

REZONING GUIDE

Rezoning Application Page 1 of 3



Zone Map Amendment (Rezoning) - Application

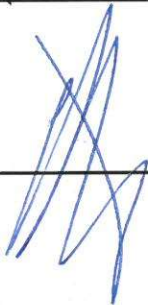
PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Portercare Adventist Health	Representative Name	Dale D Clingner
Address	188 Inverness Dr, Ste 500	Address	1426 Pearl St, Ste 300
City, State, Zip	Englewood, CO 80112	City, State, Zip	Boulder, CO 80302
Telephone	303-673-7310	Telephone	303-242-3748
Email	ramyhanna@centura.org	Email	dclingner@boulderassociates.com
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager 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.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):		711 E. Yale Avenue and 2525 S Downing St Rear	
Assessor's Parcel Numbers:		0526400004000, 05264-00-010-000, 05264-00-028-000 (portion)	
Area in Acres or Square Feet:		221,750 sf	
Current Zone District(s):		CMP-EI2	
PROPOSAL			
Proposed Zone District:		CMP-H2	



REVIEW CRITERIA	
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	<input checked="" 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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input checked="" 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.
	<input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8	Justifying Circumstances - One of the following circumstances exists: <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input checked="" 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: a. Changed or changing conditions in a particular area, or in the city generally; or b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <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. Please provide an attachment describing the justifying circumstance.
	<input checked="" 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. Please provide an attachment describing how the above criterion is met.
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input checked="" type="checkbox"/> Proof of Ownership Document(s) <input checked="" type="checkbox"/> Review Criteria, as identified above	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s) <input checked="" type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity	
Please list any additional attachments:	
1. Affidavit of Authority 2. II.01. Special Warranty Deed.pdf 3. CLIP_SE_109.pdf 4. Public Outreach Rezoning 711 E Yale 5. Outreach Response	

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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)
Ramy Hanna	9100 E Mineral Circle Centennial CO 80112 303-673-7310 ramyhanna@centura.org	100%		7/31/19	Warranty Deed	yes

March 2, 2020

BOULDER
ASSOCIATES

RE: Review Criteria
Rezoning; Mile High Academy Site
711 E. Yale Avenue
Application # 2010I-0032

ARCHITECTS

PRELIMINARY AGENCY COMMENTS ON FIRST SUBMITTAL - RESPONSE

Application is composed of two parcels, both currently zoned CMP-EI2;

05264-00-004-000: 05264-00-010-000: 711 E. Yale Avenue

05264-00-028-000: 2525 S. Downing Street Rear

Contents:

- General Review Criteria pg. 2
- Additional Review Criteria pg. 3
- Comprehensive Plan 2040 pg. 4
- Blueprint Denver pg. 6

Public Outreach occurred 08/08/19; email attached. Three responses received, attached.

- a) Councilwoman Ortega, standard response
- b) RHGNA, inquiry on public notification process
- c) Resident 2700 block Emerson, scale of development

Attachments:

_Outreach_08-08-2019.pdf

_Outreach ResponseRHGNA.pdf

_Outreach ResponseORTEGA.pdf

_Outreach ResponseCASEY.pdf

Legal Description.pdf

Proof of Ownership – Warranty Deed.pdf

Affidavit of Authority

Boulder Associates, Inc.

1426 Pearl Street | Suite 300 | Boulder, Colorado 80302 | 303.499.7795 | www.boulderassociates.com
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General Review Criteria

- 1) Proposed amendment results in regulations and restrictions that are uniform for each kind of building throughout this district and is consistent with adopted plans; the Comprehensive Plan 2040 and Blueprint Denver. Specifics for both plans are included as supplements to this document, pages 4-6.

- 2) This amendment extends the existing zoning along the residential arterial of E. Yale for uniformity with the adjacent Porter Place Retirement Community located at 1001 E Yale (CMP-H). Building placement, location and height to be designed as a transitional zone between the large hospital buildings and the surrounding residential areas consistent with proposed CMP-H2 zoning. Organization and use of this site will be designed to encourage pedestrian interaction through open space and shared public amenities.

- 3) Proposed development will enhance the Public Health, Safety and Welfare of the City and surrounding neighborhoods. New construction on this parcel will enhance the overall aesthetics of the built environment and bring improvements to the public right of way. New development opportunities here will enable Porter Hospital to expand outpatient services at reduced costs as compared to the inpatient services of the hospital.

Additional Review Criteria

Justifying Circumstances: Changed or changing conditions in a particular area or in the city generally.

- 1) The proposed amendment is to permit the development of parcels that are no longer in use as originally intended. The existing buildings of the Mile High Academy, former private school, have been taken out of service for education and no longer support the surrounding community. There continue to be changes in the healthcare marketplace driven by the federal reimbursement models. Equity in healthcare costs is driving an increase in outpatient services to provide greater access and affordability to the neighborhood and greater community. This amendment enables the hospital to expand outpatient and preventive services to meet the communities growing needs, without disrupting existing services in the hospital.

- 2) Proposed amendment is consistent with the campus context description; the general character of this campus is consistent with a large medical site and proposed amendment enforces that character. Development along the south edge will strengthen the campus boundaries with consistent site treatment, elements and amenities. Building character and site placement will establish a recognizable edge to the campus with appropriate transition of scale from hospital to residential. Amendment encourages improvements to the 'back side' of the campus, developing facilities and health care services that are associated with but not directly connected to the Hospital so that resources can be shared and connected – no longer turning their back to the south, the healthcare campus will have an established southern edge, bringing community amenities, services and improved aesthetics to the neighborhood.

