



TO: Denver City Council
FROM: Andrew Webb, Senior City Planner
DATE: January 10, 2019
RE: Official Zoning Map Amendment Application #2016I-00068 to change the zoning of parcels at 1100 Federal Blvd. and 2929 W. 10th Ave. (collectively referred to as 2929 W. 10th Ave.) from PUD #487 to C-MX-5

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2016I-00068.

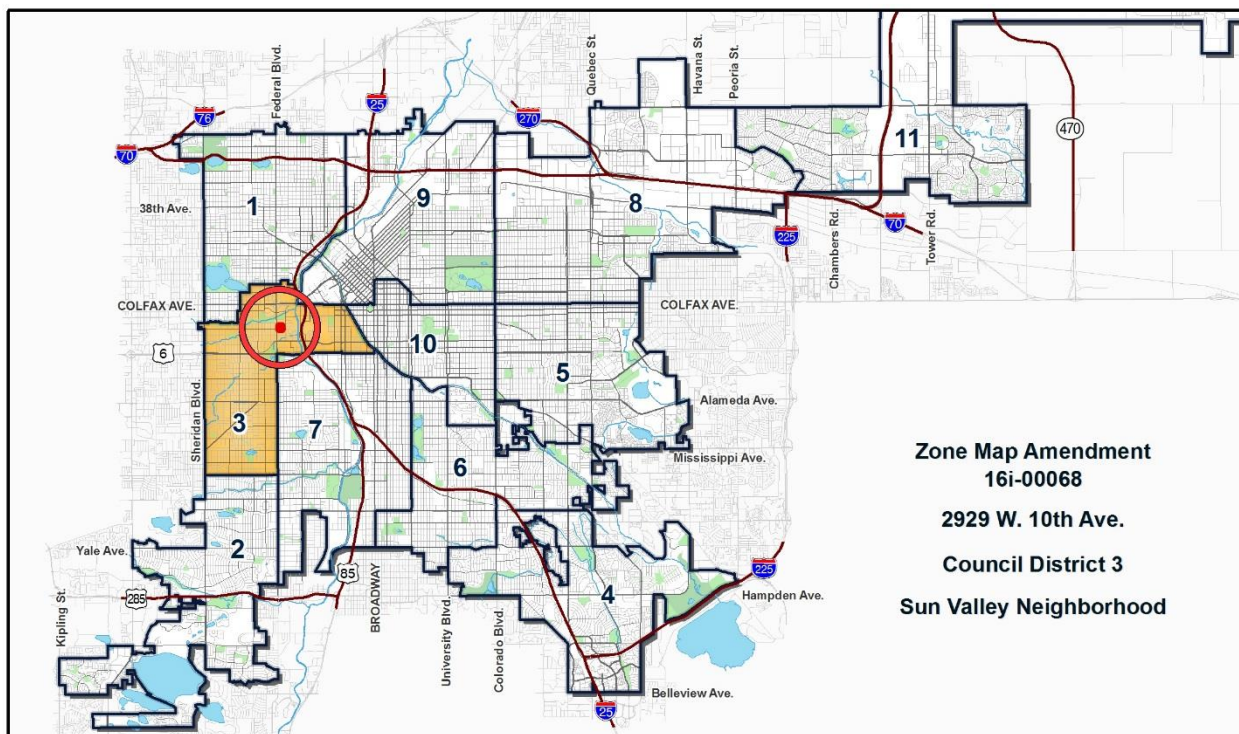
Request for Rezoning

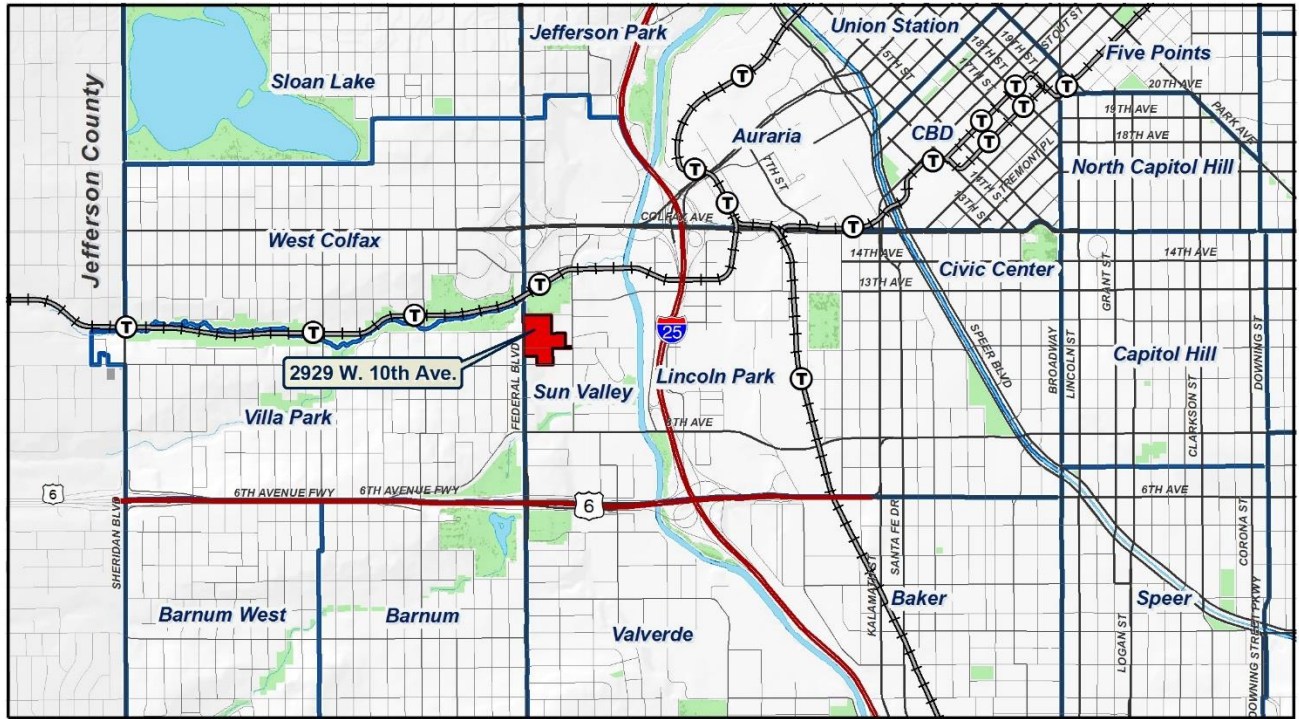
Address: 1100 Federal Blvd. and 2929 W. 10th Ave. (collectively referred to in application as 2929 W. 10th Ave.)
Neighborhood/Council District: Sun Valley, Council District 3
RNOs: Sun Valley Community Coalition, West Denver United, Federal Boulevard Corridor Improvement Partnership, Inter-Neighborhood Cooperation, Center City Denver Residents Organization
Area of Property: 12.18 acres
Current Zoning: PUD # 487
Proposed Zoning: C-MX-5
Property Owner(s): Denver Public Facilities Leasing Trust; Denver Health and Hospital Authority
Applicant: Denver Department of Human Services

Summary of Rezoning Request

- This is a request to rezone a campus of health care and social services facilities located in the Sun Valley statistical neighborhood near the intersection of Federal Blvd. and Holden Pl.
- The campus comprises Denver Human Services' Richard T. Castro Human Services Center, Denver Health's Westside Clinic, a parking garage and a building that formerly housed the Denver Family Crisis Center until that facility's closure in 2016.
- The current zoning on the site is Former Chapter 59 PUD #487.
- The requested C-MX-5 zone district is in the Urban **C**enter context, allowing **M**ixed uses, generally up to **5** stories in height. C-MX districts are intended to encourage a mix of residential and commercial uses with pedestrian-friendly design standards.

- The purpose of the proposed rezoning is twofold: to establish zoning from the current Denver Zoning Code that is in line with surrounding zoning and implements local planning objectives; and to permit adaptive reuse of the site by allowing more flexibility than the current PUD.
- A key catalyst for this proposal is a desire to re-use the former Family Crisis Center, at 2929 W. 10th, which provided shelter for displaced youth until its closure in 2016. The PUD specifies that residential care uses on the site may only serve children under 12. Denver Human Services' Office of Behavioral Health Strategies proposes reopening the building as a residential care facility for adults experiencing mental health crises. Referred to as a "Solutions Center," this proposed facility is one of several city efforts aimed at addressing homelessness and helping people get into stable, longer-term housing.
- The C-MX-5 zone district permits residential care facilities, including shelters, uses as regulated by the DZC's Use Limitations for Group Living uses.
- This is the second rezoning request to impact PUD #487. Approximately 1/4 of the PUD's previous area was rezoned to C-MX-5 in 2017 for similar reasons. This request is for the remaining balance of the PUD.





Existing Context

The existing context for this request is a 12-acre complex of 2, 3 and 4-story office buildings, a 3-story parking garage and surface parking. The complex is situated between Rude Park and Lakewood Gulch to the north, multi-unit housing to the east and south, and Federal Blvd. to the west. It is served by streets at the perimeter of the block, and the interior is served by drive aisles and walkways, including the vacated former alignment of 11th Ave. The immediate area includes several subsidized housing developments, including a large Denver Housing Authority apartment complex. Major industrial uses, including an Xcel Energy substation, are nearby. North of Lakewood Gulch are the Decatur-Federal RTD light rail station and parking lots for Mile High Stadium.

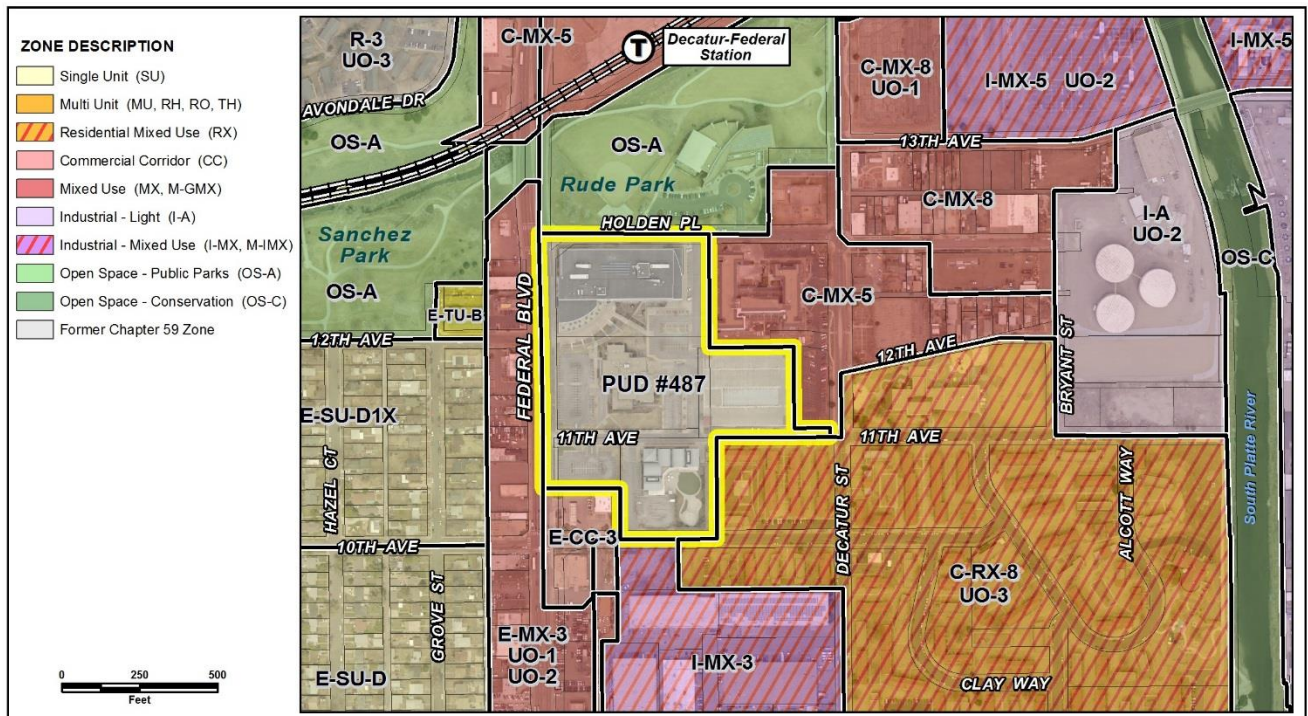


The following table summarizes the existing context proximate to the subject site:

| | Existing Zoning | Existing Land Use | Existing Building Form/Scale | Existing Block, Lot, Street Pattern |
|-------|---|--|--|---|
| Site | PUD 487 | Office and Medical uses, Parking | 2- and 3-story office buildings, parking garage | Generally rectangular grid of streets, with larger block sizes and no alleys. Site primarily served by internal drive aisles, including former 11 th Ave. alignment. |
| North | OS-A, C-MX-5 | Recreational/Park (Rude), Quasi-Public (Recreation Center) | Mix of apartments, small commercial structures | |
| South | I-MX-3, E-CC-3 | Multi-Unit residential, Industrial | 2-story linear apartment complexes arranged around lawns and recreation spaces; larger-scale industrial structures further to the south. | |
| East | C-MX-5, C-RX-8 UO-3 | Single-Unit, Multi-Unit residential, DHA (public housing) | mix of apartment and single-unit housing, elementary school | |
| West | E-MX-3 UO-1, UO-2. Farther west: OS-A, E-SU-D1x, E-TU-B | Commercial (along Federal), Park (Paco Sanchez), Residential | Federal Blvd. corridor commercial structures, single-unit detached housing | |

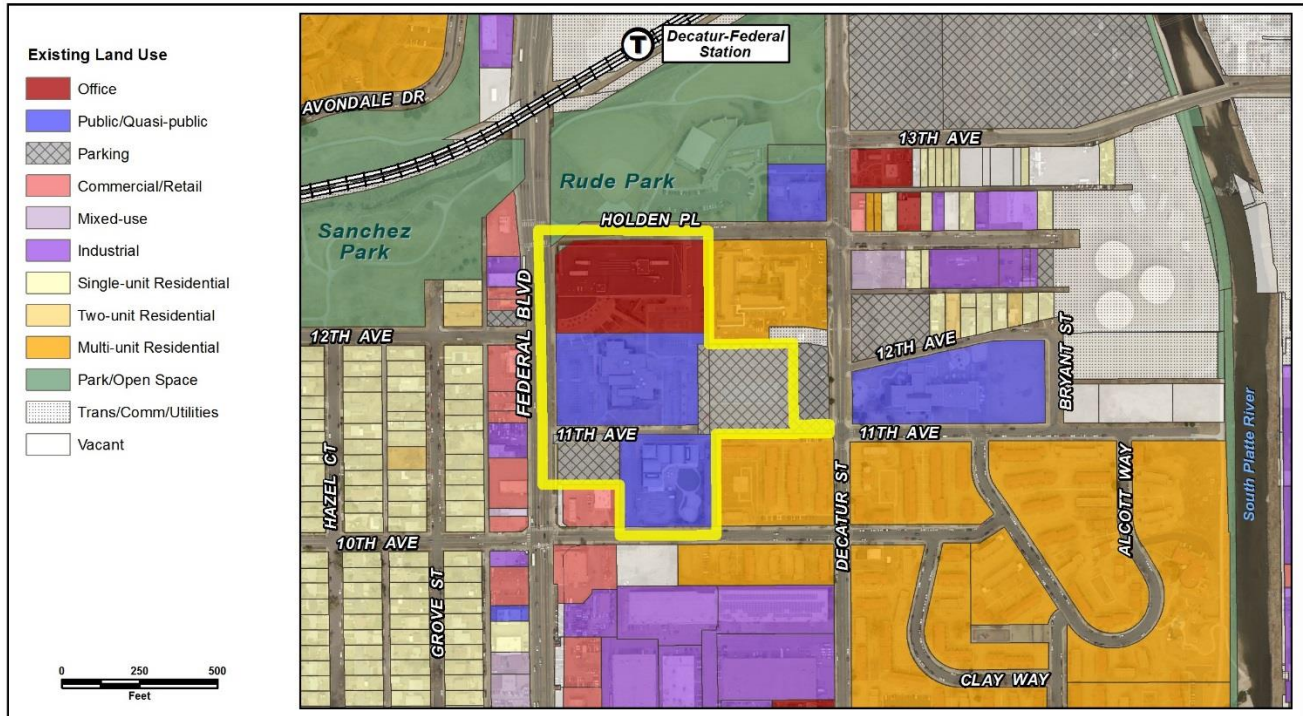
1. Existing Zoning

The current zoning on the site is Former Chapter 59 PUD #487. The site is designated as Subarea 1 in the PUD. A former Subarea 2 of PUD #487 was rezoned to C-MX-5 in 2017, also to allow for expanded uses. The PUD permits Office, Child Care, Medical or Dental Clinic, Parking and a facility described as Residential Care/Family Counseling/Evaluation/Therapy facility limited to overnight stays for youth 0-12 years of age.



2. Existing Land Uses

Assessor data shows the existing uses of the site are offices, medical clinics and surface parking.



3. Existing Building Form and Scale

Existing building forms and scales found in the area are shown in the series of 45-degree aerials and street-view images of key sites on the following pages, sourced from Google Maps.



Aerial View of subject site and surrounding development, looking northeast along Federal Blvd.



View of subject site looking north from 10th Ave. This structure is proposed to be put back into use for adult residential care



View of subject site looking east from Holden Place and Federal Blvd., showing the Federal Blvd. frontage of the campus



Commercial development along Federal Blvd., to the west of the site



Sun Valley Youth Center, commercial kitchen and other uses east of the site, across Decatur St.



Sun Valley Homes public housing on 10th Avenue, typical of development east and south of subject site

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Public Works – City Surveyor: Approved. There is a typo in the first description third paragraph. The word "REBARD" should be REBAR. The first description matches with what is recorded at reception number 2005132001. The second description matches with what is recorded at reception number 1982094164. (Note: some discrepancies were later discovered in the legal description by CPD GIS staff and have since been addressed with an update legal description. This staff report will be updated to reflect any modifications of the Surveyor's approval.)

Development Services – Project Coordination: Approved – No Comments

Development Services – Wastewater: There is no objection to the rezone, however applicant should be under notice that the Public Works will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be necessary. These studies may result in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient.

Asset Management: Approved – No Comments

Department of Public Health and Environment: Approved with comments. The Property is adjacent to a leaking underground storage tank site at 1000 N Federal Blvd. The site is the location of a leaking underground storage tank (LUST) where a confirmed release was noted in 2007. The release was investigated, remediated and monitored through July 2010 when the Colorado Department of Labor and Employment, Division of Oil and Public Safety (OPS) issued a closure letter. Based on information provided by OPS, the LUST site is hydraulically up gradient and could be environmental concern for the Property if

excavations encounter groundwater. Denver Department of Public Health and Environment is not aware of other environmental concerns on the Property and concurs with the rezoning request.

Additional generalized comments followed about radon mitigation, asbestos and lead-based paint, fugitive particulate emissions and the Noise Ordinance.

Public Review Process

| Step | Date |
|---|------------------------------------|
| CPD Informational Notice of Receipt of the rezoning application to all affected members of City Council and registered neighborhood organizations | 4/6/2018 |
| Community Meetings to present project (Solutions Center) | May 2017; 5/1/2018, 6/5/2018 |
| CPD written notice of the Sept. 5 2018, Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners: | 8/20/18 |
| Planning Board Public Hearing | 9/5/2018 |
| Land Use, Transportation and Infrastructure Committee | 10/2/18 |
| City Council First Reading | 10/15//18 (Tentative) |
| City Council Public Hearing | 11/13/18 (Tentative) |

Registered Neighborhood Organizations (RNOs)

- The RNOs identified on page 1 of this report were notified of this application. The Sun Valley Community Coalition took a vote on the proposal at their August 7 meeting, during which 7 members (6 adults, 1 youth) voted to support the application, and 12 members (9 adults, 3 youth) voted to oppose it. Over the following months, Denver Human Services and Mental Health Corporation of Denver worked with the community to develop a Good Neighbor Agreement that sought to address community concerns about site security, serving sex offenders and other issues. On Jan 9, the Sun Valley Community Coalition voted to accept the Good Neighbor Agreement. However, the RNO voted not to update their position on the rezoning itself. As a result, the Sun Valley Community Coalition remains opposed to this rezoning, providing the following commentary: "Following the vote of acceptance, we discussed and voted on the neighborhood position with respect to the 2929 W 10th rezoning that goes before City Council for final vote on January 14,

2019. The neighborhood position has not changed and continues to not support the rezoning. In our discussion, one of the primary concerns was the City's lack of involvement over the past 10 years in the neighborhood's master planning process, the City's action to file rezoning prior to any outreach to the neighborhood or the planning process, and the fact that there is still no written commitment from the City administration to be involved with the neighborhood planning process as it relates to future development of the campus."

- The Coalition provided the following commentary in August: Members feel that due to the unmet neighborhood needs, the best use of the Family Crisis Center located at 2929 W 10th is as a youth mental health facility that would serve the significant numbers of youth already living in Sun Valley (and surrounding neighborhoods) who have experienced trauma from past homelessness, basic needs insecurity, domestic/relationship violence, child abuse/neglect and/or as refugees as well as those youth that will move to Sun Valley as a result of development which will triple the number of subsidized and affordable units(1,000+). There is general disappointment that the City would not consider use of that facility for a school with strong mental health component, or other youth mental health services.

While there is appreciation for the City's disclosure of the true reason for the rezoning application which is to repurpose the facility to become The Solution Center providing emergency mental health and substance in-patient care up to 5 days with an additional 30 days transitional housing for 43 individuals experiencing mental health crisis, there continues to be concern as to how this effort promotes the safety and well-being of the neighborhood. It will be next door to over 200 affordable units that primarily house women and children, the Westside Health Clinic which serves a large percentage of children, and in close proximity to additional family housing and within one block of an elementary school.

Members did appreciate that the City postponed the application to engage with the Choice Neighborhood Planning process and its Community Advisory Board, agreeing to provisions that no known registered sex offenders would be admitted and that a Good Neighbor Agreement and Community Advisory Board would be developed. There are still a lot of unknowns. There is also concern that while the City says there are no plans for redeveloping other parcels within the PUD, the rezoning application infers that approval would allow for other kinds of mixed use development in the future. Similarly, Denver Health has stated that while there are no immediate plans for redeveloping its parcels, it is anticipated that the aging and maximumly utilized Westside Health Center will need to be addressed at a future date. The rezoning to CMX-5 provides substantial leeway for future development with no plan in place other than converting the Family Crisis Center and some renovations to the Castro Building to increase capacity. While this administration has stated that it will continue to engage with community development efforts, there is no required process that future administrations will do so. And given that the impacted neighborhood was not included in decisions to repurpose this community asset, it has been expressed by members that there is little to encourage a more hopeful outlook.

On the positive side, those voting to Support the rezoning stated that the Solution Center, recognized that The Solution Center will provide a badly needed service for the greater Denver community - helping to close a service gap and preventing more serious incidents from occurring.

- The Sun Valley Community Coalition sent another letter on Nov. 8 reiterating that they do not support the rezoning, and requesting that the matter be postponed until agreement is reached on a proposed Good Neighbor Agreement that would address community concerns such as criteria for admissions to the Solutions Center (i.e. a prohibition on sex offenders, etc.), transparency and external impacts. This letter is attached to the staff report.

Other Public Input

- Staff received three letters related to this rezoning – one in support of the would-be Solutions Center operator Mental Health Center of Denver (MHCD) and two others specifically in support of the proposed rezoning.

Planning Board

This proposed rezoning was considered by the Denver Planning Board on Wednesday, Sept. 5. The board voted 7:1 to recommend approval.

