconsistent with the qualification of the Corporation as an organization described in section 501(c)(3) of the Code, or that would result in the imposition of any liability under section 4941 of the Code, if applicable, or otherwise subject the Corporation to significant federal income tax sanctions.

ARTICLE IX **Miscellaneous**

Section 9.1 Account, Books, Minutes, Annual Audit. The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Board and committees. All books and records of the Corporation may be inspected by any Director or the Director's accredited agent or attorney, for any proper purpose at any reasonable time. An annual audit of the Corporation's books and financial records shall be performed by an auditing firm selected by the Board.

Section 9.2 Contracts. Subject to any restrictions contained in the Articles of Incorporation, the Colorado Revised Nonprofit Corporation Act, and these Bylaws, the Board may authorize any officer or officers, agent or agents of the Corporation, in addition to those so authorized by these Bylaws, to enter

into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances.

Section 9.3 Checks, Drafts, Etc. All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Corporation, shall be signed by such officer or officers, agent or agents of the Corporation, and in such manner as shall from time to time be determined by resolution of the Board.

Section 9.4 Deposits. All funds of the Corporation, and any entity affiliated with the Corporation, shall be deposited from time to time to the credit of the Corporation in such banks or other depositories as the Board may select.

Section 9.5 Fiscal Year. The Fiscal Year of the Corporation shall be the twelve (12) month period beginning October 1 of each year and ending September 30, unless the Board specifies by resolution some other fiscal year.

Section 9.6 Conveyances and Encumbrances. Property of the Corporation may be assigned, conveyed or encumbered by such officers of the Corporation or the Chair as may be authorized to do so by the Board, and such authorized persons shall have power to execute and deliver any and all instruments of assignment, conveyance and encumbrance; however, the sale, exchange, lease or other disposition of all or substantially all of the property and assets of the Corporation shall be authorized only in the manner prescribed by applicable statute.

Section 9.7 Designated Contributions. The Corporation may accept any designated contribution, grant, bequest or devise consistent with its general tax-exempt purposes, as set forth in the Articles of Incorporation. As so limited, donor-designated contributions will be accepted for special funds, purposes or uses, and such designations generally will be honored. However, the Corporation shall reserve all right, title and interest in and to, and control of, such contributions, as well as full discretion as to the ultimate expenditure or distribution thereof in connection with any special fund, purpose or use. Further, the Corporation shall retain sufficient control over all donated funds (including designated contributions) to assure that such funds will be used to carry out the Corporation's tax-exempt purposes.

Section 9.8 Conflicts of Interest. If any person who is a Director or officer of the Corporation is aware that the Corporation is about to enter any business transaction directly or indirectly with the Director or officer, any member of his or her family, or any entity in which he or she has any legal, equitable or fiduciary interest or position, including without limitation as a Director, officer, shareholder, partner, beneficiary or trustee, such person shall (a) immediately inform those charged with approving the transaction on behalf of the Corporation of his or her interest or position, (b) aid the persons charged with making the decision by disclosing any material facts within her or her knowledge that bear on the advisability of such transaction from the standpoint of the Corporation, and (c) not be entitled to vote on the decision to enter such transaction.

Section 9.9 Loans to Directors and Officers Prohibited. No loans shall be made by the Corporation to any of its Directors or officers. Any Director or officer who assents to or participates in the making of any such loan shall be liable to the Corporation for the amount of such loan until it is repaid.

Section 9.10 Corporate Seal. The Board may adopt a corporate seal, which may be circular in form, and shall contain the name of the Corporation and the words, 'Seal, Colorado.' In lieu of affixing the corporate seal to any document, it shall be sufficient to meet requirements of any law, rule, or regulation

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Amended and Restated Bylaws Adopted as Final on November 18, 2022

relating to a corporate seal to affix the word, "SEAL" adjacent to the signature of the authorized officer of the Corporation.

Section 9.11 References to Code. All references in these Bylaws to the Code are to the provisions of the Internal Revenue Code of 1986, as amended, and shall include the corresponding provisions of any subsequent federal tax laws.

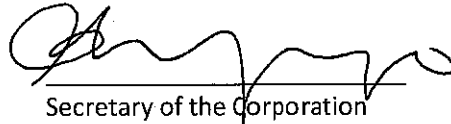
Section 9.12 Amendments. The power to alter, amend or repeal these Bylaws and adopt new bylaws shall be vested in the Board.

Section 9.13 Severability. The invalidity of any provision of these Bylaws shall not affect the other provisions hereof, and in such event these Bylaws shall be construed in all respects as if such invalid provision were omitted.

These Amended and Restated Bylaws were adopted by the Board of Directors of the Tennyson Center for Children on November 18, 2022.



Chair of the Board of Directors
Cameron Richards



Secretary of the Corporation
Adrienne Prospero

Tennyson Center for Children at Colorado Christian Home
a Colorado nonprofit corporation

RESOLUTION OF AUTHORIZATION OF THE BOARD OF DIRECTORS CONCERNING
A REZONING APPLICATION

Effective June 6, 2024

The Board of Directors of Tennyson Center for Children, a Colorado nonprofit corporation (the "**Corporation**"), hereby adopts the following resolutions in the name of and on behalf of the Corporation, in accordance with the provisions of the Colorado Revised Nonprofit Corporation Act and the Articles of Incorporation and the Amended and Restated Bylaws of the Corporation (the "**Bylaws**"), effective as of the date first written above:

WHEREAS, pursuant to Article VI, Section 6.1 of the Bylaws, the Chief Executive Officer shall be the President of the Corporation; and

WHEREAS, the Board of Directors employs Mindy Watrous as the CEO and President of the Corporation; and

WHEREAS, pursuant to Article IX, Section 9.2 of the Bylaws, the Board of Directors may authorize any officer of the Corporation to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation; and

WHEREAS, the Board of Directors desires to authorize Mindy Watrous, as President and CEO of the Corporation, to execute and deliver any agreements, documents, or other instruments, including without limitation a power of attorney, in connection with a rezoning application (collectively, the "Rezoning Application Documents") for the City and County of Denver, Colorado ("**City**"), with respect to the real property located at 2950 Tennyson St., Denver, CO 80212, all in the name of and on behalf of the Corporation, and

WHEREAS, this Resolution was duly presented and adopted by the Board on June 7, 2024, by electronic vote held pursuant to Article IV, Section 4.11 of the Bylaws.