Comprehensive Plan 2040; Goals & Strategies

- 1) Vision 1: Equitable, affordable & inclusive
 - a) 1.1C: Extends the Porter Adventist Hospital service lines to include dedicated orthopedic services including outpatient surgery and physical therapy. The outpatient service lines continue to grow across the industry as the provide affordable access to care for all ages.
- 2) Vision 2: Strong & Authentic Neighborhoods
 - a) 2.1D: Replace aged educational buildings with new construction and sitework. Expanded medical services complete the southern campus edge for Porter Adventist Hospital.
 - b) 2.2C: Project design to enhance the community through building setbacks and transitional massing to complement the residential character. Siting of the building to consider proximity to the neighbors to the south and west.
 - c) 2.2E: Design esthetics to build upon and enhance the campus buildings of the medical campus, legacy campus founded in 1930.
 - d) 2.4A: Growth of the medical campus and service lines drives economic opportunities for residents.
 - e) 2.5A: Parcel development is an early component of a larger campus redevelopment including outdoor amenity space.
 - f) 2.5B: Open spaces are enhanced for the community with internal connections to the existing campus for pedestrians. Component of larger future campus development.
 - g) 2.9b: Growth of the medical campus includes expansion of the hospital's security services for improved public safety. Activated space around the clock with updated outdoor lighting for afterhours security.
- 3) Vision 3: Connected, Safe & Accessible Places
 - a) 3.3A: Infill of street trees along Yale Ave. is anticipated, current block creates a break in the green-scape that can be addressed with development of site.
 - b) 3.5A: existing RTD stop remains at Yale & Downing intersection, one block from site
 - c) 3.9: Project to include all parking required on site, shared parking may be implemented for staff working in the Hospital as well as the facility
- 4) Vision 4: Economically Diverse & Vibrant
 - a) 4.1A: Extends the Porter Adventist Hospital service lines to include outpatient surgery and physical therapy providing more opportunities for the workforce.
 - b) 4.2A: Healthcare is a stable resilient economic entity
 - c) 4.2D: Porter campus remains largest employer for the local area, providing full range of jobs to align with diversity of residents.
- 5) Vision 5: Environmentally Resilient
 - a) 5.1B: new construction to meet or exceed City energy requirements, including green roofs and renewable energy resources
 - b) 5.6B: surface parking and detention exist to the north of the site up to the hospital, long range campus development plan includes development as accessible open space
- 6) Vision 6: Healthy & Active
 - a) 6.4A: Increasing access to health services is the primary objective of the project.
- 7) Vision 7: Denver and the Region
 - a) Porter has a long range plan that includes development of this site with expanded health care services.

Blueprint Denver

The site in question is contained within an established Special Campus District. The Porter Adventist Hospital has been located here since 1930 and still carries the H-1-B classification from the 1956 Denver Zoning Code. The four parcels fronting on E Yale Ave, including parcels identified in this application, are classified per the 2010 Zoning Ordinance as CMP-EI2 and CMP-H.

This Campus district is dedicated to medical services associated with the Hospital including inpatient, outpatient and assisted living facilities. The dominate buildings on campus are associated with the Hospital and vary in size and form including single story structures as well as the hi-rise patient towers. The campus is contained within a very large super block with only internal circulation drives and no public streets. Internal open space exists south of the hospital to the buildings on E Yale Avenue. Campus is anchored by the Seventh-Day Adventist Church, commenced services in 1960, on the corner of E Yale and S Downing.

The proposed re-zoning and site development is consistent with the Growth Strategy for Denver in 2040. This district is anticipated to see a 15% growth in jobs which will be supported by the new development bringing new employment opportunities.

Street Types bordering on this campus district include the residential arterials of E Yale Ave. (south) and S Downing St. (west) with local street S. Clarkson (east) and E Harvard Ave. The 511 E Yale parcels are bordered by Yale and Clarkson, both residential streets with primarily single-family residences on both. Clarkson residents' backyards are adjacent to the east boundary and the Englewood residents across Yale face the parcel across the street.

1) Equity Concepts:

- a. Improving Access to Opportunity. Adding outpatient surgery, rehabilitation and physical therapy provides increased access to health care services and more job opportunities. The proposed development has the potential to bring additional healthcare services, open space and recreational amenities to the neighborhood.
- b. Equity indexes are favorable for the Rosedale area excepting access to transit although RTD bus stop and access to transit system exists within two blocks of this site. Porter does provide public transit passes to employees and provides transportation via Lyft and other measures for patients in need, these services would be expanded to this site.
- c. Generally, all equity indexes are in the 'More Access' Category and this application will not adversely impact those indexes. Housing is not displaced nor will it be provided as a result of this amendment.

2) Reducing Vulnerability to Displacement

- a. Equity Measurement scores all report as not vulnerable, and this application will not make conditions any worse for the
- b. No housing or business displacement is caused by this rezoning and proposed development. The existing educational facility is no longer in use and the extents of the project will not exceed the existing parcel boundaries.
- c. New health care facility will generate new jobs consistent with the medical campus (retail) including options for community employment at various income levels.

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Dale Clingner

From: Dale Clingner
Sent: Thursday, August 8, 2019 2:10 PM
To: paul.kashmann@denvergov.org; kniechatlarge@denvergov.org; ortegaatlarge@denvergov.org
Subject: Proposed Rezoning at 711 E. Yale Avenue.
Attachments: 2019-03-22 711 E Yale Parcel Map_SchemeB.pdf; zoning_SE_109.pdf

Categories: Filed by Newforma

Councilmembers,

On behalf of PorterCare Adventist Health System I am pursuing re-zoning for two parcels located within the extents of Porter Adventist Hospital campus. Parcel A - 711 E Yale and Parcel B - 2525 S Downing are currently zoned CMP-EI2 and contain the former Mile High Academy School, currently housing training facilities for Centura Health as a temporary accommodation. The Health System is pursuing rezoning of these parcels to CMP-H to enable development of the site for health care services to supplement those offered in the main Hospital. Trends in healthcare delivery are creating a desire for more outpatient services coupled with a desire for comprehensive care from a single location, Porter would like to pursue development of this site and bring these types of services to the immediate neighborhood and the greater patient population of the larger community.

