



DENVER
THE MILE HIGH CITY

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Denver, CO 80202
p: 720-865-2915
f: 720-865-3056
www.denvergov.org/planning

TO: Denver City Council-LUTI Committee
FROM: Deirdre Oss, AICP, Senior City Planner
DATE: June 1, 2011
RE: Zoning Map Amendment Application #20111-00015
1835 Franklin/Exempla Saint Joseph Hospital Rezoning
Rezoning from H-1-A w/wvrs, CMP-H2 and CMP-H to CMP-H and C-MX-8

Staff Report and Recommendation

Based on the criteria for review including legal basis evaluation and compliance with adopted City plans, Staff recommends approval for application #20111-00015 for a rezoning from **H-1-A w/wvrs, CMP-H2 and CMP-H to CMP-H and C-MX-8.**

I. Scope of Rezoning

Application: **#20111-00015**
Address: **1835 Franklin**
Neighborhood/Council District: Council District #8
RNOs: Downtown Denver Residents Organization; Capitol Hill United Neighborhoods, Inc.; City Park West Neighborhood Association; Five Points Historic Association; Neighborhood Advisory Committee to the Botanic Gardens; Uptown Alliance; Northeast Community Congress for Education; Points Historical Redevelopment Corp; Inter-Neighborhood Cooperation; Five Points Business District

Area of Property: Approximately 22 acres
Current Zoning: As labeled in zone map exhibits: **Parts 1 & Part 2A/B: H-1-A w/ waivers, Part 3: CMP-H, and Part 4: CMP-H2 (ORD No. 265, series of 1998)**

Proposed Zoning: **Parts 1 & 2A: CMP-H; Parts 2B and 3: C-MX-8; Part 4 CMP-H2 to CMP-H**

Applicant/Owner: Exempla Saint Joseph Hospital/Sisters of Charity of Leavenworth

Contact Person: Lynn Moore

II. Summary of Proposal

This amendment is designed to clarify and clean up outdated hospital zoning as well as provide for development consistent with future redevelopment of the Exempla Saint Joseph Hospital campus. In the coming years, ESJH will invest over \$600 million in the City of Denver as it works to redevelop it's institution into a world class 21st century healthcare facility in the City Park West Neighborhood. A recently approved General Development Plan provides a framework for the redevelopment which includes a new main hospital structure, accessory medical facilities and mixed-use zoning along key corridors adjacent to the campus.

IV. Existing Context

	Existing Zoning	Existing Land Use	Blueprint Denver	Uptown Healthcare District Urban Design Plan Update
Site	CMP-H, H-1-A/wvrs, CMP-H2 and C-MX-8	Hospital campus, medical, office, residential	Area of Stability Campus; Part 1 zoning (Commercial Corridor)	Hospital Campus and accessory uses
North	CMP-H2	Kaiser Permanente	Area of Stability Campus	Hospital Campus and accessory uses
South	OS-A, C-MX-8, C-MX-5, G-RO-5	Park Avenue triangle park, mixed-use retail along 18 th Avenue, residential/rowhouse, parking lots	Park; Pedestrian Shopping Corridor; Urban Residential	"Support the established commercial corridors of 17 th and 18 th Avenues. ... A broader vision of community includes supporting retail along N. Downing. ... Create opportunities that encourage medical employees to support neighborhood businesses." (p. 18); "Rezone Children's Hospital to allow for a diverse mix of uses and employment." (p. 39)
West	OS-A, CMP-H, G_MU-12 (at Marion North of 18 th); C-MX-8	Park, Hospital, multifamily-senior living facility; rowhome	Campus, Commercial Corridor, Park	
East	CMP-H, C-MX-8, H-1-A/wvrs	Hospital, multifamily/rowhome	Campus, Commercial Corridor	

V. Summary of Agency Referral Responses

This rezoning has been reviewed for concurrence with the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

- Development Services-Survey: Approved pending final legal description approval
- Development Services-Transportation: Approved
- Denver Fire: Approved
- Denver Parks: Approved
- Asset Management: Approved

VI. Notice, Public Process & Public Comment

The property has been posted for a period of 15 days announcing the Denver Planning Board public meeting, and written notification of the public meeting has been sent to all affected registered neighborhood organizations. Public outreach and discussion of the rezoning has been interlaced with extensive outreach efforts conducted as part of the ESJH General

Development Plan. Support documentation has been received from the Uptown Urban Design Forum and the Old San Rafael Neighborhood Association.

VII. Criteria for Review / Staff Evaluation

Pursuant to the Denver Zoning Code, Section 12.4.10.13, there are three criteria for review of all map amendments and two additional review criteria applied to non-legislative map amendments. The first three include:

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

These are explained in the following sections. The remaining two criteria include (*Justifying Circumstances* (explained in Section III above) and *Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements* (elements of the Denver Zoning Code)).

- Neighborhood Contexts
 1. The requested C-MX-8 zone district is within the Urban Center Neighborhood Context, which consists of multi-unit residential and mixed-use commercial strips and centers, with moderate to high building heights, a dense urban character, and high levels of access to multi-modal transportation (Denver Zoning Code Division 7.1).
 2. The requested CMP-H zone district is within the Campus Special Context. The context generally consists of midsize to large medical or institutional sites that tend to have transitional areas that taper off in intensity towards adjacent residential neighborhood contexts. The context allows for flexible placement of buildings and unified treatment of site elements. (Denver Zoning Code Section 9.2.1)
- Zone District Purpose
 1. According to the general purpose stated in the Denver Zoning Code, Mixed Use zone districts are intended to promote safe, active, pedestrian-scaled, diverse areas. They are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. In particular, the C-MX-8 district applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired. (Denver Zoning Code Section 7.2.2.2)
 2. According to the intent stated in the Denver Zoning Code, the CMP-H district is intended “to promote and encourage the maintenance and concentration of existing and proposed healthcare facilities.” The district allows “for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements while providing compatible transitions between the campus and adjacent neighborhoods.” (Denver Zoning Code Section 9.2.3.1)

VIII. Consistency with Adopted Plans / Staff Evaluation

The proposal is consistent with adopted plans. Applicable plans for this site include:

- Denver Comprehensive Plan 2000
- Blueprint Denver
- Uptown Healthcare District Urban Design Plan Update (2007)

A. Consistency with the Denver Comprehensive Plan 2000

The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:

1. Environmental Sustainability 2-E, 2-F, 4-A; These policies promote efforts to adapt existing buildings for new uses, rather than destroying them; conserve land by promoting infill development within Denver, and promote the development of sustainable communities and centers of activity. The existing ESJH campus and the future redevelopment of the campus reflect these principles.
2. Land Use 1-C, 3-B, 3-D, 4-A, 4-B; Land Use policies encourage incorporation of relevant neighborhood plan recommendations, encourage quality infill development, identify and enhance focal points in neighborhoods, encourage mixed-use development, and ensure support for choices in mobility, from pedestrian routes to transit accommodations. The proposed zone districts CMP-H and C-MX-8 support continuation of an existing neighborhood focal point in ESJH as well as enhancements to the existing 18th Avenue commercial corridor through additional mixed-use development opportunities.
3. Mobility 3-B, 3-C, 4-E, 9-E; Supporting Mobility policies in Comprehensive Plan 2000 focus on promoting transit and pedestrian-oriented development opportunities, encouraging an environment supportive of multimodal access to jobs, housing and activity centers such as the ESJH campus and environs.
4. Legacies 1-B, 2-B, 3-A, 3-B; Legacy policies emphasize the importance of preserving important historic features and evolving design standards as places change over time. Denver's legacies include two historic buildings on the ESJH campus, with Part 2A of this amendment covering the Mullen historic building on Franklin Street. Along with preservation, policy 3-A emphasizes striving increased density and incorporation of visionary urban design principles to achieve a higher concentration and more diverse mix of employment and transportation options. The proposed rezoning encourages this goal.
5. Housing 2-F, 6-A; Policies 2-F and 6-A encourage mixed-use development, finding opportunities for housing in all proposed development. The proposed C-MX-8 facilitates this goal for a hospital campus redevelopment.
6. Economic Activity 3-B, 4-B; Most important to the proposed rezoning is that it facilitates redevelopment of a long-standing neighborhood institution in ESJH, retaining a major healthcare provider in the City of Denver. Policy 4-B accentuates the need to ensure that enhancements to the ESJH campus complement the surrounding neighborhood, generate revenue and create jobs. Proposed zone districts CMP-H and C-MX-8 facilitate this goal by creating a richer diverse mix of uses to complement the hospital district and the neighborhood.

7. Neighborhoods 1-C and Objective 7; Neighborhood policies support creating a sense of place through well designed public realm facilities and planning for community facilities that are suitably sited within and adjacent to existing neighborhoods.
8. Human Services 1-C. ESJH's decision to remain in central Denver is critical to meet goals for retaining and expanding healthcare access.