NOW, THEREFORE, BE IT RESOLVED, that the Corporation hereby authorizes Mindy Watrous, as President and CEO of the Corporation, to execute and deliver any and all necessary Rezoning Application Documents, from and after the date first written above.

FURTHER RESOLVED, that any Rezoning Application Documents executed by Mindy Watrous, as President and CEO of the Corporation, in the name of and on behalf of the Corporation, prior to the date first written above, are hereby ratified and confirmed.

The action taken by this Consent will have the same force and effect as if taken by the undersigned at a special meeting of the Board of Directors of the Corporation, duly called and constituted pursuant to the Bylaws.

This Consent may be executed by electronic signature and will constitute an original signature.

This Consent may be executed in counterparts, each of which shall be deemed to be an original and all of which, when taken together, will constitute one and the same document.

[signature page to follow]

IN WITNESS WHEREOF, this Consent has been executed to be effective as of the date first written above.

Cameron Richards

Cameron Richards (Jun 11, 2024 09:36 MDT)

**Chair of the Board of Directors
Cameron Richards**

Mindy Watrous

Mindy Watrous (Jun 11, 2024 09:54 MDT)

**President and CEO of the Corporation
Mindy Watrous, President & CEO**

Adrienne Prospero

**Secretary of the Corporation
Adrienne Prospero**



April 1, 2024

From: Tennyson Center for Children
2950 Tennyson Street
Denver, CO

To: Leah Guerand
City and County of Denver | Community Development Department
201 W. Colfax Ave
Denver, CO 80202

Re: Letter of Authorization | Tennyson Center for Children 2950 Tennyson St & 4421 W. 29th Ave.

I, Mindy Watrous, property owner, hereby authorize Shopworks Architecture, and its representatives, to prepare, process and sign application materials and otherwise represent the owner(s) regarding the applicable rezoning and subsequent development applications (e.g. concept review, site development plan, construction documents, building permits, etc.) for parcels 02304-09-001-000 and 02303-16-033-000 generally located at 2950 Tennyson St and 4421 W. 29th Avenue.

By: Mindy Watrous
Property Owner or Authorized Agent Printed Name


 Date 04/01/2024
Property Owner or Authorized Agent Signature

State of Colorado

County of Denver

Before me, the undersigned notary public, in and for said state, personally appeared, Mindy Watrous (insert name of owner here), personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged he/she executed the same.

Witness my hand and official seal:


Notary Public Signature

Adrienne Prospero
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20234013072
MY COMMISSION EXPIRES 04/06/2027



April 1, 2024
From: Tennyson Center for Children
2950 Tennyson Street
Denver, CO

To: Leah Guerand
City and County of Denver | Community Development Department
201 W. Colfax Ave
Denver, CO 80202

Re: PBG Withdrawal Request for Colorado Christian Home- Tennyson Center for Children and Families Planned Building Group (PBG) Withdrawal Request | 2950 Tennyson St & 4421 W. 29th Ave.

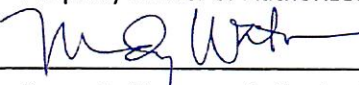
Ms. Guerand,

Please accept this letter as our formal request to withdraw the existing 1995 Colorado Christian Home-Tennyson Center for Children and Families Planned Building Group (PBG) per Former Chapter 59 Sec. 59-623.

Should you have questions or require additional information, please contact me at mindy.w@tennysoncenter.org

By: Mindy Watrous

Property Owner or Authorized Agent Printed Name


 Date 04/01/2024
Property Owner or Authorized Agent Signature

State of Colorado

County of Denver

Before me, the undersigned notary public, in and for said state, personally appeared, Mindy Watrous (insert name of owner here), personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged he/she executed the same.

Witness my hand and official seal:


Notary Public Signature

Adrienne Prospero
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20234013072
MY COMMISSION EXPIRES 04/06/2027

P-411

COLORADO CHRISTIAN HOME - TENNYSON CENTER FOR CHILDREN AND FAMILIES

A PLANNED BUILDING GROUP

4325 WEST 29TH AVENUE
DENVER, COLORADO

A PART OF THE SOUTH 1/2 OF SECTION 30, T.3S., R.68W. OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LOCATED AT 29TH AVENUE AND
TENNYSON STREET

LEGAL DESCRIPTION

LOTS 43,44,45,46,47, AND 48 BLOCK 12
SLOANS LAKE HEIGHTS, CITY AND COUNTY OF DENVER,

TOGETHER WITH A PARCEL OF LAND IN THE NW1/4 SE1/4 SECTION 30,
T.3S., R.68W 6TH PM, CITY AND COUNTY OF DENVER, COLORADO, SAID PARCEL
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 30TH AVENUE
AND THE WEST LINE OF STUART STREET WHICH IS 60.00 FOOT WESTERLY
OF THE NORTHWEST CORNER OF BLOCK 4 CARTER'S ADDITION TO THE CITY
OF DENVER; THENCE SOUTHERLY ALONG THE WEST LINE OF STUART STREET
593.80 FEET TO THE NORTH LINE OF WEST 29TH AVENUE; THENCE WESTERLY
ALONG THE NORTH LINE OF WEST 29TH AVENUE 271.06 FEET TO THE EAST LINE
OF TENNYSON STREET; THENCE NORTHERLY ALONG THE EAST LINE OF
TENNYSON STREET 595.10 FEET TO THE SOUTH LINE OF 30TH AVENUE;
THENCE EASTERLY ALONG THE SOUTH LINE OF WEST 30TH AVENUE 270.98 FEET
TO THE POINT OF BEGINNING, CONTAINING 161,105 SQUARE FEET OF 3.7
ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN A TOTAL AREA OF 180,018 S.F.
OR 4.13 ACRES, MORE OR LESS

