

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 FEE PAYMENT***		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Open Arms Assisted Living	Representative Name	Peter Hynes
Address	12150 E. Andrews Drive	Address	12150 E. Andrews Drive
City, State, Zip	Denver, CO 80239	City, State, Zip	Denver, CO 80239
Telephone	720-452-8006	Telephone	720-319-4459
Email	p.hynes@synergy-re.com	Email	p.hynes@synergy-re.com
*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):	12150 E. Andrews Drive		
Assessor's Parcel Numbers:	0113312001000		
Area in Acres or Square Feet:	149,000 sf or approx. 3.4 ac		
Current Zone District(s):	S-MU-3		
PROPOSAL			
Proposed Zone District:	S-MX-3		
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 checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>5/14/25 - E. Ibanez</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see page 3)		
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?	<input checked="" type="checkbox"/> Yes - State date below and describe method in outreach attachment, see page 3 <u>3/19/25 and additional</u>		

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 checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.</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 section.</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, 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> <p>Far Northeast Plan</p>
<p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p>Only check this box if your application is not consistent with 12.4.10.7.A</p>	<p><input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p> <p>Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p>
<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 the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p>	<p><input checked="" type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</p> <p><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.</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.
- ☒ **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, the applicant may include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

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)
- ☒ **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.) (if applicable)
- ☐ **Affordable Housing Review Team Acceptance Letter** (if applicable)
- ☐ **Other Attachments.** Please describe below.

REZONING GUIDE

Rezoning Application Page 4 of 4

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
Open Arms Assisted Living	12150 E. Andrews Drive, Denver, CO 80239	100%	Peter Joseph Hynes <small>Digitally signed by Peter Joseph Hynes Date: 2025.07.30 15:02:04 -06'00'</small>	07/30/25	(A)	<div>YES</div> <div>NO</div> <div>n/a</div>
						<div>YES</div> <div>NO</div>
						<div>YES</div> <div>NO</div>
						<div>YES</div> <div>NO</div>

List of Exhibits

- Exhibit A:** Property Legal Description
- Exhibit B:** Proof of Ownership Documents
- Exhibit C:** Review Criteria Narratives
- Exhibit D:** Community Outreach
- Exhibit E:** Letter of Authorization for Synergy-RE LLC to act as Representative
- Exhibit F:** Individual Authorization to Sign on Behalf of a Corporate Entity
- Exhibit G:** Letters of Support

2025I-00037

12150 E. Andrews Drive

Exhibit A

Property Legal Description

2025I-00037

12150 E. Andrews Drive

12150 E. Andrews Drive

L 1, BLOCK 12, MONTBELLO NO.3, CITY AND COUNTY OF DENVER, STATE OF COLORADO

2025I-00037

12150 E. Andrews Drive

Exhibit B

Proof of Ownership Documents



City & County of Denver - Property Record Search

City & County of Denver - Property Record Search

0113312001000
12150 E ANDREWS DR

OPEN ARMS ASSISTED LIVING
12150 ANDREWS DR DENVER CO 80239

Total Appraised Value
\$5,169,000

KEY INFORMATION

Schedule Number	0113312001000
Situs Address	12150 E ANDREWS DR
Owner(s)	OPEN ARMS ASSISTED LIVING
Class	MIXED-USE
Land Use Code	33M - SOCIAL/RECREATION W/MIXED USE
Zoning	S-MU-3
Tax District	DENV
Land Sq Ft	149,000
Building Sq Ft	10,906
Legal Description	MONTBELLO NO 3 B12 L1
Prior Year Mill Levy (2024)	79.202

ASSESSMENT DETAILS

Protest My Value

Tax Year	2025
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Actual Values

Land	\$1,080,800
Improvements	\$4,088,200
Total	\$5,169,000

Assessed Values

Land	TBD
Improvements	TBD
Exempt	TBD
Total	TBD

ASSESSOR FORMS & ADDRESS CHANGE



Statement of Authority

Pursuant to C.R.S. 38-30-172, the undersigned hereby executes this Statement of Authority on behalf of the Open Arms Assisted Living, a 501c3 organization (the "Entity"), and states as follows:

- 1) The name of the entity is Open Arms Assisted Living.
- 2) The entity is a Colorado nonprofit organization.
- 3) The mailing address is 12150 Andrews Drive, Denver, CO 80239.
- 4) The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, and transactions in connection therewith, on behalf of the Entity is Peter J. Hynes, President Synergy-RE LLC.

EXECUTED as of 15 day of August, 2025.

Open Arms Assisted Living
a Colorado nonprofit organization:

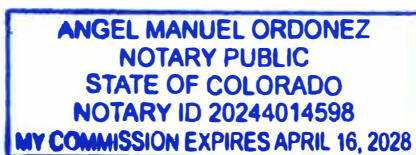
By: 
Peter J. Hynes, Board of Directors Chair

STATE OF COLORADO

CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 15th day of AUGUST 2025 by Peter Hynes, as Chair of Board of Directors of Open Arms Assisted Living, a Colorado nonprofit Corporation.

My commission expires: APRIL 16, 2028




Notary Public

Exhibit C

Review Criteria Narratives:

General Review Criteria DZC Sec. 12.4.10.7 : Statement of Compliance with General Review Criteria and Description of Justifying Circumstances

EXHIBIT C: DESCRIPTION OF CONSISTENCY WITH ADOPTED CITY PLANS (DZC SEC. 12.4.10.7) AND DESCRIPTION OF JUSTIFYING CIRCUMSTANCES (DZC 12.4.10.8)

12150 E. Andrews Drive, Denver, CO 80239

Parcel Numbers: 0113312001000

Current Zoning: S-MU-3

Proposed Zoning: S-MX-3

Legal Description: L 1, Block 12, Montbello No.3, City and County of Denver, State of Colorado

Property Size: 149,000 sf or approximately 3.4 acre



Property Owner:

Open Arms Assisted Living
12150 E. Andrews Drive
Denver, CO 80239

Authorized Representative:

Peter Hynes
Synergy-RE LLC
12150 E. Andrews Drive
Denver, CO 80239
720-319-4459
p.hynes@synergy-re.com

PROJECT SUMMARY AND JUSTIFYING CIRCUMSTANCES:

Statement of compliance with *General Review Criteria DZC Sec 12.4.10.7:*

Open Arms Assisted Living is a Medicaid provider of home and community-based services. We provide and promote housing and health care for low- and moderate-income residents in Montbello.

Consistent with adopted City plans, this application proposes a zone change to the 3.4 acre property located at 12150 East Andrews Drive (the "Property"), from S-MU-3 to S-MX-3 inclusive of Type IV Residential Care Use per DZC Section 11.12.2.3 A.5 & B.4 and to satisfy Denver Zoning Code Text Amendment #8. We desire to construct a 63-bed addition to our existing mixed-use, 30-bed residential board and care facility and place of religious worship. Our project will provide additional bedrooms for brain injury, respite care, assisted living and memory care residents (the "Project"). Justifying circumstances, pertinent to this map amendment request, are reflected in this property. Surroundings have changed and are changing to such a degree that it is in the public interest to encourage the development of additional assisted living and memory care beds on the Property. Gentrification pressures, an aging population, increased density and diversity, market realities, and the exploding demand for home and community-based services have increased to such a degree that rezoning the Property is in the best interest of the community and public. A successful zone map amendment will perpetuate religious worship activities, expand health care options, beautify the site, provide additional employment opportunities, help stabilize the community, and provide needed affordable senior housing all the while creating a soft transition from residential context zoning to industrial context zoning.

The purpose of this project, Open Arms Assisted Living, is to safely enhance people's lives as they age in community. Our aging population, surrounding large developments, and demand for additional health care providers are pressing on Montbello. Responding to these pressures, in 2020, Open Arms repurposed the Property's vacant faith-based elementary school into 30-beds of

affordable assisted living and its now time to expand.

A zone change to S-MX-3 Type IV, a mixed-use zone district, will allow for the construction of 63 additional beds at Open Arms Assisted Living. S-MX-3 is a perfect soft transition from an S-Neighborhood Context to an Industrial Context. An active institutional use sharing the corner with education, flex office, and worship creates a vibrant corner for generations to come. Located at the Southeast corner of the intersection at Peoria and Andrews Drive, this property is home to 4 church congregations, 1 adult day center, and 30 beds reserved for our most vulnerable population. On this corner, the community can age with dignity, commune in religious congregation, receive housing and health care services, and gain employment opportunities. In harmony with the four corners of our intersection, Open Arms, Monarch Montessori, Flex Offices, and Montbello residents will enjoy generations of care, education, employment, and worship.