I have attached the relevant zoning plan as well as the conceptual site development plan for reference. Please don't hesitate to contact me with any questions or concerns that require our attention.

Sincerely,



Dale D. Clingner, AIA

Main: 303-499-7795 | Direct: 303-242-3748

BOULDER ASSOCIATES ARCHITECTS | Design Leaders for Health & Aging
1426 Pearl Street, Suite 300 | Boulder, Colorado 80302 | 303.499.7795 | boulderassociates.com

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Dale Clingner

From: Dale Clingner
Sent: Thursday, August 8, 2019 2:20 PM
To: jawalker64@gmail.com
Subject: FW: Proposed Rezoning at 711 E. Yale Avenue.
Attachments: 2019-03-22 711 E Yale Parcel Map_SchemeB.pdf; zoning_SE_109.pdf

Rosedale Harvard Gulch Neighborhood Organization

On behalf of PorterCare Adventist Health System I am pursuing re-zoning for two parcels located within the extents of Porter Adventist Hospital campus. Parcel A - 711 E Yale and Parcel B - 2525 S Downing are currently zoned CMP-EI2 and contain the former Mile High Academy School, currently housing training facilities for Centura Health as a temporary accommodation. The Health System is pursuing rezoning of these parcels to CMP-H to enable development of the site for health care services to supplement those offered in the main Hospital. Trends in healthcare delivery are creating a desire for more outpatient services coupled with a desire for comprehensive care from a single location, Porter would like to pursue development of this site and bring these types of services to the immediate neighborhood and the greater patient population of the larger community.

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Dale Clingner

From: Nicole Casey <ncasey@workplaceelements.com>
Sent: Wednesday, January 8, 2020 1:16 PM
To: Dale Clingner
Subject: RE: Centura Training Facility

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Dale! I appreciate the information.



Nicole Casey, AIA, LEED AP, EDAC

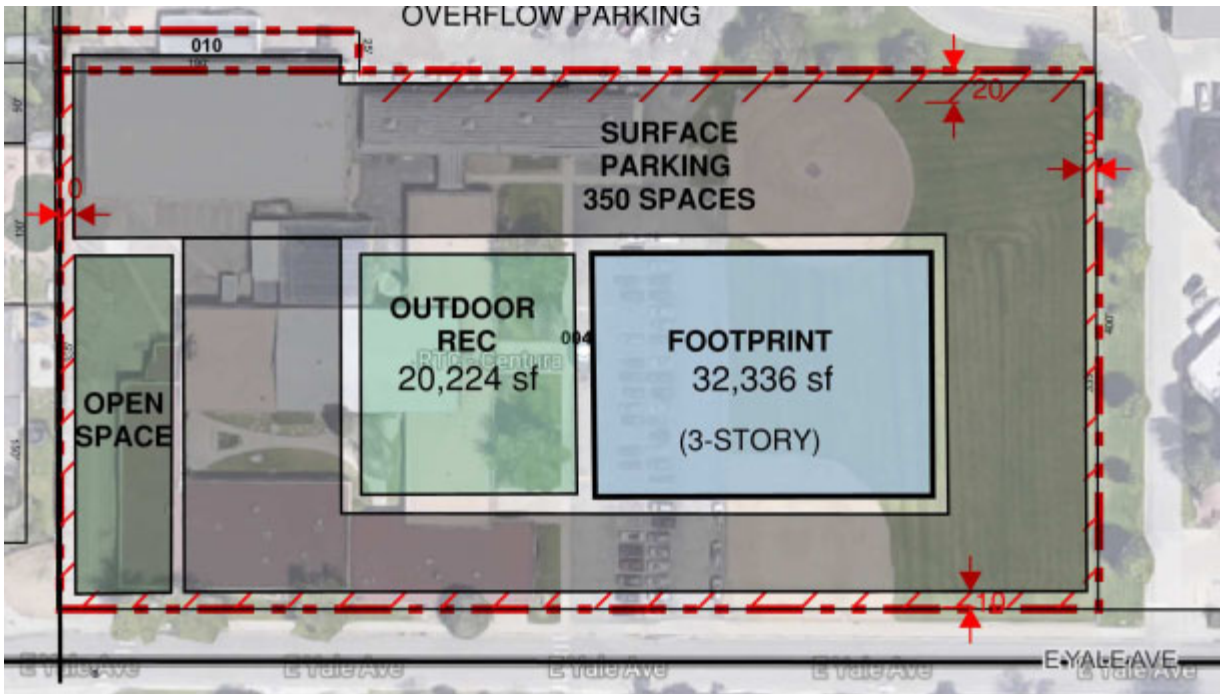
Healthcare Manager, Manufactured Construction

2501 Blake Street, Denver, CO 80205 | P 303.471.4334 | C 303.916.8296 | workplaceelements.com

From: Dale Clingner <dclingner@boulderassociates.com>
Sent: Wednesday, January 08, 2020 12:14 PM
To: Nicole Casey <ncasey@workplaceelements.com>
Subject: RE: Centura Training Facility

Hi Nicole,

Centura has moved forward with rezoning without any design work at this point. We offered just a simple graphic indicating a building and parking with some outdoor space, don't expect any road changes beyond curbcuts. Hopeful to start design this year but not yet released or included in the discussions. This is all that's been generated and included in the application



Dale D. Clingner, AIA

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From: Nicole Casey <ncasey@workplaceelements.com>
Sent: Tuesday, January 7, 2020 11:31 AM
To: Dale Clingner <dclingner@boulderassociates.com>
Subject: Centura Training Facility

Hi Dale,

I'm sure you and I have crossed paths a few times! I worked at HL on the St. Joes team several years back with Mike Grose and Rob Galvin, and now I'm working on Kaiser Permanente projects with Boulder Associates. I happen to live at E Yale Ave and S Emerson St, across the street from the current Centura Training facility. We received notice from the City about the rezoning application for that property. We're very excited that your team is working on the redevelopment of that property for Centura! We've always been nervous that Centura would sell that property and we would end up with a giant apartment complex across the street!