STATISTICAL INFORMATION

GROSS PROJECT SITE AREA: R-5 ZONE LOT = 161,105 SF (3.7 acres)
B-2 ZONE LOT = 18,913 SF (0.43 acres)

GROSS FLOOR AREA:		
LEVEL ONE NEW CONST.	25,649 SF	
LEVEL TWO NEW CONST.	15,747 SF	
LEVEL THREE NEW CONST.	17,421 SF	
TOTAL NEW CONST.	58,817 SF	
EXIST. DEVITA HOUSE TO REMAIN	7,200 SF	
EXIST. TILSLEY HOUSE TO REMAIN	15,600 SF	
EXIST. HOUSTON HOUSE TO REMAIN	15,600 SF	
TOTAL EXIST. TO REMAIN	38,400 SF	
EXIST. ADMIN. REMOVED	9,000 SF	
EXIST. THERAPY & KITCH. REMOVED	3,300 SF	
EXIST. OFFICES REMOVED	10,234 SF	
TOTAL EXIST. REMOVED	22,534 SF	

1991 UBC CONSTRUCTION TYPE: TYPE II ONE HOUR

1991 UBC OCCUPANCY TYPES:		
LEVEL ONE		
E1	17,535 SF	
A2.1	5,498 SF	
A3	2,616 SF	
LEVEL TWO		
E1	15,747 SF	
LEVEL THREE		
B2	15,815 SF	
A3	1,606 SF	

HEIGHT OF STRUCTURE: THREE STORIES WITH SLOPING ROOFS
TYPICAL EAVES 34'-9"
TYPICAL RIDGE 47'-9"
CLERESTORY 54'-0"

GROUND COVERAGE:		
EXISTING DEVITA HOUSE	3,600SF	
EXISTING TILSLEY HOUSE	7,800SF	
EXISTING HOUSTON HOUSE	7,800SF	
TOTAL EXISTING	19,200 SF	
NEW CONSTRUCTION	25,649 SF	
TOTAL ZONE LOT COVERAGE =		44,849 SF = 27% OF SITE

PARKING: Class 7 parking
10 spaces plus one for each classroom = (20) One of these must be handicap accessible.
The existing number of 20 spaces must be maintained and increased by 20 for a total of 40 spaces.
If parking provided on the B-2 zone lot is to count towards the 40 required stalls an administrative change by the Zoning Department to include the B-2 zoned lot with the R-5 zoned lot would be required.
This process has been initiated by filing a "Special Plan for Location of Off Street Parking"

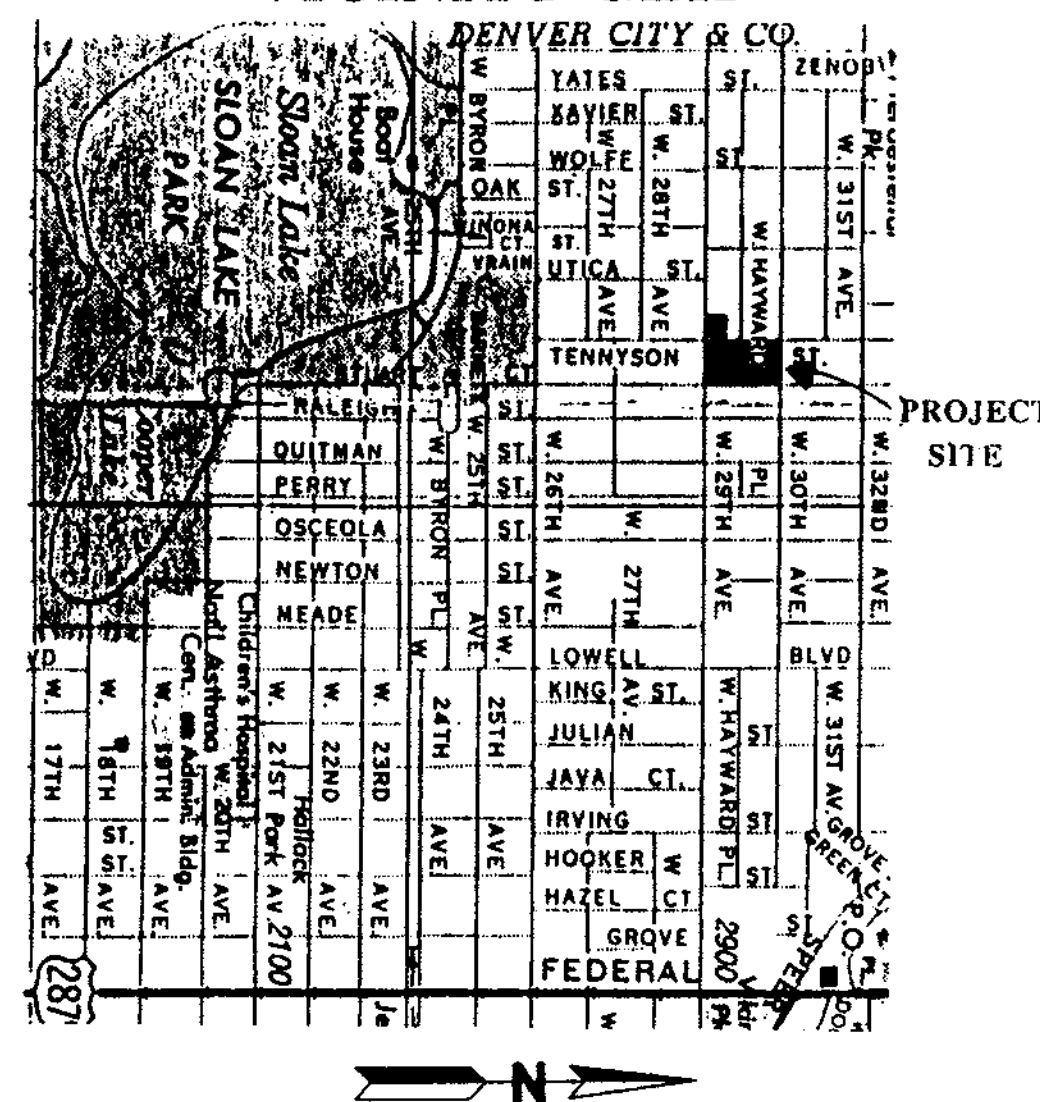
On site parking on R-5 lot 23 spaces (includes 2 handicapped spaces)
On site parking on B-2 lot 50 spaces (attached by "Special Plan for Location of Off Street Parking")