The proposed map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district. Rezoning aligns with:

a.) The proposed district neighborhood context description:

Section 3.1.1 GENERAL CHARACTER *The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks... multi-unit building forms are typically separated from single-unit residential and consist of Row House and occasional mid- and high-rise Apartment building forms. Commercial buildings are typically separated from residential and consist of Shopfront and General forms.*

- Our proposal is for a multi-unit, mixed-use, general building form.

Section 3.1.2 STREET AND BLOCK PATTERNS *The Suburban Neighborhood Context consists of an irregular pattern of block shapes surrounded by curvilinear streets within a modified or non-existent grid, with cul-de-sacs and typically no alleys. Block shapes and sizes vary. The typical block pattern includes attached sidewalks (though sidewalks may be detached or nonexistent), street and surface parking, and generous landscaping between the street and buildings.*

- Our proposal includes detached sidewalks, no alley, surface parking, and generous landscaping between Andrews Drive and the building.

Section 3.1.3 BUILDING PLACEMENT AND LOCATION *Multi-unit residential buildings typically have deep front setbacks and wide side setbacks. Commercial buildings may have varying orientation and typically have deep front and side setbacks to accommodate landscaping and parking.*

- Our proposal has deep front setbacks. No additional parking is required.

Section 3.1.4 BUILDING HEIGHT *The Suburban Neighborhood Context is characterized by low scale buildings except for some mid- and highrise multi-unit residential and commercial structures, particularly along arterial streets.*

- Our proposal is a 2-story addition to a 1-story existing structure. Peoria Street is an arterial.

Section 3.1.5 MOBILITY *The Suburban Neighborhood Context has a higher reliance on the automobile with some access to pedestrian and bicycle facilities and the multi-modal transportation system.*

- Most of our residents are not able to drive. Parking is predominately used by staff during the week and church congregants during the weekend.

b.) The general purpose statement:

A. *The Mixed Use zone districts are intended to promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods.*

- Our existing facility provides a safe and secure environment for long-term care operations. A 2-story proposal is pedestrian scaled and in context with the community character.

B. The Mixed Use districts are appropriate along corridors, for larger sites and at major intersections.

- The Property is 3.4 acres and located at the SW corner of the major intersection of Peoria Street and Andrews Drive.

C. The building form standards of the Mixed Use zone districts balance the importance of street presence and provision of adequate parking through build-to requirements, Street Level activation and parking lot screening along the right-of-way. Standards offer predictable flexibility consistent with the variety of mixed use development found in the Suburban Neighborhood Context.

- The parking for the Property is located away from the street and screened by the existing structure. We will activate the street level with our space of worship, adult day operations, community spaces, and residential bedroom characteristics.

D. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.

- Our building has been in the community for over 50 years, and our addition will contribute positively to the established character of the community. Rezoning to S-MX-3 will serve as a soft transition from S-SU-F to I-MX-3 across Peoria St.

c.) The specific intent statement found in the Denver Zoning Code:

A. S-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

- This Property is primarily served by a collector street and the proposed is a 2-story building addition.

Summary:

The following provides evidence justifying the rezoning vis a vis:

- Our response to the changing needs of the community and demand for beds, and
- S-MX-3 being a long term, soft zoning transition from Residential Context to Industrial Context.
- Conformance with the Far Northeast Plan
- Further implementation of Blueprint Denver and the Denver Comprehensive Plan

Open Arms Assisted Living is in a unique position and has prepared for additional beds. Our existing parking will sufficiently serve the proposed addition, and our land is readily developable. Over the short, mid, and long terms, S-MX-3 is the perfect zoning for the highest and best uses.

DESCRIPTION OF CONSISTENCY WITH ADOPTED PLANS (DZC SECTION 12.4.10.7.B & C)

The proposed zone map amendment is consistent with the following adopted City plans:

- C.1: Far Northeast Area Plan
- C.2: Blueprint Denver
- C.3: Denver Comprehensive Plan 2040
- C.4: Consistency with Neighborhood Context, Purpose and Intent Statement

C.1: FAR NORTHEAST AREA PLAN

The Far Northeast Area Plan was completed in 2022 and is supportive of our map amendment request addressing the changing needs of the community vis a vis:

- I. Overview and Vision (pg. 11)

“Preserve the character of Montbello’s existing residential neighborhoods while creating and connecting to destination areas along Peoria and Chambers Road.”

- We believe a person’s physical health is directly tied to their emotional and mental health and our project hopes to address all three health characteristics – physical, emotional, and mental. Governments are in need of better health and better care at lower costs. Open Arms provides better health and better care at lower costs. A destination along Peoria, our residential board and care community serves as a soft transition from a residential context to an industrial context. Our location connects five miles of health care destinations from Anschutz Campus along Peoria Street.

Open Arms Assisted Living is an original mixed-use property in Montbello. Built in the 1960’s, this property originally combined a church and school on a single zone lot. Our proposal preserves the mixed-use history and correlates the expanded building use to the changing nature and growing needs of Montbello. Proposed details are consistent with the current building character and design.



A serene setting @ Open Arms Assisted Living.



Open Arms existing character - transition from worship to assisted living.



Open Arms existing character - Entry of assisted living. Gable roofs, brick, and stucco with residential 6-panel mutton style windows.



Neighborhood residential character - home nearby. Gables and stucco.



Place of worship character - Church across Andrews Dr. Gables, brick, and stucco with large stained-glass window.



Institutional character - Monarch Montessori across Peoria St.

- II. 1.2.1 – Equitable Planning for the Far Northeast (pg. 16 - 25)

“1.2.2 - Access to Opportunity: Creating more equitable access to quality-of-life amenities, health and education.”

Open Arms Assisted Living has the property and program to help decrease morbidity rates, increase mortality rates, provide equitable access to home and community-based health care services, serve the local socioeconomic community, and provide access to amenities that improve quality of life. We provide excellent access to health and amenities for the community. Individuals enrolled in Medicaid, PACE, VA, or fixed spend down payment plans are all accepted at Open Arms. Our track record of providing high quality care to the most vulnerable population is evident in our average length of stay; several of our residents have lived in Open Arms for over 3 years (the average length of stay in Denver assisted living is 22 months). This housing opportunity provides residential board and care to individuals or partners whose income is equivalent to below 30% of the area median income. Our residents are the primary beneficiaries of increased access to quality-of-life amenities.

Health and education are intricate components of the Open Arms program. We provide employment opportunities to entry level applicants and award industry accepted training certificates. Training certificates include food service, business administration, medication administration, CPR, first aid, and site safety. Full-time equivalent positions for personal care workers, qualified medication administration persons, janitorial, food service, and management can increase more than 150% with this rezoning.

Equity Concept 1: Improving Access to Opportunity: Our current Access To Opportunity score is 3.166667. Rezoning will allow Open Arms to increase this score based on:

- Increased access to healthcare (assisted living, memory care, brain injury, adult day care, telehealth)
- Increased access to fresh foods (we have a community vegetable garden)
- Increased use of transit (Montbello connect, RTD Access-a-ride)

“1.2.3 - Reducing Vulnerability to Displacement: Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.”

As Montbello residents age, they are vulnerable to the increasing demands of property maintenance, threat of isolation, and emotional stress related to care

giving. These increased demands have expenses that can make residents vulnerable to displacement – especially the elderly. Renters often struggle to build an asset base that will carry them through retirement and long-term care. For many, Medicaid, PACE, or VA are the only programs that can provide long term care benefits.

Open Arms Assisted Living provides a safe and secure place to live and receive care for residents vulnerable to displacement or homelessness. In our limited trade area, the demand for housing and long-term care services exceeds 500 people. Open Arms currently provides room, board, and care for only 30 residents. We propose an added 63+/- beds of brain injury, respite care, memory care, and assisted living beds in order to meet the changing demands of the community. Even with 63 additional beds, we're still challenged to meet the skyrocketing demand for long term care Medicaid housing. This project is extremely necessary so our most vulnerable population may age in their community, now and in the future.