Criteria for Review / Staff Evaluation

The proposed rezoning is to rezone from PUD 487 Subarea 1 to C-MX-5. The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

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

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

Sec. 12.4.10.7, General Review Criteria Applicable to All Zone Map Amendments

A. Consistency with Adopted Plans

The following Adopted Plans apply to the subject properties:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Decatur-Federal Station Area Plan (2013)

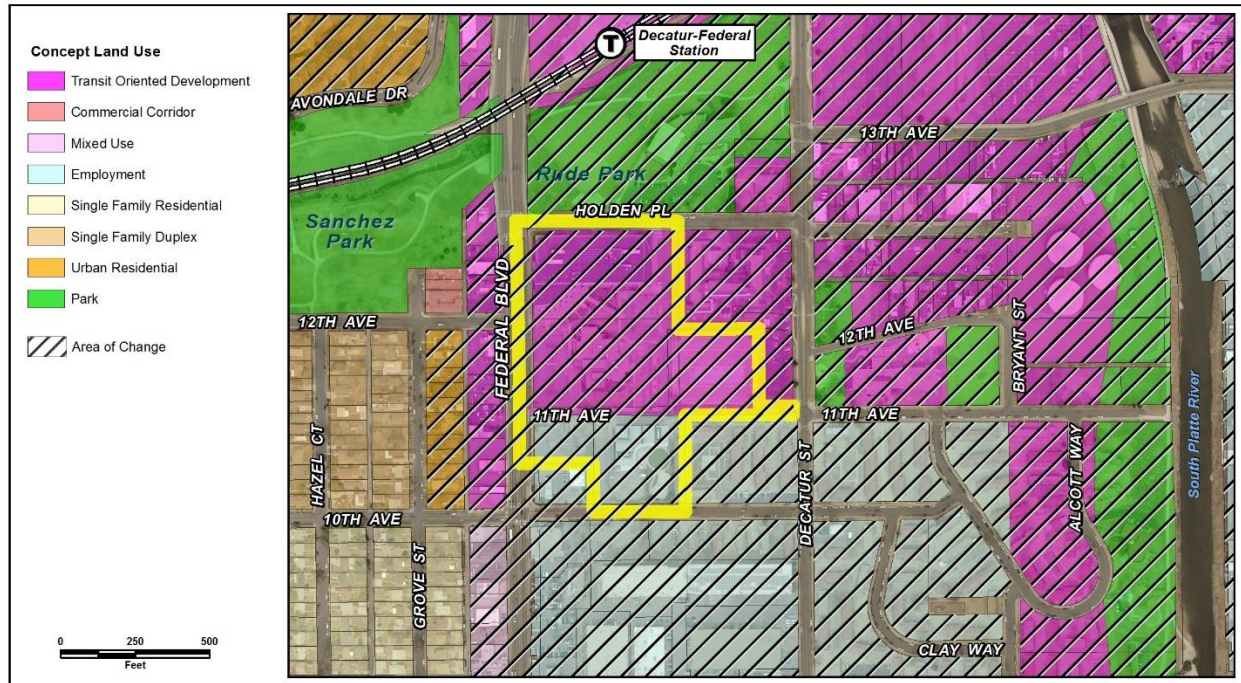
Denver Comprehensive Plan 2000

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

- Environmental Sustainability Strategy 2-F – Conserve land by: promoting infill development within Denver at sites where services and infrastructure are already in place. Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods. Creating more density at transit nodes. (p. 39)
- Environmental Sustainability Strategy 4-A – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (p. 41)
- Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (p. 60)
- Land Use Strategy 4-A – Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (p. 60)
- Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services. (p. 78)
- Denver’s Legacies Strategy 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated. (p. 99)

The proposed map amendment will enable mixed-use development at an infill location where services and infrastructure are already provided and where additional transit-oriented development (TOD) investment is planned. The opening of the Decatur-Federal light rail station has helped catalyze opportunities for sustainable transit-oriented living, consistent with Comprehensive Plan 2000. The C-MX-5 zone district broadens the variety of uses to include additional commercial uses to allow for residents to access additional services with pedestrian-friendly design standards appropriate for the site considering its opportunity for TOD infill development. The rezoning is consistent with these plan recommendations.

Blueprint Denver



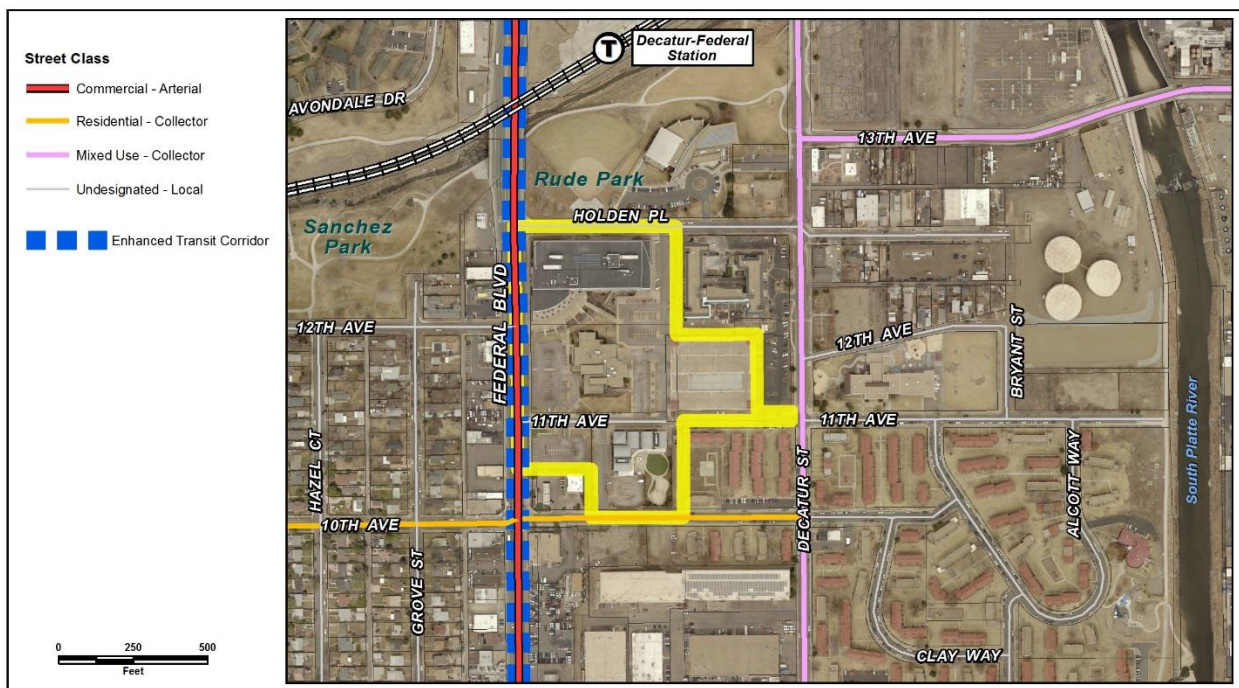
Concept Land Use: According to the Blueprint Denver Plan Map, updated by subsequent adopted plans, this site spans two Concept Land Uses. The northern two-thirds of the site, north of 11th Ave., has a concept land use of Transit Oriented Development (TOD), while the portion of the site south of 11th Ave. is designated as an Employment District.

TOD areas are unique in that they “offer an alternative to traditional development patterns by providing housing, services and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access” (P. 44). These areas are intended to develop or redevelop with compact, mid- to high-density development featuring a pedestrian-friendly and attractive pedestrian environment. The C-MX-5 zone district is consistent with this future land use classification because it enables a wide variety of commercial, residential, office, public facilities and other similar land uses, and because the C-MX-5 building form standards promote an attractive pedestrian environment.

Employment areas “contain office, warehousing, light manufacturing and high-tech uses such as clean manufacturing or information technology” (p. 39) and are typically located in areas with access to major arterials and/or interstates. The area of the subject site designated for Employment is further described in the Decatur Federal Station Area Plan as “Employment TOD” (see Decatur Federal Station Area Plan, below), which is intended to have a similar fine-grained, transit- and pedestrian-friendly urban form as it redevelops in the future. The C-MX-5 zone district permits many employment uses, including office, communications, retail and limited manufacturing and industrial uses, while providing the building form standards that will enable the development over time of transit-oriented employment uses in this area. Moreover, the less-intensive employment uses permitted by the C-MX-5 zone will help provide a transition between the more intense uses of the Employment Area envisioned south of 11th Ave. and the more mixed-use oriented Transit-Oriented Development area north of 11th Ave. as this area redevelops in the future.

Area of Change: The subject site is designated by Blueprint Denver as an Area of Change. The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips” (p. 127). Rezoning to the C-MX-5 zone district will enable the site to accommodate new uses and services that will improve access to jobs, housing and services. Therefore, the rezoning application is consistent with the Blueprint Denver Area of Change recommendations.

Street Classifications: This site has frontage on several streets, including Decatur Street, Federal Blvd., 10th Ave. and Holden Place. It also spans a one-block stretch of 11th Ave. which runs east from Federal and terminates into parking lots within the subject area.



Blueprint Denver classifies Decatur Street as a Mixed Use Collector. According to Blueprint Denver, “collectors are designed to provide a greater balance between mobility and land access within residential, commercial and industrial area” (p. 51). Mixed Use Streets are “located in high-intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity” and are “attractive for pedestrians and bicyclists” (p. 57).

Blueprint Denver identifies Federal Blvd. as a Commercial Arterial, which typically serves commercial areas and retail strip centers with parking lot access points along the street. Such streets are intended to balance traffic mobility with access to nearby businesses and activities (P. 58). Pedestrian facilities are among the priority design elements recommended for Commercial Arterials.

Holden Place and 11th Ave. are designated by Blueprint Denver as Local Streets, which are intended primarily to provide local access. “Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets” (p. 51).

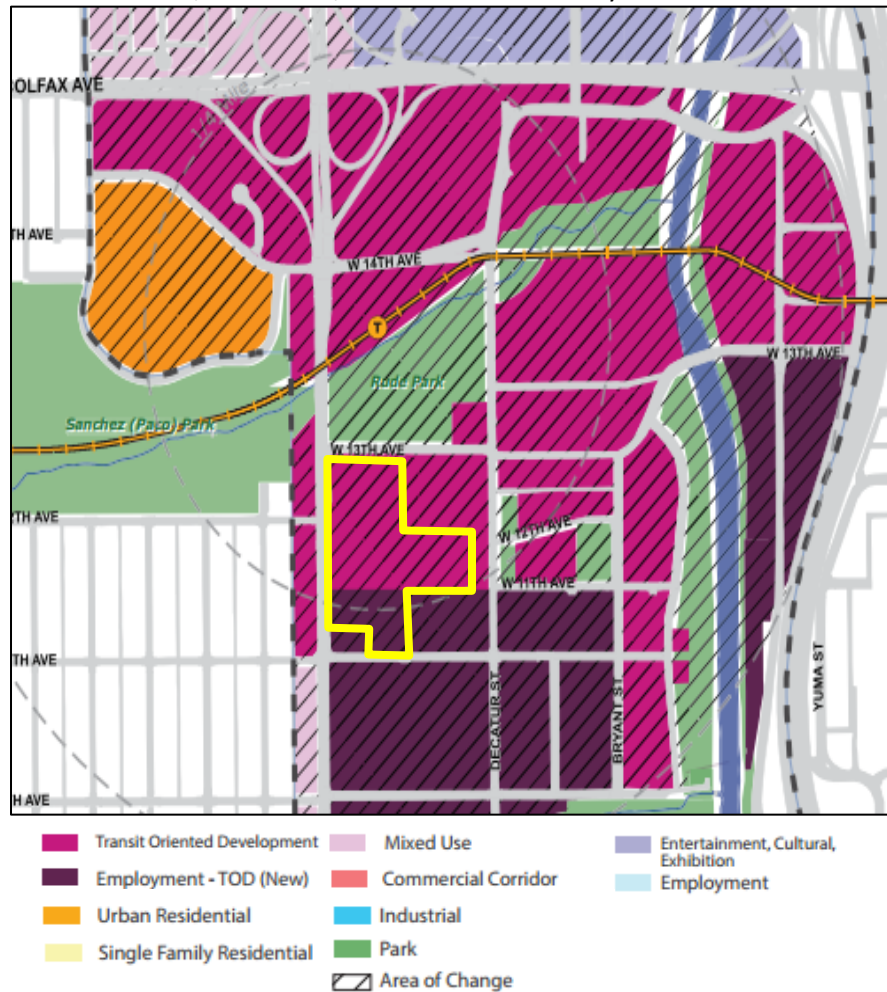
The C-MX-5 zone district is consistent with the recommendations of these future street classifications, as the zone district will allow for a broad mix of uses, and require pedestrian-friendly design within close proximity to the Decatur-Federal light rail station. The existing PUD zone districts do not have any standards related to street level activation such as transparency, or pedestrian entries which would support a mixed-use street (e.g. Decatur) and pedestrian functionality of a commercial arterial (Federal). The rezoning to C-MX-5 at the subject site is consistent with Blueprint Denver’s plan recommendations.

PUD Zoning: Blueprint Denver recommends rezoning obsolete PUDs. “Concerns with PUDs are that their widespread proliferation has increased the complexity of regulating land use, and the conditions they place on development sometimes perform poorly and inflexibly once the PUD has been adopted. This issue can be addressed if the city acts on the authority to repeal obsolete PUD zoning and change it to a more appropriate district” (p. 82). Rezoning to a standard zone district will eliminate the inflexibility of the old PUD, consistent with Blueprint Denver’s recommendation.

Decatur-Federal Station Area Plan

The Decatur-Federal Station Area Plan was adopted by City Council in April of 2013, and applies to the subject property. The Plan establishes a long range vision and guiding principles for the development

and future of the Decatur-Federal Station area. The elements of this Plan will direct the community toward a vision for a celebrated, connected, innovative and healthy Station Area.



Character Areas: The Decatur-Federal Station Area Plan designates the subject site as the Transit Oriented Development and Employment TOD. Recommendations relevant to the TOD character area are as follows:

- Encourage both a vertical and horizontal mix of land uses including multifamily residential, office, commercial, and public uses (p. 40).
- Attract high quality, mixed income residential communities within the TOD area (a transformative project in this Plan). Encourage housing development that meets the needs of families, young professionals, students and elderly households of various income levels. A variety of residential building forms appropriate for this TOD include row houses, low-, mid-, and high-rise multifamily, and live/work (p. 40).
- Encourage a mix of building heights and variation in building forms to provide visual interest, needed sunlight, air circulation and natural view corridors. Respect maximum building heights of 5 to 12 stories, per the Maximum Building Heights Map (p. 40).

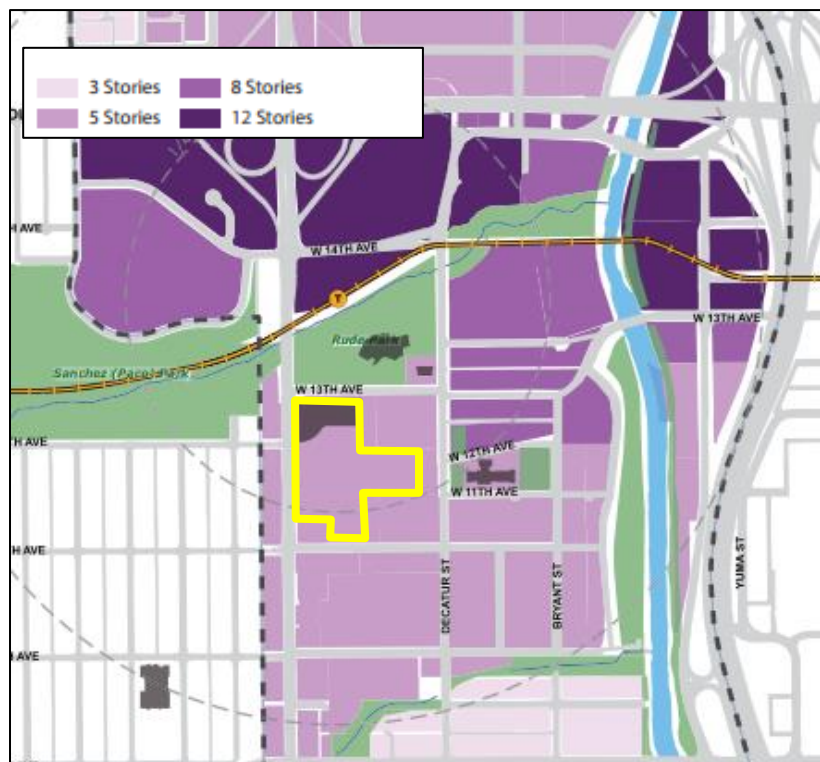
A portion of the subject site (between 10th and 11th Avenues) is part of a larger area designated as Employment Transit Oriented Development. Much of the larger area is currently a public housing complex. The Denver Housing Authority has plans to eventually replace the housing with a new, mixed-income, mixed-use development closer to the RTD station to the north. Much of the area that is now the housing complex is envisioned for fine-grained, transit friendly employment-related development. The Decatur Federal Station Area Plan's recommendations relevant to this character area are comparable to those for the Transit Oriented Development Character Area, and include:

- Encourage a vertical and horizontal mix of land uses, including light industrial, small office, institutional/vocational, commercial, flex and live/work (p. 50).
- Create more compact development patterns with smaller blocks, a connected street grid and consistent building frontages that spatially define streets and open spaces. (p. 50)

The C-MX-5 zone will implement the design objectives and provide for many of the uses envisioned by these designations in the Decatur Federal Station Area Plan.

Area of Change: The Decatur Federal Station Area Plan designates the subject site as an Area of Change which is more specifically described as "locations where Denver intends to direct residential and employment growth taking advantage of existing and planned transit infrastructure" (p. 92). The subject property is located within ¼ mile of the rail station and able to accommodate additional residential and employment growth.

Building Heights: The Decatur-Federal Station Area Plan identified several urban design principles aimed at maximizing development quality and pedestrian amenities, especially within areas identified for TOD and Employment TOD. These included a map of recommended building heights conceived to ensure appropriate variation and transitions to adjacent areas. The subject site is recommended for maximum building heights of five stories (see map, right). The proposed C-MX-5 zone district is consistent with these recommendations, as it will encourage higher intensity mixed use development with pedestrian-friendly design standards, up to a height of 5 stories (p. 39-40).



B. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-MX-5 will result in the uniform application of zone district building form, use and design regulations.

C. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through implementation of the city's adopted land use plans including Comprehensive Plan 2000, Blueprint Denver, the Decatur-Federal Station Area/Sun Valley Neighborhood Plan. Additionally, the allowance for more community serving uses will promote the public health, safety, and general welfare of the City. The improved pedestrian environment created by the C-MX-5 building form standards improves the general welfare of the community.

Sec. 12.4.10.8 Additional Review Criteria for Non-Legislative Rezoning

A. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4.a. Since the approval of the current PUD in 1999, the City and more specifically the Sun Valley neighborhood has undergone significant change. Some of the more notable changes are associated with the planning, construction and opening of the Decatur-Federal light rail station, creating a shift in transportation opportunity that supports higher-intensity, mixed use development. Large portions of nearby properties located within the station area are pursuing redevelopment and rezoning, signaling an evolution in the surrounding environs. Additionally, many adopted plan recommendations state and further reinforce that redevelopment and reinvestment of the area is desired. As stated in the application, the current zoning does not reflect the City's vision as reinforced by the Decatur-Federal Station Area Plan. Accordingly, Sec. 12.4.10.8.A.4.a. is an appropriate justifying circumstance for the proposed rezoning. Additionally, this proposal is consistent with the criteria set forth in Sec. 12.4.10.8.A.4.c., as it would result in the rezoning of Former Chapter 59 zoning to a district from the Denver Zoning Code.

B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested C-MX-5 zone district is within the Urban Center Neighborhood Context. The Mixed Use Zone Districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the

use of building forms that clearly define and activate the public street edge (DZC 7.1). The neighborhood context generally consists of multi-unit residential and mixed-use commercial strips and commercial centers. The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid, providing a pattern of pedestrian and vehicular connections and a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback. Buildings typically have consistent orientation and shallow setbacks with parking at the rear or side of a building. The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. There are also high levels of pedestrian and bicycle use with the greatest access to the multimodal transportation system (DZC, Division 7.1). It is appropriate to apply zoning within the Urban Center Neighborhood Context at this location because of the adopted plan vision described earlier as well as the multimodal transportation context. The proposed rezoning to C-MX-5 will lead to development that is consistent with the zone district purpose and intent.

Attachments

1. Application
2. Letters in support of MHCD and Solutions Center Concept
3. Nov. 8 letter from Sun Valley Community Coalition
4. Existing PUD 487

November 5, 2018

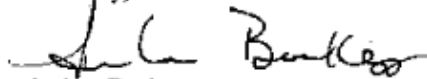
To whom it may concern:

I am writing this letter to show my support for the Solution Center project and the opportunity that MHCD and the City have to expand services to those in crisis. As a peer specialist, I am a person with lived experience in mental health. For many years, I utilized services at MHCD that helped support me when I was in crisis and set my life on the right path. Throughout my life I have struggled with my own mental health, and I am well and employed at this time in part by the services I was able to access through MHCD.

With my own lived experience, including treatment followed by supportive employment and subsequent full-time employment, I know our community continues to grow stronger because of MHCD's work. I was able to get help and support when I needed it and later was able to get off social security and other benefits due to my employment. I have found there are few people out there who do not experience crisis in one form or another.

It is important that people who are in crisis are not taken to jail for their mental illness and that there is a place in the city where people can be helped and supported to get back on their feet. The services provided by the Mental Health Center of Denver, allowed my life to change positively and I know that my future is stable. My life is no longer defined by my mental health.

Sincerely,


Andrea Banks
Denver, CO 80239



REZONING GUIDE

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 | Denver Public Facilities Leas Denver Health & Hospital | Representative Name | Department of Human Services |
| Address | 2929 W. 10th Avenue & 1100 Federal Blvd | Address | 1200 Federal Boulevard |
| City, State, Zip | Denver, CO 80202 | City, State, Zip | Denver, CO 80204 |
| Telephone | | Telephone | 720.944.2526 |
| Email | | Email | ay.morein@denvergov.org |
| <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 deed of trust, 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): | | 2929 W. 10th Avenue, Denver, CO 80204 | |
| Assessor's Parcel Numbers: | | 0505411037000 | |
| Area in Acres or Square Feet: | | 91,872 s.f. | |
| Current Zone District(s): | | PUD#487 | |
| PROPOSAL | | | |
| Proposed Zone District: | | C-MX - 5 | |

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 or deed of trust, (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> | 01/01/12 | (A) | YES |
| Denver Public Facilities Leasing Trust 2005A | 2929 W. 10th Avenue Denver, CO 80204 | 72% | <i>[Signature]</i> | 10/23/17 | B | Yes |
| Denver Health and Hospital Authority | 1100 Federal Boulevard Denver, CO 80204 | 28% | " " SEE ATTACHED | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Last updated: February 22, 2017

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201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 - rezoning@denvergov.org

REZONING GUIDE

Rezoning Application Page 3 of 3

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 or deed of trust, (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> | 01/01/12 | (A) | YES |
| Denver Public Facilities Leasing Trust 2005A | 2929 W. 10th Avenue Denver, CO 80204 | 72% | <i>SEE ATTACHED</i> | | | |
| Denver Health and Hospital Authority | 1100 Federal Boulevard Denver, CO 80204 | 28% | <i>pmh</i> | <i>10/12/17</i> | <i>B</i> | <i>yes</i> |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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REVIEW CRITERIA

| | |
|---|--|
| <p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p> | <p><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.</p> <p>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.</p> <p><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.</p> <p><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.</p> |
| <p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p> | <p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</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>Please provide an attachment describing how the above criterion is met.</p> |

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

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Denver, CO 80202
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Legal Description - FCC

Parcel E

A parcel of land being a part of Sun Valley Homes Second Filing in Section 5, Township 4 South, Range 68 West of the 6th P.M., being more particularly described as follows:

Note: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET BETWEEN WEST 10TH AVENUE AND WEST 11TH AVENUE BEARING NORTH 00 DEGREES 16 MINUTES 59 SECONDS WEST, 266.39 FEET.

MONUMENTED BY A #4 REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED "M. SHEAR LS 18475" AT THE SOUTH TERMINUS AND A #4 REBAR WITH A 1" RED PLASTIC CAP STAMPED "WSSI LS 28649" AT THE NORTH TERMINUS.

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 377.59 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 309.96 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 45, BLOCK 14, SOUTH FAIRVIEW, AN ADDITION TO THE CITY AND COUNTY OF DENVER, SAID POINT BEING THE SOUTHWEST CORNER OF THE MOST NORTHERLY PARCEL IN SAID SUN VALLEY HOMES SECOND FILING.