B. Consistency with Blueprint Denver

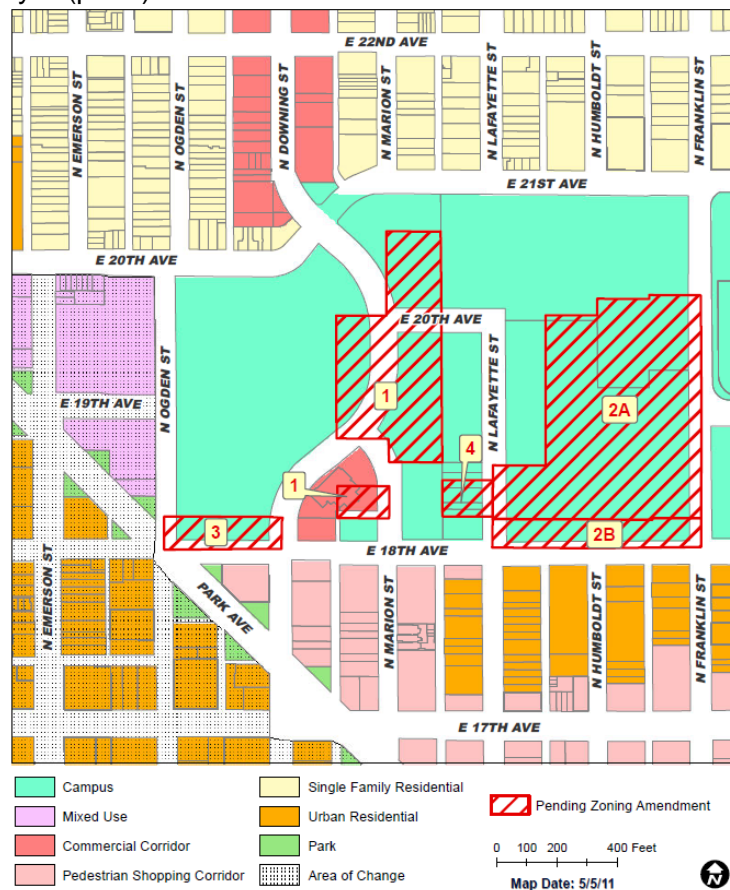
Blueprint Denver, the City's Land Use and Transportation Plan, identifies the property with a future concept land use of Campus, except 1825 Marion Street, which is designated Commercial Corridor. "A campus is a special district that is dominated by a single, large institutional user." They are large, contiguous areas with a variety of buildings and uses geared toward a primary purpose. "Often specialized retail will locate near or in a campus district to meet the needs of those on campus." (p. 40) In a Commercial Corridor, a linear business district is primarily oriented to heavily used arterial streets...Well-designed commercial corridors include street trees, wide sidewalks, on-street parking and attractive bus stops, and, as a result, exhibit a fair amount of pedestrian activity." (p. 45)

According to Blueprint Denver, all of the property is in an Area of Stability. "The goal for the Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment" (p. 120). In accordance with the Uptown Healthcare District Plan Update, there is expectation that these areas will evolve and change overtime within the parameters set forth in that planning process. See below for applicable policies.

Blueprint Denver sets forth several future street classifications for streets in this area.

1. Downing Street and 18th Avenue are classified as Mixed Use Arterials. "Mixed-use streets are located in high-intensity mixed-use

commercial, retail and residential areas with substantial pedestrian activity." They can have on-street parking and wide sidewalks, and bicycle lanes and landscaping are also higher priorities than the number of travel lanes. (p. 57)



2. Franklin Street is classified as a Residential Collector. Residential streets “balance transportation choices with land access, without sacrificing auto mobility.” Residential collectors are designed to emphasize walking, bicycling and land access over mobility. (p. 55)
3. Lafayette Street, Marion Street, and 20th Avenue are classified as Undesignated Local streets. Local streets are influenced less by traffic volumes and are tailored more to providing local access. (p. 51)

C. Consistency with the Uptown Healthcare District Urban Design Plan Update (2007)

The proposed rezoning is consistent with the neighborhood plan which promotes continuation and support of existing healthcare facilities while maximizing compatibility and reducing impacts within the neighborhood.

1. “Support rezoning that achieves a mixed-use community in keeping with the vision of this plan and Blueprint Denver” (p. 13).
2. “Promote rezoning if a site is no longer intended for a hospital use” (p. 13).
3. “Ensure good integration of scale between hospital and residential uses and between single family and multi-family dwellings” (p. 16)
4. “Maintain hospitals as an economic anchor for the community and the city and support the future growth of healthcare and healthcare related businesses.” (p. 18)
5. “Encourage commercial growth to support the increased residential density by balancing the needs of established businesses with the creation of new ones.” (p. 18)
6. “Support the established commercial corridors of 17th and 18th Avenues. ... A broader vision of community includes supporting retail along N. Downing. ... Create opportunities that encourage medical employees to support neighborhood businesses.” (p. 18)
7. “Encourage mixed-use development rather than single use business areas that are empty at night – especially along east 17th and 18th Avenues.” (p. 18)
8. “Ensure zoning conforms to the adopted land use plans including Blueprint Denver and the Uptown Healthcare District Plan. Rezone areas as necessary to provide conformity to the land use map defined in *Blueprint Denver* and the recommendations of the Uptown Healthcare District Plan.” (p. 22)
9. “Evaluate rezoning applications to ensure the anticipated use supports the vision and goals of an Area of Stability as defined in Blueprint Denver.” (p. 23)
10. “Maintain healthcare as an economic anchor for the community and the city and support the hospitals’ future growth” (p. 32)
11. “Support opportunities for the expansion of the hospitals and related uses.” (p. 32)
12. “Support the creation of new businesses to support increased growth in residential development.” (p. 32)

13. "Support a broad range of business uses within the community, especially between Colfax and 18th Avenues..." (p. 32)
14. "Support retail uses along the established commercial corridors of Colfax, 17th and 18th Avenues and Welton." (p. 32)
15. "Rezone Children's Hospital to allow for a diverse mix of uses and employment." (p. 39)
16. "Allow for the potential of healthcare uses within Children's Hospital Redevelopment Subarea." (p. 39)

Allowed Uses

The CMP-H and C-MX-8 zone districts, as applied to property identified on the application in Parts 1-4, implements the land use concepts recommended in the Uptown plan.

- "Support rezoning that achieves a mixed-use community in keeping with the vision of this plan and Blueprint Denver" (p. 13). C-MX-8, combined with updated hospital campus zoning, achieves the vision set forth in City plans.
- The proposed CMP-H zone district:
 - Allows hospital campus development, associated medical office facilities, and several accessory uses to the primary hospital, including medical laboratories listed in the industrial category as only allowed in C-MX-8 as compared to other urban center zone districts.
- The proposed C-MX-8 zone district:
 - Extends existing C-MX-8 zoning along 18th Avenue adjacent to the campus, allowing a more diverse mix of housing, retail, and cultural uses. While C-MX-8 zoning has not been extended along Downing, retail uses considered accessory to the main hospital use can be provided for in the CMP-H zoning existing on the site today along Downing.

IX. Uniformity of District Regulations and Restrictions

The proposed rezoning to CMP-H and C-MX-8 will result in the uniform application of zone district building form, use and design regulations to all buildings within the subject area.

X. Public Health, Safety and General Welfare

The proposed rezoning will bring the property into further compliance with Denver's Comprehensive Plan and match existing updated zoning on the hospital campus.

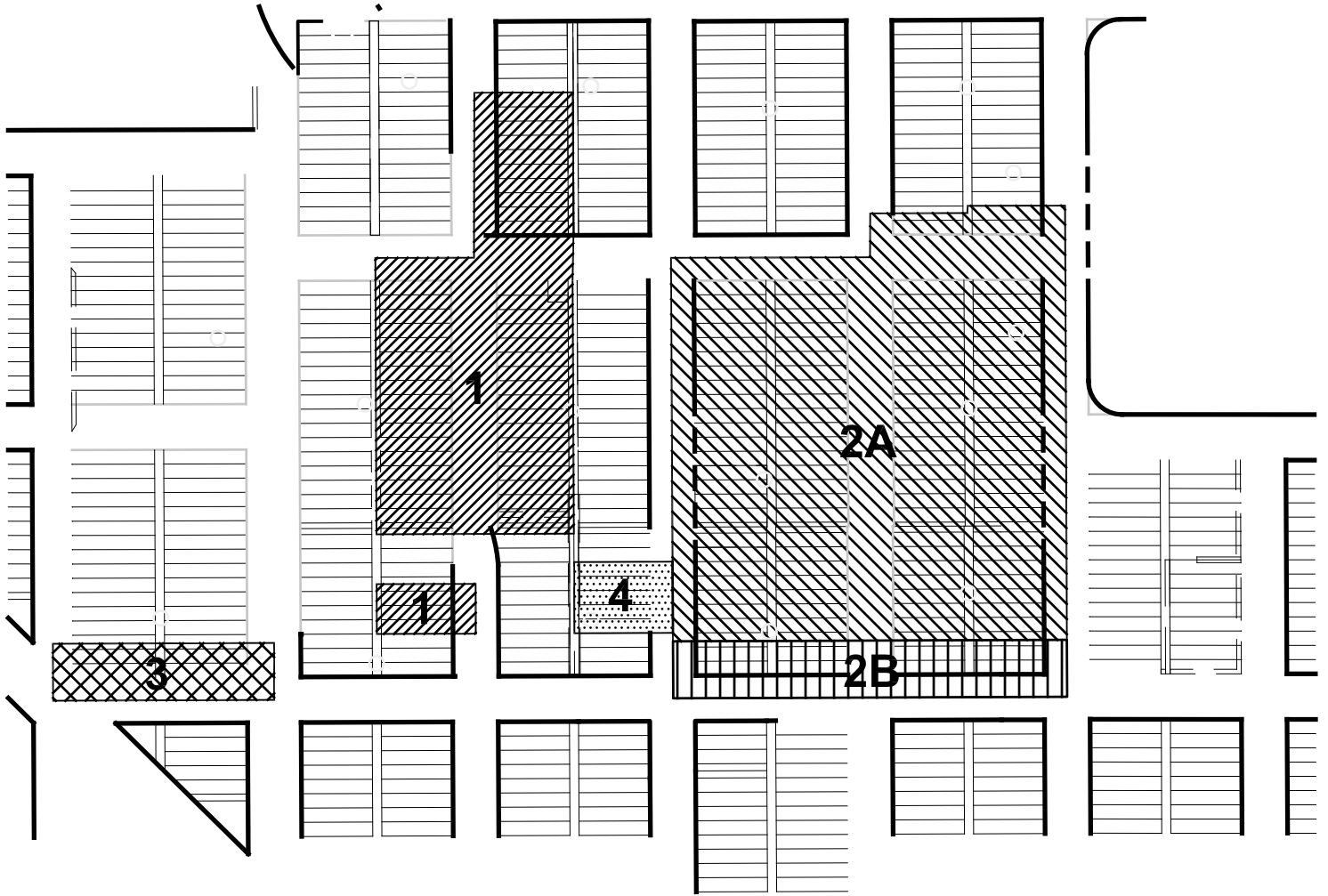
XI. Staff Recommendation

Based on the criteria for review as defined above, CPD Staff recommends **approval** for rezoning the property generally located at 1835 Franklin Street/ESJH campus, Application #2011i-00015) to CMP-H and C-MX-8, as defined on the attached application map. The Denver Planning Board recommended unanimous approval at their regular meeting of June 1, 2011.