Equity Concept 2: Reducing Vulnerability to Displacement: Our current Vulnerability to Involuntary Displacement is 2 out of 3. Our resident population of Medicaid beneficiaries greatly serves Montbello and provides a safe and secure environment to age in community. Our program aids individuals with their activities of daily living, medication management, and care coordination. Open Arms is the only institutional assisted living provider in Montbello and the demand for our facility is greatly increasing.

"1.2.4 - Expanding Housing and Jobs Diversity: Providing better and more inclusive range of housing and employment options in all neighborhoods."

The majority of our residents are enrolled in Long-term Care Medicaid home and community-based services ('HCBS') waiver programs. Open Arms Assisted living is, in many cases, the only housing and health care option for those enrolled in the Medicaid HCBS-EBD waiver. Expanding our availability can make Open Arms an even more inclusive provider serving the community. In addition to our growing assisted living population, our proposed expansion will provide much needed housing and care options for those suffering from traumatic brain injuries and cognitive decline.

This broadening of services will also create more opportunities for employees to obtain next level job and skills training certificates. Most often, Open Arms facilitates and sponsors an employee's certification process. After our expansion, we anticipate employing around 60 health care workers, cooks, administrators, maintenance specialists, personal care workers, qualified medication administration people and/or nurses. This diverse mix of job opportunities provides entry level, career, and temporary choice options for community members.

Denver's median cost of assisted living is \$6,400 per month and Open Arms is approximately 35% below the median. The Medicaid program we use is structured to provide housing and health care benefits for those who have a monthly income

below \$2,199 – approximately 28% of the area median income. We intend to perpetuate our services to this population. Open Arms does not discriminate based on race, color, creed, sexual orientation or other. We are a community inclusive of elderly, blind, and disabled veterans, moms, dads, brothers, sisters, spouses, and grandparents.

As a transition from residential context to industrial context, Open Arms is a low intensity institutional use, yet is still residential in character. Together with continuing religious activities, residential board and care is the ideal transition from residential to industrial. From S-MU-3 to S-MX-3, the neighborhood character remains suburban, the uses stay plural, and the height limitation is consistent. The S-MX-3 and S-MU-3 zone district allow for similar commercial and residential uses and enhance the existing dialogue amongst surrounding residential, educational, office, and religious uses. This mix of diverse use groups supports an even more diverse range of employment synergies and potential partnerships.

The Montbello community is populated with a workforce that is capable and competent in delivering social and non-medical healthcare services.

Equity Concept 3: Expanding Housing Diversity: Our Housing Diversity score is 3 out of 5. Rezoning will allow us to increase this score based on:

- Providing housing and health care to the “Missing Middle”.
- Housing costs are pegged to the amount approved by the Home and Community-Based Services waiver program. Typical room and board rates and less than \$1,000/month.
- Income restricted units: For a Medicaid, InnovAge, or VA resident to qualify for benefits, the individual must meet the income restrictions set by Medicaid.

“Access to Health Services.”

Census tract 08031008306 is a national Healthcare Provider Shortage Area. Open Arms Assisted Living provides home and community-based services to a diverse and vulnerable population. Although Anschutz Medical Campus is relatively close-by, the Montbello community is largely underserved by the health care provider network. Open Arms is the only institutional scale assisted living and alternative care community in the area. The 63 additional beds proposed will positively affect the community and strengthen this census tract with a more robust health care provider, Open Arms Assisted Living.

Equity Concept 4: Expanding Job Diversity: Our Job Diversity scope is “not applicable”. Upon rezoning, Open Arms will hopefully help the rating of Montbello’s healthcare provider shortage area classification. Open Arms will provide approximately 60 positions which intent to include a telehealth specialist. This innovative position will use the telehealth infrastructure we already have and, in addition to residents, expand telehealth services to church congregants, school children, and community members.

Open Arms will also include nursing to our staffing matrix of skilled and unskilled health care workers.

We have HUGE suites for husband/wife, same sex couples, or best friends. Each room is equipped with a SmartTV and wireless internet. Come for a tour!

Private Pay double room for Couples, buddies



Room 18
Private Pay



This is what your room at Open Arms can look like



At Open Arms, you will find a loving and compassionate community with staff available 24 hours a day. You will fall in love our outdoor gardening, activity and dance spaces, ice cream pub and sunlit community rooms.

Large studio apartments are available now! Our rates are inclusive and affordable. We are always at least 20% below market prices. Hurry and reserve your new apartment—there are only a few left!

Open Arms is an inclusive community. We welcome all God's children with full hearts and Open Arms.

Call 720-452-8006 and schedule a tour today.

12150 E. Andrews drive
Denver, CO 80239
Phone: 720-452-8006
Fax: 720-897-2868
E-mail:
info@openarmsmontbello.org
Web address:
www.openarmsmontbello.org



Open Arms offers high quality
AFFORDABLE Assisted Living in
Denver, CO.



"Access to Centers and Corridors."

Open Arms Assisted Living does not typically house residents who are able to operate a motor vehicle. Therefore, our residents need a walkable community and/or accessible transportation. Our location is perfect for both and fosters independence and dignity. To the best of their abilities, our residents often walk to nearby retail, banking, entertainment, and/or recreation establishments. The Montbello Connector and RTD Access-a-ride are readily available transportation options for Open Arms residents. Expanding our facility will only increase local spending, use of existing transportation options, community amenities, and strengthen local business relationships.

Our proposed addition intends to help activate the corner of Peoria and Andrews Drive in a manner that creates a vibrant, safe, and active intersection. To the west is Monarch Montessori School, to the North a church, and to the Northwest offer a perfect and harmonious juxtaposition of space, time, and demographic. Open Arms

keeps a strong relationship with Monarch Montessori and we hope to expand that relationship as we both grow.



- III. 2.1.10 – Affordable Housing (pg. 65-67)

“What’s the Strategy:

- *Develop more community-based senior housing, and provide programs that help seniors affordably maintain their properties.”*

LU-22.1.b: Prioritize mixed-use, mixed-income projects to incorporate services and amenities for low- and moderate-income households and families with fixed incomes.

Open Arms Assisted Living is a perfect example of low to moderate-income community-based senior housing within a mixed-use structure and operation. Our program of home and community-based residential board and care coupled with religious assembly is what is needed and desired at this corner in Montbello. As a priority, Open Arms serves the most vulnerable population at risk of being homeless or forever living in very expensive skilled nursing facilities. As a Medicaid provider of home and community-based services, Open Arms is, for many people, the only housing and health care resource they might have. Our partnerships with the Colorado Coalition of Churches, InnovAge, and Health First Colorado provide housing and care that is affordable to both the individual and the State health care system.



LU-22.2.a: Use policy tools, regulatory tools, and action plans to prioritize affordable and mixed-income housing in the Far Northeast.

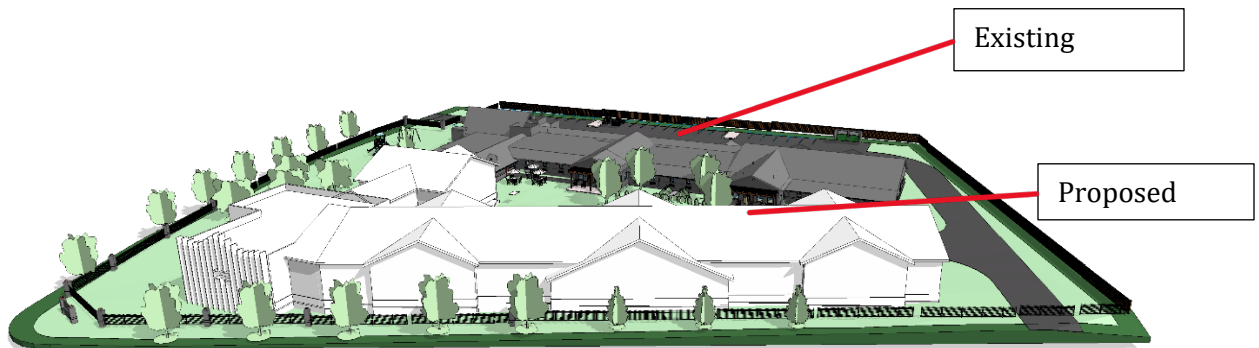
Open Arms does not receive any financial help from the Federal, City, or State governments. Operating on positive cash flow, Open Arms is the successful repurposing of a faith-based school into long term housing and care. As a regulatory tool, rezoning this lot to S-MX-3 would be the action necessary to allow for a Type IV Residential Board and Care use.