THENCE NORTH 00 DEGREES 17 MINUTES 06 SECONDS WEST, 266.40 FEET, ALONG THE WESTERLY LINE OF SAID MOST NORTHERLY PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST HALF OF LOT 28, BLOCK 14, SOUTH FAIRVIEW;

THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, 309.96 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF WEST 11TH AVENUE;

THENCE SOUTH 00 DEGREES 17 MINUTES 06 SECONDS EAST, 266.40 FEET, PARALLEL WITH THE WESTERLY LINE OF SAID MOST NORTHERLY PARCEL, TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PART OF THE NORTH HALF OF THE VACATED WEST 11TH AVENUE ADJOINING SAID LAND ON THE SOUTH, AS SET FORTH IN ORDINANCE NO. 1015, SERIES OF 2001 RECORDED NOVEMBER 30, 2001 AT RECEPTION NO. 2001203741,

CITY AND COUNTY OF DENVER

STATE OF COLORADO

LEGAL DESCRIPTION – DHHA

WESTSIDE – PARCEL C:

BLOCK 4, PART OF BLOCK 3, WEST FAIRVIEW SUBDIVISION, BLOCK 13, PART OF BLOCK 12, SOUTH FAIRVIEW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, TOGETHER WITH THE SOUTH ½ OF VACATED WEST 12TH AVENUE, VACATED ELIOT STREET AND THE VACATED ALLEY WITHIN SAID BLOCKS 3 AND 4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 4, THENCE N 0 DEGREES 00 MINUTES 00 SECONDS E ALONG THE WEST LINE OF SAID BLOCK 4 AND THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD, 296.58 FEET TO A POINT ON THE CENTERLINE OF VACATED WEST 12TH AVENUE, THENCE S 89 DEGREES, 39 MINUTES, 39 SECONDS E ALONG SAID CENTERLINE, 506.06 FEET, THENCE S 0 DEGREES, 00 MINUTES, 00 SECONDS E 296.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE; THENCE N 89 DEGREES, 41 MINUTES, 49 SECONDS W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID BLOCKS 12, 13, AND 4, 506.06 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

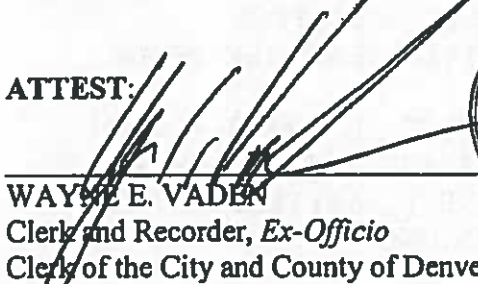

2005132001

**BARGAIN AND SALE DEED
(Statutory Bargain and Sale)**

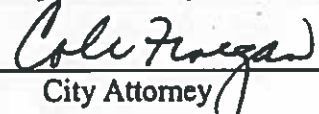
THE CITY AND COUNTY OF DENVER, ("Grantor") a Colorado municipal corporation, whose address is 1437 Bannock Street, Denver, CO 80202 for the consideration of Sixty Million Three Hundred Twenty Two Thousand Two Hundred Ninety Two Dollars and Sixty Six Cents (\$60,322,292.66) in hand paid, hereby sells and conveys to DENVER PUBLIC FACILITIES LEASING TRUST 2005A ("Grantee"), whose address is c/o American National Bank, as Trustee, 3033 East First Avenue, Denver, CO 80206, the following real property in the City and County of Denver, State of Colorado, to wit:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this 9th day of August, 2005

ATTEST:   CITY AND COUNTY OF DENVER,
Wayne E. Vaden Mayor
Clerk and Recorder, Ex-Officio
Clerk of the City and County of Denver


APPROVED AS TO FORM:
Cole Finegan
Attorney for the City and County of Denver

By: 
City Attorney

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

The foregoing instrument was acknowledged before me this 9th day of August, 2005, by John Hickenlooper, Mayor of the City and County of Denver, Colorado.

Witness my hand and official seal.
My commission expires: 11/21/09


Notary Public

201 WEST COLFAX AVE.
DENVER, CO 80202

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND BEING A PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF WEST HOLDEN PLACE AND THE EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD; THENCE SOUTH 89 DEGREES 58 MINUTES 32 SECONDS EAST, 505.14 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A POINT 4.94 FEET WEST OF THE NORTHEAST CORNER OF LOT 2, BLOCK 2, WEST FAIRVIEW; THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST, 296.60 FEET, PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 2 TO THE CENTERLINE OF VACATED WEST 12TH AVENUE; THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS WEST, 505.14 FEET, ALONG SAID CENTERLINE TO SAID EASTERLY RIGHT-OF-WAY OF FEDERAL BOULEVARD; THENCE NORTH 00 DEGREES 17 MINUTES 14 SECONDS WEST 296.63 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF SAID LAND CONVEYED TO THE CITY AND COUNTY OF DENVER FOR ROAD PURPOSES, RECORDED December 17, 2002 AT RECEPTION NO. 2002240524,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

PARCEL C-1 :

A PARCEL OF LAND BEING PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, 198.36 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT 10.49 FEET WEST OF THE SOUTHEAST CORNER OF LOT 9, BLOCK 12 OF SOUTH FAIRVIEW, AS RECORDED IN THE CITY AND COUNTY OF DENVER, SAID POINT BEING A SOUTHWEST CORNER OF WARREN VILLAGE II, PUD DISTRICT #85 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 184.04 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT 5.06 FEET EAST OF THE SOUTHWEST CORNER OF LOT 16, BLOCK 12, OF SOUTH FAIRVIEW; THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST, 259.34 FEET, PARALLEL WITH THE WESTERLY LINE OF BLOCK 3, WEST FAIRVIEW, AS RECORDED IN THE CITY AND COUNTY OF DENVER, TO A POINT 7 FEET SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF VACATED WEST 12TH AVENUE, ALSO BEING A SOUTHWEST CORNER OF SAID WARREN VILLAGE II; THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS EAST, 184.04 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A CORNER OF SAID WARREN VILLAGE II, BEING 6.96 FEET WEST OF THE EASTERLY LINE OF SAID BLOCK 3, WEST FAIRVIEW; THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST, 259.24 FEET, PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 3, WEST FAIRVIEW AND ALONG A WESTERLY LINE OF WARREN VILLAGE II, TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PART OF THE NORTH HALF OF VACATED WEST 11TH AVENUE ADJOINING SAID LAND ON THE SOUTH, AS SET FORTH IN ORDINANCE NO. 1015, SERIES OF 2001 RECORDED November 20, 2001 AT RECEPTION NO. 2001203741,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

SUB-PARCEL C-2:

A PARCEL OF LAND BEING A PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET;

THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, 198.36 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT 10.94 FEET WEST OF THE SOUTHEAST CORNER OF LOT 9, BLOCK 12, SOUTH FAIRVIEW AS RECORDED IN THE CITY AND COUNTY OF DENVER, SAID POINT BEING A SOUTHWEST CORNER OF WARREN VILLAGE, PUD DISTRICT #85, THENCE NORTH 00 DEGREES 17 MINUTES 13 SECONDS WEST 259.24 FEET, PARALLEL WITH THE WESTERLY LINE OF BLOCK 3, WEST FAIRVIEW AS RECORDED IN THE CITY AND COUNTY OF DENVER, AND ALONG A WESTERLY LINE OF SAID WARREN VILLAGE II, TO A POINT 7 FEET SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF VACATED WEST 12TH AVENUE AND 6.96 FEET WEST OF THE EASTERLY LINE OF SAID BLOCK 3;

THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS EAST 6.96 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY THE DENVER WATER DEPARTMENT;
THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 43 SECONDS EAST 112.72 FEET, ALONG THE SOUTHERLY LINE OF SAID DENVER WATER DEPARTMENT PARCEL;
THENCE SOUTH 82 DEGREES 26 MINUTES 16 SECONDS EAST, 79.42 FEET, CONTINUING ALONG SAID SOUTHERLY LINE OF THE DENVER WATER DEPARTMENT PARCEL TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET;
THENCE SOUTH 00 DEGREES 17 MINUTES 10 SECONDS EAST, 248.72 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PART OF THE NORTH HALF OF VACATED WEST 11TH AVENUE ADJOINING SAID LAND ON THE SOUTH, AS SET FORTH IN ORDINANCE NO. 1015, SERIES OF 2001 RECORDED November 30, 2001 AT RECEPTION NO. 2001203741, BUT EXCEPTING FROM SAID VACATED STREET, THAT PORTION THEREOF CONVEYED TO HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER IN DEED RECORDED April 30, 2002 AT RECEPTION NO. 2002079504, AND RE-RECORDED January 3, 2003 AT RECEPTION NO. 2003001726,

CITY AND COUNTY OF DENVER.
STATE OF COLORADO.

PARCEL E:

A PARCEL OF LAND BEING A PART OF SUN VALLEY HOMES SECOND FILING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET BETWEEN WEST 10TH AVENUE AND WEST 11TH AVENUE BEARING NORTH 00 DEGREES 16 MINUTES 59 SECONDS WEST, 266.39 FEET.

MONUMENTED BY A #4 REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED "M. SHEAR LS 18475 AT THE SOUTH TERMINUS AND A #4 REBAR WITH A 1" RED PLASTIC CAP STAMPED "WSSI LS 28649" AT THE NORTH TERMINUS.

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 377.59 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 309.96 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 45, BLOCK 14, SOUTH FAIRVIEW, AN ADDITION TO THE CITY AND COUNTY OF DENVER, SAID POINT BEING THE SOUTHWEST CORNER OF THE MOST NORTHERLY PARCEL IN SAID SUN VALLEY HOMES SECOND FILING;
THENCE NORTH 00 DEGREES 17 MINUTES 06 SECONDS WEST, 266.40 FEET, ALONG THE WESTERLY LINE OF SAID MOST NORTHERLY PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST HALF OF LOT 28, BLOCK 14, SOUTH FAIRVIEW;
THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, 309.96 FEET, ALONG THE SOUTHERLY RIGHT-OF-WAY OF WEST 11TH AVENUE;
THENCE SOUTH 00 DEGREES 17 MINUTES 06 SECONDS EAST, 266.40 FEET, PARALLEL WITH THE WESTERLY LINE OF SAID MOST NORTHERLY PARCEL, TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PART OF THE NORTH HALF OF VACATED WEST 11TH AVENUE ADJOINING SAID LAND ON THE SOUTH, AS SET FORTH IN ORDINANCE NO. 1015, SERIES OF 2001 RECORDED November 30, 2001 AT RECEPTION NO. 2001203741,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

PARCEL F-1

LOTS 29 AND 30 AND THE WESTERLY ONE-HALF OF LOT 28,
BLOCK 14,
SOUTH FAIRVIEW ADDITION,
TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED WEST 11TH AVENUE ADJOINING SAID LAND ON THE NORTH, AS SET FORTH IN ORDINANCE NO. 1015, SERIES OF 2001 RECORDED November 30, 2001 AT RECEPTION NO. 2001203741,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

PARCEL F-2:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 36, BLOCK 14, SOUTH FAIRVIEW;
THENCE NORTH ALONG THE EAST LINE OF FEDERAL BOULEVARD 27.2 FEET;
THENCE AT RIGHT ANGLES EAST 50 FEET;

THENCE AT RIGHT ANGLES SOUTH 5.85 FEET;
THENCE AT RIGHT ANGLES EAST 75 FEET TO THE EAST LINE OF LOT 32, IN SAID
BLOCK 14;
THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 32;
THENCE WEST ALONG THE NORTH ALLEY LINE OF SAID BLOCK 14, 125 FEET TO
THE POINT OF BEGINNING,

EXCEPTING THEREFROM, THAT PORTION OF SAID LAND CONVEYED TO THE CITY
AND COUNTY OF DENVER FOR ROAD PURPOSES, RECORDED December 17, 2002 AT
RECEPTION NO. 2002240524,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

PARCEL F-3:

THAT PART OF LOTS 31 TO 36, INCLUSIVE, BLOCK 14, SOUTH FAIRVIEW,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 36, THENCE NORTH
ALONG THE EAST LINE OF FEDERAL BOULEVARD 27.2 FEET, TO THE TRUE POINT
OF BEGINNING;
THENCE CONTINUING NORTH ALONG THE EAST LINE OF FEDERAL BOULEVARD
37.15 FEET;
THENCE EAST AT RIGHT ANGLES 127.5 FEET;
THENCE SOUTH AT RIGHT ANGLES 43 FEET;
THENCE WEST AT RIGHT ANGLES 77.5 FEET;
THENCE NORTH 5.85 FEET;
THENCE WEST 50 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM, THAT PORTION OF SAID LAND CONVEYED TO THE CITY
AND COUNTY OF DENVER FOR ROAD PURPOSES, RECORDED December 17, 2002 AT
RECEPTION NO. 2002240524,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

PARCEL F-4

LOTS 31 THROUGH 36, BLOCK 14,
SOUTH FAIRVIEW.

TOGETHER WITH THAT PART OF THE SOUTH HALF OF VACATED WEST 11TH

AVENUE ADJOINING SAID LAND ON THE NORTH, AS SET FORTH IN ORDINANCE NO. 1015, SERIES OF 2001 RECORDED November 30, 2001 AT RECEPTION NO. 2001203741, BUT EXCEPTING THEREFROM, THAT PORTION OF SAID VACATED STREET CONVEYED TO THE CITY AND COUNTY OF DENVER FOR ROAD PURPOSES, RECORDED December 17, 2002 AT RECEPTION NO. 2002240524,

EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN BOOK 7063 AT PAGE 92 AND IN BOOK 8001 AT PAGE 392,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

PARCEL J:

A PARCEL OF LAND BEING A PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET;

THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, 382.40 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF PARCEL C-1 AS SHOWN ON SHEET 3 OF 16 OF PUD RECORDED AT RECEPTION NO. 9800181252 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, 37.81 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EASTERLY LINE OF AN EASEMENT DESCRIBED AT RECEPTION NO. 9800079343 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S RECORDS;

THENCE NORTH 00 DEGREES 01 MINUTES 28 SECONDS EAST, 259.35 FEET, ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID PARCEL C-7 EXTENDED WESTERLY;

THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS EAST, 36.40 FEET, ALONG SAID NORTHERLY LINE EXTENDED TO THE NORTHWEST CORNER OF SAID PARCEL C-1;

THENCE SOUTH 00 DEGREES 17 MINUTES 13 SECONDS EAST, 259.34 FEET, ALONG THE WESTERLY LINE OF SAID PARCEL C-1 TO THE TRUE POINT OF BEGINNING,

TOGETHER WITH THAT PART OF THE NORTH HALF OF VACATED WEST 11TH AVENUE ADJOINING SAID LAND ON THE SOUTH, AS SET FORTH IN ORDINANCE NO 1015, SERIES OF 2001 RECORDED November 30, 2001 AT RECEPTION NO. 2001203741,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO

PARCEL K:

NON-EXCLUSIVE EASEMENT FOR PERMANENT SIGNAGE FROM DENVER HEALTH AND HOSPITAL AUTHORITY, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO TO DENVER CAPITAL LEASING CORPORATION, A COLORADO CORPORATION CREATED BY PERMANENT EASEMENT AND PARKING AGREEMENT RECORDED July 7, 2000 AT RECEPTION NO. 2000096070.

PARCEL L.

NON-EXCLUSIVE EASEMENT FOR GARAGE ACCESS RIGHTS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS RECORDED January 3, 2003 AT RECEPTION NO. 2003001728, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL M:

A PARCEL OF LAND BEING A PART OF SECTION 5, TOWNSHIP 4 SOUTH RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE, MONUMENTED BY A 1 1/2" WASHER STAMPED "WSSI LS 28649" AT THE SOUTH TERMINUS AND A 3/4" BRASS TAG STAMPED "LS 18475" AT THE NORTH TERMINUS, ASSUMED TO BEAR NORTH 00 DEGREES 17 MINUTES 14 SECONDS WEST, 593.24 FEET.

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 11TH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET;

THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, 98.58 FEET ALONG SAID NORTHERLY LINE, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 44.77 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, 266.22 FEET;
THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, 15.11 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 11TH AVENUE;
THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, 507.46 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD;

THENCE NORTH 00 DEGREES 17 MINUTES 14 SECONDS WEST, 30.00 FEET ALONG SAID EASTERLY LINE;
THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST, 452.33 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 14 SECONDS WEST, 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 11TH AVENUE;
THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST, 321.62 FEET ALONG SAID NORTHERLY LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE,
MONUMENTED BY A 1 1/2" WASHER STAMPED "WSSI LS 28649" AT THE SOUTH TERMINUS AND A 3/4" BRASS TAG STAMPED "LS 18475" AT THE NORTH TERMINUS, ASSUMED TO BEAR NORTH 00 DEGREES 17 MINUTES 14 SECONDS WEST, 593.24 FEET.

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 11TH AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 12, SOUTH FAIRVIEW;
THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, 98.58 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 14.77 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, 266.22 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, 14.89 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST, 266.31 FEET TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL P:

A PARCEL OF LAND BEING A PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 36, BLOCK 14, SOUTH FAIRVIEW ADDITION;
THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST 15.00 FEET, TO A LINE 15 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF FEDERAL BOULEVARD AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 197.54 FEET, TO THE WEST LINE OF SUN VALLEY HOMES, SECOND FILING;
THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, 8.00 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS WEST, 197.54 FEET TO SAID PARALLEL LINE;
THENCE NORTH 00 DEGREES 17 MINUTES 14 SECONDS WEST, 8.00 FEET, ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL X:

A PARCEL OF LAND BEING A PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE, MONUMENTED BY A 1 1/2" WASHER STAMPED "WSSI LS 28649" AT THE SOUTH TERMINUS AND A 3/4" BRASS TAG STAMPED "LS 18475" AT THE NORTH TERMINUS, ASSUMED TO BEAR NORTH 00 DEGREES 17 MINUTES 14 SECONDS WEST, 593.24 FEET.

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 11TH AVENUE AND WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET;
THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST, 98.58 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE SOUTH 00 DEGREES 02 MINUTES 27 SECONDS WEST 98.58 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 14.77 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST 266.22 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, 14.89 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST, 266.31 FEET, TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BARGAIN AND SALE DEED

THE CITY AND COUNTY OF DENVER, a municipal corporation and home rule city of the State of Colorado (Grantor"), having an address of City and County Building, Room 350, Denver, Colorado 80202, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby sells and conveys to the DENVER HEALTH AND HOSPITAL AUTHORITY, a body corporate and political subdivision of the State of Colorado (Grantee"), having an address of 660 Bannock, 5th Floor, Denver, Colorado 80204, the real property in the City and County of Denver, State of Colorado, that is more particularly described on Exhibit A attached to and made a part of this deed, together with all its appurtenances, all buildings and improvements (including without limitation, all fixtures, trade fixtures, walkways, parking lots and structures, signs and landscaping), all underground tunnels now located under or on such real property, all water rights, all air space above such property, and all easement rights appurtenant to such real property or necessary for the use thereof (collectively, the "Property").

Grantee agrees that Grantor shall have and is hereby granted a power of termination with right of re-entry with respect to the Property upon the occurrence of the events set forth in paragraphs 1, 2 and 3 below:

1. The occurrence or existence of any one of the following events:
 - a. If the Grantee voluntarily abandons, vacates or surrenders all or substantially all of the Property other than pursuant to the terms and conditions of the Transfer Agreement, dated as of January 1, 1997 between Grantor and Grantee (the "Transfer Agreement") and other than pursuant to an eminent domain or condemnation proceeding initiated by the Grantor;
 - b. The Grantee shall file a petition in bankruptcy; be adjudicated insolvent or bankrupt; petition or apply to any tribunal for the appointment of a receiver of any trustee or similar officer for the Grantee or a substantial part of the assets of the Grantee; or shall commence any proceedings under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction, whether now or hereafter in effect, that remains undismissed for a period of ninety days or more;
 - c. If a court of competent jurisdiction determines that the Grantee has failed to perform its Mission (as such term is defined in the Transfer Agreement); or
 - d. An event of default shall occur under any mortgage encumbering all or any part of the Property (which mortgage is permitted pursuant to the terms of the Transfer

#223141v4

Agreement) with respect to an indebtedness in excess of \$10,000,000 and the mortgagee shall have provided notice to the Grantee of its intention to accelerate the debt and commence the exercise of such mortgagee's remedies against the Grantee.

2. The mortgagee, if any, under any mortgage given by the Grantee in accordance with the provisions of Transfer Agreement encumbering all or any part of the Property shall fail to exercise any right of cure given to such mortgagee pursuant to the Transfer Agreement; and

3. The period of thirty days shall have elapsed after (a) the occurrence of an event described in paragraph 1 above and (b) any mortgagee's failure to cure as set forth in paragraph 2 above.

Grantee also agrees that upon dissolution of Grantee, the Property and all other assets of the Grantee shall automatically revert to Grantor and Grantor is hereby granted a right of reverter.

Grantee further agrees that Grantee may not sell or otherwise transfer title to any of the Property (or any buildings or improvements comprising a part of the Property) unless (1) the sale or transfer is in compliance with C.R.S. § 25-29-104 (2), and (2) is approved by the Grantor.

Each of the foregoing agreements of Grantee is intended to be and shall be construed as a covenant running with the Property.


The terms and conditions of the Transfer Agreement shall not merge into the habendum, granting or reversionary clauses of this Deed and shall survive delivery of this Deed and all other documents delivered in connection herewith.

EXECUTED AND DELIVERED to be effective as of the 1st day of January, 1997.

ATTEST:

CITY AND COUNTY OF DENVER, a
municipal corporation and Home Rule
City

By:


Elbra Wedgeworth
Clerk and Recorder, Ex-Officio Clerk of
the City and County of Denver

By:


Wellington E. Webb **ACTING MAYOR**
Mayor

#223141v4



-2-

APPROVED AS TO FORM:

By: Daniel E. Muse
Daniel E. Muse
Attorney for the City and County of
Denver

DENVER HEALTH AND HOSPITAL
AUTHORITY, a body corporate and
political subdivision of the State of
Colorado

By: Patricia A. Gabow
Patricia A. Gabow
Chief Executive Officer

By: Paula Herzmark
Paula Herzmark
Chairman of the Board of Directors

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

Fidel Montoya A. Acting Mayor

The foregoing instrument was acknowledged before me this 31st of December, 1996 by WELLINGTON E. WEBB, in his capacity as Mayor of the City and County of Denver, a municipal corporation and Home Rule City.



Witness my hand and official seal.

Tina R. Gett
Notary Public 9065 E Oxford Dr
Denver, CO 80237

My commission expires: 5-11-00

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

The foregoing instrument was acknowledged before me this 31st of December, 1996 by ELBRA WEDGEWORTH, in her capacity as Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver, a municipal corporation and Home Rule City.

Witness my hand and official seal.



Elbra Wedgeworth
Notary Public

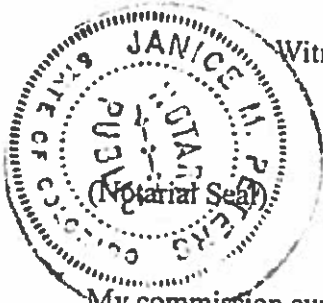
MY COMMISSION EXPIRES 6/23/97

My commission expires: _____

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

The foregoing instrument was acknowledged before me this 31st of December, 1996 by DANIEL E. MUSE, in his capacity as Attorney for the City and County of Denver, a municipal corporation and Home Rule City.

Witness my hand and official seal.



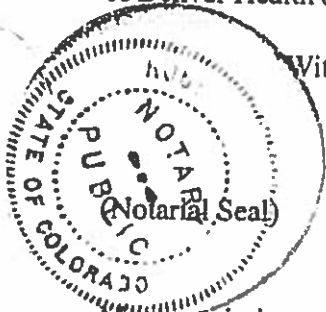
Janice M. Peters
Notary Public

My commission expires: 1-31-99

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

The foregoing instrument was acknowledged before me this 20th of December, 1996 by PATRICIA A. GABOW, in her capacity as Chief Executive Officer of Denver Health and Hospital Authority.

Witness my hand and official seal.



Patricia A. Gabow
Notary Public

My commission expires: 9/30/97

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

The foregoing instrument was acknowledged before me this 26 of December, 1996 by PAULA HERZMARK in her capacity as Chairman of the Board of Directors of Denver Health and Hospital Authority.

Witness my hand and official seal.

(Notarial Seal)

Susan E Hallenberger
Notary Public

My commission expires: 4-13-98

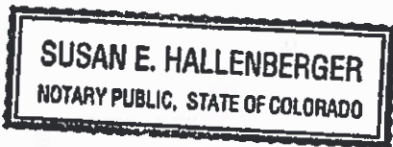


EXHIBIT A
(Attached to and forming a part of the
Bargain and Sale Deed, dated as of
January 1, 1997, from The City and County of Denver
to the Denver Health and Hospital Authority)

LEGAL DESCRIPTION

[SEE ATTACHED PAGES A-1 TO A-4]

EXHIBIT A

LEGAL DESCRIPTION

"Main Site"-Parcel A:

Lots 1 through 20, inclusive, Block 13, Lots 1 through 40, inclusive, Block 14, All of Block 19, Lots 1 through 21, inclusive, Block 20, WHITSITT'S ADDITION TO DENVER, except any portion of said lot 21, Block 20 described in Ordinance 375, Series of 1976 as recorded August 01, 1976, in Book 1300 at Page 36; Lots 1 through 20, inclusive, Block 12, ELMWOOD ADDITION TO THE CITY OF DENVER, Together with a Strip in said Block 12, adjoining Lots 1 to 20, inclusive, in said Block 13, Whitsitt's Addition to Denver; Lots 1 through 21, inclusive, Block 13, Elmwood Addition to the City of Denver, Together with a Strip in Block 13, West of and adjoining Block 20, Whitsitt's Addition to Denver, and lots 39 through 42, inclusive, Block 14, Elmwood Addition to the City of Denver, except any portion of said Lot 21, Block 13, Elmwood Addition to the City of Denver described in Ordinance 375, Series of 1976 as recorded August 01, 1976, in Book 1300 at Page 36, TOGETHER WITH the vacated alleys and streets adjacent to said property being more particularly described in Ordinance 195, Series of 1978, as recorded in Book 1655 at Page 515, Ordinance 164, Series of 1971, recorded in Book 323 at Page 619, Ordinance 502, Series of 1966, recorded November 29, 1966, in Book 9672 at Page 464 and Ordinance 182, Series of 1925, all being in the City and County of Denver, State of Colorado.