Do you have any site plans or schematic documents that you could share with me? The 2700 block of Emerson Street is very interested in that property development and the future street modifications!

Thank you,
Nicole Casey



Nicole Casey, AIA, LEED AP, EDAC
Healthcare Manager, Manufactured Construction

Dale Clingner

From: Councilwoman Debbie Ortega <info@ortega.denvercitygov.net>
Sent: Thursday, August 29, 2019 12:34 PM
To: Dale Clingner
Subject: A Message From Councilwoman Debbie Ortega

Thank you for the information about the proposed rezoning by PorterCare Adventist Health System. Council members are constrained in their ability to discuss a rezoning outside of a public hearing. Rezoning actions are considered quasi-judicial, not legislative. In these cases council acts more like a court than a legislative body. We are required to apply standards in an existing ordinance to a specific situation and make our decision based on the information presented at the public hearing. Any communication with a member of the public or the applicant outside of the public hearing is considered “off-the-record” and must be avoided once an application has been filed. The purpose of limiting ex parte communications is to ensure that all members of Council are presented with the same evidence and argument. It is my policy to avoid ex parte communications and place on the record substantive communications concerning rezoning requests.

I will enter your comments into the public record so that I, and all all members of Council, may consider them during our deliberations.



Deborah Ortega
Councilwoman At-Large
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
720.337.7713 Phone

Dale Clingner

From: Dale Clingner
Sent: Wednesday, November 13, 2019 10:33 AM
To: Robert Anderson
Cc: Ginny Eiseman
Subject: RE: Porter Rezoning
Attachments: Proposal-Rezoning.pdf

Robert,

There are multiple steps in the notification process. My informal outreach as the first, followed by formal notification of all RNO by the City once the review process formally begins (still pending intake requirements complete). Following the formal notifications there are signs posted on the site and then public forums with City Council meetings for neighborhood feedback to follow. Please see attached for the overall summary of the process, we are still stuck on step 3 presently.

Dale D. Clingner, AIA

Main: 303-499-7795 | Direct: 303-242-3748

Gallup CliftonStrengths **ACTIVATOR** – **COMMUNICATION** – **INPUT** – **INTELLECTION** – **ADAPTABILITY**

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From: Robert Anderson <bert.b.anderson@gmail.com>
Sent: Monday, October 21, 2019 6:12 PM
To: Dale Clingner <dclingner@boulderassociates.com>
Cc: Ginny Eiseman <vginbin@aol.com>
Subject: Re: Porter Rezoning

Thanks, Dale. Do you know what will be done to notify neighbors? That will be our primary role in this process.

On Mon, Oct 21, 2019 at 5:03 PM Dale Clingner <dclingner@boulderassociates.com> wrote:

Rob, apologies on the time to respond. We were stuck administratively with the City of Denver and just recently had our re-zoning application formally received and logged for review which impacted our timeline. Looks like rezoning complete in March of 2020 followed by design and construction with project completion spring of 2020.

Dale D. Clingner, AIA

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Gallup CliftonStrengths **ACTIVATOR** - **COMMUNICATION** - **INPUT** - **INTELLECTION** - **ADAPTABILITY**

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-----Original Message-----

From: Robert Anderson <bert.b.anderson@gmail.com>

Sent: Thursday, September 19, 2019 11:24 PM
To: Dale Clingner <dclingner@boulderassociates.com>
Cc: Ginny Eiseman <vginbin@aol.com>
Subject: Porter Rezoning

Dale,

I am with the Rosedale Harvard Gulch Neighborhood Association (RHGNA). I was wondering if you could provide us with some information regarding the timing of the rezoning and subsequent redevelopment of the hospital project (Porter Adventist Ortho Center). We want to make sure that we fulfill our role of communicating relevant information to Rosedale residents. Thank you for your input.

-Rob Anderson

Dale Clingner

From: Dale Clingner
Sent: Thursday, August 8, 2019 2:10 PM
To: paul.kashmann@denvergov.org; kniechatlarge@denvergov.org; ortegaatlarge@denvergov.org
Subject: Proposed Rezoning at 711 E. Yale Avenue.
Attachments: 2019-03-22 711 E Yale Parcel Map_SchemeB.pdf; zoning_SE_109.pdf