- IV. 3.1.1-Introduction to Montbello (pg. 138)

"When envisioning the future as part of the Far Northeast planning process, the community expressed the following desired outcomes."

- *Maintain the existing character of established residential areas while accommodating new growth to create destination areas with expanded commercial and affordable housing.*

Open Arms is made up of existing affordable assisted living and religious worship operating under the same roof. Residential expressions dominate the proposed and existing architecture through eave details, roof details, window & door styles, building scale, and exterior fenestration. Current design details will extend seamlessly to the new addition while celebrating the properties ecclesiastical history (see photos on page 5).



Progress rendering of the Open Arms Assisted Living proposed addition.

- *Maintain the existing job base and create more local employment.*

Active 24 hours per day/7 days per week/365 days per year, Open Arms gainfully employs twenty-two team members in several positions, including entry level. With an additional 63 beds, our staffing model will scale and provide many additional job opportunities. Furthermore, we have begun developing a relationship with our educational neighbors at Monarch Montessori and look forward to collaborating with them to expand training and entry level employment opportunities.

- *Retain the neighborhood's diversity by ensuring that current residents are not displaced as a result of future improvements.*

Open Arms will most likely help prevent the displacement of long-term Montbello residents. Our mission is to allow people to age in their community and this particular community has a high proportion of low to moderate income seniors. According to the Far Northeast Plan, Montbello has 2,182 residents above age 64. The Administration for Community Living predicts that 70% of people over 64 years of age will need assisted living at some point. The average age of entry into assisted living is in the later 70's to early 80's. Should these metrics continue, demand for long term care will increase year over year to at least 2050. The supply of long term care facilities for those relying on Medicaid are not prevalent in the market. Open Arms is in a unique position to provide additional beds to a most fragile population who need long term residential board and care.

- 3.1.4b, MON-2.2.1.a:

“Create an innovation flex district along the western edge of Peoria Street between 47th and 56th Avenues.”

- *Develop a softer transition between the Montbello residential community east of the Peoria Street Industrial zone to the west through mixed-use land use designation.*

Rezoning this lot to S-MX-3 will be the softest transition from the existing S-SU-F east across Peoria to I-MX-3 on the west side of Peoria. The Andrews Drive/Peoria Street intersection is dominated by commercial uses on both sides of the street. Our proposal for S-MX-3 zoning creates for commercial continuity, residential character, and religious activity. Jane Jacobs might advocate for a soft transition through organic evolution, an intermingling of different uses, smaller incremental change, and infill development allowing for diverse and vibrant neighborhoods. Open Arms agrees with Ms. Jacobs and includes preserving the existing character, punctuating local skills and histories, and upgrading the existing streetscape.

Regarding innovation and flex uses, Open Arms is actively working with our neighbors and healthcare partners to potentially create new and innovative healthcare collaborations and intergenerational education programs. Our existing telehealth infrastructure can serve as the starting point for group exploration into community-based care. With a little luck, dreams of creating medical devices and delivery methods could materialize on the corner of Peoria and Andrews.

- 3.1.4b, MON-3.3.4:

- *Coordinate efforts to attract new businesses with desirable manufacturing profiles that contribute to the quality of life in the neighborhood, including the transition between residential and manufacturing areas.*

The S-MX-3 zone district is the perfect soft transition from residential to manufacturing areas. Residential board and care is an institutional use within a residential character. Additionally, the mixed-use activities of worship services and residential board and care are ideal when transitioning. Business activities, including food service and healthcare, are consistent with the needs of the neighboring education use, religious use, and office uses occupying the other three corners of Peoria and Andrews Drive/47th Ave.

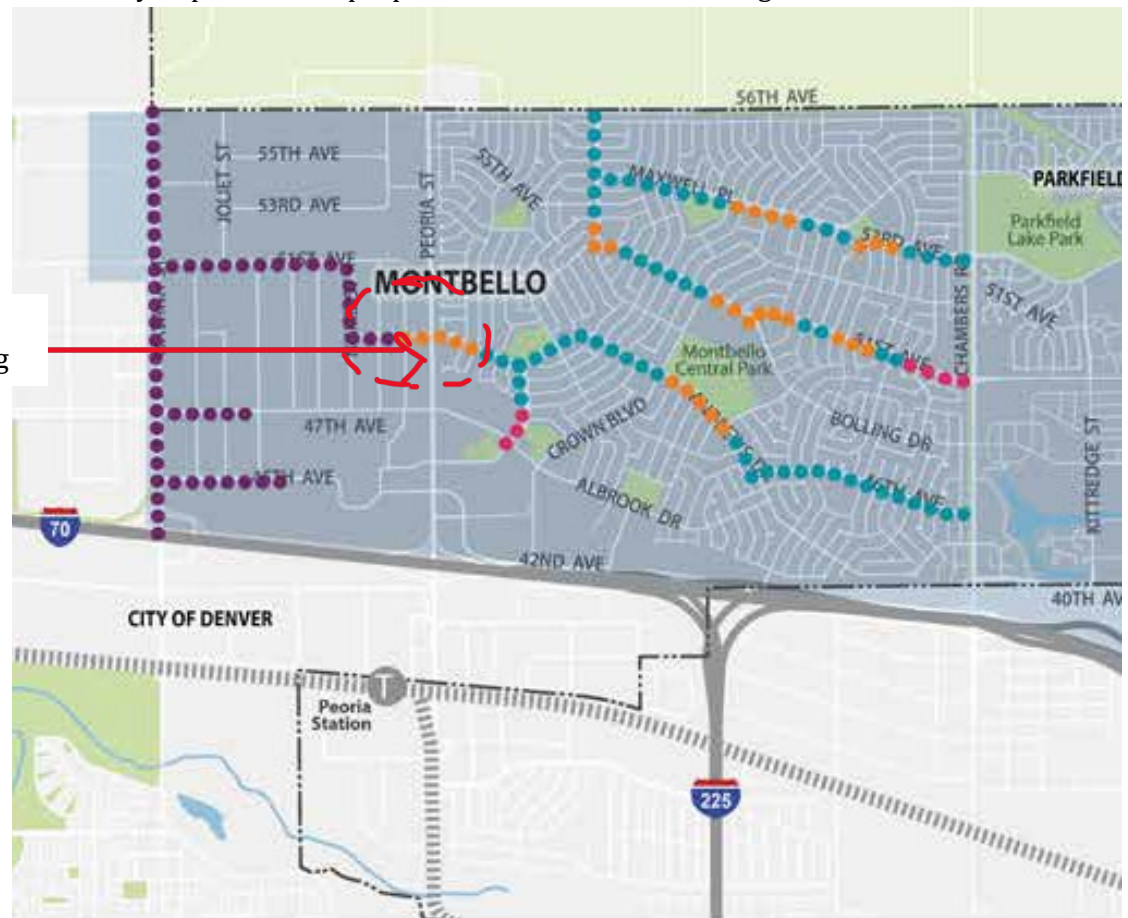
Open Arms has already attracted new businesses, supported local small businesses, and contracted with larger organizations. We currently work hand in hand with the Denver Botanic Gardens, US Foods, Bloom Healthcare, UC Health, the VA, InnovAge, Elevations Hospice, Adult Day Program of Denver and other small to large scale

companies. After our expansion, we will have additional opportunities for small businesses and our current vendors/suppliers.

- Figure Pg. 156:
 - *Institutional Adjacency: Buffer between residential and flex/innovation.*

The open drainage channel map below illustrates the exact location of our proposed zone lot amendment. Orange dots accurately indicate 'Institutional Adjacent' next to an open stormwater conveyance. One might assume that the long term character of stormwater conveyance would dialogue with the long term needs of the adjacent property uses. Open Arms is an institutional use (per IBC) and a change to S-MX-3 would only implement the purpose of the Far Northeast Neighborhood Plan.