Parcel B: Intentionally Omitted

"Westside"-Parcel C:

Block 4, part of Block 3, West Fairview Subdivision, Block 13, part of Block 12, South Fairview Subdivision, City and County of Denver, State of Colorado, together with the South 1/2 of vacated West 12th Avenue, vacated Eliot Street and the vacated alley within said Blocks 3 and 4, being more particularly described as follows:

Beginning at the Southwest Corner of said Block 4; thence N 0°00'00" E along the West line of said Block 4 and the Easterly Right-of-Way Line of Federal Boulevard, 296.58 feet to a point on the centerline of vacated West 12th Avenue; thence S 89°39'39" E along said centerline, 506.06 feet; thence S 0°00'00" E 296.25 feet to a point on the Northerly right-of-way line of West 11th Avenue; thence N 89°41'49" W along said Northerly right-of-way line and the Southerly line of said Blocks 12, 13 and 4, 506.06 feet to the True Point of Beginning, City and County of Denver, State of Colorado.

"Eastside"-Parcel D:

Lots 17 through 32, inclusive, Block 77, Case & Ebert's Addition to the City of Denver, together with one-half of the vacated Glenarm Street adjacent to said land, said vacated Glenarm Street being described in Ordinance 414, Series of 1978, as recorded August 07, 1978, in Book 1720 at Page 374 and together with that portion of vacated 28th Street adjacent to said Block 77, described in Ordinance 414, Series of 1978, as recorded August 07, 1978, in Book 1720 at Page 374 as follows:

Beginning at the most southerly corner of Block 77, Case and Ebert's Addition to the City of Denver, thence southwesterly along the southwesterly extension of the southeasterly line of said Block 77, a distance of 22 feet; thence northwesterly and parallel with the southwesterly line of said Block 77, a distance of 115.5 feet; thence northerly to a point on the southwesterly extension of the southeasterly line of the alley in said Block 77 that is 15 feet southwesterly of the southwesterly line of said Block 77; thence northeasterly along said extended alley line to the southwesterly line of said Block 77; thence southeasterly along the said southwesterly line to the point of beginning.

"La Mariposa"-Parcel E:

Lots 38 through 41, inclusive and the North 9 Feet of Lot 37, Block 22, Hunts Addition, together with the East one-half of the vacated North 20 feet of the alley lying West of and adjacent to said Lot 41 and also together with the South one-half of vacated West 11th Avenue lying North of and adjacent to said Lot 41 and lying North of and adjacent to the East one-half of said vacated alley, City and County of Denver, State of Colorado.

"La Casa"-Parcel F:

Lots 1 through 6, inclusive, Block 25, Bryant Subdivision of Block 25 & Part of Block 26 in H. Witter's North Denver Addition, City and County of Denver, State of Colorado.

"Hyde Park"-Parcel G:

Lots 8 to 11, inclusive, the South 1/2 of Lot 7 and the North 1/2 of Lot 12, Block 24, Ford's Addition to the City of Denver, City and County of Denver, State of Colorado.

"Globeville"-Parcel H:

Lots 37 through 42, inclusive, Block 2, R. H. Wren Subdivision, City and County of Denver, State of Colorado.

Parking "710 Acoma"-Parcel I:

Lots 1 to 8, inclusive, Block 18, Whitsitt's Addition to Denver, City and County of Denver, State of Colorado.

Parking "720 Bannock"-Parcel J:

That part of Block 15,
WHITSITT'S ADDITION TO DENVER,
lying South and West of Cherry Creek and Speer Blvd.,
formerly known as Speer Drive,

EXCEPT that portion described in Rule and Decree recorded January 12, 1989, at Reception Number R-89-0004775, and

EXCEPT a parcel of land situated in a portion of Block 15, Whitsitt's Addition to Denver as recorded in Book 1, on Page 48, in the Office of the Clerk and Recorder of the City and County of Denver, in the Southwest Quarter of Section 3, Township 4 South, Range 68 West, of the 6th Principal Meridian, more particularly described as follows:

COMMENCING at the Southwest corner of said Block 15, also being the intersection of the Northerly Right of Way line of 7th Avenue and the Easterly Right of Way line of Bannock St.; thence along the Westerly line of said Block 15, North 00 degrees 06' 35" East, a distance of 234.83 feet to a point of intersection of the Southeasterly line of a portion of said Block 15 as described in Ordinance 483, Series of 1989; thence along said Southeasterly line, North 48 degrees 28' 28" East, a distance of 39.26 feet to the Point of Beginning; thence continuing along said Southeasterly line North 48 degrees 28' 28" East, a distance of 26.27 feet to a point on the Southwesterly line of Speer Boulevard as dedicated by Ordinance 85, Series 1908, said point being also on a non-tangent curve; thence along the arc of a curve to the left a distance of 380.55 feet, said curve having a central angle of 07 degrees 40' 55", a radius of 2838.29 feet and a chord bearing of South 45 degrees 25' 35" East, to a point of nonradial intersection with the Easterly line of said Block 15; thence along said Easterly line of Block 15 South 00 degrees 06' 35" West, a distance of 12.39 feet to a point on the Southerly line of said Block 15 also being the Northerly Right of Way line of 7th Avenue; thence along the Southerly line of said Block 15 North 89 degrees 49' 19" West, a distance of 30.57 feet to a point of nonradial intersection with a curve; thence departing said Southerly line of Block 15 along the arc of a curve to the right a distance of 180.55 feet, said curve having a central angle of 07 degrees 03' 39", a radius of 1465.14 feet, and a chord bearing of North 46 degrees 38' 42" West, to a

point of nontangency; thence North 40 degrees 59' 12" West, a distance of 52.16 feet; thence North 38 degrees 53' 54" West, a distance of 54.94 feet; thence North 42 degrees 05' 21" West, a distance of 64.92 feet to a point of curvature; thence along the arc of a curve to the left, said curve having a central angle of 46 degrees 35' 41", a radius of 23.00 feet, and a chord bearing of North 65 degrees 23' 12" West, a distance of 18.70 feet to the Point of Beginning, City and County of Denver, State of Colorado.

"Eastside parking lot"

Block 83 and Lots 16 through 25 (inclusive), Block 78, Case and Ebert's Addition to the City of Denver, TOGETHER WITH the vacated Glenarm Street adjacent to said property, said vacated Glenarm Street is more particularly described in Ordinance 414, Series of 1978, as recorded August 7, 1978, in Book 1720 at Page 374, and TOGETHER WITH that portion of the vacated 28th Street adjacent to said property, which vacated 28th Street is more particularly described in the above-described ordinance and Ordinance 417, Series of 1974.

REAL PROPERTY TRANSFER DECLARATION

1. Address or legal description of real property: See Exhibit A attached to and made a part of this Real Property Transfer Declaration
2. Is this a transaction among related parties? Yes No Grantor and Grantee are political subdivisions of the State of Colorado.
3. Total sale price: No cash consideration - agreement to provide indigent care services pursuant to agreement between parties.
4. What was the cash down payment? N/A
5. Did total sale price include a trade or exchange? Yes No
6. Did the buyer receive any personal property in the transaction? Yes No
If yes, the approximate value: N/A
7. Were mineral rights included in the sale? Yes No
8. Were water rights included in the sale? Yes No
9. If applicable, you may include goodwill for a going business. Approximate value of goodwill? N/A
10. Was less than 100% interest in the real property conveyed? Yes No
11. Date of Closing: Month January Year 1997
12. Was the loan new or assumed ? N/A
13. What was the interest rate on the loan? N/A
14. What was the term of the loan? N/A
15. Were any points paid? Yes No If yes, how many? N/A

#223505

16. Signed as of this 1st day of January, 1997.

DENVER HEALTH AND HOSPITAL
AUTHORITY, a body corporation and political
subdivision of the State of Colorado

By: Patricia A. Gabow
Patricia A. Gabow,
Chief Executive Officer

By: _____
Paula Herzmark
Chairman of the Board of Directors

EXHIBIT A
(Attached to and forming a part of the
Real Property Transfer Declaration,
dated as of January 1, 1997,
executed by the Denver Health and Hospital Authority)

LEGAL DESCRIPTION

[SEE ATTACHED PAGES A-1 TO A-4]

EXHIBIT A

LEGAL DESCRIPTION

"Main Site"-Parcel A:

Lots 1 through 20, inclusive, Block 13, Lots 1 through 40, inclusive, Block 14, All of Block 19, Lots 1 through 21, inclusive, Block 20, WHITSITT'S ADDITION TO DENVER, except any portion of said lot 21, Block 20 described in Ordinance 375, Series of 1976 as recorded August 01, 1976, in Book 1300 at Page 36; Lots 1 through 20, inclusive, Block 12, ELMWOOD ADDITION TO THE CITY OF DENVER, Together with a Strip in said Block 12, adjoining Lots 1 to 20, inclusive, in said Block 13, Whitsitt's Addition to Denver; Lots 1 through 21, inclusive, Block 13, Elmwood Addition to the City of Denver, Together with a Strip in Block 13, West of and adjoining Block 20, Whitsitt's Addition to Denver, and lots 39 through 42, inclusive, Block 14, Elmwood Addition to the City of Denver, except any portion of said lot 21, Block 13, Elmwood Addition to the City of Denver described in Ordinance 375, Series of 1976 as recorded August 01, 1976, in Book 1300 at Page 36, TOGETHER WITH the vacated alleys and streets adjacent to said property being more particularly described in Ordinance 195, Series of 1973, as recorded in Book 1635 at Page 515, Ordinance 164, Series of 1971, recorded in Book 133 at Page 619, Ordinance 501, Series of 1966, recorded November 29, 1966, in Book 9672 at Page 464 and Ordinance 132, Series of 1925, all being in the City and County of Denver, State of Colorado.

Parcel B: Intentionally Omitted

"Westside"-Parcel C:

Block 4, part of Block 3¹, West Fairview Subdivision, Block 13, part of Block 12, South Fairview Subdivision, City and County of Denver, State of Colorado, together with the South 1/2 of vacated West 12th Avenue, vacated Elliot Street and the vacated alley within said Blocks 3 and 4, being more particularly described as follows:

Beginning at the Southwest Corner of said Block 4; thence N 0°00'00" E along the West line of said Block 4 and the Easterly Right-of-Way Line of Federal Boulevard, 296.53 feet to a point on the centerline of vacated West 12th Avenue; thence S 89°39'39" E along said centerline, 506.06 feet; thence S 0°00'00" E 295.25 feet to a point on the Northerly right-of-way line of West 12th Avenue; thence N 89°41'49" W along said Northerly right-of-way line and the Southerly line of said Blocks 12, 13 and 4, 506.06 feet to the True Point of Beginning, City and County of Denver, State of Colorado.

"Eastside"-Parcel D:

Lots 17 through 32, inclusive, Block 77, Case & Ebert's Addition to the City of Denver, together with one-half of the vacated Glenarm Street adjacent to said land, said vacated Glenarm Street being described in Ordinance 414, Series of 1978, as recorded August 07, 1978, in Book 1720 at Page 374 and together with that portion of vacated 29th Street adjacent to said Block 77, described Ordinance 414, Series of 1978, as recorded August 07, 1978, Book 1720 at Page 374 as follows:

Beginning at the most southerly corner of Block 77, Case and Ebert's Addition to the City of Denver, thence southwesterly along the southwesterly extension of the southeasterly line of said Block 77, a distance of 22 feet; thence northwesterly and parallel with the southwesterly line of said Block 77, a distance of 115.3 feet; thence northerly to a point on the southwesterly extension of the southeasterly line of the alley in said Block 77 that is 15 feet southwesterly of the southwesterly line of said Block 77; thence northeasterly along said extended alley line to the southwesterly line of said Block 77; thence southeasterly along the said southwesterly line to the point of beginning.

"La Mariposa"-Parcel

Lots 36 through 41, inclusive and the North 3 feet of Lot 42, Hunt's Addition, together with the East one-half of the vacated North 20 feet of the alley lying West of and adjacent to said Lot 41 and also together with the South one-half of vacated West 11th Avenue lying North of and adjacent to said Lot 41 and lying North of and adjacent to the East one-half of said vacated alley, City and County of Denver, State of Colorado.

"La Casa"-Parcel

Lots 1 through 6, inclusive, Block 25, Bryant Subdivision of Block 25 & Part of Block 26 in H. Witter's North Denver Addition, City and County of Denver, State of Colorado.

"Hyde Park"-Parcel G:

Lots 8 inclusive, the South 1/2 of Lot 7 and the North 1/2 of Lot 13, Block 24, Ford's Addition to the City of Denver, City and County of Denver, State of Colorado.

"Globeville"-Parcel H:

Lots 37 through 42, inclusive, Block 2, R. H. Wren Subdivision, City and County of Denver, State of Colorado.

Parking "710 Acoma"-Parcel F:

Lots 1 to 3, inclusive, Block 18, Whittier's Addition to Denver, City and County of Denver, State of Colorado.

Parking "720 Sannock"-Parcel J:

That part of Block 15,
WHITTIER'S ADDITION TO DENVER,
lying South and West of Cherry Creek and Speer Blvd.,
formerly known as Speer Drive,

EXCEPT that portion described in Rule and Decree recorded January 18, 1989, as
Reception Number R-39-0004775, and

EXCEPT a parcel of land situated in a portion of Block 15, Whittier's Addition
to Denver as recorded in Book 1, on Page 48, in the Office of the Clerk and
Recorder of the City and County of Denver, in the Southwest Quarter of Section
3, Township 4 South, Range 68 West, of the 6th Principal Meridian, more
particularly described as follows:

COMMENCING at the Southwest corner of said Block 15, also being the
intersection of the Northerly Right of Way line of 7th Avenue and the Easterly
Right of Way line of Sannock St.; thence along the Westerly line of said Block
15, North 00 degrees 06' 35" East, a distance of 214.33 feet to a point of
intersection of the Southeasterly line of a portion of said Block 15 as
described in Ordinance 483, Series of 1989; thence along said Southeasterly
line, North 48 degrees 28' 23" East, a distance of 39.26 feet to the Point of
Beginning; thence continuing along said Southeasterly line North 48 degrees 28'
23" East, a distance of 26.27 feet to a point on the Southwesterly line of
Speer Boulevard as dedicated by Ordinance 95, Series 1908, said point being
also on a non-tangent curve; thence along the arc of a curve to the left a
distance of 130.35 feet, said curve having a central angle of 07 degrees 40'
55", a radius of 2838.29 feet and a chord bearing of South 45 degrees 25' 35"
East, to a point of nonradial intersection with the Easterly line of said Block
15; thence along said Easterly line of Block 15 South 00 degrees 06' 35" West,
a distance of 12.39 feet to a point on the Southerly line of said Block 15 also
being the Northerly Right of Way line of 7th Avenue; thence along the Southerly
line of said Block 15 North 39 degrees 49' 19" West, a distance of 30.57 feet
to a point of nonradial intersection with a curve; thence departing said
Southerly line of Block 15 along the arc of a curve to the right a distance of
130.35 feet, said curve having a central angle of 07 degrees 03' 39", a radius
of 1463.14 feet, and a chord bearing of North 46 degrees 23' 42" West, to a

point of tangency; thence North 40 degrees 59' 12" West, a distance of 52.16 feet; thence North 38 degrees 53' 54" West, a distance of 54.94 feet; thence North 42 degrees 05' 21" West, a distance of 64.32 feet to a point of curvature; thence along the arc of a curve to the left, said curve having a central angle of 46 degrees 35' 41", a radius of 23.00 feet, and a chord bearing of North 65 degrees 23' 12" West, a distance of 13.70 feet to the Point of Beginning, City and County of Denver, State of Colorado.

"Eastside parking lot"

Block 33 and Lots 16 through 25 (inclusive), Block 78, Case and Eber's Addition to the City of Denver, TOGETHER WITH the vacated Glenarm Street adjacent to said property, said vacated Glenarm Street is more particularly described in Ordinance 414, Series of 1978, as recorded August 7, 1978, in Book 1720 at Page 374, and TOGETHER WITH that portion of the vacated 28th Street adjacent to said property, which vacated 28th Street is more particularly described in the above-described ordinance and Ordinance 417, Series of 1974.

A-4

Give To ELBRA

After recording return to:

Robert H. Bach
1700 Lincoln, Suite 4106
Denver, CO 80220

BARGAIN AND SALE DEED

THE CITY AND COUNTY OF DENVER, a municipal corporation and home rule city of the State of Colorado (Grantor"), having an address of City and County Building, Room 350, Denver, Colorado 80202, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby sells and conveys to the DENVER HEALTH AND HOSPITAL AUTHORITY, a body corporate and political subdivision of the State of Colorado (Grantee"), having an address of 660 Bannock, 5th Floor, Denver, Colorado 80204, the real property in the City and County of Denver, State of Colorado, that is more particularly described on Exhibit A attached to and made a part of this deed, together with all its appurtenances, all buildings and improvements (including without limitation, all fixtures, trade fixtures, walkways, parking lots and structures, signs and landscaping), all underground tunnels now located under or on such real property, all water rights, all air space above such property, and all easement rights appurtenant to such real property or necessary for the use thereof (collectively, the "Property").

Grantee agrees that Grantor shall have and is hereby granted a power of termination with right of re-entry with respect to the Property upon the occurrence of the events set forth in paragraphs 1, 2 and 3 below:

1. The occurrence or existence of any one of the following events:
 - a. If the Grantee voluntarily abandons, vacates or surrenders all or substantially all of the Property other than pursuant to the terms and conditions of the Transfer Agreement, dated as of January 1, 1997 between Grantor and Grantee (the "Transfer Agreement") and other than pursuant to an eminent domain or condemnation proceeding initiated by the Grantor;
 - b. The Grantee shall file a petition in bankruptcy; be adjudicated insolvent or bankrupt; petition or apply to any tribunal for the appointment of a receiver of any trustee or similar officer for the Grantee or a substantial part of the assets of the Grantee; or shall commence any proceedings under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction, whether now or hereafter in effect, that remains undismissed for a period of ninety days or more;
 - c. If a court of competent jurisdiction determines that the Grantee has failed to perform its Mission (as such term is defined in the Transfer Agreement); or
 - d. An event of default shall occur under any mortgage encumbering all or any part of the Property (which mortgage is permitted pursuant to the terms of the Transfer

#223141v4

Agreement) with respect to an indebtedness in excess of \$10,000,000 and the mortgagee shall have provided notice to the Grantee of its intention to accelerate the debt and commence the exercise of such mortgagee's remedies against the Grantee.

2. The mortgagee, if any, under any mortgage given by the Grantee in accordance with the provisions of Transfer Agreement encumbering all or any part of the Property shall fail to exercise any right of cure given to such mortgagee pursuant to the Transfer Agreement; and

3. The period of thirty days shall have elapsed after (a) the occurrence of an event described in paragraph 1 above and (b) any mortgagee's failure to cure as set forth in paragraph 2 above.

Grantee also agrees that upon dissolution of Grantee, the Property and all other assets of the Grantee shall automatically revert to Grantor and Grantor is hereby granted a right of reverter.

Grantee further agrees that Grantee may not sell or otherwise transfer title to any of the Property (or any buildings or improvements comprising a part of the Property) unless (1) the sale or transfer is in compliance with C.R.S. § 25-29-104 (2), and (2) is approved by the Grantor.

Each of the foregoing agreements of Grantee is intended to be and shall be construed as a covenant running with the Property.

The terms and conditions of the Transfer Agreement shall not merge into the habendum, granting or reversionary clauses of this Deed and shall survive delivery of this Deed and all other documents delivered in connection herewith.

EXECUTED AND DELIVERED to be effective as of the 1st day of January, 1997.

ATTEST:

CITY AND COUNTY OF DENVER, a
municipal corporation and Home Rule
City

By: *Elbra Wedgeworth*
Elbra Wedgeworth
Clerk and Recorder, Ex-Officio Clerk of
the City and County of Denver

By: *Wellington E. Webb*
Wellington E. Webb **ACTING MAYOR**
Mayor



#223141-4

-2-

APPROVED AS TO FORM:

By: Daniel E. Muse
Daniel E. Muse
Attorney for the City and County of
Denver

DENVER HEALTH AND HOSPITAL
AUTHORITY, a body corporate and
political subdivision of the State of
Colorado

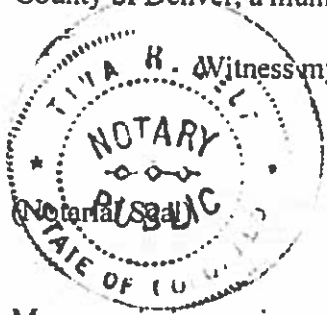
By: Patricia A. Gabow
Patricia A. Gabow
Chief Executive Officer

By: Paula Herzmark
Paula Herzmark
Chairman of the Board of Directors

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

Fidel Montoya, Acting Mayor

The foregoing instrument was acknowledged before me this 31st of December, 1996 by WELLINGTON E. WEBB, in his capacity as Mayor of the City and County of Denver, a municipal corporation and Home Rule City.



Witness my hand and official seal.

Tina H. [unclear]
Notary Public 9065 E Oxford Dr
Denver, CO 80237

My commission expires: 5-11-00

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

The foregoing instrument was acknowledged before me this 31st of December, 1996 by ELBRA WEDGEWORTH, in her capacity as Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver, a municipal corporation and Home Rule City.



Witness my hand and official seal.

[Signature]
Notary Public

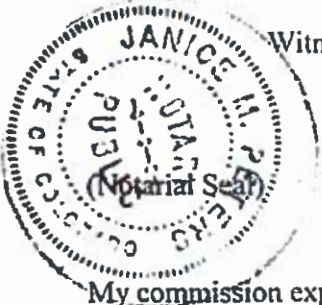
MY COMMISSION EXPIRES 6/29/97

My commission expires: _____

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

The foregoing instrument was acknowledged before me this 31st of December, 19 96 by DANIEL E. MUSE, in his capacity as Attorney for the City and County of Denver, a municipal corporation and Home Rule City.

Witness my hand and official seal.



Janice M. Peters
Notary Public

My commission expires: 1-31-99

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

The foregoing instrument was acknowledged before me this 20th of December, 1996 by PATRICIA A. GABOW, in her capacity as Chief Executive Officer of Denver Health and Hospital Authority.

Witness my hand and official seal.



Robert Gabow
Notary Public

My commission expires: 9/30/97

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

The foregoing instrument was acknowledged before me this 26 of December 19 96 by PAULA HERZMARK in her capacity as Chairman of the Board of Directors of Denver Health and Hospital Authority.

Witness my hand and official seal.

(Notarial Seal)

Susan E. Hallenberger
Notary Public

My commission expires: 4-13-98

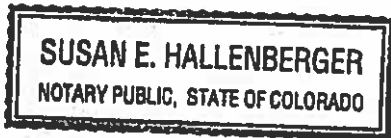


EXHIBIT A

(Attached to and forming a part of the
Bargain and Sale Deed, dated as of
January 1, 1997, from The City and County of Denver
to the Denver Health and Hospital Authority)

LEGAL DESCRIPTION

[SEE ATTACHED PAGES A-1 TO A-4]

EXHIBIT A

LEGAL DESCRIPTION

"Main Site"-Parcel A:

Lots 1 through 20, inclusive, Block 13, Lots 1 through 40, inclusive, Block 14, All of Block 19, Lots 1 through 21, inclusive, Block 20, WHITSITT'S ADDITION TO DENVER, except any portion of said lot 21, Block 20 described in Ordinance 375, Series of 1976 as recorded August 01, 1976, in Book 1300 at Page 36; Lots 1 through 20, inclusive, Block 12, 'ELMWOOD ADDITION TO THE CITY OF DENVER, Together with a Strip in said Block 12, adjoining Lots 1 to 20, inclusive, in said Block 13, Whitsitt's Addition to Denver; Lots 1 through 21, inclusive, Block 13, Elmwood Addition to the City of Denver, Together with a Strip in Block 13, West of and adjoining Block 20, Whitsitt's Addition to Denver, and lots 39 through 42, inclusive, Block 14, Elmwood Addition to the City of Denver, except any portion of said Lot 21, Block 13, Elmwood Addition to the City of Denver described in Ordinance 375, Series of 1976 as recorded August 01, 1976, in Book 1300 at Page 36, TOGETHER WITH the vacated alleys and streets adjacent to said property being more particularly described in Ordinance 195, Series of 1978, as recorded in Book 1655 at Page 515, Ordinance 164, Series of 1971, recorded in Book 323 at Page 619, Ordinance 502, Series of 1966, recorded November 29, 1966, in Book 9672 at Page 464 and Ordinance 182, Series of 1925, all being in the City and County of Denver, State of Colorado.

Parcel B: Intentionally Omitted

1100 FEDERAL BLVD

"Westside"-Parcel C:

Block 4, part of Block 3, West Fairview Subdivision, Block 13, part of Block 12, South Fairview Subdivision, City and County of Denver, State of Colorado, together with the South 1/2 of vacated West 12th Avenue, vacated Eliot Street and the vacated alley within said Blocks 3 and 4, being more particularly described as follows:

Beginning at the Southwest Corner of said Block 4; thence N 0°00'00" E along the West line of said Block 4 and the Easterly Right-of-Way Line of Federal Boulevard, 296.58 feet to a point on the centerline of vacated West 12th Avenue; thence S 89°39'39" E along said centerline, 506.06 feet; thence S 0°00'00" E 296.25 feet to a point on the Northerly right-of-way line of West 11th Avenue; thence N 89°41'49" W along said Northerly right-of-way line and the Southerly line of said Blocks 12, 13 and 4, 506.06 feet to the True Point of Beginning, City and County of Denver, State of Colorado.