Total spaces provided = 73

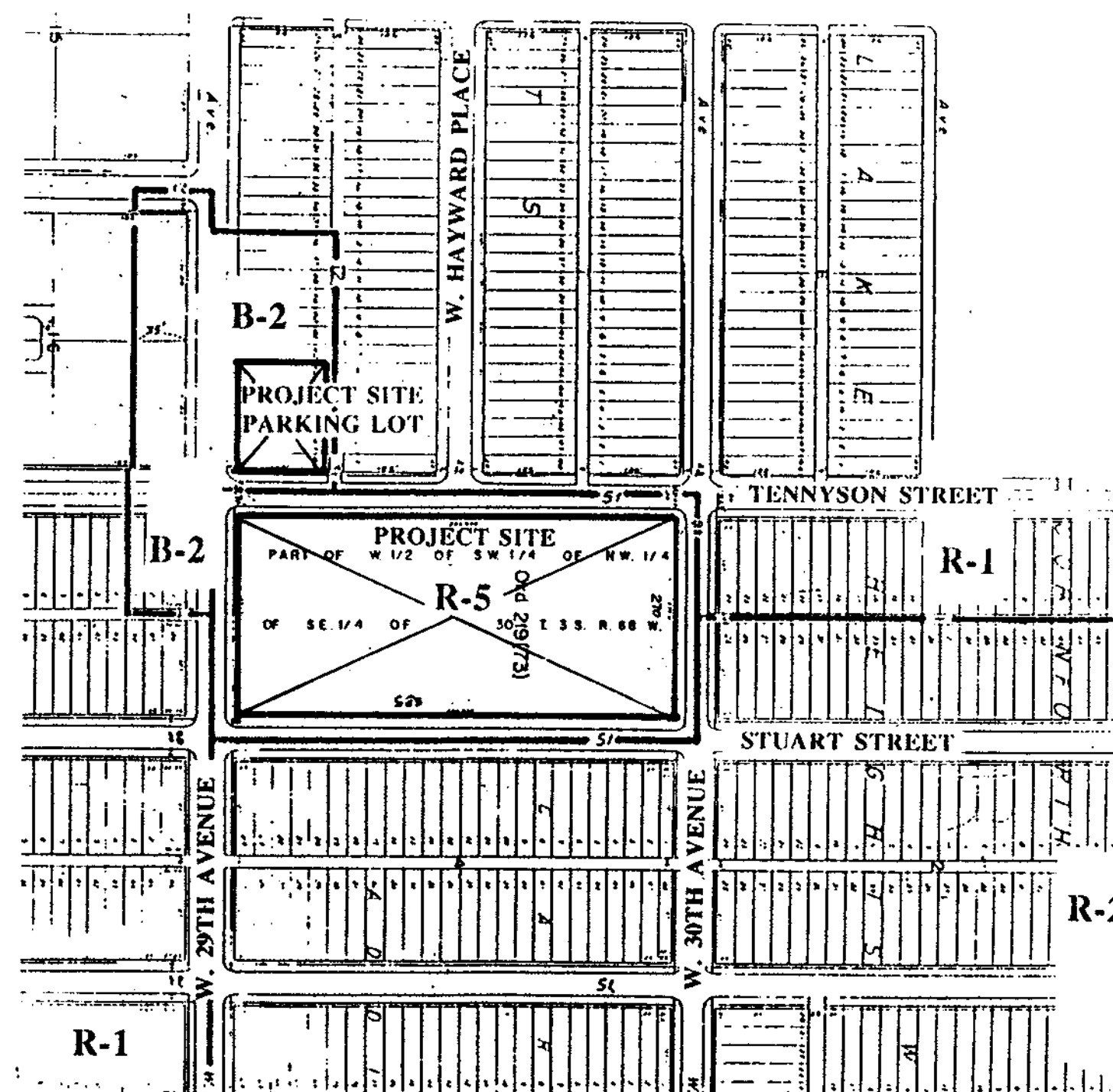
GENERAL NOTES

- SITE IS ZONED R-5 ADJACENT PARKING LOT AT W. 29TH AVE. AND TENNYSON ST. IS ZONED B-2
- MINIMUM SPACING BETWEEN BUILDINGS IS 28'-0"
- FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES NOT SHOWN ARE EITHER 90 DEGREES OF A SUPPLEMENT OF THE ANGLE INDICATED.
- PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
- THIS P.B.G. IS SUBJECT TO A LANDSCAPE PLAN AS PART OF AND APPROVED IN THIS DOCUMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL OF THIS P.B.G. DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH A.D.A. REQUIREMENTS.