Attachments:

- 1. Official Zone Map Amendment Application**
- 2. Map Series - Aerial, Zoning, Blueprint Map**

- 3. Letters of Support:**
Uptown Urban Design Forum;
Old San Rafael Neighborhood Association



PART 1: EXISTING H-1-A w/ WAIVERS TO CMP-H ZONE



PART 2A: EXISTING H-1-A w/ WAIVERS TO CMP-H



PART 2B: EXISTING H-1-A w/ WAIVERS TO C-MX-8 ZONE



PART 3: EXISTING CMP-H TO C-MX-8 ZONE



PART 4: EXISTING CMP-H2 TO CMP-H ZONE



NORTH



Project Title: ESJH

Issue Date: March 31, 2011
DPA Project: 10610.00.000

Sheet Number:

Denver | 2301 Blake Street, Suite 100, Denver, CO 80205
303.861.9526
2011-00015

Sheet Title: Map Exhibit of Zoning

Page 1 of 10

Exhibit

04/20/2011

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DENVER
THE MILE HIGH CITY

**Community Planning and Development
Planning Services
Plan Implementation**

201 W Colfax Ave, Dept 205
Denver, CO 80202
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APPLICATION FOR ZONE MAP AMENDMENT

Application #	2011I-00015	Date Submitted	March 30, 2011 (rev. 5/3/11)	Fee Required	REV. \$11,500	Fee Paid	\$20,500	
APPLICANT INFORMATION				CONTACT INFORMATION (Same as Applicant?)				
Applicant Name	Exempla, Inc. / Al Davis, VP Facilities Development			Contact Name	Lynn Moore			
Address	1835 Franklin Street			Address	2301 Blake Street, Suite 100			
City, State, Zip	Denver, CO 80218-1126			City, State, Zip	Denver, CO 80205			
Telephone / Fax	(303) / 318-1925/(303) 318-1945			Telephone / Fax	(303) 861-8555/(303) 861-3027			
Email	davis@exempla.org			Email	lynn.moore@davispartnership.com			
Subject Property Location [Please Include Assessor's Parcel Number(s)]								
Property generally bounded by Franklin Street on the east, E. 18th Avenue on the south, E. 20th Avenue on the north and Emerson Street on the west. Parcels include; 1056 E 19TH AVE (02353 20030 000), 1300 E 21ST AVE (02353 14042 000), 1819 LAFAYETTE ST (02353 19062 000) 1821 LAFAYETTE ST -1827 (02353 19063 000) 1825 MARION ST (02353 20034 000) 1825 MARION ST (02353 20035 000) 1825 MARION ST (02353 20036 000) 1827 PARK AVE (02353 22023 000) 1833 LAFAYETTE ST (02353 19064 000) 1835 FRANKLIN ST (02353 17021 000) 1839 LAFAYETTE ST (02353 19065 000) 1843 LAFAYETTE ST -1899 (02353 19069 000) 1919 OGDEN ST (02353 11042 000) 1950 OGDEN ST (02353 22022 000) 1955 LAFAYETTE ST (02353 19059 000) 2005 FRANKLIN ST (02353 17020 000)								
Legal Description of Subject Property								
See Attached Exhibit A for legal description								
Area of Subject Property (Acres/Sq Ft)	Present Zone District		Proposed Zone District (Waivers and Conditions Require Separate form)					
Approximately 22 acres	Part 1 & Part 2: H-1-A w/ waivers, (ORD No. 594, series of 1992 and ORD. No. 245, series of 1992), Part 3: CMP-H, and Part 4: CMP-H2 (ORD No. 265, series of 1998)		Part 1: CMP-H Part 2: CMP-H and C-MX-8 (see exhibits) Part 3: C-MX-8 Part 4: CMP-H					
Describe the nature and effect of the proposed Zone Map Amendment								
This Zone Map Amendment to the ESJH campus will include rezoning existing H-1-A zones w/ Waivers, and a C-MP-H2 zone to CMP-H. Also the Zone Map Amendment includes rezoning an existing CMP-H and H-1-A w/ Waivers for the first 115' along E. 18th Avenue to a C-MX-8 zone. See attached Legal Description and Exhibit.								
The current hospital and accessory medical uses on the campus are no longer viable for modern healthcare. In 2009 ESJH and its board made a commitment to remain in Central Denver and build a replacement hospital and master plan for accessory medical uses for a vision of the entire ESJH campus. The old Children's hospital grounds were purchased to be included in this vision. ESJH Hospital serves as an important community asset: a community hospital facility, providing emergency services, mother baby care, patient care, diagnostics and treatment, clinical support, dietary, oncology, radiology, surgery, GI lab, cardiology, pharmacy, outpatient and support services for both Denver resident and the greater metropolitan community. ESJH is consistently ranked among the top hospitals in the nation. Construction of a new physical plant to replace the nearly 100-year old building will enable ESJH to continue this extraordinary level of service to the community for the next 50-75 years.								
The plan to rezone to a CMP-H zone classification, with a C-MX-8 along the first 115' of E. 18th Avenue, will clean up the campus from the Chapter 59 of the Revised Municipal Code to the Newly adopted Denver City Code classifications, continue to accommodate the redevelopment of the land (the replacement hospital, future accessory medical uses on campus, as well as potential mixed use for the E. 18th Avenue corridor, while still being flexible for medical office use) while complying with the newly adopted zone code. ESJH ultimate goal is to better serve the residents of the community and C-MP-H and C-MX-8 provide that opportunity.								
Select Legal Basis for the Zone Map Amendment and explain in detail				Error in the map as approved by City Council				<input type="checkbox"/>
				Changed or Changing Conditions that make a Zone Map Amendment Necessary				<input checked="" type="checkbox"/>



The site is used, and will continue to be used as a medical campus that consists of a hospital and numerous medical facilities. This zoning must be changed to accomplish the vision of the redevelopment of the campus as a new state of the art hospital and support medical uses. A majority of the site has been rezoned to CMP-H and this zone application will be used to clean up the remainder of the H-1-A with waivers left over from the Former Chapter 59 zone code and accommodate the redevelopment of a hospital district and a C-MX-8 mixed use district along the E. 18th Avenue frontage.

ESJH's primary goals are to build a hospital which will (1) minimize hospital operational impacts on our neighbors; (2) enhance the traffic circulation in and around the health care district; (3) allow for an operationally efficient and cost effective facility; and (4) stand the test of time.

The ESJH campus is considered a changed condition to allow for redevelopment and new growth opportunities. The ESJH campus is providing infill redevelopment of the old children's hospital site, adaptive reuse of existing buildings; HSB and Russell Pavilion, Historic preservation of the Tammem Hall and Mullen Building, adequate open space, and economic activity in the form of business retention to name a few of the strategies consistent with area of change.

Because this site has gone through a changed condition when Children's Hospital moved out, and because of the redevelopment plans is considered an area of change ESJH has a legal basis for the zone map amendment.

State the land use and the development proposed for the subject property. Include the time schedule (if any) for development

The redevelopment will feature an ESJH Hospital that provides the following services emergency services, mother baby care, patient care, diagnostics and treatment, clinical support, dietary, oncology, radiology, surgery, GI lab, cardiology, pharmacy, outpatient and support services for both Denver resident and the greater metropolitan community, as well as medical office support commonly found adjacent to a hospital district.

In addition to the redevelopment of the hospital, ESJH is requesting C-MX-8 zone along E. 18th Avenue that may contain mixed use, and be consistent with the existing C-MX-8 zones that are between Downing Street and Lafayette Street adjacent to the ESJH campus. The CMP-H and C-MX-8 zone districts are divided into four phases. Phase 1 of the redevelopment of the ESJH campus will begin with interior renovations to the HSB Building toward the end of 2010 with occupancy expected in mid-2011. The demolition of the Mid-town Towers is expected during Phase 1 of construction and after tenants move into the HSB. Demolition, infrastructure, and construction are proposed not to last more than 1.5 years for Phase 1.

Phase 2 will begin while Phase 1 is under construction. Phase 2 includes the relocation of Downing Street including the new E. 21st Avenue and E. 20th Avenue connections to Downing. Phase 2 also includes the construction of E. 19th Avenue from Downing to Lafayette Avenue and the construction of E. 20th Avenue from Downing to Franklin Street, providing a direct connection from Franklin Street to Kaiser facilities for the first time. These streets are all planned to begin construction in 2011 and anticipated to last not more than 1.5 years.