"Eastside"-Parcel D:

Lots 17 through 32, inclusive, Block 77, Case & Ebert's Addition to the City of Denver, together with one-half of the vacated Glenarm Street adjacent to said land, said vacated Glenarm Street being described in Ordinance 414, Series of 1978, as recorded August 07, 1978, in Book 1720 at Page 374 and together with that portion of vacated 28th Street adjacent to said Block 77, described in Ordinance 414, Series of 1978, as recorded August 07, 1978, in Book 1720 at Page 374 as follows:

Beginning at the most southerly corner of Block 77, Case and Ebert's Addition to the City of Denver, thence southwesterly along the southwesterly extension of the southeasterly line of said Block 77, a distance of 22 feet; thence northwesterly and parallel with the southwesterly line of said Block 77, a distance of 115.5 feet; thence northerly to a point on the southwesterly extension of the southeasterly line of the alley in said Block 77 that is 15 feet southwesterly of the southwesterly line of said Block 77; thence northeasterly along said extended alley line to the southwesterly line of said Block 77; thence southeasterly along the said southwesterly line to the point of beginning.

"La Mariposa"-Parcel E:

Lots 38 through 41, inclusive and the North 9 feet of Lot 37, Block 22, Hunts Addition, together with the East one-half of the vacated North 20 feet of the alley lying West of and adjacent to said Lot 41 and also together with the South one-half of vacated West 11th Avenue lying North of and adjacent to said Lot 41 and lying North of and adjacent to the East one-half of said vacated alley, City and County of Denver, State of Colorado.

"La Casa"-Parcel F:

Lots 1 through 6, inclusive, Block 25, Bryant Subdivision of Block 25 & Part of Block 26 in H. Witter's North Denver Addition, City and County of Denver, State of Colorado.

"Hyde Park"-Parcel G:

Lots 8 to 11, inclusive, the South 1/2 of Lot 7 and the North 1/2 of Lot 12, Block 24, Ford's Addition to the City of Denver, City and County of Denver, State of Colorado.

"Globeville"-Parcel H:

Lots 37 through 42, inclusive, Block 2, R. H. Wren Subdivision, City and County of Denver, State of Colorado.

Parking "710 Acoma"-Parcel I:

Lots 1 to 8, inclusive, Block 18, Whitsitt's Addition to Denver, City and County of Denver, State of Colorado.

Parking "720 Bannock"-Parcel J:

That part of Block 15,
WHITSITT'S ADDITION TO DENVER,
lying South and West of Cherry Creek and Speer Blvd.,
formerly known as Speer Drive,

EXCEPT that portion described in Rule and Decree recorded January 12, 1989, at Reception Number R-89-0004775, and

EXCEPT a parcel of land situated in a portion of Block 15, Whitsitt's Addition to Denver as recorded in Book 1, on Page 48, in the Office of the Clerk and Recorder of the City and County of Denver, in the Southwest Quarter of Section 3, Township 4 South, Range 68 West, of the 6th Principal Meridian. more particularly described as follows:

COMMENCING at the Southwest corner of said Block 15, also being the intersection of the Northerly Right of Way line of 7th Avenue and the Easterly Right of Way line of Bannock St.; thence along the Westerly line of said Block 15, North 00 degrees 06' 35" East, a distance of 234.83 feet to a point of intersection of the Southeasterly line of a portion of said Block 15 as described in Ordinance 483, Series of 1989; thence along said Southeasterly line, North 48 degrees 28' 28" East, a distance of 39.26 feet to the Point of Beginning; thence continuing along said Southeasterly line North 48 degrees 28' 28" East, a distance of 26.27 feet to a point on the Southwesterly line of Speer Boulevard as dedicated by Ordinance 85, Series 1908, said point being also on a non-tangent curve; thence along the arc of a curve to the left a distance of 380.55 feet, said curve having a central angle of 07 degrees 40' 55", a radius of 2838.29 feet and a chord bearing of South 45 degrees 25' 35" East, to a point of nonradial intersection with the Easterly line of said Block 15; thence along said Easterly line of Block 15 South 00 degrees 06' 35" West, a distance of 12.39 feet to a point on the Southerly line of said Block 15 also being the Northerly Right of Way line of 7th Avenue; thence along the Southerly line of said Block 15 North 89 degrees 49' 19" West, a distance of 30.57 feet to a point of nonradial intersection with a curve; thence departing said Southerly line of Block 15 along the arc of a curve to the right a distance of 180.55 feet, said curve having a central angle of 07 degrees 03' 39", a radius of 1465.14 feet, and a chord bearing of North 46 degrees 38' 42" West, to a

point of nontangency; thence North 40 degrees 59' 12" West, a distance of 52.16 feet; thence North 38 degrees 53' 54" West, a distance of 54.94 feet; thence North 42 degrees 05' 21" West, a distance of 64.92 feet to a point of curvature; thence along the arc of a curve to the left, said curve having a central angle of 46 degrees 35' 41", a radius of 23.00 feet, and a chord bearing of North 65 degrees 23' 12" West, a distance of 18.70 feet to the Point of Beginning, City and County of Denver, State of Colorado.

"Eastside parking lot"

Block 83 and Lots 16 through 25 (inclusive), Block 78, Case and Ebert's Addition to the City of Denver, TOGETHER WITH the vacated Glenarm Street adjacent to said property, said vacated Glenarm Street is more particularly described in Ordinance 414, Series of 1978, as recorded August 7, 1978, in Book 1720 at Page 374, and TOGETHER WITH that portion of the vacated 28th Street adjacent to said property, which vacated 28th Street is more particularly described in the above-described ordinance and Ordinance 417, Series of 1974.

GIVE TO ELBRA
After recording return to
Robert H. Bach
1700 Lincoln, Suite 4100
Denver, CO 80202

STATEMENT OF AUTHORITY

The undersigned states that he is an Authorized Representative of the Trustee of the Trust named below, and has the authority to execute and record this Statement of Authority (the "Statement of Authority"). This Statement of Authority is executed on behalf of the Trust and the pertinent information in respect thereof is as follows:

1. The name of the Trust which may acquire, convey, encumber, lease or otherwise deal with any interest in real or personal property and specifically has acquired title to the real property described on Exhibit A attached hereto, together with any appurtenances or rights of the Trust related thereto, is: **DENVER PUBLIC FACILITIES LEASING TRUST 2005A** (the "Trust").

2. For the purposes of satisfying §38-30-172(3), Colorado Revised Statutes, a quitclaim deed for the real property described in Exhibit A has been recorded with the Clerk and Recorder of the City and County of Denver, Colorado.

3. The Trust is a trust created under the laws of the State of Colorado and pursuant to a Declaration and Indenture of Trust dated August 9, 2005 (the "2005A Indenture") by and between Denver Capital Leasing Corporation, a Colorado nonprofit corporation, as settlor, and American National Bank, as trustee under the 2005A Indenture (the "Trustee").

4. The address of the Trust and the Trustee is:

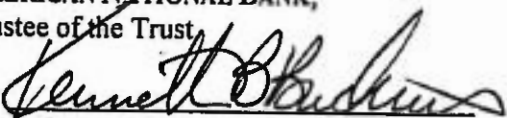
American National Bank
3033 East First Avenue
Denver, CO 80206
Attention: Corporate Trust Department

5. A duly appointed and identified officer (the "Authorized Representative") of American National Bank, as Trustee for the Trust, is authorized under the 2005A Indenture and the laws of the State of Colorado to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Trust. In the event the Trustee resigns, is removed or becomes incompetent to serve as trustee, the 2005A Indenture contains procedures for the designation of a successor trustee.

6. The Trust shall have the power to do and perform all things whatsoever set out in the 2005A Indenture that are necessary or incidental to the accomplishment of the purposes set forth in the 2005A Indenture.

7. This Statement of Authority is executed and recorded pursuant to the provisions of §§38-30-108.5 and 38-30-172, Colorado Revised Statutes.

AMERICAN NATIONAL BANK,
Trustee of the Trust

By: 
Authorized Representative of the Trustee

[Attach Exhibit A - Real Property Description]

STATEMENT OF AUTHORITY

The undersigned states that he is an Authorized Representative of the Trustee of the Trust named below, and has the authority to execute and record this Statement of Authority (the "Statement of Authority"). This Statement of Authority is executed on behalf of the Trust and the pertinent information in respect thereof is as follows:

1. The name of the Trust which may acquire, convey, encumber, lease or otherwise deal with any interest in real or personal property and specifically has acquired title to the real property described on Exhibit A attached hereto, together with any appurtenances or rights of the Trust related thereto, is: **DENVER PUBLIC FACILITIES LEASING TRUST 2005A** (the "Trust").

2. For the purposes of satisfying §38-30-172(3), Colorado Revised Statutes, a quitclaim deed for the real property described in Exhibit A has been recorded with the Clerk and Recorder of the City and County of Denver, Colorado.

3. The Trust is a trust created under the laws of the State of Colorado and pursuant to a Declaration and Indenture of Trust dated August 9, 2005 (the "2005A Indenture") by and between Denver Capital Leasing Corporation, a Colorado nonprofit corporation, as settlor, and American National Bank, as trustee under the 2005A Indenture (the "Trustee").

4. The address of the Trust and the Trustee is:

American National Bank
3033 East First Avenue
Denver, CO 80206
Attention: Corporate Trust Department

5. A duly appointed and identified officer (the "Authorized Representative") of American National Bank, as Trustee for the Trust, is authorized under the 2005A Indenture and the laws of the State of Colorado to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Trust. In the event the Trustee resigns, is removed or becomes incompetent to serve as trustee, the 2005A Indenture contains procedures for the designation of a successor trustee.

6. The Trust shall have the power to do and perform all things whatsoever set out in the 2005A Indenture that are necessary or incidental to the accomplishment of the purposes set forth in the 2005A Indenture.

7. This Statement of Authority is executed and recorded pursuant to the provisions of §§38-30-108.5 and 38-30-172, Colorado Revised Statutes.

AMERICAN NATIONAL BANK,
Trustee of the Trust

By: 
Authorized Representative of the Trustee

[Attach Exhibit A - Real Property Description]

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

The foregoing instrument was acknowledged before me this 9th day of August, 2005, by Kenneth B. Buckius, an Authorized Representative of American National Bank, as Trustee of Denver Public Facilities Leasing Trust 2005A.

Witness my hand and official seal.

My commission expires:

my Commission Expires 07/23/2009

Marie A. Blair
Notary Public

NOTARY PAGE

2929 W 10th Ave., 2885 W 11th Ave., 1100 N Federal Blvd., 1200 N Federal Blvd.

The proposed rezoning is to rezone from PUD 487 Subarea 1 to C-MX-5. The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

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

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

Sec. 12.4.10.7, General Review Criteria Applicable to All Zone Map Amendments

A. Consistency with Adopted Plans

The following Adopted Plans apply to the subject properties:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Decatur Federal Station Area Plan (2013)

Denver Comprehensive Plan 2000

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

- Environmental Sustainability Strategy 2-F – Conserve land by: promoting infill development within Denver at sites where services and infrastructure are already in place. Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods. Creating more density at transit nodes. (p. 39)
- Environmental Sustainability Strategy 4-A – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (p. 41)
- Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (p. 60)
- Land Use Strategy 4-A - Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (p. 60)
- Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services. (p. 78)
- Denver’s Legacies Strategy 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated. (p. 99)

The proposed map amendment will enable mixed-use development at an infill location where services and infrastructure are already provided and where additional transit-oriented development (TOD)

investment is planned. The opening of the Decatur/Federal light rail station has helped catalyze opportunities for sustainable transit-oriented living, consistent with Comprehensive Plan 2000. The C-MX-5 zone district broadens the variety of uses to include additional commercial uses to allow for residents to access additional services with pedestrian-friendly design standards appropriate for the site considering its opportunity for TOD infill development. The rezoning is consistent with these plan recommendations.

Blueprint Denver

Concept Land Use: According to the Blueprint Denver Plan Map, updated by subsequent adopted plans, this site spans two Concept Land Uses. The northern two-thirds of the site, north of 11th Ave., has a concept land use of Transit Oriented Development (TOD), while the portion of the site south of 11th Ave. is designated as an Employment District.

TOD areas are unique in that they “offer an alternative to traditional development patterns by providing housing, services and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access” (P. 44). These areas are intended to develop or redevelop with compact, mid- to high-density development featuring a pedestrian-friendly and attractive pedestrian environment. The C-MX-5 zone district is consistent with this future land use classification because it enables a wide variety of commercial, residential, office, public facilities and other similar land uses, and because the C-MX-5 building form standards promote an attractive pedestrian environment.

Employment areas “contain office, warehousing, light manufacturing and high-tech uses such as clean manufacturing or information technology” (p. 39) and are typically located in areas with access to major arterials and/or interstates. The area of the subject site designated for Employment is further described in the Decatur Federal Station Area Plan as “Employment TOD.” (See Decatur Federal Station Area Plan, below), which is intended to have a similar fine-grained, transit- and pedestrian-friendly urban form as it redevelops in the future. The C-MX-5 permits many employment uses, including office, communications, retail and limited manufacturing and industrial uses, while providing the building form standards that will enable the development over time of transit-oriented employment uses in this area. Moreover, the less-intensive employment uses permitted by the C-MX-5 zone will help provide a transition between the more intense uses of the Employment Area envisioned south of 11th Ave. and the more mixed-use oriented Transit-Oriented Development area north of 11th Ave. as this area redevelops in the future.

Area of Change: The subject site is designated by Blueprint Denver as an Area of Change. The goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips” (p. 127). Rezoning to the C-MX-5 zone district will enable the site to accommodate new uses and services that will improve access to jobs, housing and services. Therefore, the rezoning application is consistent with the Blueprint Denver Area of Change recommendations.

Street Classifications: This site has frontage on several major streets, including Decatur Street, Federal Blvd., 10th Ave. and Holden Place. It also spans a one-block stretch of 11th Ave. which runs east from Federal and terminates into parking lots within the subject area.

Blueprint Denver classifies Decatur Street as a Mixed Use Collector. According to Blueprint Denver, “collectors are designed to provide a greater balance between mobility and land access within residential, commercial and industrial area” (p. 51). Mixed Use Streets are “located in high-intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity” and are “attractive for pedestrians and bicyclists” (p. 57).

Blueprint Denver identifies Federal Blvd. as a Commercial Arterial, which typically serves commercial areas and retail strip centers with parking lot access points along the street. Such streets are intended to balance traffic mobility with access to nearby businesses and activities (P. 58). Pedestrian facilities are among the priority design elements recommended for Commercial Arterials.

Holden Place and 11th Ave. are designated by Blueprint Denver as Local Streets, which are intended primarily to provide local access. “Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets” (p. 51).

The C-MX-5 zone district is consistent with the recommendations of these future street classifications, as the zone district will allow for a broad mix of uses, and require pedestrian-friendly design within close proximity to the Decatur-Federal light rail station. The existing PUD zone districts do not have any standards related to street level activation such as transparency, or pedestrian entries which would support a mixed-use street (e.g. Decatur) and pedestrian functionality of a commercial arterial (Federal). The rezoning to C-MX-5 at the subject site is consistent with Blueprint Denver’s plan recommendations.

PUD Zoning: Blueprint Denver recommends rezoning obsolete PUDs. “Concerns with PUDs are that their widespread proliferation has increased the complexity of regulating land use, and the conditions they place on development sometimes perform poorly and inflexibly once the PUD has been adopted. This issue can be addressed if the city acts on the authority to repeal obsolete PUD zoning and change it to a more appropriate district” (p. 82). Rezoning to a standard zone district will eliminate the inflexibility of the old PUD, consistent with Blueprint Denver’s recommendation.

Decatur Federal Station Area Plan

The Decatur Federal Station Area Plan was adopted by City Council in April of 2013, and applies to the subject property. The Plan establishes a long range vision and guiding principles for the development and future of the Decatur/Federal Station area. The elements of this Plan will direct the community toward a vision for a celebrated, connected, innovative and healthy Station Area.

Area of Change: The Decatur Federal Station Area Plan designates the subject site as an Area of Change which is more specifically described as “locations where Denver intends to direct residential and employment growth taking advantage of existing and planned transit infrastructure” (p. 92). The subject property is located within ¼ mile of the rail station and able to accommodate additional residential and employment growth.

Building Heights: The Decatur Federal Station Area Plan identified several urban design principles aimed at maximizing development quality and pedestrian amenities, especially within areas identified for TOD and Employment TOD. These included a map of recommended building heights conceived to ensure appropriate variation and transitions to adjacent areas. The subject site is recommended for maximum building heights of five stories (see map, right). The proposed C-MX-5 zone district is consistent with these recommendations, as it will encourage higher intensity mixed use development with pedestrian-friendly design standards, up to a height of 5 stories (p. 39-40).



B. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-MX-5 will result in the uniform application of zone district building form, use and design regulations.

C. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through implementation of the city’s adopted land use plans including Comprehensive Plan 2000, Blueprint Denver, the Decatur-Federal Station Area/Sun Valley Neighborhood Plan. Additionally, the allowance for more community serving uses will promote the public health, safety, and general welfare of the City. The improved pedestrian environment created by the C-MX-5 building form standards improves the general welfare of the community.

Sec. 12.4.10.8 Additional Review Criteria for Non-Legislative Rezonings

A. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, “The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.”

Since the approval of the current PUD in 1999, the City and more specifically the Sun Valley neighborhood has undergone significant change. Some of the more notable changes are associated with the planning, construction and opening of the Decatur/Federal light rail station, creating a shift in transportation opportunity that supports higher-intensity, mixed use development. Large portions of nearby properties located within the station area are pursuing redevelopment and rezoning, signaling an evolution in the surrounding environs. Additionally, many adopted plan recommendations state and further reinforce that redevelopment and reinvestment of the area is desired. As stated in the application, the current zoning does not reflect the City’s vision as reinforced by the Decatur Federal Station Area Plan. Accordingly, Sec. 12.4.10.8.A.4 is an appropriate justifying circumstance for the proposed rezoning.

B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested C-MX-5 zone district is within the Urban Center Neighborhood Context. The Mixed Use Zone Districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge (DZC 7.1). The neighborhood context generally consists of multi-unit residential and mixed-use commercial strips and commercial centers. The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid, providing a pattern of pedestrian and vehicular connections and a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback. Buildings typically have consistent orientation and shallow setbacks with parking at the rear or side of a building. The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. There are also high levels of pedestrian and bicycle use with the greatest access to the multimodal transportation system (DZC, Division 7.1). It is appropriate to apply zoning within the Urban Center Neighborhood Context at this location through the adopted plan vision described earlier as well as the multimodal transportation context. The proposed rezoning to C-MX-5 will lead to development that is consistent with the zone district purpose and intent.



The City and County of Denver

RE: Denver Public Facilities Leasing Trust 2005A

To Denver Rezoning,

Please allow this letter to appoint Jay Morein, Deputy Manager of Denver Human Services, to act on our behalf before the Denver Zoning and Board of Adjustments, for the purpose of Rezoning properties located at 2929 W. 10th Avenue Denver, CO 80204 and 1100 Federal Boulevard Denver, CO 80204 only.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Hoffman".

Kenneth Hoffman, Vice President

UMB Bank

1670 Broadway
Denver, Colorado 80202

303.869.1300
303.764.3699 Fax

umb.com

Member FDIC



**DENVER
HEALTH™**
— est. 1860 —
FOR LIFE'S JOURNEY

November 27, 2017

Lisa Lumley
Division of Real Estate
City and County of Denver
201 W. Colfax Avenue
Denver, CO

Re: Authorization for the City and County of Denver to represent Denver Health and Hospital Authority regarding the Re-zoning of 2929 W. 10th Avenue, Denver, CO 80204

Dear Ms. Lumley:

This letter is to confirm that Denver Health and Hospital Authority authorizes the City and County of Denver to represent Denver Health and Hospital Authority regarding the rezoning of 2929 W. 10th Avenue, Denver, CO 80204.

Please call me at (303) 602-4929 if you have any questions concerning this matter.

Sincerely,

Peg Burnette
Chief Financial Officer

PB/jw

cc: Dorit Fischer

**DENVER HEALTH AND HOSPITAL AUTHORITY
BOARD OF DIRECTORS RESOLUTION
REGARDING
SIGNATURE AUTHORITY**

December 18, 2014

A RESOLUTION APPROVING SIGNATURE AUTHORITY FOR THE CHIEF FINANCIAL OFFICER, CHIEF ACCELERATION AND OPERATING OFFICER, CHIEF OF CLINICAL OPERATIONS, DIRECTOR OF AMBULATORY CARE SERVICES AND EXECUTIVE DIRECTOR OF MANAGED CARE.

WHEREAS, the Denver Health and Hospital Authority (the "Authority") is duly organized and existing as a body corporate and political subdivision of the State of Colorado pursuant to Section 25-29-101, *et. seq.*, Colorado Revised Statutes (the "Act"); and

WHEREAS, the Authority is authorized to enter into contracts and agreements; and

WHEREAS, the Board of Directors previously granted signature authority to the Chief Executive Officer and other members of the Authority's executive staff; and

WHEREAS, there is a need to clarify and document the individuals who are authorized in addition to the Chief Executive Officer to sign agreements and other instruments on behalf of the Authority; and


WHEREAS, granting the Chief Financial Officer, Chief Acceleration and Operating Officer, Chief of Clinical Operations, Director of Ambulatory Care Services and Executive Director of Managed Care signature authority to sign agreements and other legal instruments on behalf of the Authority will streamline business operations and improve efficiency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DENVER HEALTH AND HOSPITAL AUTHORITY:

Section 1. That the Authority's Chief Financial Officer, Chief Acceleration and Operating Officer, Chief of Clinical Operations, Director of Ambulatory Care Services and Executive Director of Managed Care are hereby authorized to sign and execute agreements and other legal instruments on behalf of the Authority.

Section 2. This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED at a regular meeting this 18th day of December, 2014.

By 

Chairperson, Board of Directors

Attest:

By 

Secretary, Board of Directors

November 5, 2018

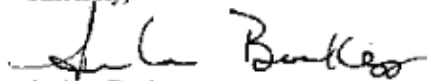
To whom it may concern:

I am writing this letter to show my support for the Solution Center project and the opportunity that MHCD and the City have to expand services to those in crisis. As a peer specialist, I am a person with lived experience in mental health. For many years, I utilized services at MHCD that helped support me when I was in crisis and set my life on the right path. Throughout my life I have struggled with my own mental health, and I am well and employed at this time in part by the services I was able to access through MHCD.

With my own lived experience, including treatment followed by supportive employment and subsequent full-time employment, I know our community continues to grow stronger because of MHCD's work. I was able to get help and support when I needed it and later was able to get off social security and other benefits due to my employment. I have found there are few people out there who do not experience crisis in one form or another.

It is important that people who are in crisis are not taken to jail for their mental illness and that there is a place in the city where people can be helped and supported to get back on their feet. The services provided by the Mental Health Center of Denver, allowed my life to change positively and I know that my future is stable. My life is no longer defined by my mental health.

Sincerely,


Andrea Banks
Denver, CO 80239

October 29, 2018

To whom it may concern:

I am writing on behalf of a close friend who lives in Denver and has utilized the services of the Mental Health Center (MHCD). This individual, who has struggled with a substance use disorder and depression throughout his adult life, is alive today thanks in large part to the services offered by MHCD.

Following a suicide attempt and interaction with the criminal justice system, my friend started receiving services from MHCD. Today, he has a stable living situation, obtained work through 2Succeed—a vocational and employment support program offered by MHCD—and has a team of treatment providers supporting him in his ongoing recovery.

With my own lived experience, including family members who have struggled with mental illness, our community is stronger because of MHCD's work. Mental health affects everyone—either directly or indirectly.

It is critically important we have a crisis support system that provides compassionate care rather than a one-way ticket to jail. When I think of the importance of supporting individuals like my friend, I'm reminded of the line from Christopher Robin in *Winnie the Pooh*:

“Promise me you’ll always remember — you’re braver than you believe, and stronger than you seem, and smarter than you think.”

Because of the Mental Health Center of Denver, my friend is alive and has confidence his best days are ahead.

Sincerely,

Steven Haden
1468 Adams Street
Denver, CO 80206



Kathleen M. Cronan,
Executive Director
2746 W 13th Avenue
Denver, CO 80204
303.389.0085
303.389.0086 (fax)
www.earthlinks-colorado.org

September 7, 2016

Members of the City Council
Planning Services, City and County of Denver
Community Planning and Development
ATTN: Andrew Webb
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

RE: Application: #2016I-00068
2929 W 10th Ave Denver Human Services

Dear Members of the City Council and Mr. Webb:

Please consider this letter as a letter of support for the rezoning application referenced above. The new zoning request follows those that are recommended in the Decatur Federal Plan as well as the General Development Plans that have already been approved.