Categories: Filed by Newforma

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Sincerely,



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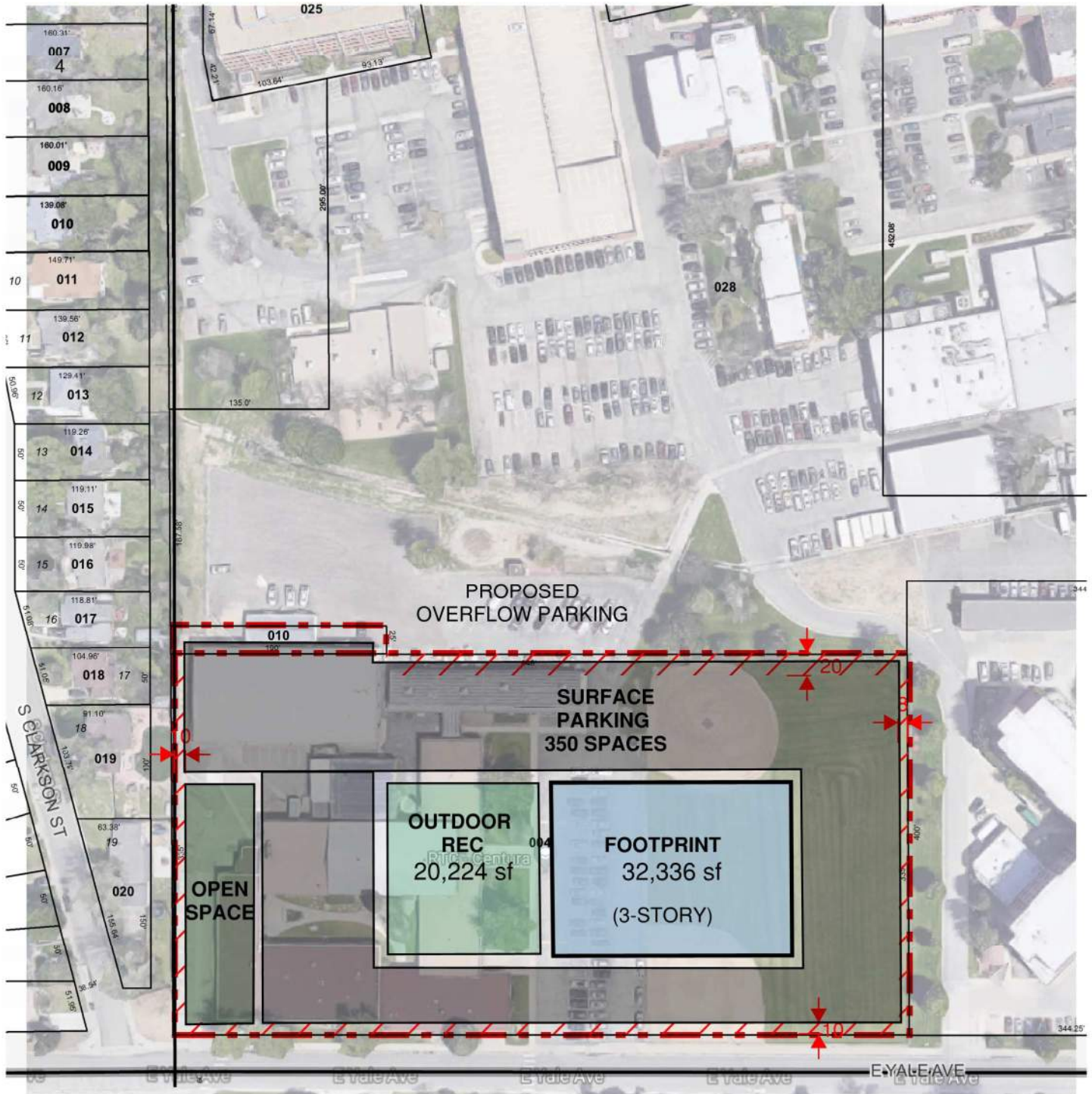
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SCHEME B

HOSPITAL ZONING: CMP-H (rezoned)
SITE AREA: 221,750 SF (5.1 AC)
BUILDING AREA: 97,000 SF
FLOORS: 3-STORY
PARKING: 350 STALLS

CMP-H ZONING REQUIREMENTS

SET BACK REQ. NORTH: 20 FT
 SOUTH: 10 FT
 EAST: 7.5 FT
 WEST: 10 FT
MAX BUILDING HEIGHT: 200 FT
FLOORS: N/A
BULK PLANE: SEE DIAGRAM



BOULDER ASSOCIATES

ARCHITECTS

Boulder Associates, Inc.
 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767

PROJECT: PORTER ADVENTIST ORTHO CENTER

PROJECT NO.: 183942.00

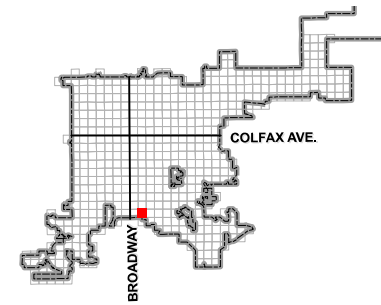
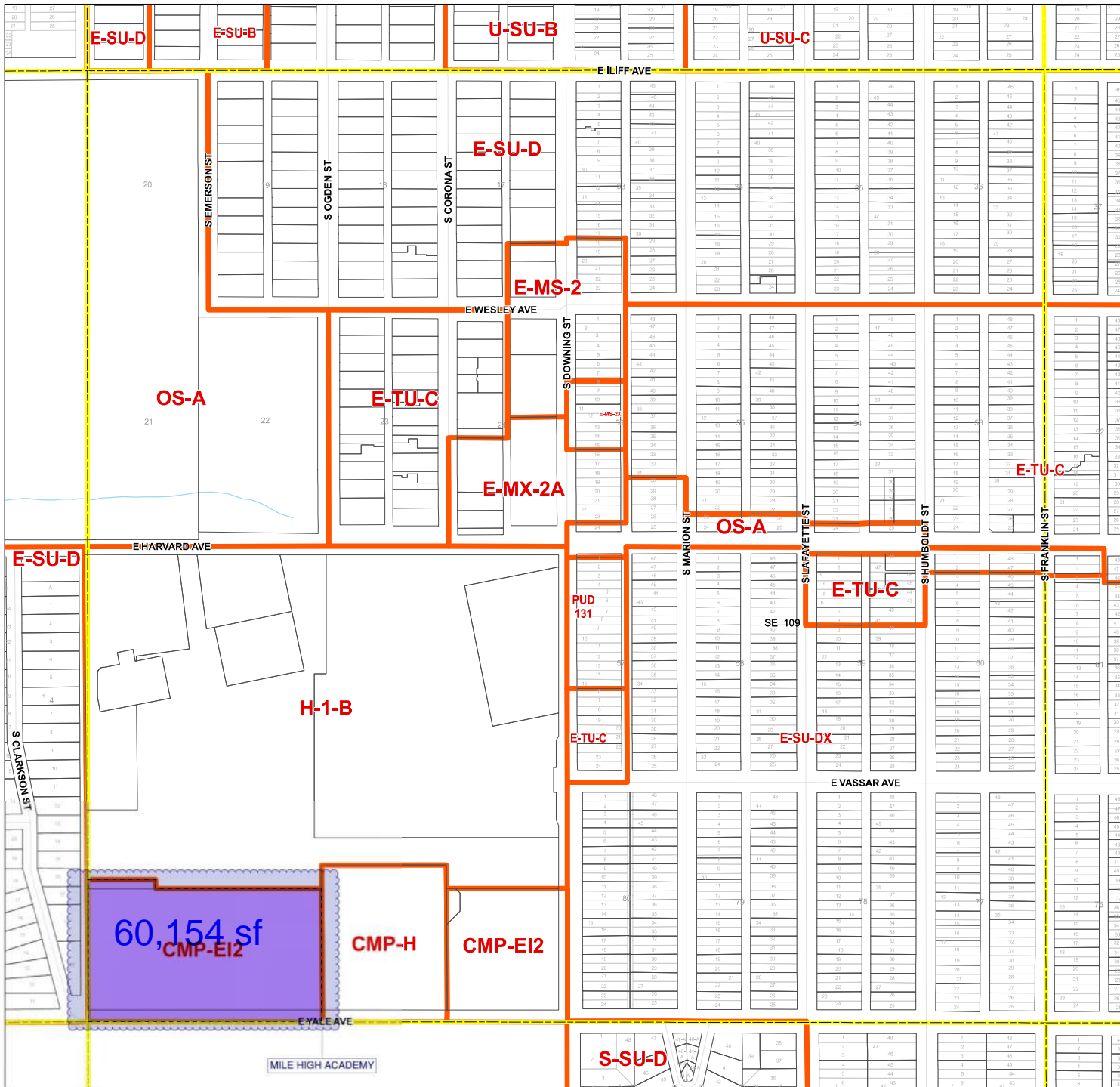
DATE: 03.25.2019