Open Arms
Assisted Living



OPEN DRAINAGE CHANNELS

- City & County of Denver Boundary
- Rocky Mountain Arsenal
- Parks and Open Space
- Lake or Pond
- Stream, Creek or River

- CHANNEL CONTEXT
- Residential Adjacent
 - Institutional Adjacent
 - Commercial Adjacent
 - Industrial Adjacent

- V. Montbello Summary (pg. 214)

Montbello Neighborhood

	Action	Equitable Affordable & Inclusive	Strong & Authentic Neighb-	Connected and Accessible	Economically Diverse & Vibrant	Environmentally Resilient	Healthy & Active	Timeline	Action Type	City Agencies	Action Partner(s)
MON-1	Preserve Montbello's existing value manufacturing district.				X			IMMEDIATE	REGULATORY	CPD DEDO	PRIVATE SECTOR DEVELOPMENT AND EMPLOYMENT
MON-2	Create an innovation flex district along the western edge of Peoria Street between 47th and 56th Avenues.				X	X		SHORT-TERM	REGULATORY INFRASTRUCTURE	DEDO CPD DPW	PRIVATE SECTOR DEVELOPMENT AND EMPLOYMENT
MON-3	Improve the transition between light industrial and residential uses.	X	X		X			MID-TERM	REGULATORY	CPD	PRIVATE PROPERTY OWNERS REGISTERED NEIGHBORHOOD ORGANIZATIONS
MON-4	Promote Peoria Street between 47th and 56th Avenues as a pedestrian-friendly destination area.		X	X	X		X	SHORT-TERM	REGULATORY	DPW CPD DEDO	PRIVATE SECTOR DEVELOPMENT
MON-5	Peoria Street: community center- land use		X		X			SHORT-TERM	REGULATORY PARTNERSHIPS	CPD DEDO	PRIVATE SECTOR DEVELOPMENT
MON-6	Peoria Street: community center- streets and connectivity.			X	X			IMMEDIATE	INFRASTRUCTURE	DPW CPD	PRIVATE SECTOR DEVELOPMENT
MON-7	Peoria Street: community center- urban design.		X	X	X	X		MID-TERM	REGULATORY INFRASTRUCTURE	CPD DPW DEDO	PRIVATE SECTOR DEVELOPMENT

The table excerpt above summarizes the Far Northeast Plans timeline for implementation. Actions MON-2 and MON-4 are considered short-term goals and MON-3 is considered a mid-term goal. Being that the Plan was prepared in 2019, the natural first step to implement this plan would be to strategically zone appropriately. S-MX-3 zoning for this zone lot will allow for implementation of said Actions within the next 3 years rounding out a 10 year implementation.

Demographic Note from the Far Northeast Neighborhood Plan justifying the changing needs of the Montbello community:

- In 1990 – Largest percentage of residents were between 25-44 years old.
- In 2016 – Those residents noted above are now aged 51-70 years old.
- In 2025 – Those residents noted above are now aged 60-79 years old.
- In 2035 – Those residents noted above will be aged 70-89 years old.
- In 2045 – Those residents noted above will be aged 80-99 years old.


Summary:

S-MX-3 zoning provides Montbello with long term care potentially extending beyond the next 30 years.

C.2: BLUEPRINT DENVER

This property precisely executes the vision of Blueprint Denver. Pairing together Religious Assembly and Residential Care, under one roof, is the ideal transition from residential to education/industrial uses.

Blueprint Denver




- Low Medium
 - Mix of low- to mid-scale multi-unit residential options. Small scale multi-unit buildings are interspersed between single and two-unit residential. Limited mixed-use along some arterial and collector streets and some intersections. Vacant institutional uses at intersections or select sites along some residential arterial and collector streets may be appropriate locations to introduce additional residential intensity. Up to 3 stories
- Future Street Types
 - Andrews Drive– Residential Collector
 - Peoria Street – Commercial Arterial

Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.

DENVER
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Blueprint Denver



- Growth Areas Strategy
 - All other areas
 - 10% of new employment and 20% of new housing by 2040 (p. 51)
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

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Open Arms will provide 93 beds of assisted living, memory care, and alternative care.

Open Arms will provide approximately 50 full-time jobs.

As described and depicted above, Open Arms Assisted Living will be low to medium density project (2 stories), provide 63 additional beds of housing, and save or create approximately 60 healthcare jobs.

Additionally, our proposal meets BluePrint Denver criteria vis a vis the American Planning Association:

“...best uses for intersections between collectors and arterials”:

- *Divert Traffic: Use hierarchical street networks to divert traffic to high-speed arterials, as most motor vehicle crashes occur at intersections.*
- *Compact Intersections: Keep intersections compact to reduce vehicle speeds and pedestrian crossing distances, enhancing safety.*
- *Spacing Optimization: Space arterials and collectors closely together in denser networks to improve connectivity and reduce traffic congestion.”*

Rezoning from S-MU-3 to S-MX-3 for a Type IV residential board and care use will have minimal impact on the arterial to connector intersection. Our proposal will likely have no impact on increasing traffic congestion and hazards as Open Arms does not need any additional parking spaces as part of this proposal and needs very limited increases in deliveries/services. Further, the residential character of Open Arms will limit unsightly development, reduce vehicular conflicts, and ‘nest’ within the buffer between residential and industrial contexts.

Specifically addressing equity concept requirements in Blueprint Denver:

Equity Concept 1: Improving Access to Opportunity: Our current Access To Opportunity score is 3.166667. Rezoning will allow Open Arms to increase this score based on:

- Increased access to healthcare (assisted living, memory care, brain injury, adult day care, telehealth)
- Increased access to fresh foods (we have a community vegetable garden)
- Increased use of transit (Montbello connect, RTD Access-a-ride)

Equity Concept 2: Reducing Vulnerability to Displacement: Our current Vulnerability to Involuntary Displacement is 2 out of 3.

- Our resident population of Medicaid beneficiaries greatly serves Montbello and provides a safe and secure environment to age in community.
- Our program assists individuals with their activities of daily living, medication management, and care coordination.
- Open Arms is the only institutional assisted living provider in Montbello and the demand for our facility is greatly increasing.

Equity Concept 3: Expanding Housing Diversity: Our Housing Diversity score is 3 out of 5. Rezoning will allow us to increase this score based on:

- Providing housing and health care to the “Missing Middle”.
- Housing costs are pegged to the amount approved by the Home and Community-Based Services waiver program. Typical room and board rates and less than \$1,000/month.
- Income restricted units: For a Medicaid, InnovAge, or VA resident to qualify for benefits, the individual must meet the income restrictions set by Medicaid.

Equity Concept 4: Expanding Job Diversity: Our Job Diversity scope is “not applicable”.

- Upon rezoning, Open Arms should help with the rating of Montbello’s healthcare provider shortage area classification.
- Open Arms will provide approximately 60 positions which intend to include a telehealth specialist. This innovative position will utilize the telehealth infrastructure we already have and, in addition to residents, expand telehealth services to church congregants, school children, and community members.

Summary:

Although this Property is not identified as an “area of growth” in BluePrint Denver, the facts tell a different story. Senior are ageing rapidly in this neighborhood and the community is a healthcare provider shortage area. To serve those who desperately need housing and health care to potentially avoid homelessness, it is imperative that this Property be rezoned.

C.3: DENVER COMPREHENSIVE PLAN 2040

The Denver Comprehensive Plan, in many passages, cites the needs of infill development, environmental stewardship, aging population, impacting the long-term physical environment, and creating mixed-use buildings. Following are strategies that highlight the correlation between The Plan and this zone map amendment request vis a vis the changing nature of the community and its surroundings.

"Equitable, Affordable, and Inclusive:"

The page excerpt below outlines the Denver Comprehensive Plan vision for an equitable city. Open Arms Assisted Living is a fair, just, and impartial operation. We encourage inclusion and reject discrimination of any kind. Our staff is 100% African American or Latino including administration. It is our goal to offer Montbello long-term employment opportunities for anyone who is as committed as we are to the goal of providing exceptional care.

To achieve our vision for an equitable city, with the promise of opportunity for all Denverites, we must focus on the needs of our most vulnerable residents. This means the benefits of growth and change are equitably shared by all community members and no neighborhood is disproportionately burdened by the region's growth. It also means providing reliable and quality basic services—including public safety and clean water—for all of our residents. Denver strives to be inclusive for all community members by reducing involuntary displacement and expanding equitable access to the services, amenities and places that make our city great.