Phase 3 is scheduled to begin after or towards the end of Phase 2. Demolition, infrastructure, and construction on the hospital block between E. 20th Avenue and E. 19th Avenue to construct the replacement hospital is planned for Phase 3. Included in the construction of the hospital will be construction of any support parking structures/lots and the Central Utility Plant needed to support the hospital. Temporary parking for the existing hospital will be provided during this phase and may include shuttle service to parking lots. The existing Exempla / Saint Joseph Hospital will relocate during this phase and open in its new location. Phase 3 is proposed to take no more than 3.5 years to complete and anticipated to open toward the end of 2014.

The final phase, Phase 4, is scheduled to begin after Phase 3. Phase 4 will take down the old hospital and extend Humboldt Street from E. 18th Avenue to E. 20th Avenue and reconstruct the entrance to the Kaiser parking garage to create a ninety degree 4-way intersection at their main Franklin Tower entrance. This work is planned to be finished by 2016. Other work anticipated within Phase 4 will include additional out-parcel site work and medical support uses on the remaining ESJH properties, including the E. 18th Avenue corridor. Phase 4 is expected to take several years to fully develop.

Required Exhibits		Additional Exhibits	
Applicant & Owner Information Sheet	X	Map Exhibit(s) of zoning areas	
Maps – Required for Final Submissions	X	Authorization Letter from Ronald McDonald House	
Case Manager	Deirdre Oss		
Signature		Date	
			May 3, 2011

APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of

the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicant's Name Exempla, Inc.
2011I-00015	Exempla / Saint Joseph Hospital

Property Address(es)
 Property generally bounded by Franklin Street on the east, E. 18th Avenue on the south, E. 20th Avenue on the north and Emerson Street on the west. Parcels include; 1056 E 19TH AVE (02353 20030 000), 1300 E 21ST AVE (02353 14042 000), 1819 LAFAYETTE ST (02353 19062 000) 1821 LAFAYETTE ST -1827 (02353 19063 000) 1825 MARION ST (02353 20034 000) 1825 MARION ST (02353 20035 000) 1825 MARION ST (02353 20036 000) 1827 PARK AVE (02353 22023 000) 1833 LAFAYETTE ST (02353 19064 000) 1835 FRANKLIN ST (02353 17021 000) 1839 LAFAYETTE ST (02353 19065 000) 1843 LAFAYETTE ST -1899 (02353 19069 000) 1919 OGDEN ST (02353 11042 000) 1950 OGDEN ST (02353 22022 000) 1955 LAFAYETTE ST (02353 19059 000) 2005 FRANKLIN ST (02353 17020 000)

Applicant's Address
 1835 Franklin Street
 Denver, CO 80218-1126

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

Fee Title Owner (Has Deed of Ownership)	All	<input type="checkbox"/>
	A Portion	<input checked="" type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input checked="" type="checkbox"/>

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).


Applicant/Property Owner:

1. Sisters of Charity Leavenworth Health System
 9801 Renner BLVD 100
 Lenexa, KS 66219-8119
 (913) 895-2800

2. Exempla, Inc. (Authorized Applicant/Owner Representative)
 1835 Franklin Street
 Denver, CO 80218-1126
 (303) 837-6672

Owner of Property within existing H-1-A Zone affected by rezone
 Pam Whitaker
 Executive Director
 Ronald McDonald House Charities of Denver, Inc.
 1300 E. 21st Avenue
 Denver, CO. 80205-4218
 404-861-1754
 pwhitaker@ronaldhouse.org

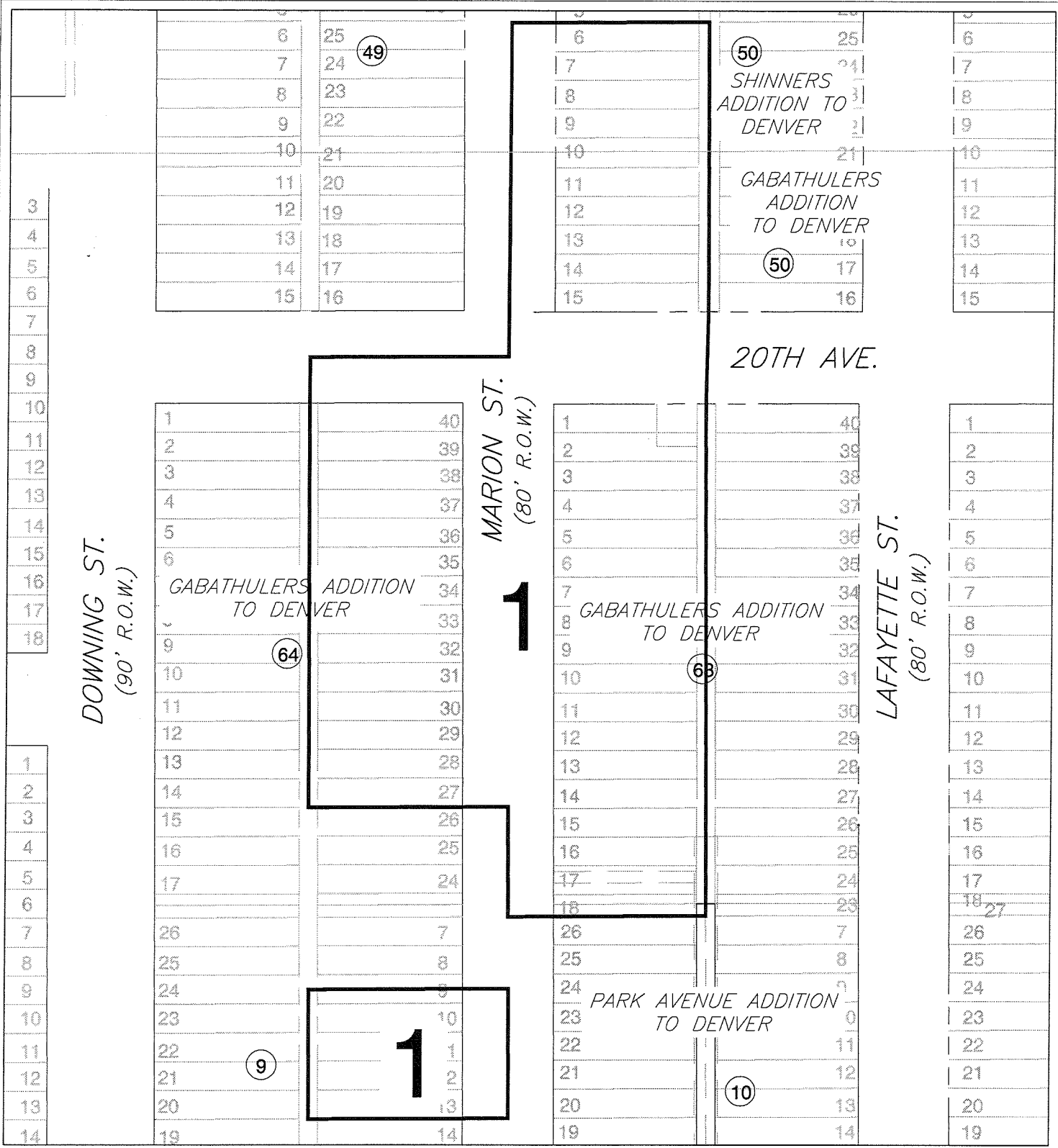
Contact Person for Zoning Issues
 Lynn Moore
 2301 Blake Street, Suite 100
 Denver, CO 80205
 (303) 861-8555
 lynn.moore@davispartnership.com

Signature of Applicant	Date Signed
	May 3, 2011

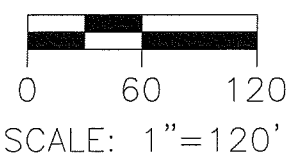
PART 1 EXHIBIT

LOTS 10 TO 13 AND THE SOUTH 12.5 FEET OF LOT 9 AND THE EAST HALF OF THE RESERVED STRIP ADJACENT TO SAID LOTS, BLOCK 9, PARK AVENUE ADDITION TO DENVER; LOT 1 TO 18, BLOCK 63, GABATHULER'S ADDITION TO DENVER; LOTS 27 TO 40, BLOCK 64, GABATHULER'S ADDITION TO DENVER; LOTS 6 THROUGH 9 AND FRACTIONAL LOT 10, BLOCK 50, SCHINNERS ADDITION TO DENVER; LOTS 11 TO 15 AND FRACTIONAL LOT 10, BLOCK 50; GABATHULER'S ADDITION TO DENVER; IN ADDITION THERETO THOSE PORTIONS OF ALL ABUTTING PUBLIC RIGHTS-OF-WAY AS ORGINALLY DEDICATED BY SAID PLATS, BUT ONLY TO THE CENTERLINE THEREOF, WHICH ARE IMMEDIATELY ADJACENT TO THE AFORESAID SPECIFICALLY DESCRIBED AREAS.