VICINITY MAP



ZONING MAP



OWNER'S SIGNATURES

WE, THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED
IN CHAPTER 59 ARTICLE VII, SECTIONS 59-616 THROUGH 59-622
OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER.

OWNER: *Robert Cooper*
BY: _____

HOLDERS OF DEEDS OF TRUST: *National Bank of America*
BY: _____

NOTIFICATION VERIFICATION

I HEREBY CERTIFY THAT THE CITY COUNCIL PERSON AND REGISTERED NEIGHBORHOOD ORGANIZATION WITHIN WHOSE DISTRICT AND BOUNDARIES THIS PBG IS LOCATED HAVE BEEN PROVIDED WITH A COPY OF THE PBG SUBMITTAL.

OWNER: *Robert Cooper*
BY: _____ DATE: *8/28/95*

SURVEYOR'S CERTIFICATION

I, *Wayne Wray Harris*, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN IS BASED ON A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND ALL DIMENSIONS AND GEOMETRIC DETAILS ARE CORRECT.

Wayne Wray Harris REGISTERED LAND SURVEYOR DATE: *8-25-95*
COLORADO REGISTRATION NO. *18348*

CITY AND COUNTY OF DENVER APPROVALS:

APPROVED BY: *John M. Kosova* DATE: *8/31/95*
for the ZONING ADMINISTRATOR
APPROVED BY: *Daniel A. Wells* DATE: *8-30-95*
for the DIRECTOR OF PLANNING

CLERK AND RECORDER'S CERTIFICATION

STATE OF COLORADO }
CITY AND COUNTY OF DENVER } SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT *11:03* O'CLOCK *A.M.*, *September 1*, 1995, AND DULY RECORDED IN PLANNED DEVELOPMENT BOOK *12*, PAGES *9-13*.
RECEPTION NUMBER *9500107660*

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER
BY: *Ellyn Wedgworth / Linda Pardo* DEPUTY
FEE *\$51.00*