GOAL 1

Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

STRATEGIES

- A.** Increase development of housing units close to transit and mixed-use developments.
- B.** Implement a high-quality, affordable and accessible multi-modal transportation system.
- 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.
- D.** Improve equitable access to city resources and city meetings through proactive and transparent communications, easy-to-access information and materials available in more than one language.

GOAL 2

Build housing as a continuum to serve residents across a range of incomes, ages and needs.

STRATEGIES

- A.** Create a greater mix of housing options in every neighborhood for all individuals and families.
- B.** Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.
- C.** Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.
- D.** Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.

GOAL 3

Develop housing that is affordable to residents of all income levels.

STRATEGIES

- A.** Maximize and ensure the long-term sustainability of city funding sources for workforce and affordable housing.
- B.** Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.
- C.** Continue to advocate for changes to state law that remove barriers to access affordable housing options.
- D.** Develop and promote programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing.
- E.** Leverage available publicly owned land for affordable housing development.

GOAL 4

Preserve existing affordable housing.

STRATEGIES

- A.** Expand existing tools, such as tax relief programs, to preserve the long-term affordability of housing throughout Denver.
- B.** Create additional tools, including community land trusts and regulatory incentives, to preserve existing affordable housing.
- C.** Incentivize the reuse of existing smaller and affordable homes.

GOAL 5

Reduce the involuntary displacement of residents and businesses.

STRATEGIES

- A.** Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability.
- B.** Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community.
- C.** Evaluate city plans, projects and major regulatory changes for the potential to contribute to involuntary displacement; identify and implement strategies to mitigate anticipated impacts to residents and businesses.

recreation.

HOUSING AN INCLUSIVE DENVER • 2017
Denver's comprehensive housing plan.

DENVER MOVES: TRANSIT • 2018
Denver's vision and guiding framework for transit.

AGE MATTERS ACTION PLAN • 2018
Denver's plan to address the needs of its aging population.

IMAGINE 2020 • 2014
Denver's cultural plan.

(pg. 27): Goals 1-5 are addressed by the existing Open Arms Assisted Living and will be extended further with an additional 63 beds of residential board and care.

- *Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic service and a variety of amenities.*

Open Arms provides a safe and secure environment for the elderly, blind, and disabled. We take care of their basic needs including housing, nutrition, and healthcare.

- *Goal 2: Build housing as a continuum to serve residents across a range of incomes, ages and needs.*

Open Arms currently provides assisted living and alternative care home and community-based services. By rezoning to S-MX-3, we will be able to expand the continuum of care to include brain injury, memory care, and respite care. Most of our residents are beneficiaries of Medicaid, VA, and PACE. To qualify for residency at Open Arms, one must be diagnosed by a physician for long term care needs. Diagnosis could include chronic illness, physical limitation, mental disability, or cognitive impairment. Care planning is based on an individual's daily living needs. Care giving includes, but is not always limited to, hygienic assistance, preparing meals, providing room and board, and administering medication.

- *Goal 3: Develop housing that is affordable to residents of all income levels.*

Open Arms Assisted Living accepts Medicaid, VA, and PACE program benefits. We also have a spend down program for those individuals who have few assets. Rezoning this lot will allow Open Arms the unique ability to provide additional beds to low- and moderate-income levels.

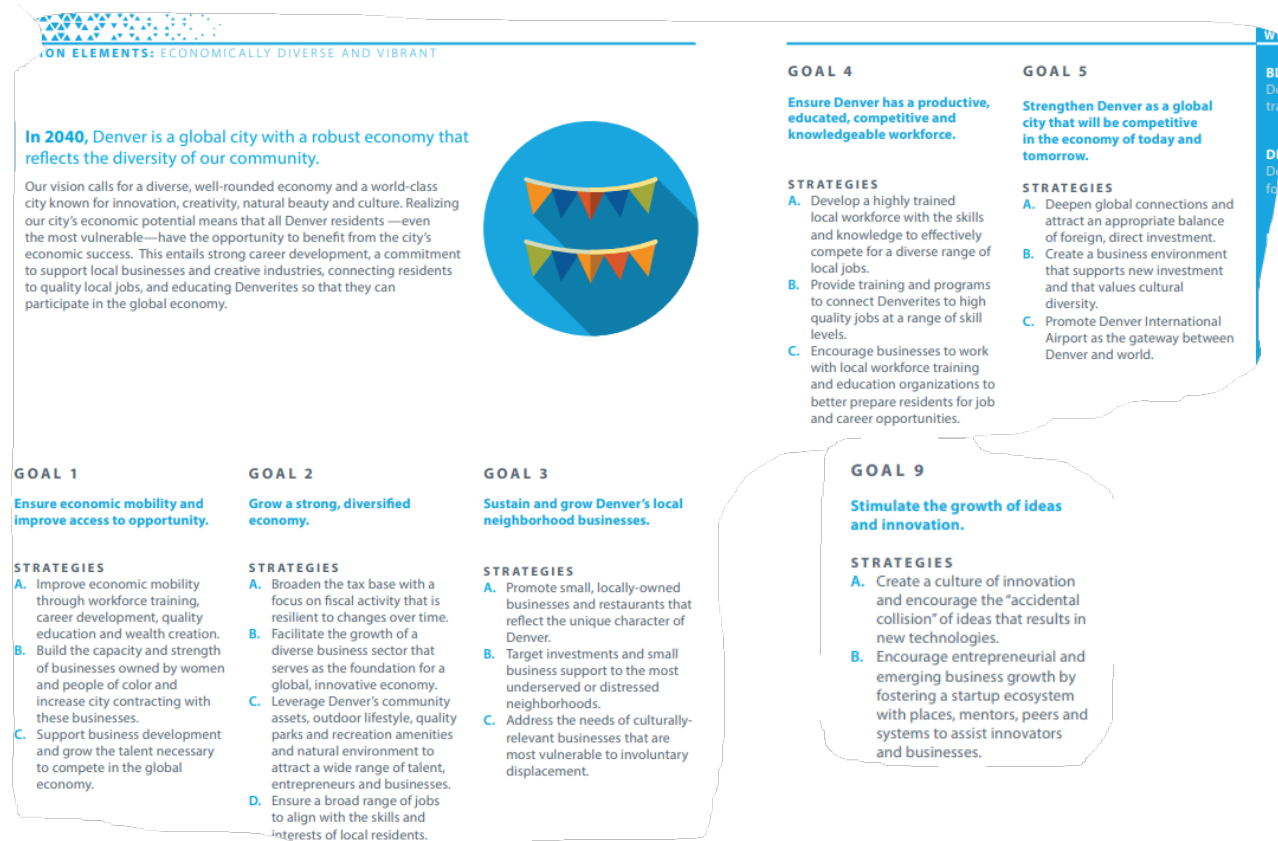
- *Goal 4: Preserve existing affordable housing.*

Open Arms currently operates 30 beds of assisted living for those who cannot afford market rate assisted living. When equated to Area Median Income, our residents live at approximately 28% AMI. Our proposed additional 63 beds will allow us to provide additional housing to this demographic.

- *Goal 5: Reduce the involuntary displacement of residents and businesses.*

This is our goal precisely. The housing and healthcare provided at Open Arms provides an alternative home for community elders who can no longer care for themselves or their home. We strive to keep our ageing population in their community, near their church, and near their friends and family.

"Economically Diverse and Vibrant:"



- *Vision Goals (pg. 47):*

Our proposal answers these Denver Comprehensive Plan strategies specific to properties in transition. By adapting a vacant school building into a group living facility meets this Comprehensive Plan criteria literally and figuratively vis a vis 1) we adapt the existing structure to meet the community demands, 2) we promote infill development through continuing and expanding our mix of uses (church and assisted living) and developing the vacant portion of the land, 3) infrastructure is existing and parking is ample for the expansion, and 4) repurposing the vacant school allows for the local aging population to stay in their community and receive high quality care.

- *Objective 1: Strategy 1-H (pg. 57):*

- *“Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents in the Citywide Land Use and Transportation Plan.”*

As Denver grows and ages, demand for housing options increases as well. Meeting diverse current and future demands will require “out-of-the-box” thinking and innovative implementation. Adapting a former school to accommodate the current and future residential needs of older adults is not necessarily a new concept, but it is “out-of-the-box” thinking, innovative, and sustainable. In our research, we have identified several successful precedents and our plans dating back to 2020 simply build upon those precedents here at Open Arms. However, Denver Text Amendment #8 prevents this progressive and innovative project from moving forward and therefore must change from the S-MU-3 zoning to S-MX-3.