Should this change of zoning be approved, EarthLinks also supports the proposed use of the former Family Crisis Center as a Solutions Center for treatment and temporary housing of adults facing mental health challenges.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Kathleen M. Cronan".

Kathleen M. Cronan.

LIST OF ATTACHMENTS:

- 1) 2015 Annual Report
- 2) Logic Model
- 3) Explanation of Decatur-Federal Station Area Plan that support EarthLinks' uses and Location in Sun Valley
- 4) List of Donors, Investors and In Kind Donations
- 5) Community Building and Collaborations

Attachment 4 -- List of Donors, Investors and In Kind Donations

Acquisition and Improvements:

| | |
|--|--------------|
| City of Denver, Office of Economic Development (CDBG Grant) | \$131,080.00 |
| Dominican Sisters of Hope Ministry Trust | \$100,000.00 |
| Salah Foundation | \$ 50,000.00 |
| Third Generation of the Hunt Alternatives Fund (now the Now Here Fund, Multiple Grants) | \$35,000.00 |
| The Anschutz Foundation | \$ 30,000.00 |
| The Gates Family Foundation | \$24,000.00 |
| Colorado Garden Foundation (various grants) | \$16,600.00 |
| Energy Outreach Colorado | \$12,673.00 |
| The Denver Foundation (Technical Assistance Grants) | \$11,500.00 |
| Sisters of St. Joseph Carondelet | \$5,000.00 |

Individual, Participant, Staff, Faith Partners and Business donations
(ranging in size from \$.10 to \$20,000.00)

In Kind Donations:

| | |
|---|-------------|
| Boulder Associates, Architects | \$36,700.00 |
| CCRD, Mechanical Engineers | \$7,068.00 |
| Kathleen Taylor, Construction Supervision | \$7,590.00 |
| Hastings Brothers, site work | \$4,700.00 |
| Grieve Trucking, Site work | \$2,805.00 |
| Amp the Cause | \$5,770.00 |
| Wilderness Electric | \$2,339.00 |
| Others combined | |

Volunteers - Improvements:

Mile High Youth Corps
William Smith High School
DOOR
Americorps
350 other individuals

| | |
|----------------------------------|-------------|
| Program Related Investments | |
| Sisters of Charity of Cincinnati | \$75,000.00 |
| Sinsinawa Dominican Sisters | \$15,000.00 |

Attachment 5 – Community Building and Collaborations

- Sun Valley Food Access Collaborative. EarthLinks is co-leading this collaborative with two other neighbors, Glenn Harper with the Sun Valley Kitchen and Judy Elliott with Denver Urban Gardens. In addition to leaders, the SVFAC includes: Denver Housing Authority, Re:Vision, FreshStart, Sun Valley Youth Center, Denver Botanic Gardens at Chatfield, and local residents.
- EarthLinks also collaborates and works with many other organizations to provide services for our participants, and meet our mission to restore the planet, including:
 - City of Denver, Denver Food Plan – Co-sponsor of Council District 3 Community Food Discussion
 - Bayaud Enterprises
 - The Delores Project
 - The Gathering Place
 - Greenleaf
 - St. Francis Center
 - Denver Food Rescue
 - Denver Urban Gardens
 - Denver Urban Matters
 - Produce Denver
 - Capitol Hill United Ministers (CHUM)
 - Women’s Homelessness Initiative
 - Grow Local
 - University of Denver Graduate School of Social Work
 - Metropolitan State University of Denver (internship program)
 - Regis University
 - Sun Valley Neighborhood Community Coalition
 - Waste Farmers/Maxfields
 - Denver Public Schools Career Education Center Early College of Denver
 - DOOR Volunteers
 - William Smith High School, Aurora Public Schools

... and many others. EarthLinks is also a member of the Continuum of Care Coordinating Committee with the Metro Denver Homeless Initiative, working with other service providers to end homelessness in our city.

Sun Valley Community Coalition

November 7, 2018

Paul Lopez
Denver City Council District 3
Denver City and County Bldg
1437 Bannock St. Rm 451
Denver, CO. 80202

Re: 2929 W. 10th Avenue rezoning PUD #487 to CMX-5
set for public hearing and final vote on Nov. 13, 2018

Dear Councilman Lopez,

We are respectfully requesting your leadership to postpone the vote scheduled for Nov. 13th pending the development of a Good Neighbor Agreement that addresses neighborhood concerns regarding the City's intent to repurpose the Family Crisis Center building located at this address. The City has disclosed the primary reason for the rezoning application is to allow for the implementation of a Solution Center for adults experiencing behavioral crises related to mental health.

Numerous conversations with City representatives and the selected contractor, Mental Health Centers of Denver, have taken place only after we received official notification that the application had been filed and we reached out to them and learned of their intent. We have been told that this is the only development planned for the Denver Human Services-Denver Health campus and it is the primary reason for the application for re-zoning.

We are asking for this postponement because as of today we still have no assurances in writing that neighborhood resident concerns will be addressed so as to mitigate the risk created by locating this Center at the doorstep of long-planned affordable housing that when completed, will house 2,000+ children and their mostly female single parents plus an elementary school – all within a 3 and 4 block radius directly east of the Solution Center.

It is our understanding that Denver's Solution Center, modeled upon a similar center in Seattle, will provide a 5-day crisis stabilization unit with an additional 30 days of temporary housing for a capacity of 45 adults. While the neighborhood acknowledges Denver's need for this alternative to jail and hospitalization that will serve hundreds of adults experiencing a mental health crisis many of which are

homeless, we also believe that neighborhood residents deserve written assurance that neighborhood safety and quality of life is also a priority.

I am forwarding the draft offered by MHCD with neighborhood's modifications and additions (in blue) that we submitted to MHCD and the City on October 25th. Our modifications and additions are mostly clauses taken from the Seattle Crisis Center GNA, the result of months of collaborative meetings, and that we believe to be relevant and helpful for Denver. On Oct. 30th, we received some answers to questions that had come up and a communication from MHCD stating that our draft response is under review and that we will hear from them by Nov. 23rd, ten days after the scheduled vote. We were frankly surprised that MHCD and the City did not readily agree to add these clauses since they were mostly taken directly from the model. However, MHCD and the Office of Behavioral Health Strategies, Department of Human Services (the contracting entity) did attend our monthly registered neighborhood meeting on Nov 6th and indicated that they did take our response very seriously but were trying to sort out if and how these points could be incorporated into a GNA and subsequently, the provider contract.

Councilman Lopez, we urge you and your colleagues to grant this postponement. The City leadership has asked all neighborhoods to do its part to ensure equitable opportunity for its citizens. We believe that Sun Valley is at the forefront of that effort. Sun Valley neighborhood residents, through an extensive participatory process have agreed to live vertically and in density so that hundreds more of Denver's most vulnerable families, seniors and disabled, many of whom have experienced challenging life experiences, will be afforded housing, jobs and economic opportunity.

With leadership provided by the Sun Valley EcoDistrict and the Denver Housing Authority, neighborhood residents, organizations and businesses have engaged in a 6-year process that has planned for all aspects of healthy living, including mental health. With so many single-parent working families, the Sun Valley neighborhood has and will continue to have a strong focus on children. Many, along with their parent, have experienced trauma related to basic needs (food, housing) insecurity and/or relationship violence. Currently, families must travel across town for MHCD services for their children, wait times are long and capacity is often full, particularly for day treatment services.

With this in mind, it is the wishes of the neighborhood that the Family Crisis Center continue to serve youth and the foremost reason why the Sun Valley Community Coalition took the position not to support the proposed zoning amendment. The 1999 Zoning Map Amendment established the Family Crisis Center as a resource to the community with specific conditions, and while the residential aspect of the model may no longer be considered a best practice, the day treatment service component (education in a therapeutic environment) is still relevant and needed. Because of this preference that needs no zoning change and because there are no other development plans for the PUD requiring a zoning change, the Sun Valley

Community Coalition has taken the position not to support the rezoning of 2929 W. 10th Ave. at this time.

If the City Council decides to approve the rezoning and sanction the implementation of the Crisis Solution Center over neighborhood preferences, then we ask that you address the understandable neighborhood anxiety and help ensure that the neighborhood is safe and enjoyable through a thoughtful and intentional GNA that works for the good of all.

The 1999 Zoning Map Amendment that added the Family Crisis Center to the PUD documents the rezoning as “an integral step in a development project that unites neighbors, government agencies and the private sector to work together toward positive social services solutions for the citizens of Denver.” Had the City chosen to engage with us regarding their plans prior to their filing of the rezoning application, we would have been happy to work together for the best solution. Sadly that did not happen. A thoughtful and intentional Good Neighbor Agreement, that is taken seriously and upheld, will help reestablish the trust and cooperation previously experienced.

Thank you for your consideration,

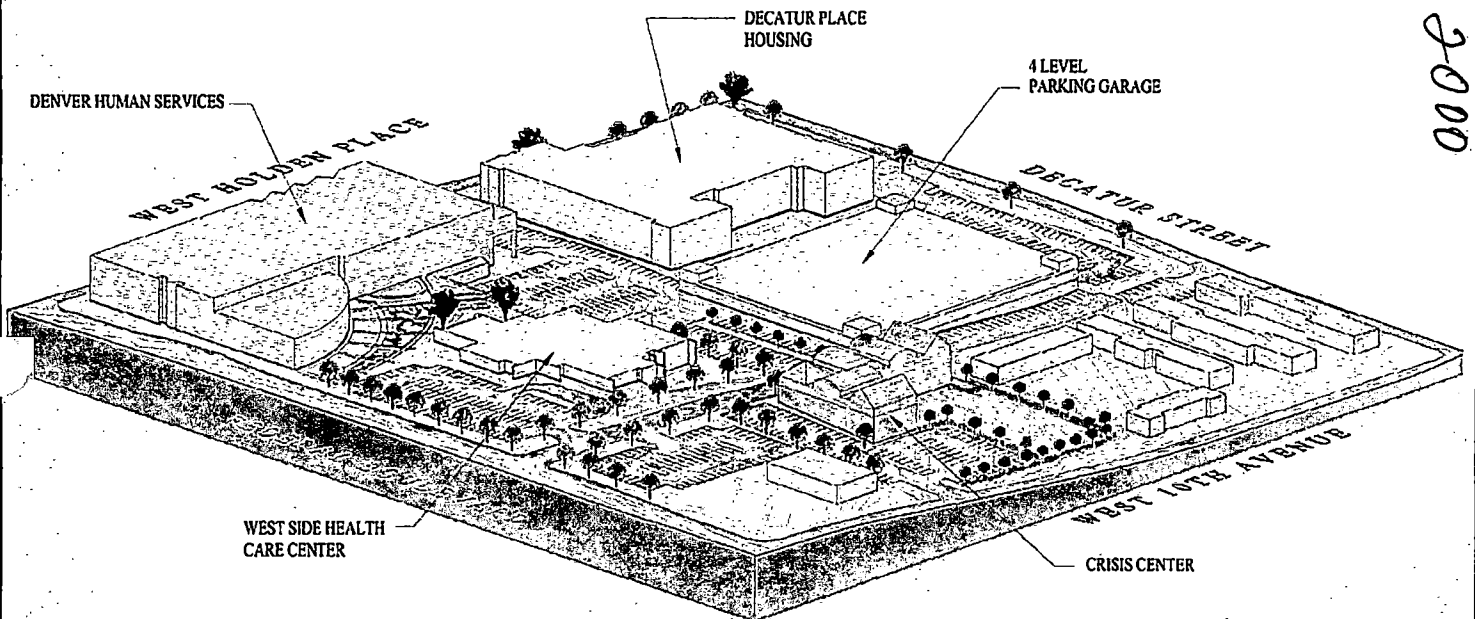
Jeanne M Granville, President
Sun Valley Community Coalition

303.886.3077 (c)
c/o 2715 W. Holden Pl.
Denver, CO. 80204

cc: Hon. Rafael Espinoza, Council District 1
Hon. Kevin Flynn, Council District 2
Hon. Kendra Black, Council District 4
Hon. Mary Beth Susman, Council District 5
Hon. Paul Kashman, Council District 6
Hon. Jolon Clark, Council District 7
Hon. Christopher Herndon, Council District 8
Hon. Albus Brooks, Council District 9
Hon. Wayne New, Council District 10
Hon. Stacie Gilmore, Council District 11
Hon. Robin Kniech, Council At-Large
Hon. Deborah Ortega, Council At-Large
Andrew Webb, Denver Community Planning & Development

APPLICATION FOR AMENDING PUD #409

THE DENVER HUMAN SERVICES CAMPUS



SOUTHWEST AERIAL

Submitted By:

CITY AND COUNTY OF DENVER
DEPARTMENT OF PUBLIC WORKS
DESIGN & CONSTRUCTION MANAGEMENT DIVISION

and

OZ ARCHITECTURE

44-1079

ORD 28 + CB 942-1999

44-1079

44-1079

2000

DENVER HUMAN SERVICES CAMPUS



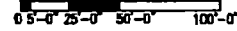
ARCHITECTURE

1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 881-5704

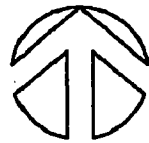
EXHIBIT "A" SUBAREA MAP

1100-1200 BLOCKS FEDERAL BLVD.

SCALE: 1" = 100'



NORTH

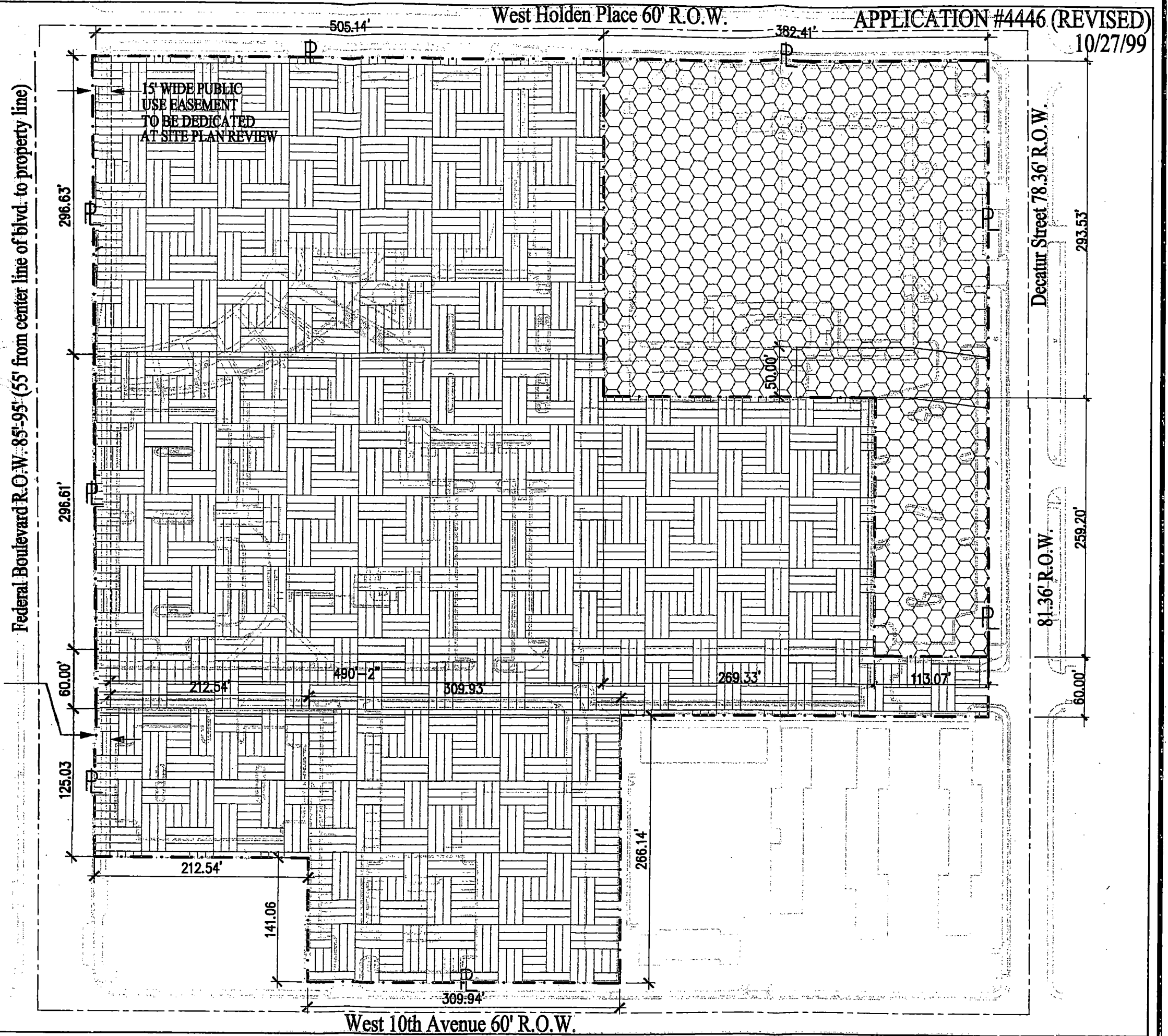
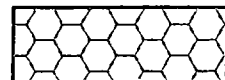


15' WIDE PUBLIC
USE EASEMENT
TO BE DEDICATED
AT SITE PLAN REVIEW

SUBAREA #1



SUBAREA #2



DENVER HUMAN SERVICES CAMPUS



ARCHITECTURE

1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 861-5704

EXHIBIT "B" OWNER DESCRIPTION MAP

1100-1200 BLOCKS FEDERAL BLVD.

SCALE: 1" = 100'

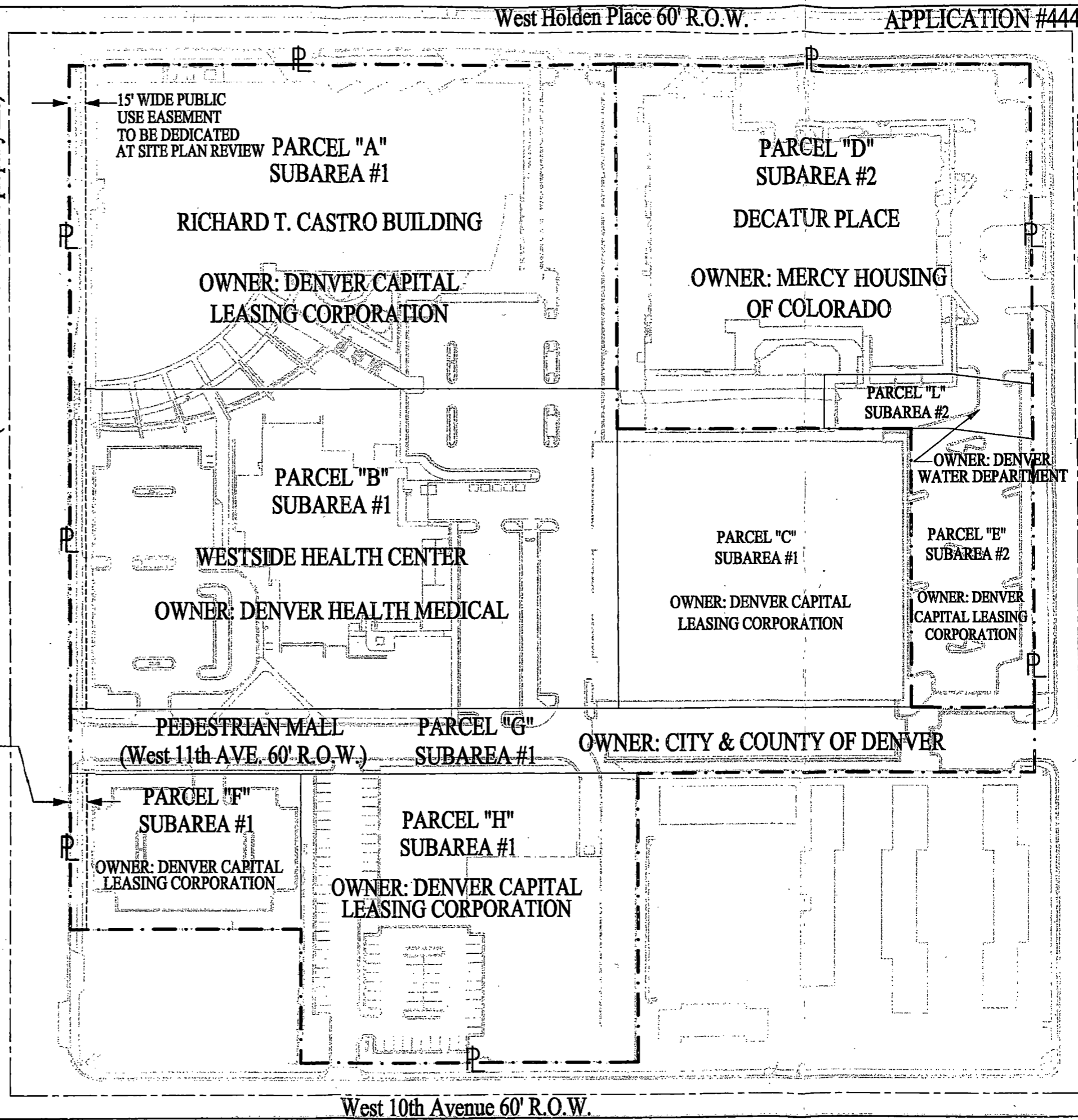


NORTH



15' WIDE PUBLIC
USE EASEMENT
TO BE DEDICATED
AT SITE PLAN REVIEW

Federal Boulevard R.O.W. 85'-95' (55' from center line of blvd. to property line)



Decatur Street 78.36' R.O.W.

81.36' R.O.W.

Exhibit B-1



OWNERSHIP INFORMATION SHEET
City and County of Denver
Department of Zoning Administration
200 W. 14th Avenue, Room 201
Phone: 303-640-1572 Fax: 303-640-2364

The Zoning Ordinance requires that applicants for rezoning provide current and complete ownership information to fulfill consent and notification requirements. If the property is has multiple owners, a separate sheet must be completed for each individual owner or entity. Documentation of ownership interest, including but not limited to: copies of deeds, powers of attorney, and or corporate and partnership registrations with the Secretary of State may be required to verify ownership.

Application Number 4446 Property Address DHCS - 1200 Federal Boulevard
Crisis Center - 2929 W. 10th Ave.
Parking Garage - 1200 Federal Boulevard

Owner's Name Denver Capital Leasing Corporation

Owner's Address c/o Anne McGihon, 1675 Broadway, #1100, Denver, Colorado 80202

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

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

- Fee title owner (has a deed of ownership) X all
a portion 100 %
Option holder
Contract holder
Holder of a security interest

List the names and addresses all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below.

The Bank of Cherry Creek, N.A. as Trustee
Attn: Mr. Kenneth Buckius
3033 East First Avenue
Denver, Colorado 80206

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

Signature of applicant (handwritten)

Date 10/6/99

Anne McGihon Denver Capital Leasing



OWNERSHIP INFORMATION SHEET

City and County of Denver

Department of Zoning Administration

200 W. 14th Avenue, Room 201

Phone: 303-640-1572 Fax: 303-640-2364

The Zoning Ordinance requires that applicants for rezoning provide current and complete ownership information to fulfill consent and notification requirements. If the property is has multiple owners, a separate sheet must be completed for each individual owner or entity. Documentation of ownership interest, including but not limited to: copies of deeds, powers of attorney, and or corporate and partnership registrations with the Secretary of State may be required to verify ownership.

Application Number 4446 (revised) Property Address 1100 Federal Boulevard

Owner's Name Denver Health and Hospital Authority

Owner's Address c/o Dr. Patricia Gabow, 660 Bannock Street, Denver, Colorado 80202-4

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

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

- | | | |
|---|------------------------------------|--------------|
| <input checked="" type="checkbox"/> Fee title owner (has a deed of ownership) | <input type="checkbox"/> all | |
| | <input type="checkbox"/> a portion | <u>100</u> % |
| <input type="checkbox"/> Option holder | <input type="checkbox"/> all | |
| | <input type="checkbox"/> a portion | _____ % |
| <input type="checkbox"/> Contract holder | <input type="checkbox"/> all | |
| | <input type="checkbox"/> a portion | _____ % |
| <input type="checkbox"/> Holder of a security interest | <input type="checkbox"/> all | |
| | <input type="checkbox"/> a portion | _____ % |

List the names and addresses all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below. **NONE**

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

Paul P. Saw

Signature of Owner

11/2/99

Date

Exhibit B-4



OWNERSHIP INFORMATION SHEET

City and County of Denver
Department of Zoning Administration
200 W. 14th Avenue, Room 201
Phone: 303-640-1572 Fax: 303-640-2364

The Zoning Ordinance requires that applicants for rezoning provide current and complete ownership information to fulfill consent and notification requirements. If the property is has multiple owners, a separate sheet must be completed for each individual owner or entity. Documentation of ownership interest, including but not limited to: copies of deeds, powers of attorney, and or corporate and partnership registrations with the Secretary of State may be required to verify ownership.