COLORADO CHRISTIAN HOME - TENNYSON CENTER FOR CHILDREN AND FAMILIES

A PLANNED BUILDING GROUP
4325 WEST 29TH AVENUE
DENVER, COLORADO

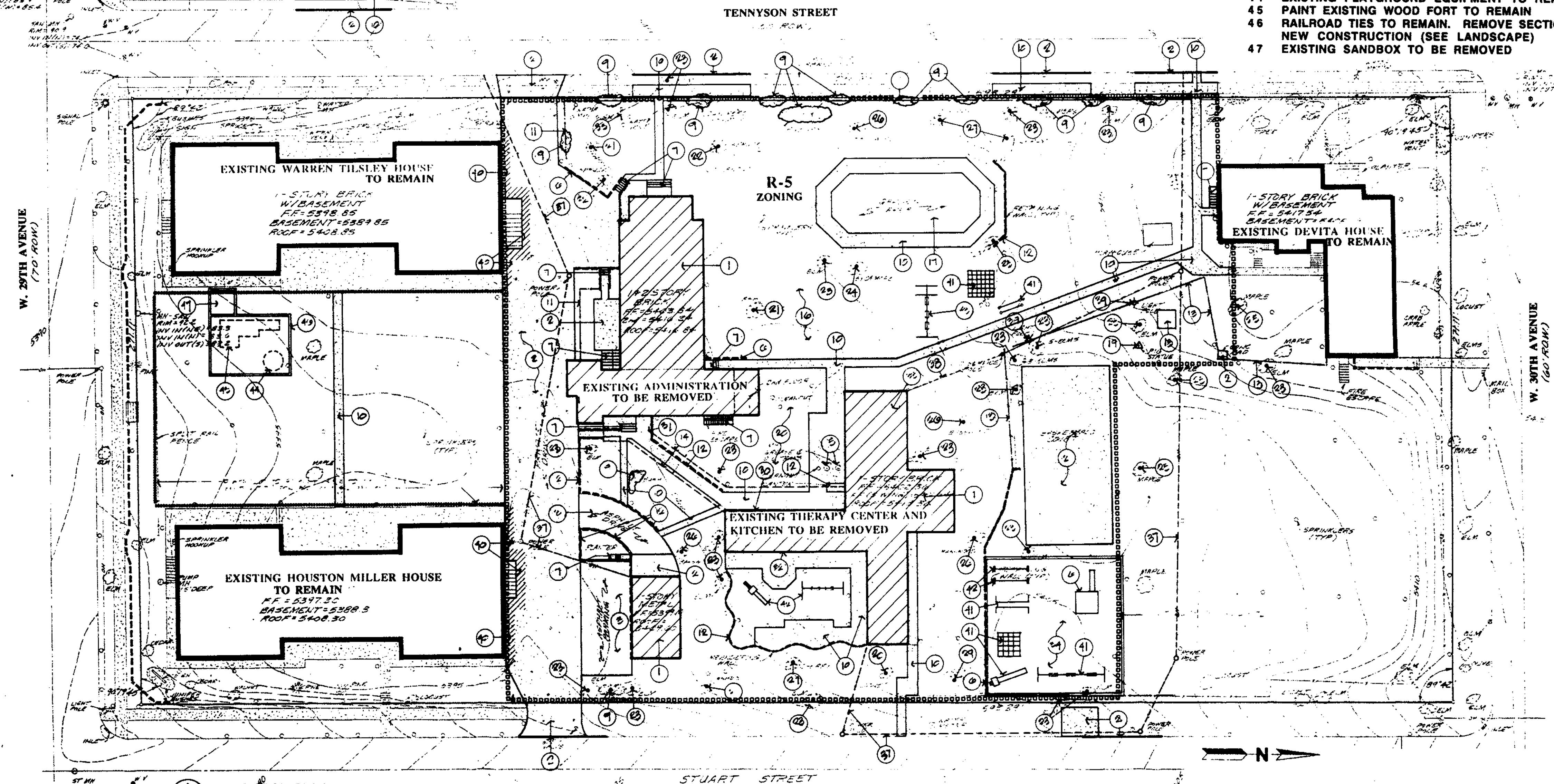
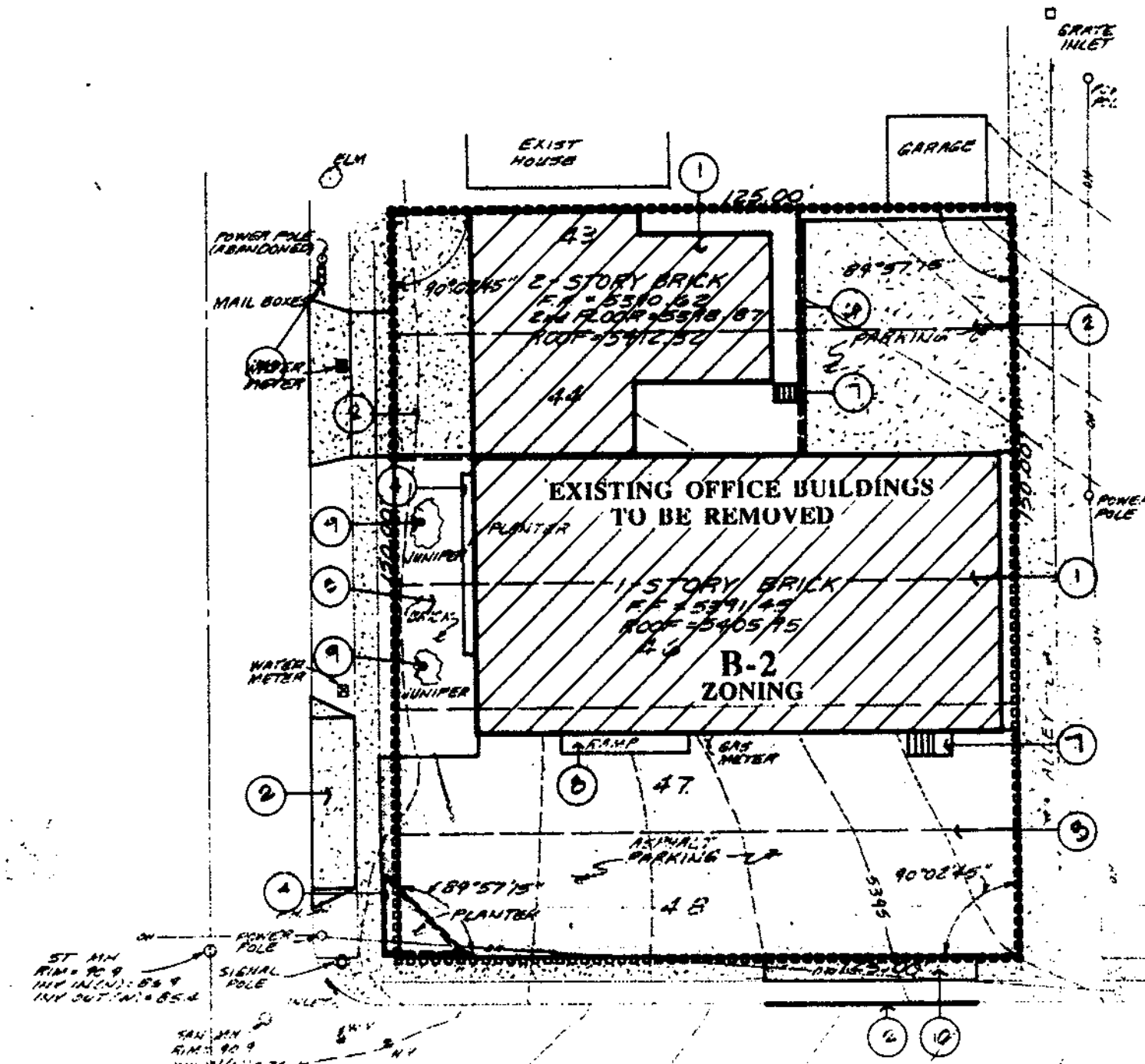
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CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LOCATED AT 29TH AVENUE AND
TENNYSON STREET

EXISTING SITE- DEMOLITION PLAN
SCALE: 1"=30'-0"