DRAWN BY: AC

SHEET: 711 E. YALE AVE

SHEET NUMBER:

SCHEME B - STACKED



Quarter Section Index

SE_089	SE_090	SE_091
SE_110	SE_109	SE_108
	SE_111	SE_112

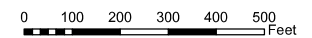
Surrounding Mapsheets

City and County of Denver Zoning Map

QUARTER SECTION: SE_109



Scale 1" = 200'
When printed at 17"x22"



Nov 01, 2018

City and County of Denver
Community Planning and Development
Geographic Information Systems

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This map is a representation of the proposed official zoning map for the City and County of Denver, filed with the Denver City Clerk on May 20, 2010.

Dale Clingner

From: Dale Clingner
Sent: Thursday, August 8, 2019 2:19 PM
To: comayl@aol.com
Subject: Proposed Rezoning at 711 E. Yale Avenue.
Attachments: 2019-03-22 711 E Yale Parcel Map_SchemeB.pdf; zoning_SE_109.pdf

Inter-Neighborhood Cooperation,

On behalf of PorterCare Adventist Health System I am pursuing re-zoning for two parcels located within the extents of Porter Adventist Hospital campus. Parcel A - 711 E Yale and Parcel B - 2525 S Downing are currently zoned CMP-EI2 and contain the former Mile High Academy School, currently housing training facilities for Centura Health as a temporary accommodation. The Health System is pursuing rezoning of these parcels to CMP-H to enable development of the site for health care services to supplement those offered in the main Hospital. Trends in healthcare delivery are creating a desire for more outpatient services coupled with a desire for comprehensive care from a single location, Porter would like to pursue development of this site and bring these types of services to the immediate neighborhood and the greater patient population of the larger community.

I have attached the relevant zoning plan as well as the conceptual site development plan for reference. Please don't hesitate to contact me with any questions or concerns that require our attention.

Sincerely,



Dale D. Clingner, AIA

Main: 303-499-7795 | Direct: 303-242-3748

BOULDER ASSOCIATES ARCHITECTS | Design Leaders for Health & Aging
1426 Pearl Street, Suite 300 | Boulder, Colorado 80302 | 303.499.7795 | boulderassociates.com