DRAWING LOCATION: G:\JANSEN\Exempla-St Joseph's Hospital\22058.C.02-ESJH_Roads\PLANS\EXHIBITS\Zoning\1.dwg



MAY 23, 2011



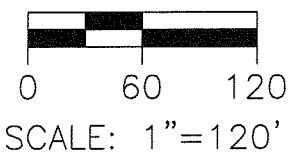
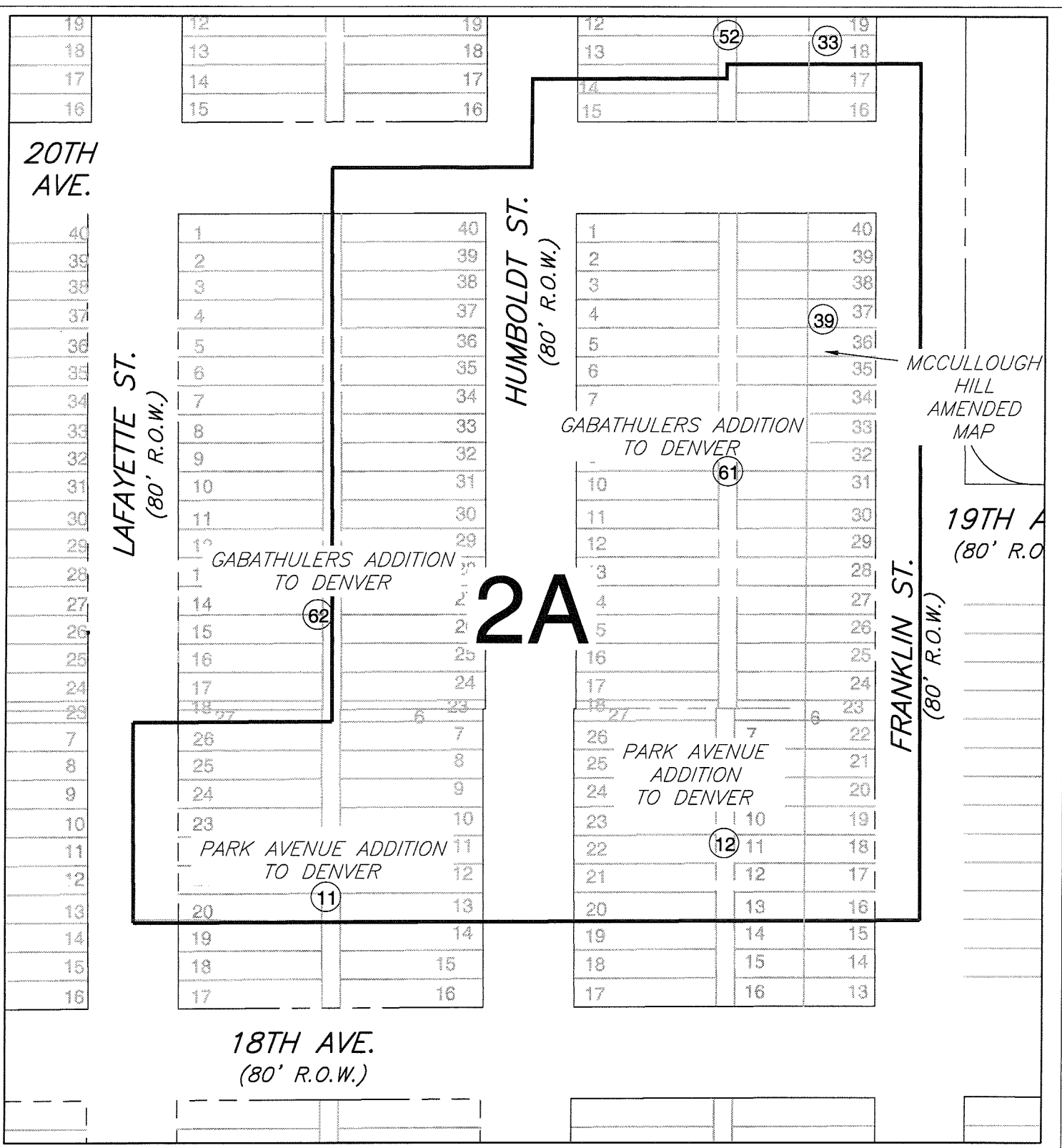
MARTIN / MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

PART 2A EXHIBIT

LOTS 6 TO 13, LOTS 20 TO 26 AND ALL OF THE RESERVED STRIP ADJACENT TO SAID LOTS BLOCK 11, PARK AVENUE ADDITION TO DENVER; ALL OF BLOCK 61 AND THE VACATED ALLEY THEREIN, LOTS 23 TO 40, BLOCK 62, LOTS 15 AND SOUTH ½ 14, AND LOTS 16 AND 17 BLOCK 52, GABATHULER'S ADDITION TO DENVER; LOTS 6 TO 13, LOTS 20 TO 27 AND ALL OF THE RESERVED STRIP ADJACENT TO SAID LOTS, BLOCK 12, PARK AVENUE ADDITION TO DENVER; LOTS 16 TO 40 BLOCK 39, LOTS 16 AND 17, BLOCK 33 MCCULLOUGH HILL AMENDED MAP; IN ADDITION THERETO THOSE PORTIONS OF ALL ABUTTING PUBLIC RIGHTS-OF-WAY AS ORGINALLY DEDICATED BY SAID PLATS, BUT ONLY TO THE CENTERLINE, WHICH ARE IMMEDIATELY ADJACENT TO THE AFORESAID SPECIFICALLY DESCRIBED AREA.

DRAWING LOCATION: G:\JANSEN\Exempla--St. Joseph's Hospital\22059.C.02--ES.H. Roads\PLANS\EXHIBITS\Zoning\2A.dwg



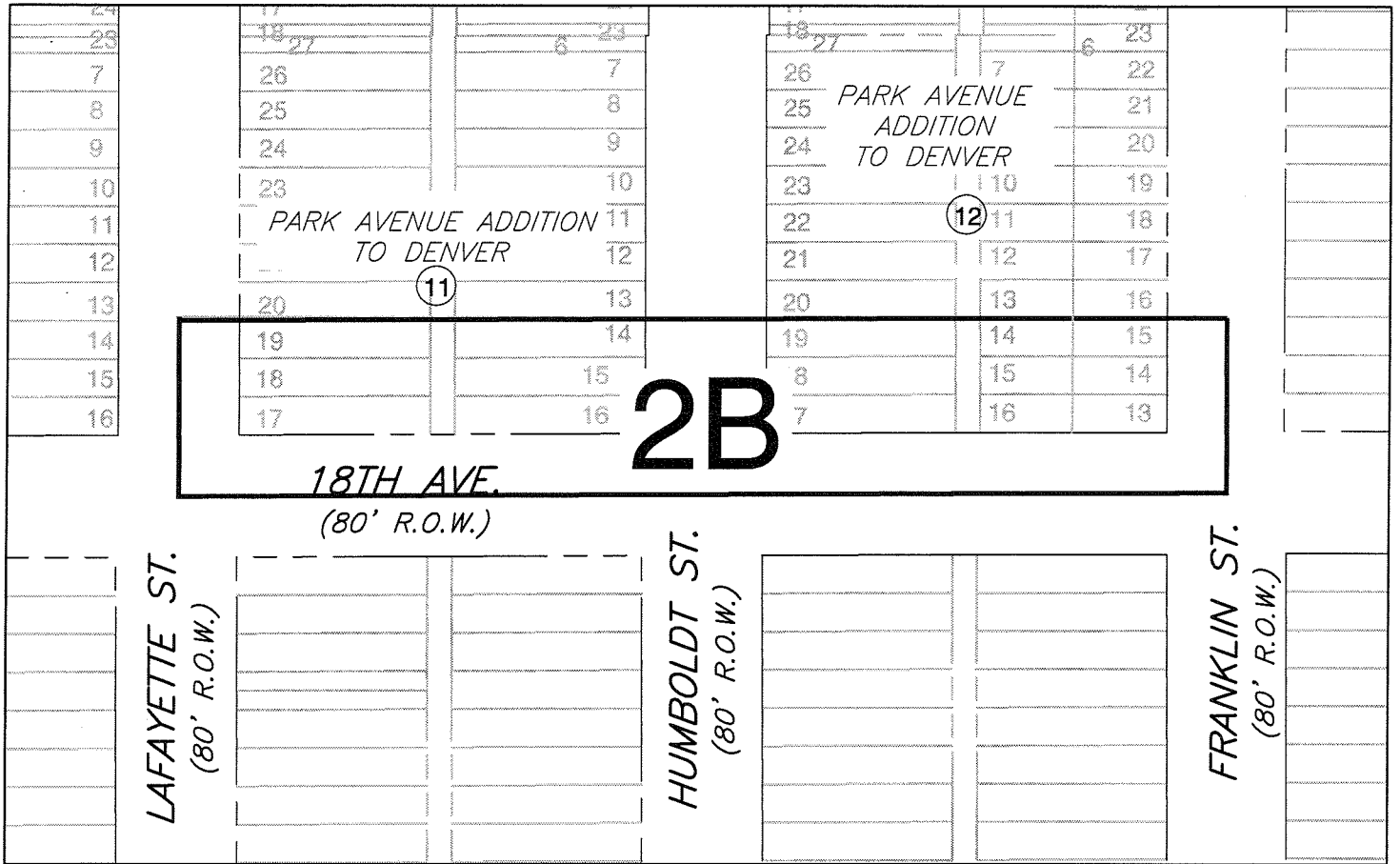
MAY 23, 2011

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CONSULTING ENGINEERS

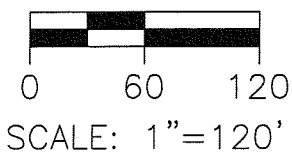
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

PART 2B EXHIBIT

LOTS 14 TO 19 AND ALL OF THE RESERVED STRIP ADJACENT TO SAID LOTS, OF BLOCK 11, PARK AVENUE ADDITION TO DENVER; LOTS 13 TO 15 OF BLOCK 39, MCCULLOUGH HILL AMENDED MAP; LOTS 14 TO 19, AND ALL OF THE RESERVED STRIP ADJACENT TO SAID LOTS, BLOCK 12, PARK AVENUE ADDITION TO DENVER; IN ADDITION THERETO THOSE PORTIONS OF ALL ABUTTING PUBLIC RIGHTS-OF-WAY AS ORGINALLY DEDICATED BY SAID PLATS, BUT ONLY TO THE CENTERLINE THEREOF, WHICH ARE IMMEDIATELY ADJACENT TO THE AFORESAID SPECIFICALLY DESCRIBED AREA.