Summary:

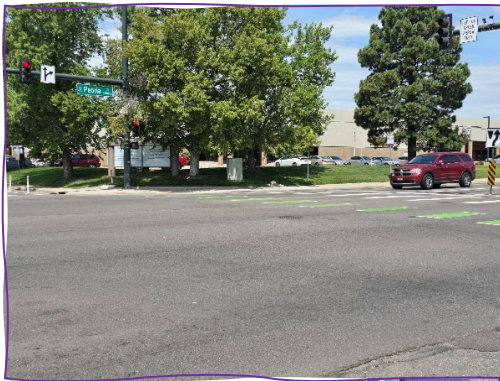
Rezoning this Property will serve Denver’s long term care and housing needs for its most vulnerable population.

C.4: CONSISTENCY WITH NEIGHBORHOOD CONTEXT, PURPOSE, AND INTENT

- Denver Zoning Code Character Description:

Residential District Description: *"The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood."*

12150 Andrews Drive is currently a multi-unit, mixed-use property. Assisted Living is the primary institutional use and public assembly/worship is the additional program use. The operating assisted living community provides the perfect transition from multi-unit residential to mixed-use to industrial. An original building in Montbello, Open Arms contributed to the original character of Montbello and will continue with residential details and characteristics.



Flex Industrial



Residential/Worship



Educational

Open Arms
Assisted Living



9.1.3.2 Building Form Standards for Primary Structures:

A. Type IV Residential Board and Care is a permitted use in the S-MX-3 zone district. Assisted living operations thrive when residential design characteristics seamlessly blend with the institutional activities. To address both characteristics, *residential and institutional*, this proposal intends to be a perfect transition from residential context to light industrial context. Across Peoria is a school and office complex and across Andrews Drive is a church and residences.



9.1.3.3 District Specific Standards (Pg 9.1-7 Figure – GENERAL).

Open Arms Assisted Living is an exceptional application to help achieve short- and long-term City strategies. We propose a residential aesthetic woven with an ecclesiastical aspect that will provide a person-centered corner presence for decades to come.

Summary:

Our proposal continues the quality and character of Montbello and enhances the corner aesthetic at Peoria Street and Andrews Drive.

End of Text

2025I-00037

12150 E. Andrews Drive

Exhibit D

Community Outreach

2025I-00037

12150 E. Andrews Drive

Exhibit E

Letter of Authorization for Synergy-RE LLC to act as Representative



Open Arms Assisted Living
12150 Andrews Drive
Denver, CO 80239

July 28, 2025

Re: 2025I-00037 Rezoning of Property

To Whom it May Concern,

Please accept this letter of authorization for Synergy-RE LLC to act on behalf of Open Arms Assisted Living to

Please accept this letter as authorization for Synergy-RE, LLC to act on behalf of and represent Open Arms Assisted Living, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 12150 E. Andrews Drive in Denver, CO.

Thank you,

A handwritten signature in black ink, appearing to read "Peter Hynes", with a large, stylized flourish at the end.

Peter Hynes, President
Open Arms Assisted Living

2025I-00037

12150 E. Andrews Drive

Exhibit F

Individual Authorization to Sign on Behalf of a Corporate Entity



Open Arms Assisted Living
12150 Andrews Drive
Denver, CO 80239

July 28, 2025

Re: 2025I-00037 Rezoning of Property

To Whom it May Concern,

Please accept this letter as authorization for Peter Hynes to sign documents on behalf of Open Arms Assisted Living, the property owner, for the purpose of signing and processing map amendment documents for the property located at 12150 E. Andrews Drive in Denver, CO.

Thank you,

A handwritten signature in black ink, appearing to read "Peter Hynes", is written over a series of horizontal lines.

Peter Hynes, President
Open Arms Assisted Living

2025I-00037

12150 E. Andrews Drive

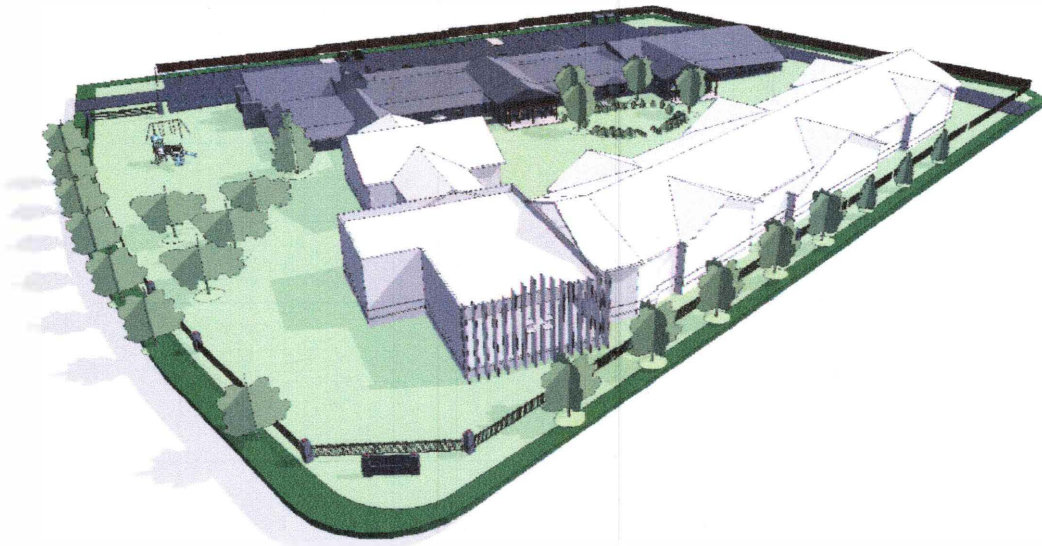
Exhibit G

Letters of Support



Open Arms Assisted Living Proposed Expansion

March 19, 2025
June 25, 2025



Open Arms Assisted Living is proposing additional beds on our property. The new addition will be facing Peoria Street. There are no additional parking spaces required. We are in the early phases of planning this project and are asking for your support. If you support this project, please sign your name and write your address. Thank you so much for your support of assisted living and alternative care.

Name

Lawrence Sandoval

Lucy N Lopez

Salvador Jones Rodriguez

Laura Perez

Ellen Lopez

José Rodriguez

Address

4841 Quentin St Denver CO 80239

4821 Quentin St Denver CO 80239

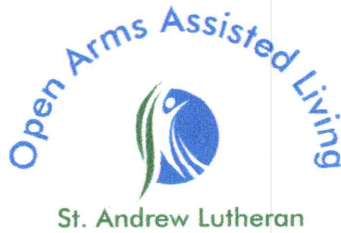
4701 Peoria St Unit #109 Denver 80234

4881 Quentin St

4861 QUENTIN ST

4820 Quentin St

Page 1



Open Arms Assisted Living Proposed Expansion

Name

Address

Leticia Valdez

12263 Andrew Dr

~~Sara Harmon~~

9903 Quari St

Alan Gomez

5003 Quari St

Ella Hart

4963 Quari St

Leslie Cross

1860 Chambers Rd.

Jill Poole

5196 Fraser St

Daniela Delacruz

2450 Sunset Dr.

Idalia Rascon

Saul Renuo

14419 Andrews Dr Denver

Mary Davis

12241 E. 48th Ave, Denver 80239

Billy Freery

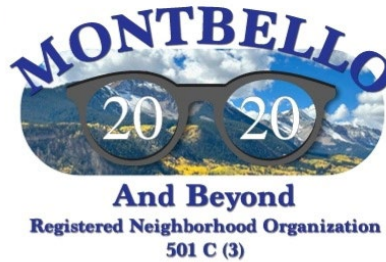
605 S. Alton St 3A Denver 80247

Laura Pretty (Monarch Montessori)

4895 Peoria St. Denver, CO 80239

Andrew Cooksey

4611 Peoria St Denver, CO 80239



Support Letter for Zoning Change at 12150 E. Andrews Drive

Introduction

Montbello 2020, a Registered Neighborhood Organization (RNO), fully supports the application for a zoning change at 12150 E. Andrews Drive. As an organization familiar with the rezoning process, we recognize the importance of this effort for the Montbello community.