Application Number 4446 (Revised) Property Address No Address—See Legal Description – Parcel L

Owner's Name Denver Water Department

Owner's Address 1600 W. 12th Ave., Denver, CO 80254

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

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

Table with 2 columns: Interest type and Ownership details. Includes rows for Fee title owner (checked), Option holder, Contract holder, and Holder of a security interest, with percentages and portions indicated.

List the names and addresses all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below.

none

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

Signature of applicant: G. Barela Property Administrator, Date: 11/19/99

G. Barela Denver Water Department

Exhibit B-5



OWNERSHIP INFORMATION SHEET

City and County of Denver
Department of Zoning Administration
200 W. 14th Avenue, Room 201
Phone: 303-640-1572 Fax: 303-640-2364

The Zoning Ordinance requires that applicants for rezoning provide current and complete ownership information to fulfill consent and notification requirements. If the property is has multiple owners, a separate sheet must be completed for each individual owner or entity. Documentation of ownership interest, including but not limited to: copies of deeds, powers of attorney, and or corporate and partnership registrations with the Secretary of State may be required to verify ownership.

Application Number 4446 revised Property Address 11th Avenue Transit Mall

Owner's Name City and County of Denver c/o Asset Management

Owner's Address 216 16th Street, Suite 900

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

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

- Fee title owner (has a deed of ownership) X all
Option holder
Contract holder
Holder of a security interest
a portion 100 %
all
a portion %
all
a portion %
all
a portion %

List the names and addresses all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below.

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

Wellington E. Webb
Signature of applicant

NOV. 26, 1999
Date

Wellington E. Webb Mayor of the City and County of Denver

DENVER HUMAN SERVICES
CAMPUS



ARCHITECTURE
1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 861-5704

West Holden Place 60' R.O.W.

APPLICATION #4446 (REVISED)
10/27/99

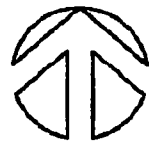
EXHIBIT "C"
LEGAL DESCRIPTION MAP

1100-1200 BLOCKS FEDERAL BLVD.

SCALE: 1" = 100'

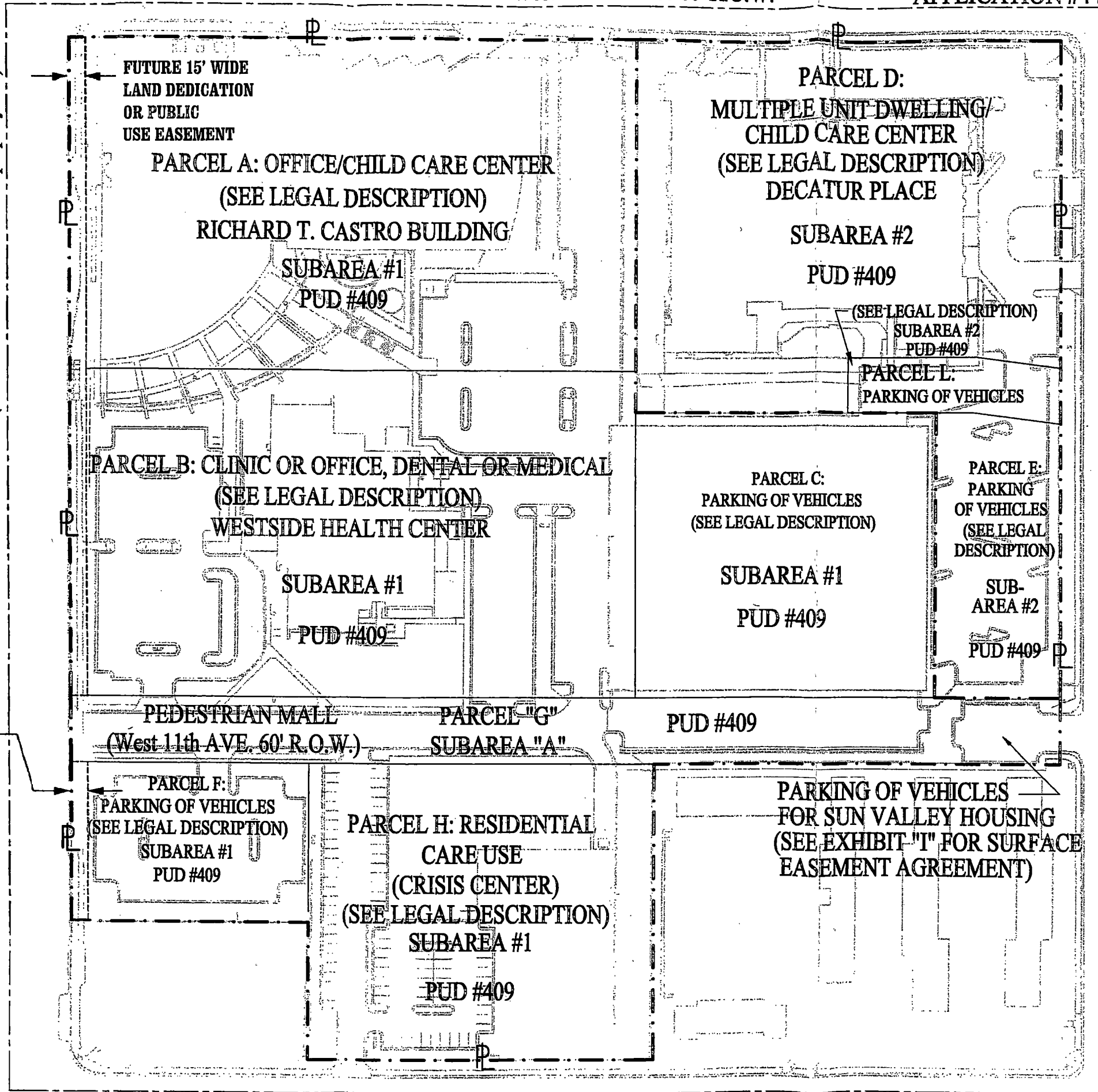


NORTH



FUTURE 15' WIDE
LAND DEDICATION
OR PUBLIC
USE EASEMENT

Federal Boulevard R.O.W. 85'-95' (55' from center line of blvd. to property line)



Decatur Street 78.36' R.O.W.

81.36' R.O.W.

West 10th Avenue 60' R.O.W.

DENVER HUMAN SERVICES CAMPUS



1800 LINCOLN STREET
SUITE 1800
DENVER, CO 80202
303.733.0104

PARKING COUNTS:

| EXISTING CAMPUS | |
|--|-------|
| DHS LOT | |
| NORTH LOT #1 | = 118 |
| CENTRAL LOT #2 | = 18 |
| EXISTING TO BE REMOVED LOT #4 (PROPOSED GARAGE) | = 285 |
| EXISTING TO BE REMOVED LOT #5 (PROPOSED CRISIS CENTER) | = 252 |
| EAST LOT #8 | = 30 |
| TOTAL | = 713 |
| WHS LOT | |
| SOUTH LOT #3 | = 70 |
| WEST LOT #7 | = 83 |
| EAST LOT #8 | = 10 |
| TOTAL | = 163 |
| DECATUR PL. LOT #9 | |
| TOTAL | = 100 |
| SUB-TOTAL | = 976 |

SUBAREA KEY

- SUBAREA #1
- SUBAREA #2

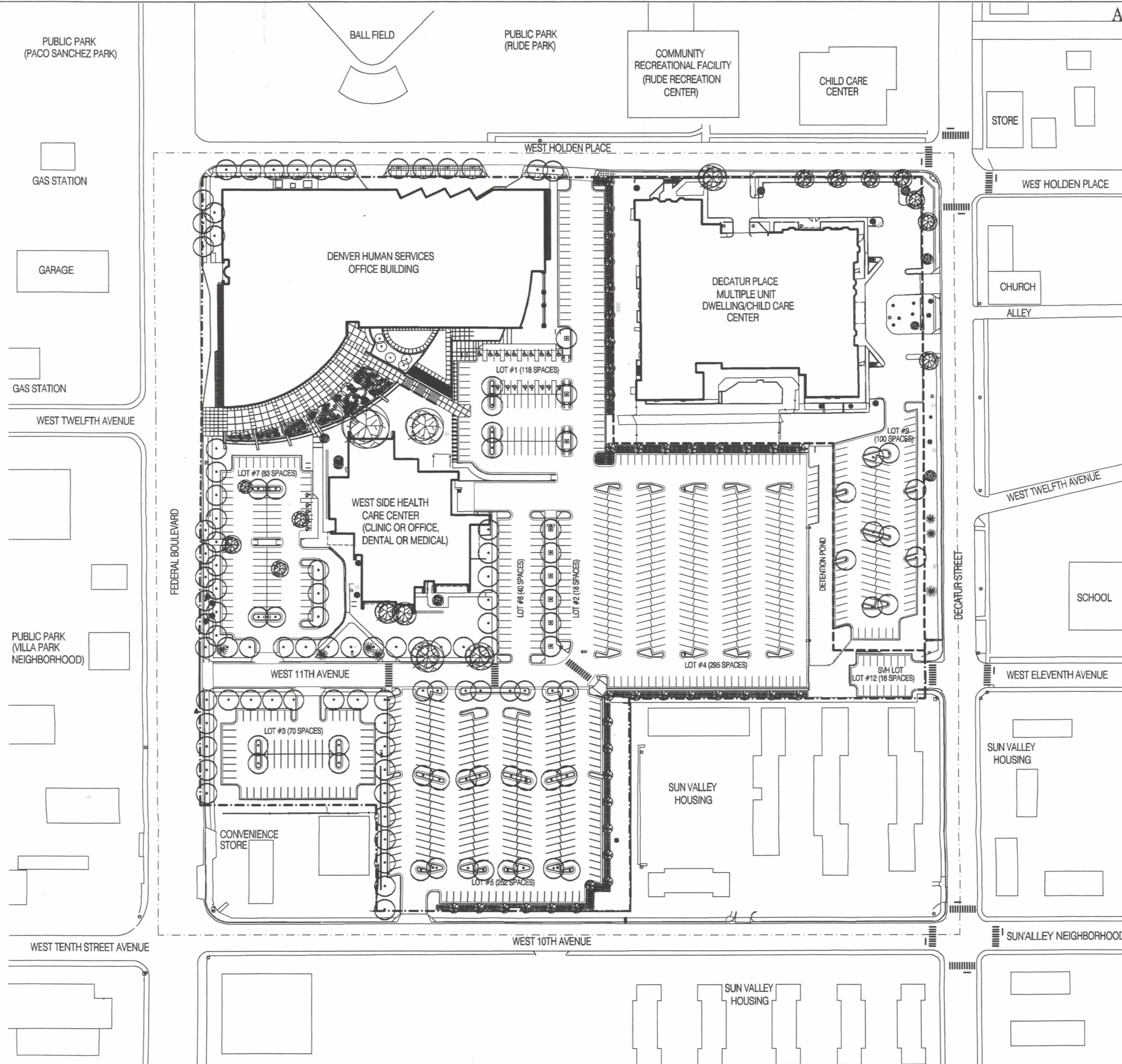
EXHIBIT D: EXISTING CONDITIONS MAP

1100-1200 BLOCKS OF FEDERAL BLVD.
SCALE: 1" = 100'

NORTH



SITE PLAN

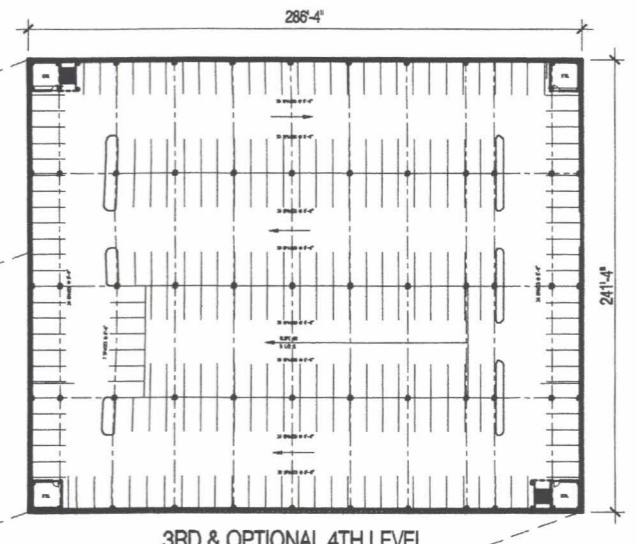
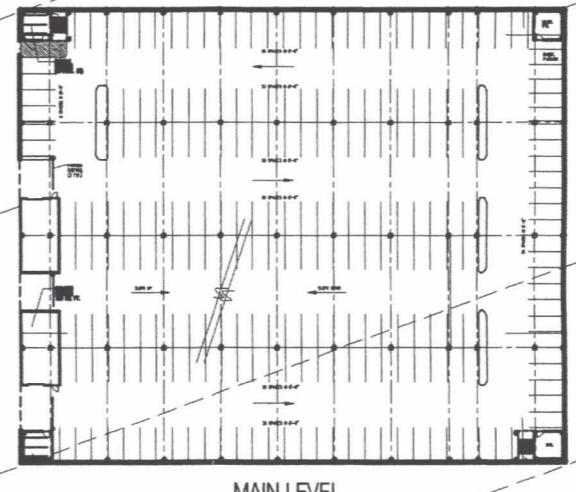
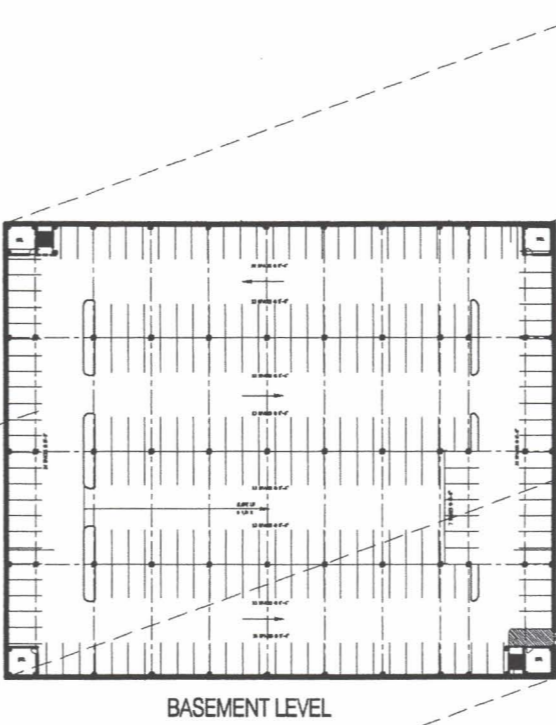
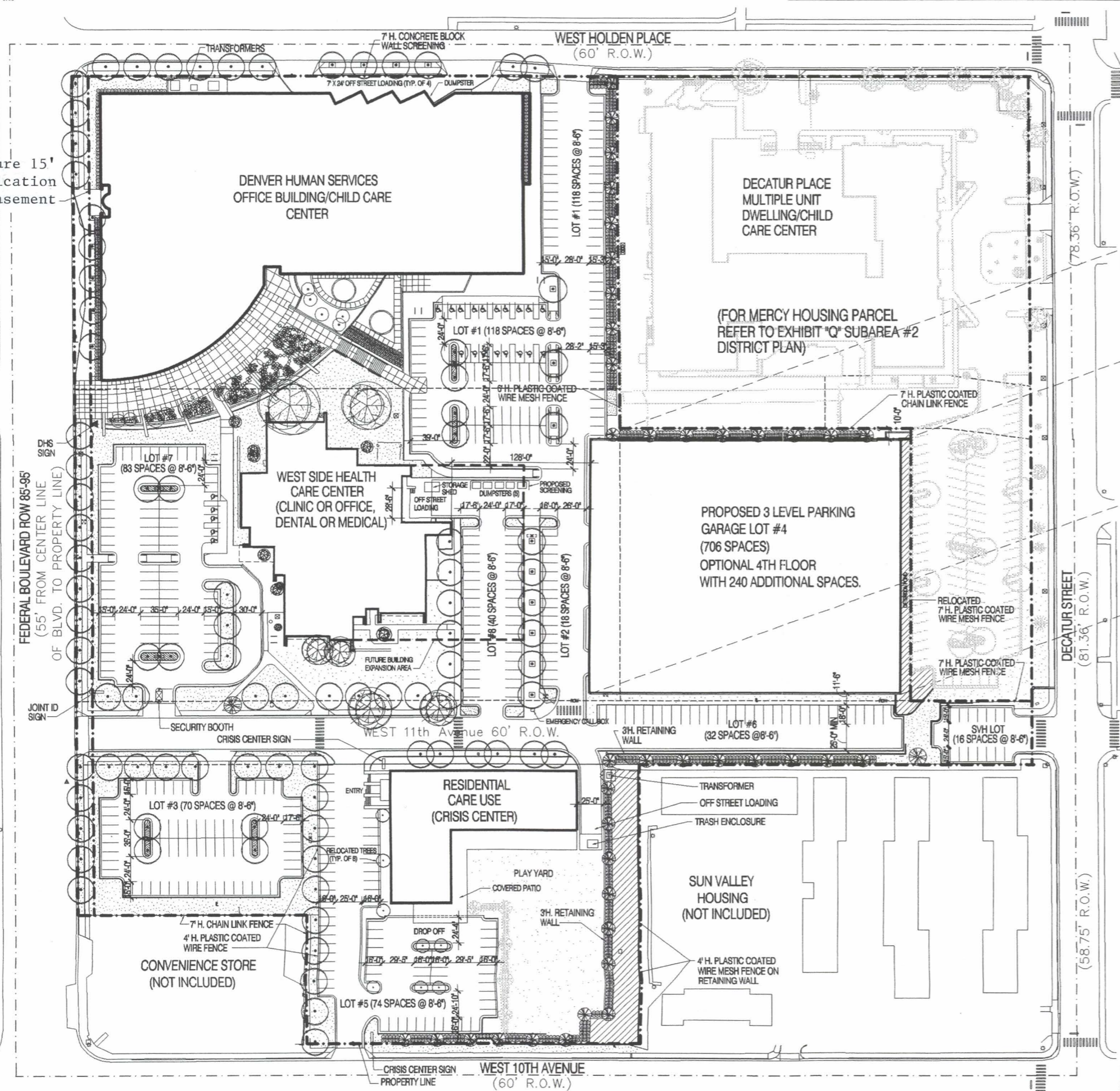


SUN VALLEY NEIGHBORHOOD



- NOTES: 1: SUBAREA #1 DOES NOT APPLY TO SUBAREA #2 (SEE EXHIBIT "Q" FOR DISTRICT PLAN OF SUBAREA #2).
 2: FOR SETBACK INFORMATION REFER TO EXHIBIT "L".
 3: FOR LAND USES REFER TO EXHIBIT "M".
 4: FOR STRUCTURE USES REFER TO EXHIBIT "N".
 5: FOR UTILITY AND EASEMENTS SECTION REFER TO EXHIBIT "F" & "T".
 6: FOR SIGN SETBACK INFORMATION SEE EXHIBIT "L".

Future 15' Dedication or Easement



ALL NOTE: GARAGE PARKING STALLS ARE 8'-6" X 18' MIN.

PARKING COUNTS:

PROPOSED CAMPUS W/ GARAGE & CRISIS CENTER

| DHS LOT | |
|---------------------------------|---|
| NORTH LOT #1 | = 118 |
| CENTRAL LOT #2 | = 18 |
| PARKING GARAGE LOT #4 | = 706 OR 946 |
| CRISIS CENTER LOT #5 | = 74 |
| SOUTH OF GARAGE LOT #6 | = 32 |
| 3/4 OF LOT #8 | = 30 |
| DHS TOTAL | = 978 W/3 LEVEL GARAGE = 1218 W/4 LEVEL GARAGE |
| WHS LOT | |
| SOUTH LOT #3 | = 70 |
| WEST LOT #7 | = 83 |
| 1/4 OF LOT #8 | = 10 |
| WHS SUB-TOTAL | = 163 |
| PUD TOTAL FOR SUBAREA #1 | = 1159 OR 1399 |

NOTE: ALL PROPOSED PARKING STALLS ARE 8'-6" X 15' MIN.
 ALL GARAGE PARKING STALLS ARE 8'-6" X 18' MIN.

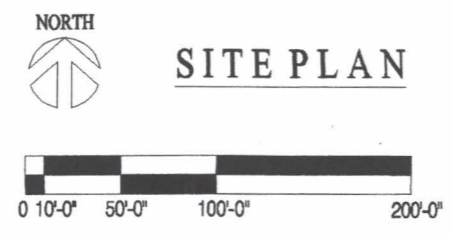
EXISTING PLANT LIST

| ABBREVIATION | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE |
|---|---|---------------------------------------|----------|------------|
| EXISTING TREES BEFORE DHS CONSTRUCTION | | | | |
| ET | EVERGREEN TREES | | 42 | |
| PC | PINUS CEMBRIDES VAR. EDULIS | PIÑON PINE | 39 | 8'-10' HT |
| DECIDUOUS TREES | | | | |
| *GTS | GLEDTISIA TRI. INERMIS | SHADEMASTER HONEYLOCUST 'SHADEMASTER' | 42 | 3 1/2' CAL |
| GLL | TILIA CORDATA 'GREENSPRINGGREENSPIRE LINDEN | | 50 | 3 1/2' CAL |
| FPP | FRAXINUS PENNSYLVANICA | PATMORE ASH | 22 | 3 1/2' CAL |
| ORNAMENTAL DECIDUOUS TREES | | | | |
| PPA | PRUNUS PADUS | MAYDAY TREE | 11 | 6'-8' HT. |
| AG | ACER GINNALA | AMUR MAPLE | 18 | 3' CAL |
| AG2 | AESCULUS GLABRA | OHIO BUCKEYE | 20 | 3 1/2' CAL |
| EVERGREEN SHRUBS | | | | |
| MA | MAHENIA AQUIFOLIUM 'COMPACTUM' | COMPACT OREGON GRAPE HOLLY | 60 | 5 GALLON |
| PM | PINUS MUGO 'GNDM' | GNDM MUGO PINE | 127 | 5 GALLON |
| PCL | PYRACANTHA COCCINEA 'PAUCIFLORA' | PAUCIFLORA PYRACANTHA | 113 | |
| DECIDUOUS SHRUBS | | | | |
| CA | COTONEASTER APICULATUS | CRANBERRY COTONEASTER | 61 | 5 GALLON |
| FS | SPIRAEA x BUNALDA 'FRIEBELII' | FRIEBEL SPIRAEA | 593 | 5 GALLON |
| LV | LIGUSTRUM VULGARE 'LIDENSE' | LIDENSE PRIVET | 121 | 5 GALLON |
| RG | ROSA GLAUCA | RED-LEAF ROSE | 42 | 5 GALLON |
| GROUNDCOVERS/PERENNIALS/ORNAMENTAL GRASSES | | | | |
| AA | AJUGA REPTANS | BRONZE CARPET BUGLE | 3581 | 1 GAL |
| BT | BERBERIS THUNBERGII VAR. ATROPURPUREA 'CRIMSON PYGMY' | CRIMSON PYGMY | 498 | 5 GAL |
| RA | RHUS ARMATICA 'LONGROW' | DRAWN FRAGRANT SUMAC | 353 | 5 GAL |
| PT | PARTHENDISSUS TRICUSPIDATA | BOSTON IVY | 135 | 1 GAL |

* NOTE: 34 EXISTING DECIDUOUS TREES WILL BE RELOCATED FROM THE CONSTRUCTION SITES OF THE CRISIS CENTER & PARKING GARAGE TO ALTERNATE LOCATIONS OFF SITE. 8 WILL BE RELOCATED TO THE CRISIS CENTER.