MAY 23, 2011

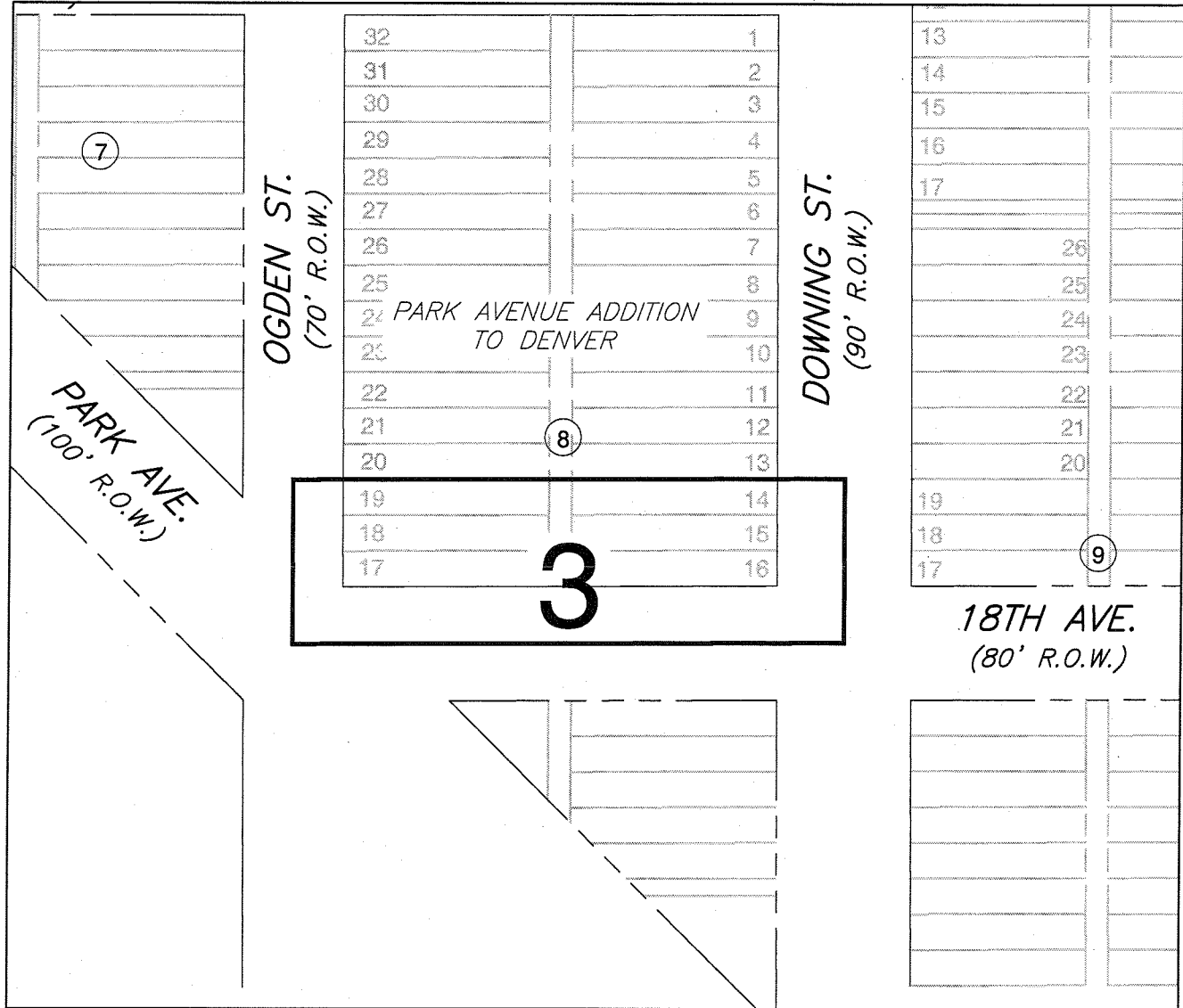


MARTIN / MARTIN
CONSULTING ENGINEERS

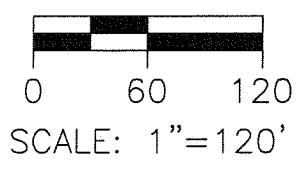
12499 WEST GOLFAX AVE.
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

PART 3 EXHIBIT

LOTS 14 TO 19, OF BLOCK 8, PARK AVENUE ADDITION TO DENVER; IN ADDITION
THERETO THOSE PORTIONS OF ALL ABUTTING PUBLIC RIGHTS-OF-WAY AS ORIGINALLY
DEDICATED BY SAID PLAT, BUT ONLY TO THE CENTERLINE THEREOF, WHICH ARE
IMMEDIATELY ADJACENT TO THE AFORESAID SPECIFICALLY DESCRIBED AREA.



MAY 23, 2011

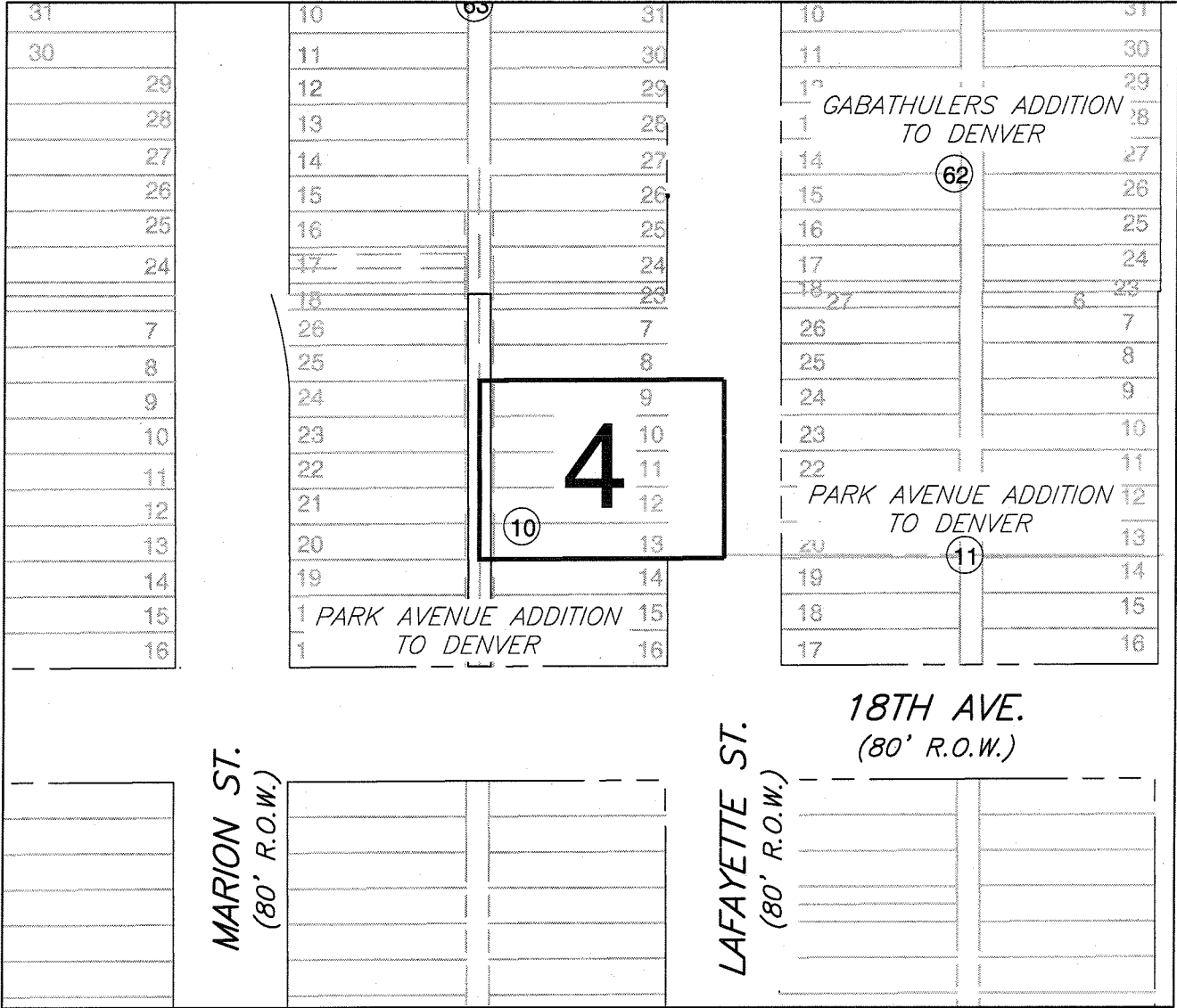


MARTIN / MARTIN
CONSULTING ENGINEERS

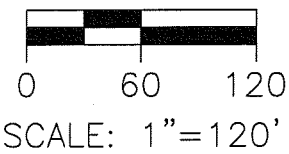
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

PART 4 EXHIBIT

LOTS 9 TO 13 AND EAST HALF OF THE RESERVED STRIP ADJACENT TO SAID LOTS, BLOCK 10 PARK AVENUE ADDITION TO DENVER, IN ADDITION THERETO THOSE PORTIONS OF ALL ABUTTING PUBLIC RIGHTS-OF-WAY AS ORGINALLY DEDICATED BY SAID PLAT, BUT ONLY TO THE CENTERLINE THEREOF, WHICH ARE IMMEDIATELY ADJACENT TO THE AFORESAID SPECIFICALLY DESCRIBED AREAS.