KEYNOTES

- 1 REMOVE BUILDING IN ITS ENTIRETY (Save Building Dedication Plaque)
- 2 REMOVE CONCRETE SLAB, CURB, AND OR DRIVE APRON
- 3 REMOVE ASPHALT PAVING
- 4 REMOVE PLANTER
- 5 REMOVE BRICK PAVING
- 6 REMOVE RETAINING WALL
- 7 REMOVE STAIRS
- 8 REMOVE RAMP
- 9 REMOVE JUNIPER BUSHES
- 10 REMOVE CONCRETE SIDEWALK
- 11 REMOVE SECTIONS OF WOOD SPLIT RAIL FENCE AS REQUIRED BY NEW CONSTRUCTION. SALVAGE FOR OWNERS USE
- 12 REMOVE BRICK WALL AND SANDSTONE CAPS
- 13 REMOVE CHAIN LINK FENCING
- 14 REMOVE METAL COVERED WALKWAY
- 15 REMOVE GREASE AND OIL TRAPS
- 16 RELOCATE and paint PLAYGROUND EQUIPMENT (see landscape)
- 17 REMOVE GARDEN AND UNDERGROUND POOL ENCLOSURE
- 18 RELOCATE and paint PLAYHOUSE (see landscape)
- 19 RELOCATE PIG STATUE (see landscape)
- 20 RELOCATE and paint PICNIC TABLES (see landscape)
- 21 REMOVE ASH TREE
- 22 REMOVE SPRUCE TREE
- 23 REMOVE ELM TREE and or GROUP OF ELM TREES
- 24 REMOVE SYCAMORE TREE
- 25 REMOVE MAPLE TREE
- 26 REMOVE BASSWOOD TREE
- 27 REMOVE CHERRY TREE
- 28 REMOVE LOCUST TREE
- 29 REMOVE OLIVE TREE
- 30 REMOVE MOHORTER PLAQUE AND SAVE FOR OWNERS USE
- 31 SAVE CORNERSTONE AND REUSE IN NEW CONSTRUCTION (see A5.1)
- 32 REMOVE AND SAVE STAIN GLASS WINDOW FOR REUSE IN NEW CONSTRUCTION (see A5.1)
- 33 SALVAGE KITCHEN EQUIPMENT FOR REUSE SEE FS1.1
- 34 SAVE SAND AND GRAVEL AT PLAY EQUIPMENT FOR REUSE
- 35 REMOVE EXISTING BUILDING SIGN
- 36 REMOVE EXISTING STAIR
- 37 OVERHEAD POWER LINES AND POLES TO BE REMOVED BY PUBLIC SERVICE
- 38 ABANDON AND REMOVE OVERHEAD COMMUNICATION LINES AND POLES
- 39 ABANDON AND REMOVE LIGHT POLES
- 40 MAINTAIN ACCESS TO STAIRWAYS DURING CONSTRUCTION
- 41 RELOCATE METAL PLAYGROUND EQUIPMENT (SEE LANDSCAPE)
- 42 REMOVE PLAYGROUND EQUIPMENT
- 43 PLAYGROUND EQUIPMENT TO BE REMOVED BY OTHERS
- 44 EXISTING PLAYGROUND EQUIPMENT TO REMAIN
- 45 PAINT EXISTING WOOD FORT TO REMAIN
- 46 RAILROAD TIES TO REMAIN. REMOVE SECTIONS AS REQUIRED BY NEW CONSTRUCTION (SEE LANDSCAPE)
- 47 EXISTING SANDBOX TO BE REMOVED