BOULDER | SACRAMENTO | ORANGE COUNTY | SAN FRANCISCO | DALLAS

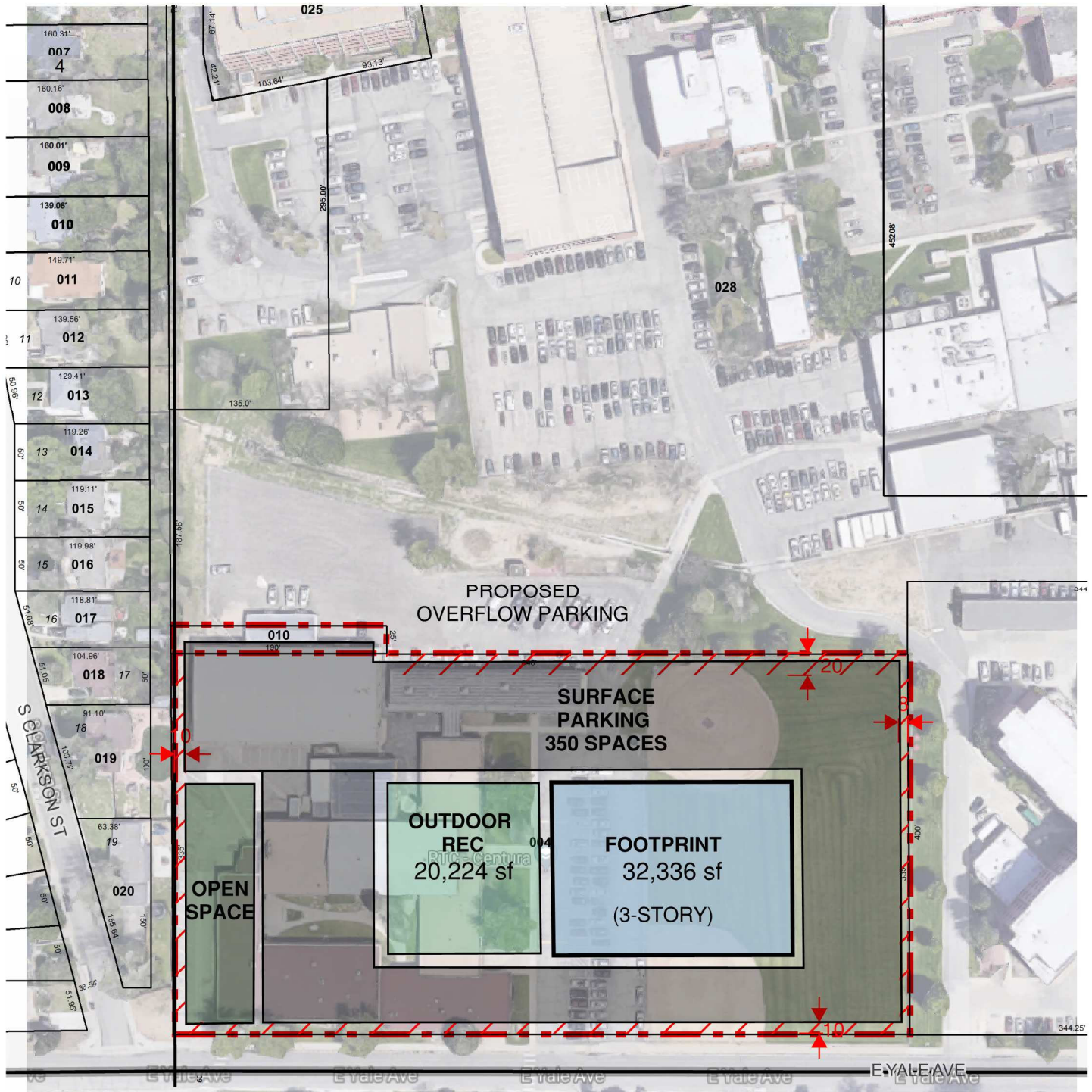
By accepting and using this information the recipient agrees to the following terms: The attached electronic files are provided for the purpose of expediting input of information into the recipients computer. In using or modifying this data, the recipient shall confirm the information matches the hard copy drawings and/or actual field conditions, if any. Boulder Associates hereby disclaims any liability related to the use of these electronic files, and does not guarantee any accuracy of the information. The information provided by Boulder Associates shall not be used for any purpose other than the project for which it was originally intended. These electronic files shall not to be released to any other party without the written consent of Boulder Associates. These electronic files are an instrument of professional services and shall remain the property of the parties listed in the professional services agreement.

SCHEME B

HOSPITAL ZONING: CMP-H (rezoned)
SITE AREA: 221,750 SF (5.1 AC)
BUILDING AREA: 97,000 SF
FLOORS: 3-STORY
PARKING: 350 STALLS

CMP-H ZONING REQUIREMENTS

SET BACK REQ. NORTH: 20 FT
 SOUTH: 10 FT
 EAST: 7.5 FT
 WEST: 10 FT
MAX BUILDING HEIGHT: 200 FT
FLOORS: N/A
BULK PLANE: SEE DIAGRAM



BOULDER ASSOCIATES

ARCHITECTS

Boulder Associates, Inc.
 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767

PROJECT: PORTER ADVENTIST ORTHO CENTER

PROJECT NO.: 183942.00

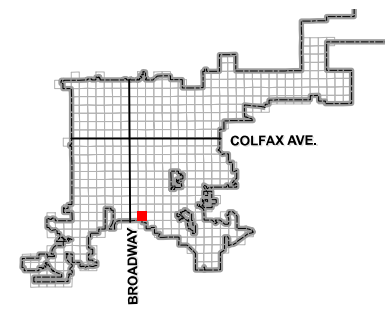
DATE: 03.25.2019

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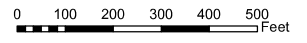
Surrounding Mapsheets

**City and County of Denver
Zoning Map**

QUARTER SECTION: SE_109



Scale 1" = 200'
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Nov 01, 2018
City and County of Denver
Community Planning and Development
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Quarter Section SE 109
 Zone District: CMP-EI2 Denver Zoning Code
 Code Version: 2010 Denver Zoning Code
 Expand for more information
 Neighborhood Context: SPECIAL CAMPUS
 Zone Description: Campus (EI, EI2, ENT, H, H2, NWC)
 Ordinance Year: 2010
 Ordinance: 333

E-SU-D

E HARVARD AVE

S CLARKSON ST

S DOWNING ST

PUD 131

E-TU-C

H-1-B

PARCEL B

PARCEL A

CMP-EI2

CMP-H

CMP-EI2

E YALE AVE

711 E. YALE AVE



9100 E. Mineral Circle
Centennial, CO 80112

August 29, 2019

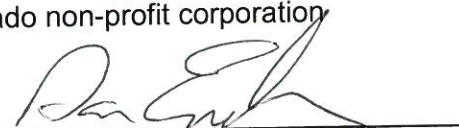
City and County of Denver
Community Planning & Development
201 W. Colfax Ave. – Dept. 205
Denver, CO 80202

Re: Affidavit of Authorization for Representatives of PorterCare Adventist Health System
Project: Rezoning of property at 711 E. Yale Ave. [former Mile High Academy property]

To Whom It May Concern:

The undersigned, a duly authorized officer of PorterCare Adventist Health System, a Colorado non-profit corporation (the "Company") certifies to the City and County of Denver Community Planning and Development Department (the "City") that the representatives listed on the attached contact page are the authorized signatory and representative of the Company with the full capacity and authority to execute and deliver all instruments, documents, certificates, applications and submittals, and to pay all costs, fees and expenses as may be, in their sole judgment, necessary, proper or advisable in order to carry out and comply with filing and submittal requirements of the City for the above referenced Project.