Community Needs and Project Benefits

There is a clear need for more active spaces and reasonable housing options for seniors within Montbello. Open Arms Assisted Living, founded in 2020, currently offers thirty affordable assisted living beds. The expansion of this project is essential, as the community requires additional beds to meet growing demand.

Zoning Change Details

We support the proposed change from S-MU-3 to S-MX-3 zoning, which is necessary for the project to expand by approximately 63 beds, providing an excellent transition between residential uses and industrial zone districts. While the new zoning allows for mixed-use 3-story development, there are currently no plans to alter the existing structure beyond 2 stories.

Collaboration and Community Engagement

Open Arms Assisted Living, with the assistance of Peter Hynes and Synergy-RE, has made significant efforts to inform and involve the community about the proposed zone change. Their commitment to perpetuating and growing affordable assisted living and alternative care options is evident and appreciated.

Alignment with Blueprint Denver

Members of Montbello 2020, who participate in similar projects citywide, also support the designation of this land as an "Area of Change" in Blueprint Denver. We are enthusiastic about the plans presented and look forward to seeing the project come to fruition.

Conclusion

Montbello 2020, RNO expresses its complete support for the rezoning at 12150 E. Andrews Drive and encourages approval.

Respectfully,

Ms. Ann White, Executive Director

Montbello 2020, RNO

501 c 3



Date: May 2, 2025

Dear Denver City Council:

The Colorado Council of Churches writes in support of the Denver-based Open Arms Assisted Living (OAAL) application to develop a currently vacant segment of their property for affordable assisted living. This project would provide sixty-three more assisted living beds to our community and create more jobs, both in its construction and in the expansion of their healthcare staff.

Affordable housing for working families is critically needed in Denver, and we request your support and approval of this project. OAAL has already demonstrated impressive success by using re-zoned property to create assisted living housing for thirty (30) veterans, Medicaid beneficiaries, and InnovAge enrollees. The proposed project does not require additional land for construction or resident parking and there will be minimal impact on the surrounding neighborhood. OAAL's prior experience and success are compelling reasons to support its application.

Our faith teaches us that everyone has a right to a place to call home and calls us to actively use the resources God has entrusted to us to make this a reality. We face a housing affordability crisis, and one of the most important actions we can take to address that crisis is to build more affordable homes. As such, we give our full support to OAAL's vision to use its generous use of land to provide sixty-three affordable assisted living beds for people living on society's margins.

The long-term benefits of affordable housing are profound and can lead to meaningful and sustainable change in our communities and society. Affordable housing improves health by providing stability and freeing resources for food and health care, in this case easing the financial burden of care for the prospective resident's families. Actions supporting them are important to us and we believe important to Denver and our elected leaders.

We believe this proposed project makes sense morally, socially, and economically, and we encourage you to support its approval and implementation.

Respectfully,

The Colorado Council of Churches
2201 Dexter Street, Denver, CO 80207

July 22, 2025

Mr. Peter Hynes, President
Open Arms Assisted Living
12150 Andrews Drive
Denver, CO 80239

Dear Mr. Hynes,

InnovAge is an organization committed to better health for our dual-eligible seniors and committed to helping them age in their homes and communities. We are pleased to have partner organizations like Open Arms Assisted Living. The Open Arms model of repurposing faith-based schools into residential board and care is innovative and revolutionary. Providing an affordable location for our loved ones who need assisted care, memory care, respite care, and brain injury care is most needed in this current demographic shift.

InnovAge is focused on allowing our loved one to focus on independence, receive person-centered care, establish community partnerships, and provide better health and better care at a lower cost when compared to the traditional institutional nursing home setting. The Open Arms community-based design allows our clients to live life on their terms with the best possible care.

We support your proposal to construct an additional 63 beds to your existing facility. InnovAge hopes to continue to refer potential residents once your facility is operational. In fact, InnovAge is hopeful to explore additional innovative opportunities with Open Arms to meet our missions in a win-win scenario. Open Arms is an innovative approach to senior care, has created an impressive telehealth infrastructure, and successfully meets the needs of our most vulnerable senior population. We are pleased to work hand in hand with Open Arms.

Sincerely,



Summer Galceran
InnovAge



COMMUNITY MEETING

WED JUNE 25, 2025

5:30 – 6:30PM

12150 ANDREWS DRIVE

**TO DISCUSS OUR PLANS TO
ADD MORE SENIOR
HOUSING, CARE, and JOBS**

Refreshments & Childcare provided



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COMUNIDAD MIÉ 25 DE
JUNIO DE 2025 17:30 – 18:30
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**PARA HABLAR SOBRE NUESTROS
PLANES PARA AGREGAR MÁS
VIVIENDAS, CUIDADOS y
EMPLEOS PARA PERSONAS
MAYORES**

Refrigerios y cuidado de niños



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OPEN ARMS ASSISTED LIVING—PROPOSED ADDITION
12150 ANDREWS DRIVE, DENVER, CO.

JUNE 25, 2025

EXISTING 30 BEDS OF ASSISTED
LIVING

63 NEW BEDS OF ASSISTED
LIVING, BRAIN INJURY,
MEMORY CARE

NEW CHURCH SANCTUARY

OPEN ARMS ASSISTED LIVING—PROPOSED ADDITION
12150 ANDREWS DRIVE, DENVER, CO.

JUNE 25, 2025

EQUITY RESPONSE:

Please provide a response that details how the proposed zone district will either advance Blueprint Denver’s equity concepts or, at a minimum, prevent further inequitable scores in the immediate and surrounding area. For suggestions, refer to the attached menu of strategies document.

ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health, and education.
Response from Applicant
<p>Improving Access to Opportunity: Our current Access To Opportunity score is 3.166667. Rezoning will allow Open Arms to increase this score based on:</p> <ul style="list-style-type: none"><input type="checkbox"/> Increases access to healthcare (assisted living, memory care, brain injury, adult day care, telehealth).<input type="checkbox"/> Increases access to fresh foods (we have a community vegetable garden).<input type="checkbox"/> Increases use of transit (Montbello connect, RTD Access-a-ride). <p>Expanded services for a broader reach (encourages a broader trade area).</p> <p>Expands services to those vulnerable to displacement due to inability to maintain a home (many in the community struggle with maintenance and self service).</p> <p>Expands services to include respite care, memory care, and brain injury care.</p> <p>Expands on and off-site activity opportunities.</p>

REDUCING VULNERABILITY TO DISPLACEMENT – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.
Response from Applicant
<p>Reducing Vulnerability to Displacement: Our current Vulnerability to Involuntary Displacement is 2 out of 3.</p> <ul style="list-style-type: none">• Our resident population of Medicaid beneficiaries serves Montbello and provides a safe and secure environment to age in community.• Our program assists individuals with their activities of daily living, medication management, and care coordination.• Open Arms is the only institutional assisted living provider in the area. <p>Assisted living is often needed for victims of chronic illness or stroke. Expanding Open Arms will provide more homes for individuals who might otherwise risk homelessness due to health reasons.</p> <p>As home maintenance costs rise, those on fixed income could feel great financial pressure. Open Arms provides an alternative housing option that includes 24/7 care for someone on a fixed income.</p>

EXPANDING HOUSING DIVERSITY - providing a better and more inclusive range of housing in all neighborhoods.

Response from Applicant

Expanding Housing Diversity: Our Housing Diversity score is 3 out of 5. Rezoning will allow us to increase this score based on:

- ☐ Providing housing and health care to the “Missing Middle”.
- ☐ Housing costs are pegged to the amount approved by the Home and Community-Based Services waiver program. Typical room and board rates and less than \$1,000/month.
- ☐ Income restricted units: For a Medicaid, InnovAge, or VA resident to qualify for benefits, the individual must meet the income restrictions set by Medicaid.

EXPANDING JOB DIVERSITY - providing a better and more inclusive range of employment options in all neighborhoods.

Response from Applicant

Expanding Job Diversity: Our Job Diversity scope is “not applicable”.

- Upon rezoning, Open Arms should help with the rating of Montbello’s healthcare provider shortage area classification.
- Open Arms will provide approximately 60 positions which intend to include a telehealth specialist. This innovative position will utilize the telehealth infrastructure we already have and, in addition to residents, expand telehealth services to church congregants, school children, and community members.