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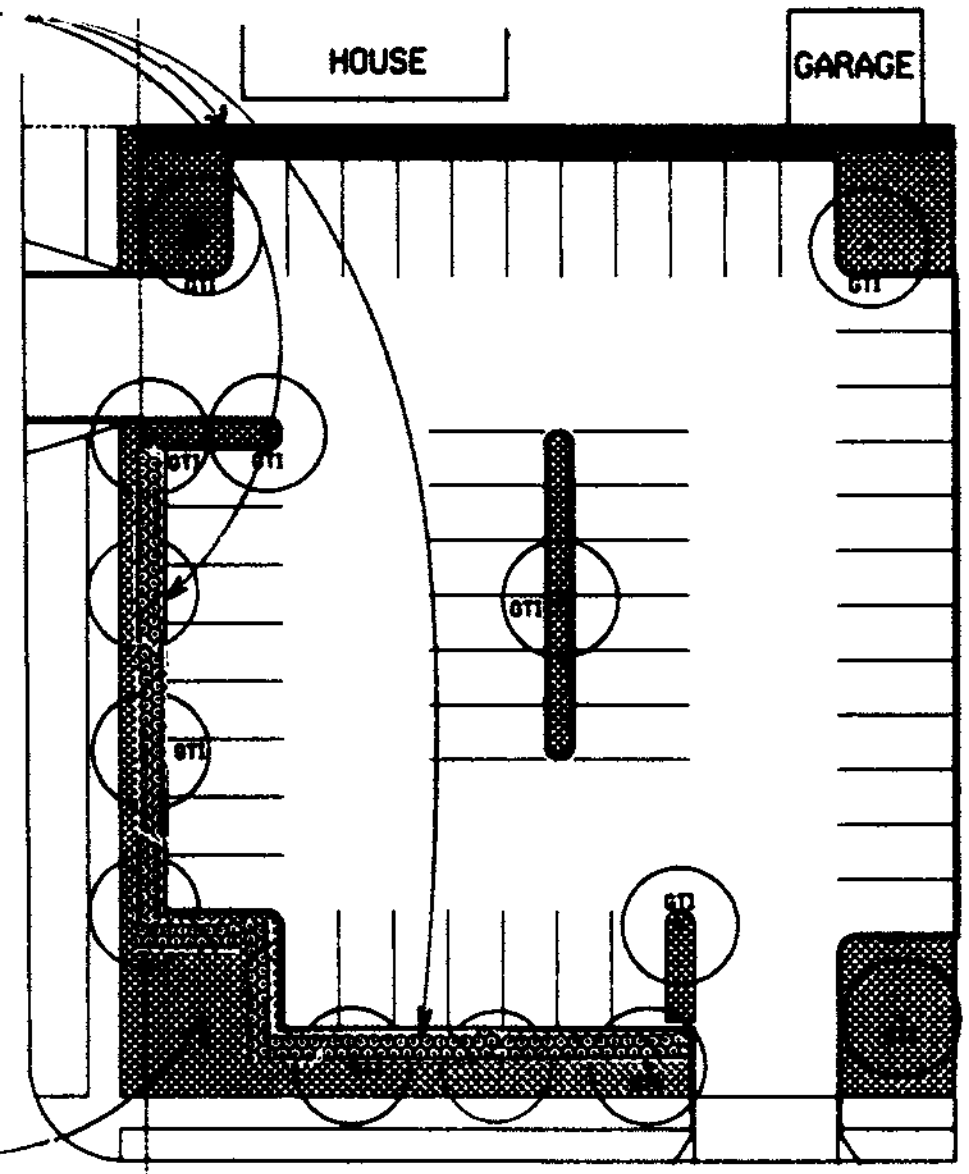
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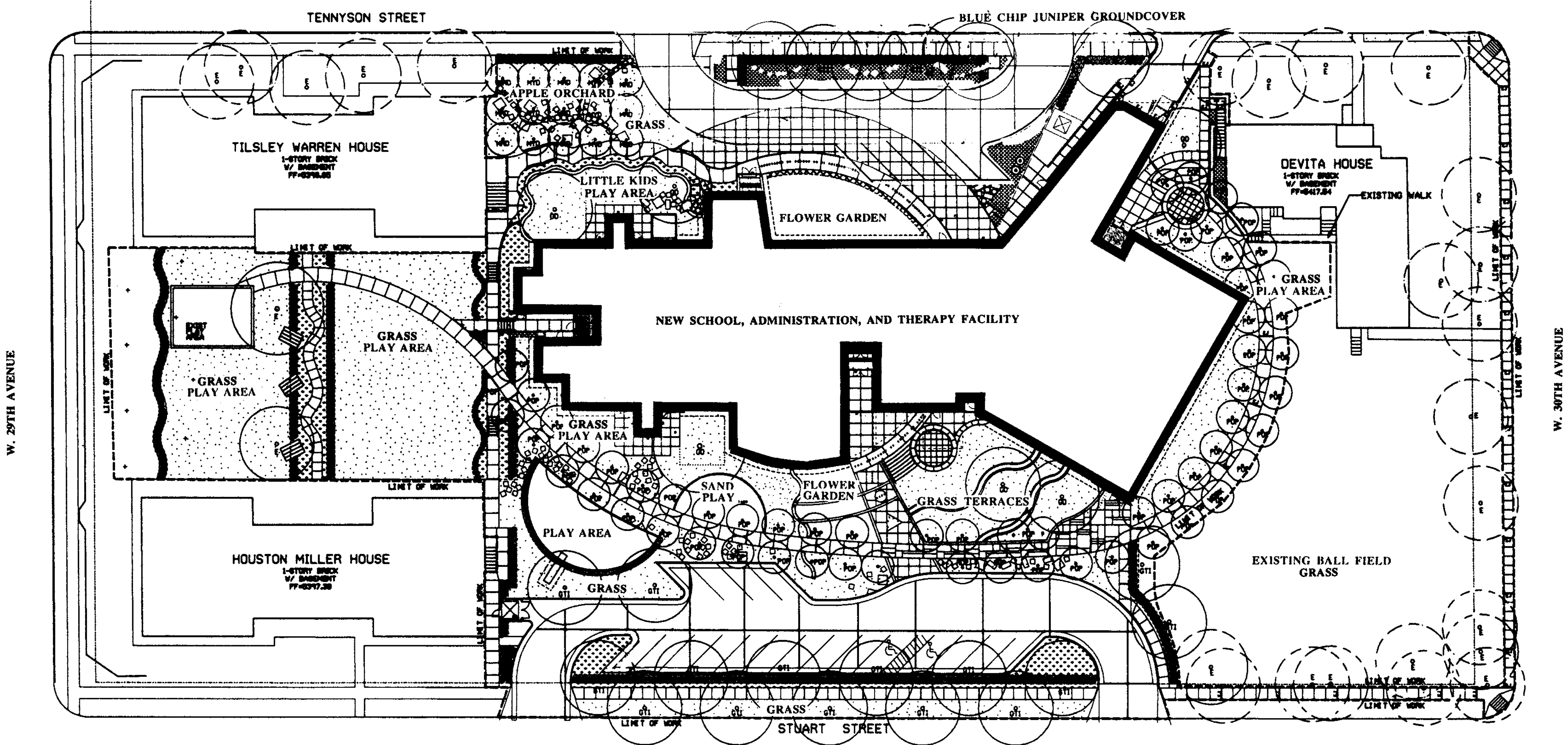
LANDSCAPE LEGEND

SYMBOL	BOTANICAL / "COMMON NAME"	SIZE	SPACING
⊙	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER "SHADEMASTER HONEYLOCUST"	2" CAL	20'
⊙	GYMNOCLASUS DIOICUS "KENTUCKY COFFEE TREE"	3" CAL	VARIES
⊙	MALUS RED DELICIOUS "RED DELICIOUS APPLE"	2" CAL	13'
⊙	MALUS YELLOW DELICIOUS "YELLOW DELICIOUS APPLE"	2" CAL	13'
⊙	POPULUS ACUMINATA "LANCILEAF COTTONWOOD"	2 1/2" CAL	15'
⊙⊙⊙⊙	LIGUSTRUM VULGARE LODENSE "LODENSE PRIVET"	5 GALLON	2' O.C.
⊠	JUNIPEROUS HORIZONTALIS 'BLUE CHIP' "BLUE CHIP JUNIPER"	5 GALLON	3' O.C. triangular
⬇	OENOTHERA BERGANDIA "NEW MEXICO EVENING PRIMROSE"	1 GALLON	12" O.C. triangular
E	EXISTING TREE		

PRIVET HEDGE SCREEN-
5 gallon plants at 2' o.c.
6' mature height



BLUE CHIP JUNIPER GROUNDCOVER



LANDSCAPE PLAN



SCALE: 1"=30'-0"

LANDSCAPING CERTIFICATION

"I, (WE) THE UNDERSIGNED SHALL COMPLETE AND MAINTAIN THE LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN AND SHALL COMPLY WITH CHAPTER 59, ARTICLE V, SECTION 59-385 (10) OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER AND ASSOCIATED RULES AND REGULATIONS."

[Signature]
SIGNATURE OVER PRINTED NAME

8/28/95
DATE

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