AFFIANT:
PORTERCARE ADVENTIST HEALTH SYSTEM,
a Colorado non-profit corporation


By: 
Dan Enderson
Its: Treasurer

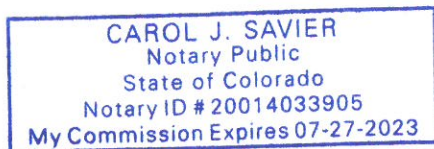
STATE OF COLORADO)
) ss.
County of Arapahoe)

The foregoing instrument was acknowledged before me this 29th day of August, 2019 by DAN ENDERSON as TREASURER of PorterCare Adventist Health System, a Colorado non-profit corporation.

WITNESS my hand and official seal.

My commission expires:
July 27, 2023


Notary Public



Company's Authorized Signatory

Ramy Hanna
Senior Vice President – Shared Service and Operations
Centura Health Corporation
9100 E. Mineral Circle
Centennial, CO 80112
P) 303-673-7312
Email) ramyhanna@centura.org

Project's Authorized Representative

Dale D. Clingner
Boulder Associates
1426 Pearl St., Suite 300
Boulder, CO 80302
P) 303-242-3748
Email) dclingner@boulderassociates.com

CERTIFICATE OF THE SECRETARY

I, Kris Ordelheide, serving in the office of Secretary of Centura Health Corporation (“Centura Health”), acting for and with the authority of PorterCare Adventist Health Systems hereby certify:

That the Board of Directors of Centura Health, at its November 7, 2018, meeting, in addition to all powers previously or thereafter conferred upon them, authorized each of the following positions, acting individually or collectively,

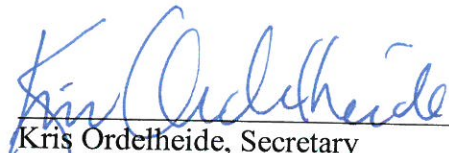
President and Chief Executive Officer,
Executive Vice President and Chief Operating Officer,
Senior Vice President and Financial Officer,

to execute, file, deliver, and enter into documents, contracts, agreements, and amendments thereto, for and on behalf of Centura Health, and all entities operated and managed by Centura Health and for which Centura Health has legal responsibility, including but not limited to, PorterCare Adventist Health System and its wholly owned subsidiaries.

The individuals currently appointed as Officers in the positions above are:

<u>Name</u>	<u>Title</u>
Peter D. Banko	President and Chief Executive Officer
Edward Sim	Executive Vice President and Chief Operating Officer
Daniel E. (Dan) Enderson	Senior Vice President and Chief Financial Officer

Certified this 8th day of October, 2019.


Kris Ordelheide, Secretary



08/13/2015 09:22 AM
City & County of Denver
Electronically Recorded

R \$41.00

WD

D \$900.00

After Recording Return to:
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, Colorado 80202
Attn: William S. Martin, Esq.

State Documentary Fee	E-RECORDED
Date	
\$ 900.00	

THIS DOCUMENT WAS RECORDED

SPECIAL WARRANTY DEED

THIS DEED is dated August, 12, 2015, and is made between **THE ROCKY MOUNTAIN CONFERENCE OF SEVENTH-DAY ADVENTISTS**, a nonprofit corporation duly organized and existing under and by virtue of the laws of the State of Colorado, the "Grantor," and **PORTERCARE ADVENTIST HEALTH SYSTEM**, a Colorado nonprofit corporation (whether one, or more than one), the "Grantee," whose legal address is c/o Centura Health Corporation, 188 Inverness Drive, Suite 500, Englewood, of the County of Arapahoe and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **NINE MILLION DOLLARS (\$9,000,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver and State of Colorado, described in Exhibit A attached hereto.

also known by street address as: 711 East Yale Avenue
and assessor's schedule or parcel number: 0526400004000
05264-00-010-000
A portion of 05264-00-028-000

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to: none; or the matters described on **EXHIBIT B** attached hereto:



7033743

4816-3593-2710.1
File No.: 2292/02-523

After Recording Return to:

Kutak Rock LLP
 1801 California Street, Suite 3000
 Denver, Colorado 80202
 Attn: William S. Martin, Esq.

State Documentary Fee
Date
\$ 900.00

E-RECORDED

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A portion of 05264-00-028-000

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TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to: none; or the matters described on **EXHIBIT B** attached hereto:



7033743

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its president, vice-president, or other head officer, and its corporate seal to be affixed, attested by its secretary or other appropriate officer, on the date set forth above.

GRANTOR:

THE ROCKY MOUNTAIN CONFERENCE OF SEVENTH-DAY ADVENTISTS, a Colorado nonprofit corporation

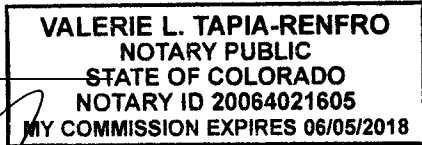
By: *Barbara J. Parrott*
Name: Barbara J. Parrott, Corporation Secretary for Asset Management

By: *Eric Nelson*
Name: Eric Nelson, Vice President for Administration

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 12th day of August, 2015, by Barbara J. Parrott as Corporation Secretary for Asset Management for the Grantor, The Rocky Mountain Conference of Seventh-day Adventists.

Witness my hand and official seal.
My commission expires: 6/5/18



[Signature]
Notary Public

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 12th day of August, 2015, by Eric Nelson as Vice President for Administration for the Grantor, The Rocky Mountain Conference of Seventh-day Adventists.

Witness my hand and official seal.

Cheryl Gross

My commission expires: May 6, 2018

**CHERYL J. CRESS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104014810
MY COMMISSION EXPIRES 05/06/2018**