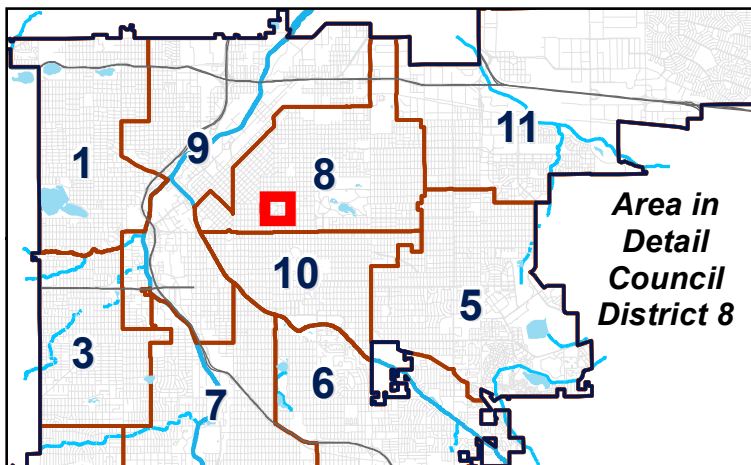
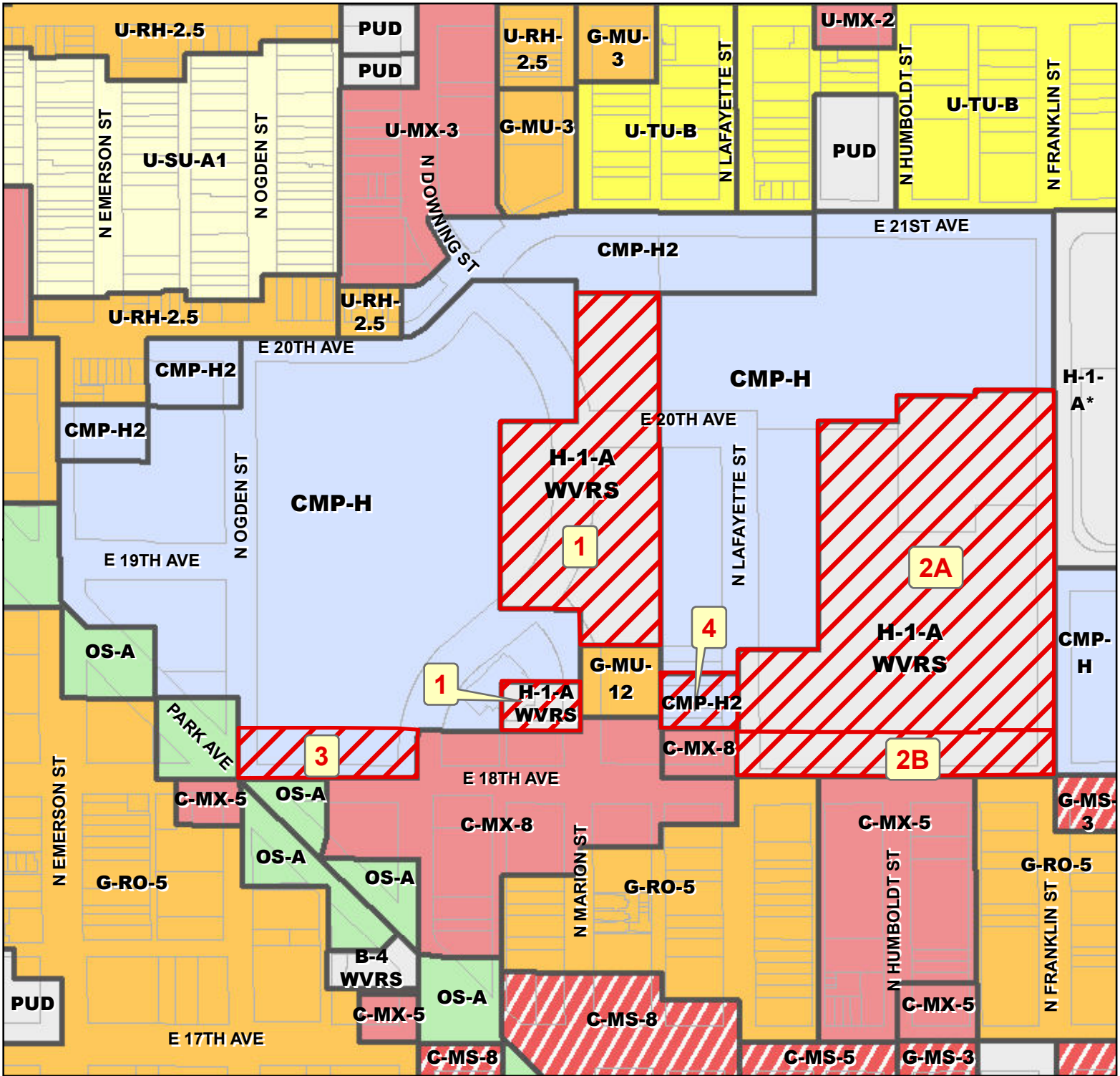
MAY 23, 2011




MARTIN / MARTIN
CONSULTING ENGINEERS


12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

Pending Zone Map Amendment #2011I-00015



Application: 2011I-00015
Location: Generally bounded by Franklin St., E. 18th Ave, E. 20th Ave., and Emerson St.

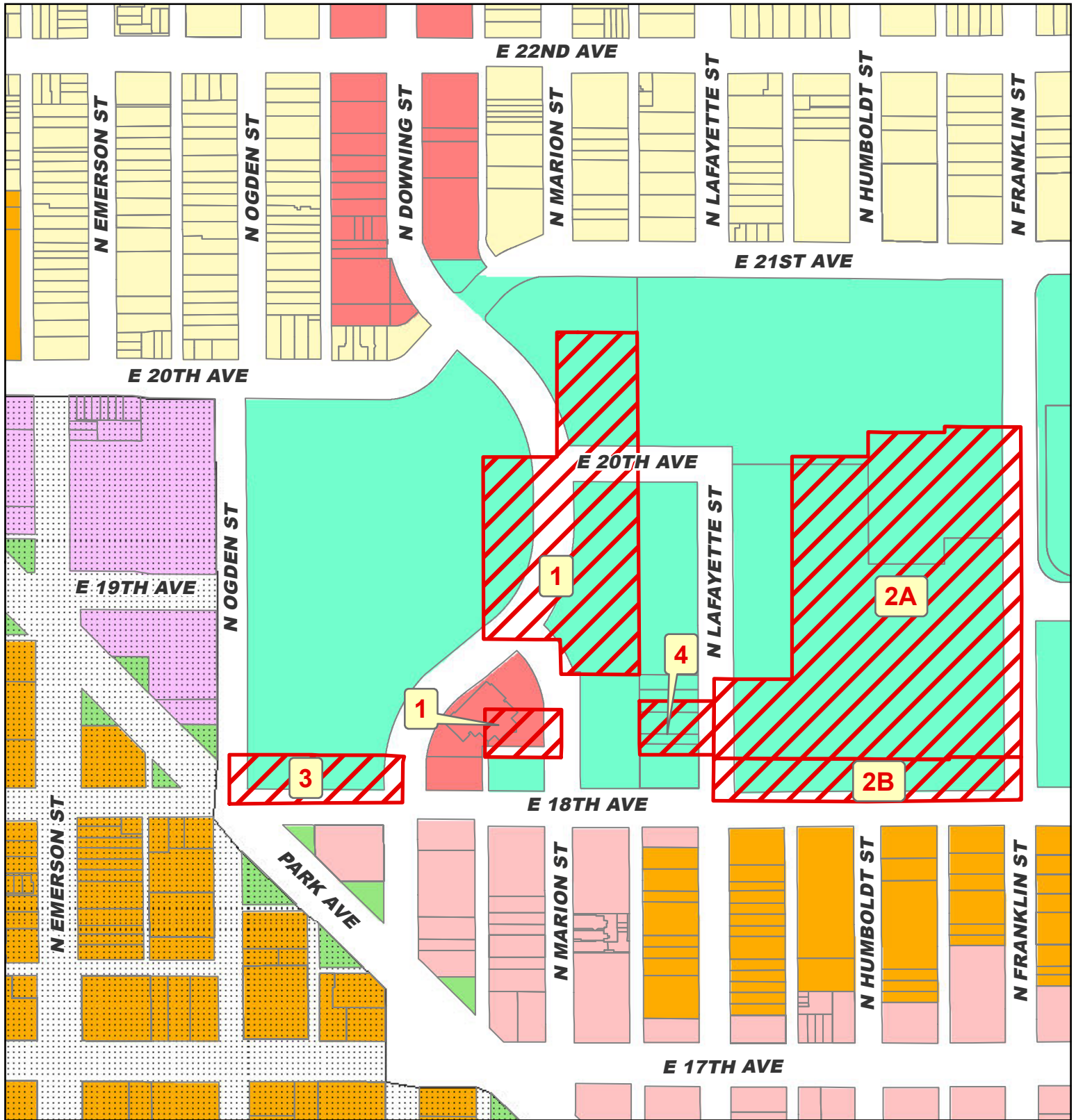
 **Proposed Rezoning**
 From: CMP-H, CMP-H2, or H-1-A WVRS
 To: CMP-H or C-MX-8










 0 100 200 400
 Feet


Map Date: 5/5/11

Pending Zone Map Amendment - Blueprint Denver Overlay

 Application #2011I-00015



 Campus	 Single Family Residential	 Pending Zoning Amendment
 Mixed Use	 Urban Residential	
 Commercial Corridor	 Park	0 100 200 400 Feet
 Pedestrian Shopping Corridor	 Area of Change	

Map Date: 5/5/11 



OLD SAN RAFAEL NEIGHBORHOOD ORGANIZATION, INC.

May 11, 2011

Denver Planning Board & Deirdre Oss, AICP
Community Planning & Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80203

Sent Via E-mail to planningboard@denvergov.org and to Deirdre.Oss@denvergov.org

Re: Exempla – St. Josephs’ General Development Plan, City Park View Plane Variance Request and Zoning Map Amendment from CMP-H to C-MX-8, from H-1-A with waivers to CMP-H and C-MX-8, from H-2 to CMP-H, and from H-1-A with waivers to CMP-H

Dear Planning Board & Deirdre:

On behalf of the Old San Rafael Neighborhood Organization, I am writing to express our strong and vigorous support for the Planning Board’s approval of Exempla-St. Joe’s proposed General Development Plan, City Park view plane variance request and proposed zoning map amendment. Over the years we have worked cooperatively with numerous developers with projects affecting our neighborhood, but no previous development planning process has been as open, inclusive, productive and beneficial as the process implemented by Exempla – St. Joe’s since they acquired the former Children’s Hospital site. Exempla-St. Joe’s has done an outstanding job of reaching out to its neighbors and balancing the hospital’s needs with the needs and concerns of the surrounding neighborhoods. The proposed redevelopment will provide health, economic, transportation, open space and other community benefits for years to come, and it is in the best interests of the City and our neighborhood that the Planning Board and the City Planning & Development staff approve or recommend approval of all three of the requests referenced above.

As San Rafael’s representative at the Uptown Healthcare District Urban Design Forum and on Exempla-St. Joe’s Citizens Advisory Board, I have been intimately involved with the GDP planning process and the request for a variance from the City Park View Plane ordinance. In addition, during the Zoning Code Update prior to the GDP process, we worked with the hospital to permanently dedicate nearly eight 25-foot wide lots of open space adjacent to San Rafael and surrounding the New Terrace row homes on E. 20th Avenue. These classic Victorian row homes are listed on the National Register of Historic Buildings. The hospital’s open space dedication signaled the genuine concern Exempla-St. Joe’s has continued to display for its neighbors and the community as a whole. Subsequently, Exempla-St. Joe’s demolished one-third of the parking garage on E. 20th Avenue, which has been a blight on the doorstep of San Rafael for decades. This demolition to accommodate the re-alignment of Downing Street has reduced the adverse impacts of a parking structure that never should have been built in this location. Exempla-St. Joe’s has already improved conditions for its neighbors, and the GDP will provide even more benefits.

The Planning Board should approve the GDP, including the proposed zoning map amendment, because the plan will:

- Restore much of the historic street grid, which is one of the goals of the Uptown Healthcare District Plan. Vehicle, bicycle, and pedestrian routes and neighborhood connections will be greatly improved, especially in the east-west directions and along Downing Street. The realignment of Downing Street will improve sight lines and enhance safety.
- Connect downtown/northwest Denver with the new main hospital via E. 19th Avenue, which will reduce traffic by homes on E. 20th Avenue and provide a more direct route for ambulances and other hospital visitors.
- Locate the tall, main hospital and its helicopter landing pad towards the center of the District and away from surrounding neighborhoods.
- Increase open space at the edges of the District near the neighborhoods.
- Provide adequate parking to limit parking impacts to the adjacent neighborhoods.
- Provide for future hospital and medical office growth without adversely affecting adjacent neighborhoods.
- Enhance commercial and community activity along both E. 18th Avenue and Downing Street.
- Allow the construction of an efficient, environmentally-friendly, sustainable main hospital.
- Secure a more sustainable Healthcare District as both an employment and health services center that is invaluable to the vitality of Denver and its urban neighborhoods.

San Rafael continues to be a strong defender of the City Park View Plane ordinance because our residents regularly use City Park and the Nature and Science Museum. The views protected by the ordinance are important to our residents and other residents of the City. However, San Rafael urges the Planning Board to approve Exempla-St. Joe's request for a variance from the City Park View Plane ordinance for the following reasons:

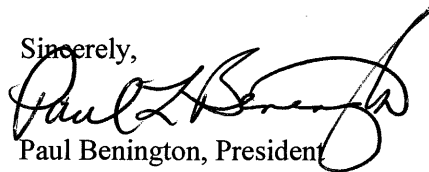
- The redevelopment and eventual demolition of the existing hospital will improve the City Park view of the downtown skyline and mountains, especially the Wells Fargo "Cash Register" building, one of downtown Denver's most symbolic structures. This project results in a significant net benefit to the City Park view plane, and is consistent with the overall intent of the ordinance.
- Allowing the main hospital to be taller will result in a more efficient and environmentally-friendly hospital, which will support its long-term viability.
- Allowing the main hospital to be taller will allow more of the future growth of the hospital and related medical office buildings to be located closer to the center of the district and away from the adjacent neighborhoods.
- In exchange for community support of this variance request, Exempla-St. Joe's agreed to provide significant public benefits, including the following:
 - Extending E. 19th Avenue from Ogden Street to Downing Street to provide better access to the hospital from downtown and northwest Denver via Park Avenue. This extension divided a large parcel of land in a manner that significantly reduces Exempla-St. Joe's land use options in the future, but in a manner that greatly improved the GDP by improving access to the hospital while reducing traffic impacts both to San Rafael along E. 20th Avenue and to those blocks south of the new hospital between E. 17th and 18th Avenues.
 - Committing to the adaptive reuse of Tammen Hall, a Denver Landmark, which will involve a significant financial commitment by Exempla-St. Joe's. It is important to the neighborhoods and the City that Tammen Hall not remain a vacant historic relic with no other beneficial use.
 - Committing to the use of historic "acorn" street lights throughout the campus on new or realigned streets.
 - Committing to additional improvements to the remaining portion of the parking garage on E. 20th Avenue, including:
 - Removing the 20th Avenue curb cut access to the garage and extending the public sidewalk, tree lawn and landscape foundation planting in that area.

- Removing the pole lights on the top deck of the garage, which impact both San Rafael and City Park West.
- Upgrading the interior garage lighting by providing shielded downcast light fixtures to reduce the light emanating from the garage.
- Improving landscaping along 20th Avenue to enhance the pedestrian experience on the north side of the garage.
- Installing louvers to cover openings on all floors of the 20th Avenue side of the garage to provide additional screening and light containment.

Although Exempla-St. Joe's has no plans to seek any additional variance from the City Park View Plane ordinance, Exempla-St. Joe's has also committed that, in the event such a future request is made, they will not rely upon the net improvement to the view from the proposed demolition of the existing hospital as the basis or rationale for any such future variance request. At every step of the way, Exempla-St. Joe's has acted responsibly and in good faith, and with generous regard for its neighbors. The public benefits and importance of the redevelopment of Exempla-St. Joe's campus consistent with the GDP greatly outweigh the new hospital's encroachment on the City Park View Plane. We believe the Planning Board and the staff of City Planning and Development should act to secure these benefits for the City, for the Uptown Healthcare District, and for its surrounding neighborhoods.

We are grateful for Deirdre's assistance throughout this process, especially in dealing with inquiries by our residents. Please approve or recommend City Council's approval of Exempla-St. Joe's requests. At a meeting on April 20, 2011, the Board of Directors of the Old San Rafael Neighborhood Organization voted 7 to 0 in favor of a motion in support of the three foregoing requests and authorizing this letter. Thank you for your consideration of these comments.

Sincerely,



Paul Benington, President
Old San Rafael Neighborhood Organization

Charles O. Brantigan, MD, FCCP, FACS
Christopher J. Morin, MD, FACS



Vascular Surgery

HISTORIC GEBHARD MANSION 2253 DOWNING STREET DENVER, COLORADO 80205 303-830-8822 1-800-992-4676

1 May 2011

Denver Planning Board
201 W Colfax Dept 205
Denver, Colorado 80202

Dear Ladies and Gentlemen of the Planning Board:

I am writing to you on behalf of the Uptown Hospital District Urban Design Forum. As you know, our organization was started in 1993 as a result of the Hospital District Urban Design Plan and continues thru a recent update approved by City Council. It is made up of representatives of the registered neighborhood organizations, the medical institutions and the City. Its task is to provide advice on land use planning issues in the Uptown Hospital District.

We have been working with various organizations to redevelop the Childrens Hospital site since Childrens left the city. Much time was spent by us all in false starts. The current GDP before you is out of the box thinking. It is the result of a collaboration between the hospital, its neighbors and Community Planning and Development. The process, and we believe the result, is a model for how city planning should be done. This project has the potential of creating a world class facility in the center of Denver. We ask your approval of the proposed GDP.

In order to carry out the plans some rezoning is required. We urge you to support that as well.

We thought long and hard about the required view plane variance and in the end ask that you support that too. There were complicated trade offs that led to our recommendation, including eventual demolition of the old hospital. We believe that the application satisfies the six criteria. More importantly, at a time that hospitals are leaving the city this variance will allow a major hospital to redefine itself in the center of the city.

We urge you to support these three issues.

Sincerely yours,

Charles O Brantigan MD FACS FCCP
Chairman, Uptown Hospital District Urban Design Forum



Charles O Brantigan, MD, FACS, FCCP
American Board of Surgery
American Board of Thoracic Surgery
General Vascular Surgery
Surgical Critical Care

Christopher J. Morin, MD, FACS
American Board of Surgery
General Vascular Surgery