SURFACE TREATMENT

| | | | | | |
|--|-------------------------------|--|-------------------|--|--|
| | BLUEGRASS SOD | | WETLAND SEED MIX | | 50% Palaton Reed Canary Grass |
| | Seeding Rate 10 lbs. per acre | | 25% Regar Brone | | 20% Garrison Foxtail |
| | SIDEWALKS | | 5% Climax Timothy | | GROUNDCOVERS/PERENNIALS/ORNAMENTAL GRASSES |



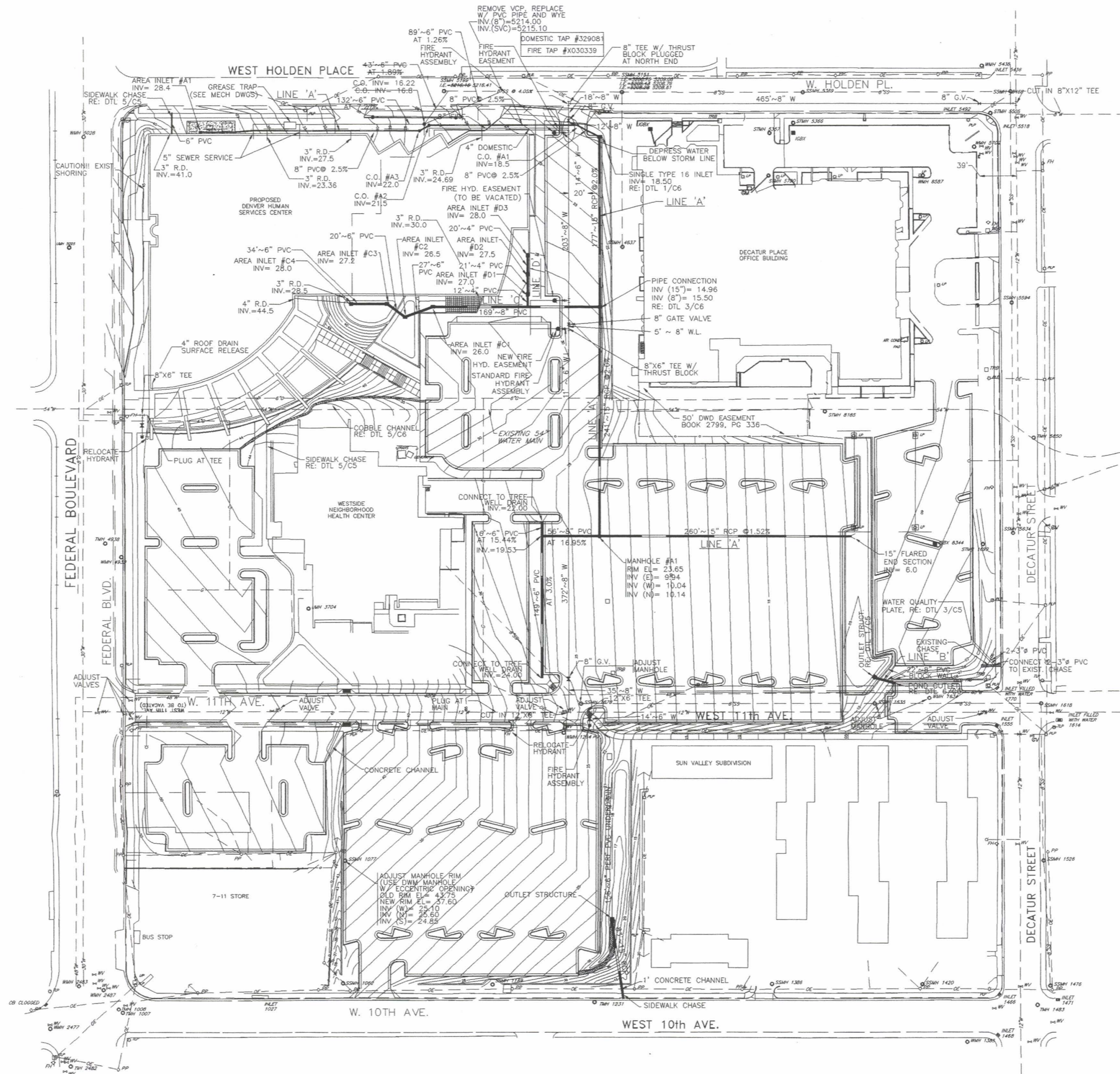
EXISTING TREE COUNT

| | |
|-------------------------------------|------|
| TOTAL # OF TREES @ PRIVATE PROPERTY | 202 |
| (39 EVERGREEN 8-10') | |
| (95 DECIDUOUS SHADE 3 1/2' GAL) | |
| (48 ORNAMENTAL @ 3-3 1/2' GAL) | |
| TOTAL # OF SHRUBS (5 GALLON) | 811 |
| TOTAL # OF GROUNDCOVERS | 4599 |

NEW PLANT LIST AT CRISIS CENTER

| ABBREVIATION | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE |
|------------------------|----------------------------------|-----------------------|----------|-----------|
| EVERGREEN TREES | | | | |
| PC | PINUS CEMBRIDES VAR. EDULIS | PIÑON PINE | 5 | 8'-10' HT |
| SHRUBS | | | | |
| FS | SPIRAEA x BUNALDA 'FRIEBELII' | FRIEBEL SPIRAEA | 80 | 5 GALLON |
| PCL | PYRACANTHA COCCINEA 'PAUCIFLORA' | PAUCIFLORA PYRACANTHA | 20 | 5 GALLON |
| PM | PINUS MUGO 'GNDM' | GNDM MUGO PINE | 20 | 5 GALLON |
| GRASSES | | | | |
| | | BLUEGRASS SOD | | |

NOTE: ALL NEW TREES AND PLANTS ARE LOCATED ONLY WITH AREAS OF NEW CONSTRUCTION (I.E. CRISIS CENTER/PARKING GARAGE)



**EXHIBIT G
PUD SUMMARY SHEET
SUBAREA #1**

(For the Mercy Housing parcel refer to PUD SUMMARY SHEET for Subarea #2)

Application # 4446 Revised
Address/Location 1100 – 1200 Blocks of Federal Boulevard
Total Land Area 531,713 sq. ft.

| Permitted Uses | |
|----------------|--|
| Use A | Office |
| Use B | Child care center |
| Use C | Clinic or Office, Medical or Dental |
| Use D | Parking of Vehicles |
| Use E | Residential Care/Family Counseling/Evaluation/Therapy Facility |

| | Use A | Use B | Use C | Use D | Use E | Total |
|---|---------|----------|---------|--------|---------|------------|
| Maximum Gross Floor Area (sq. ft.) | 290,000 | 10,000 | 100,000 | | 50,000 | 6.7284 |
| Floor Area Ratio (nonresidential uses) | 0.557:1 | 0.0192:1 | 0.192:1 | | 0.096:1 | 0.8642:1 |
| Maximum Number of Dwelling Units | - | - | - | | - | |
| Density (dwelling units per acre) | - | - | - | | - | |
| Land Coverage | | | | | | |
| Buildings: | 80,000 | - | 55,000 | | 20,000 | 270,800 |
| Drives and Parking: | | | | 68,400 | | 202,400 |
| Other | | | | | | 76,313 |
| Parking | | | | | | |
| Number of parking spaces required: | 590 | 17 | 167 | | 83 | 1,100 |
| Number of parking spaces provided: | | | | | | 1,100 min. |
| Ratios (space: gross floor area): | 1/500 | 1/600 | 1/500 | | 1/600 | |
| Landscaping | | | | | | |
| Area of Live Landscaping (sq. ft.): | | | | | | 93,000 |
| Area of Non-Live Landscaping (sq. ft.): | | | | | | 5,000 |

| Building Setbacks | | | | | |
|-------------------|------|------|-------|--|------|
| North | 10 | feet | Front | | feet |
| South | 10/4 | feet | | | |
| East | 10 | feet | | | |
| West | 10 | feet | | | |

| Parkway Setbacks | | | | | |
|---|----|------|-------|----|------|
| Buildings | 10 | feet | Signs | 5 | feet |
| Required Separation Between Buildings: | | | | | |
| 20 feet | | | | | |
| Maximum Building Height | | | | | |
| Stories | 4 | feet | | 65 | |

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION #4446 REVISED, SUBAREA #1

**EXHIBIT G
PUD SUMMARY SHEET
SUBAREA #2**

(For the Denver Human Services parcel refer to PUD SUMMARY SHEET for Subarea #1)

Application # 4446 Revised
Address/Location 1155 Decatur Street
Total Land Area 156,870 sq. ft.

| Permitted Uses | |
|----------------|------------------------|
| Use A | Multiple Unit Dwelling |
| Use B | Child Care Center |
| Use C | Parking of Vehicles |

| | Proposed Uses | | | |
|---|---------------|--------|-------|---------|
| | Use A | Use B | Use C | Total |
| Maximum Gross Floor Area (sq. ft.) | *121,320 | 32,992 | | 154,312 |
| Floor Area Ratio (nonresidential uses) | - | 0.21:1 | | 0.21:1 |
| Maximum Number of Dwelling Units | 106 | - | | 106 |
| Density (dwelling units per acre) | 29.4 | - | | 29.4 |
| Land Coverage | | | | |
| Buildings: | *40,000 | | | 40,000 |
| Drives and Parking: | *51,180 | - | | 51,180 |
| Other | *17,447 | - | | 17,447 |
| Parking | | - | | |
| Number of parking spaces required: | *144 | - | | 144 |
| Number of parking spaces provided: | | | | 144 |
| Ratios (space: gross floor area): | 1.0/Unit | 1/900 | | |
| Landscaping | | | | |
| Area of Live Landscaping (sq. ft.): | *41,743 | - | | 41,743 |
| Area of Non-Live Landscaping (sq. ft.): | *6,500 | - | | 6,500 |

| Building Setbacks | | | | | |
|-------------------|----|------|-------|--|------|
| North | 10 | feet | Front | | feet |
| South | 10 | | | | |
| East | 10 | | | | |
| West | 10 | | | | |

| Parkway Setbacks | | | | | |
|------------------|-----|------|-------|-----|------|
| Buildings | N/A | feet | Signs | N/A | feet |

Required Separation Between Buildings:
 N/A

| Maximum Building Height | | | | | |
|-------------------------|--|---|------|--|----|
| Stories | | 4 | feet | | 60 |

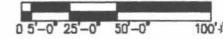
NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION #4446 REVISED SUBAREA #2

*Totals combined for Use A & Use B



EXHIBIT H: ZONING VICINITY MAP
1100-1200 BLOCKS OF FEDERAL BLVD.

SCALE: 1" = 100'

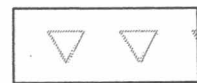


NORTH

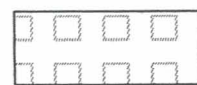


ZONE:

B-4



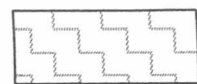
I-1



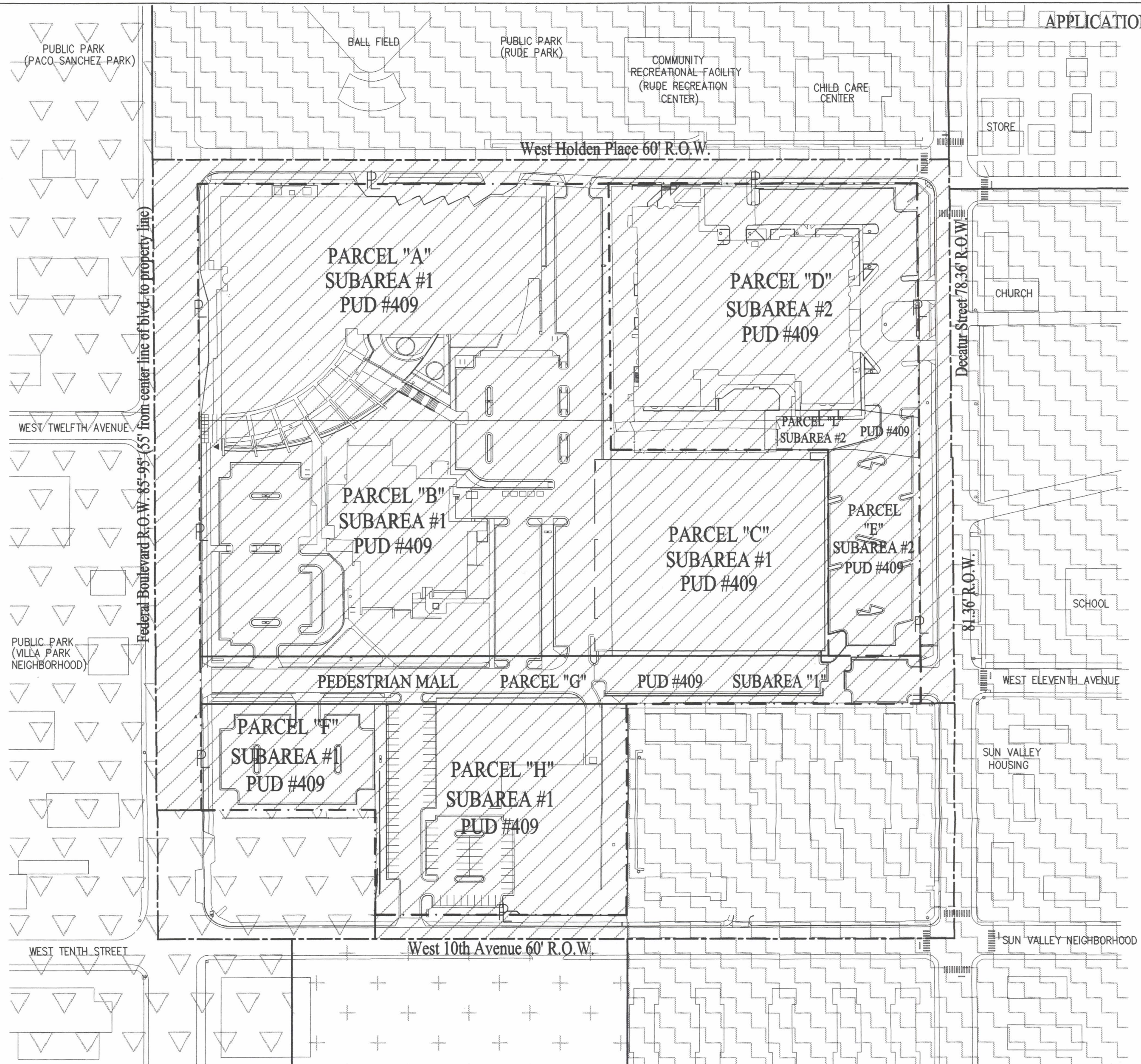
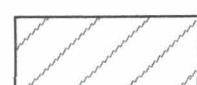
I-O



R-3



PUD #409



**DENVER HUMAN SERVICES
CAMPUS**



ARCHITECTURE
1590 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 881-5704

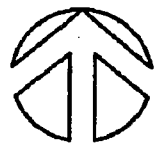
**EXHIBIT "I"
EASEMENT MAP**

1100-1200 BLOCKS FEDERAL BLVD.

SCALE: 1" = 100'



NORTH



FUTURE 15' WIDE
LAND DEDICATION
OR PUBLIC
USE EASEMENT

EASEMENT INDEMNITY AGREEMENT

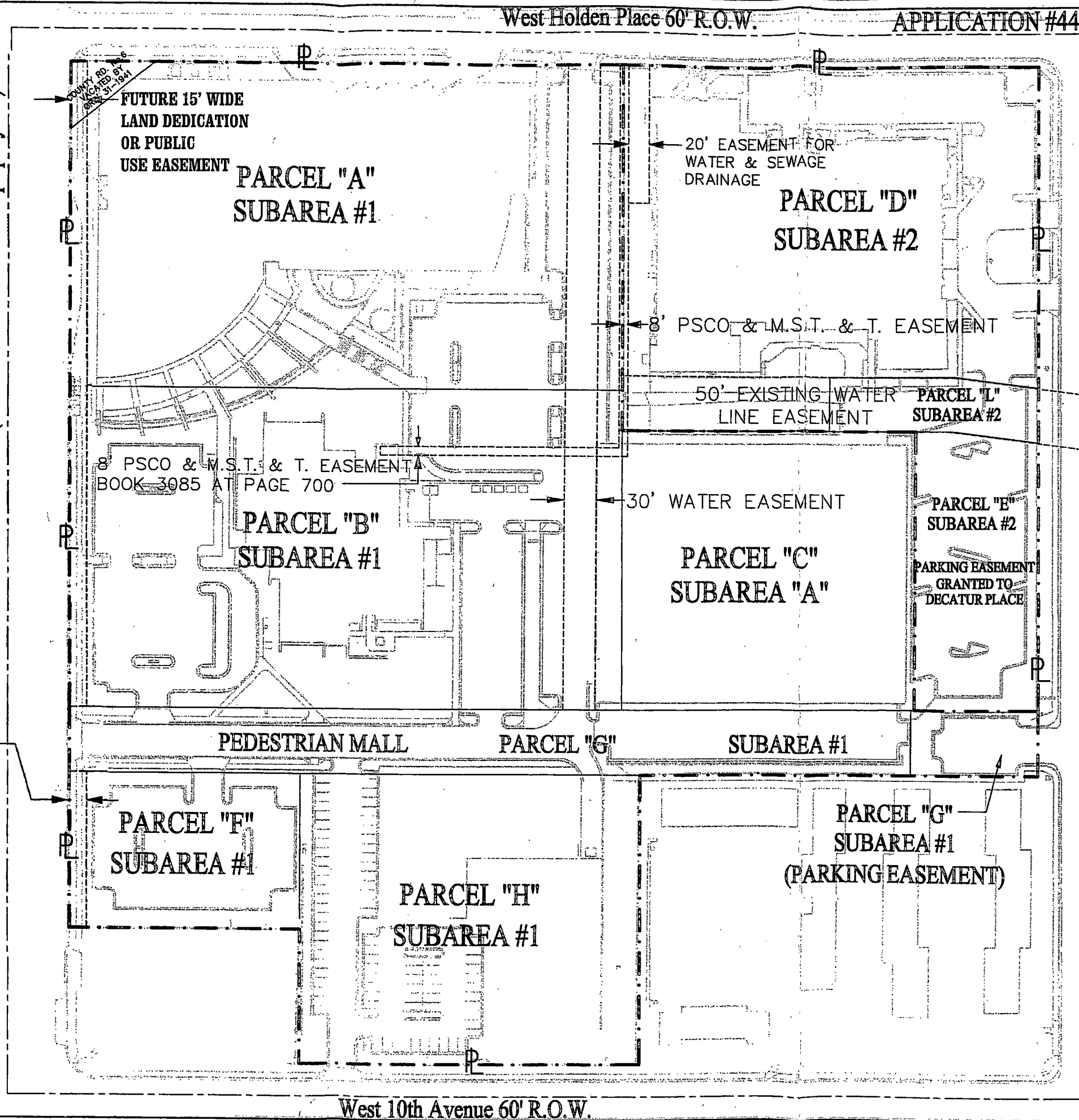
PARCEL B: JUNE 16, 1997 DECLARATION OF EASEMENT BETWEEN DENVER CAPITAL LEASING CORPORATION & DENVER HEALTH/HOSPITAL AUTHORITY (DENVER HEALTH MEDICAL) GRANTS DENVER HEALTH & HOSPITAL AUTHORITY A TOTAL OF 163 PARKING SPACES OF WHICH 10 ARE LOCATED IN LOT #8 AND ALL OF 83 SPACES IN LOT #7 (SEE EXHIBIT "E")

PARCEL E: MARCH 31, 1997 EASEMENT AGREEMENT GRANTED TO MERCY HOUSING OF COLORADO (DECATUR PLACE) BY DENVER CAPITAL LEASING CORPORATION FOR PARKING OF VEHICLES.

PARCEL F: JUNE 16, 1997 DECLARATION OF EASEMENT BETWEEN DENVER HEALTH DENVER CAPITAL LEASING & DENVER HEALTH/HOSPITAL (DENVER HEALTH MEDICAL) GRANTS HEALTH/HOSPITAL AUTHORITY EXCLUSIVE USE FOR LOT #3 PARKING OF VEHICLES. (SEE EXHIBIT "E")

PARCEL G: SURFACE EASEMENT AGREEMENT FOR SVH LOT #12 (SEE EXHIBIT "E") GRANTED TO SUN VALLEY HOUSING BY CITY & COUNTY OF DENVER FOR PARKING OF VEHICLES.

Federal Boulevard R.O.W. 85'-95' (55' from center line of blvd. to property line)



Decatur Street 78.36' R.O.W.

81.36' R.O.W.

West Holden Place 60' R.O.W.

APPLICATION #4446 (REVISED)

10/27/99

West 10th Avenue 60' R.O.W.



DENVER HUMAN SERVICES PARKING GARAGE

APPLICATION #4446 (REVISED)

10/27/99

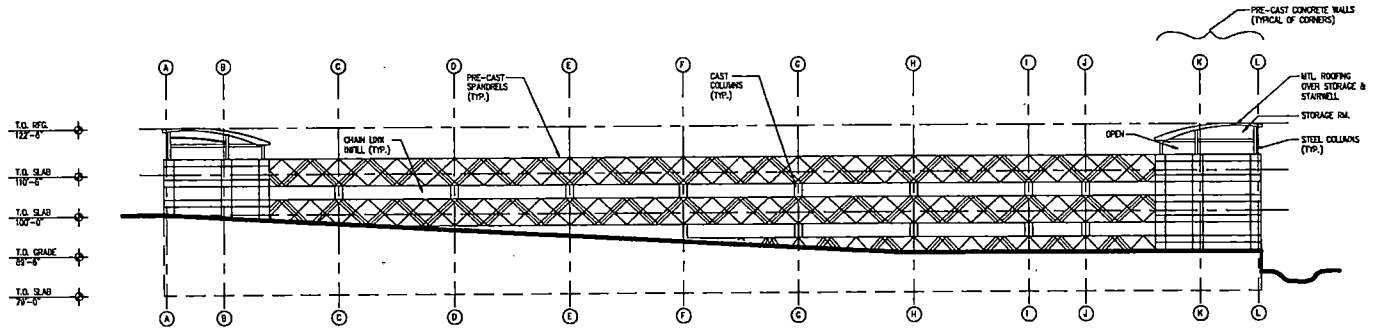
ARCHITECTURE

1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 881-5704

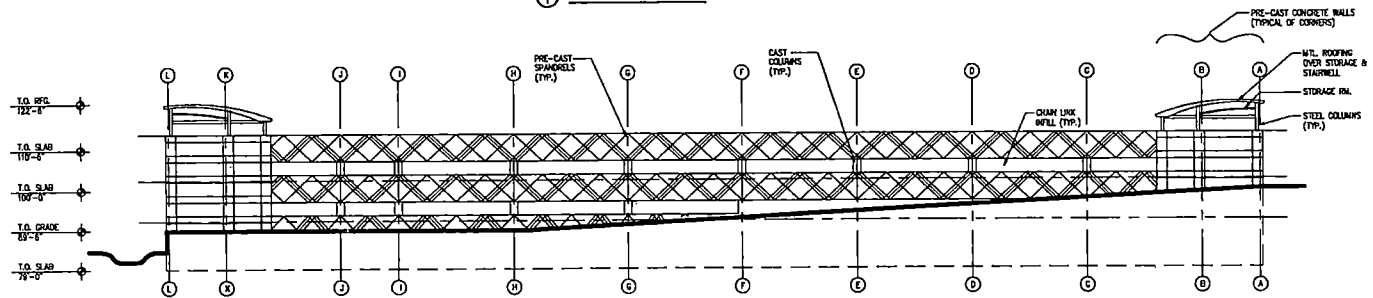
EXHIBIT "J" ELEVATIONS

1100-1200 BLOCKS OF FEDERAL BLVD.

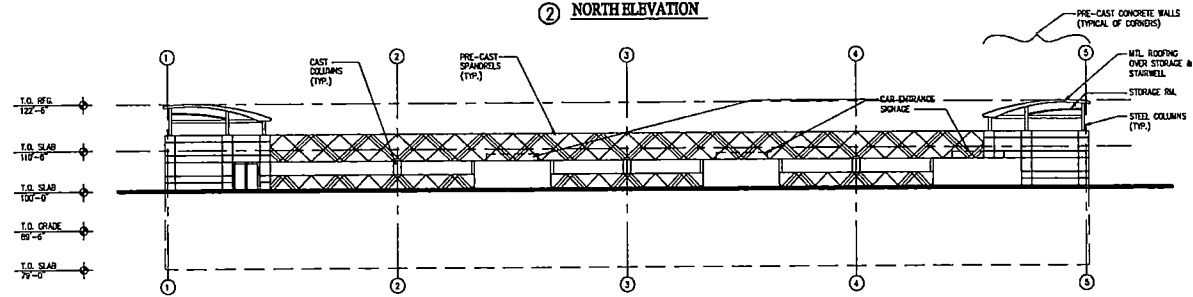
SCALE: 1"=50'



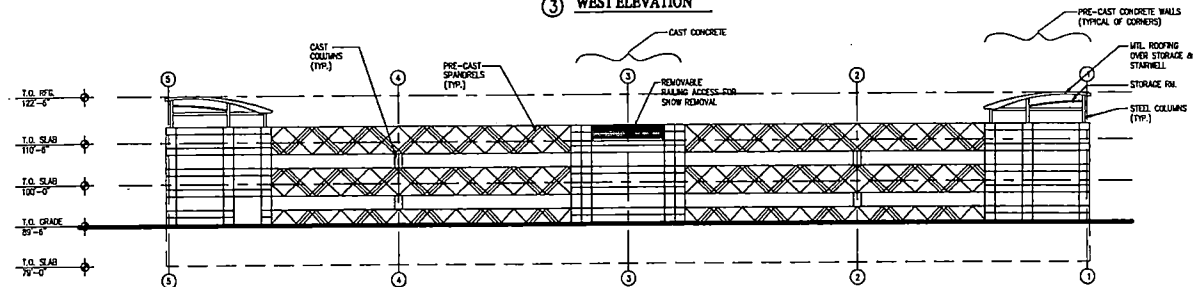
① SOUTH ELEVATION



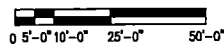
② NORTH ELEVATION



③ WEST ELEVATION



④ EAST ELEVATION





**DENVER HUMAN SERVICES
CRISIS CENTER
(RESIDENTIAL CARE USE)**

APPLICATION #4446 (REVISED)

10/27/99

ARCHITECTURE

1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 861-5704

**EXHIBIT "K"
ELEVATIONS**

1100-1200 BLOCKS OF FEDERAL BLVD.

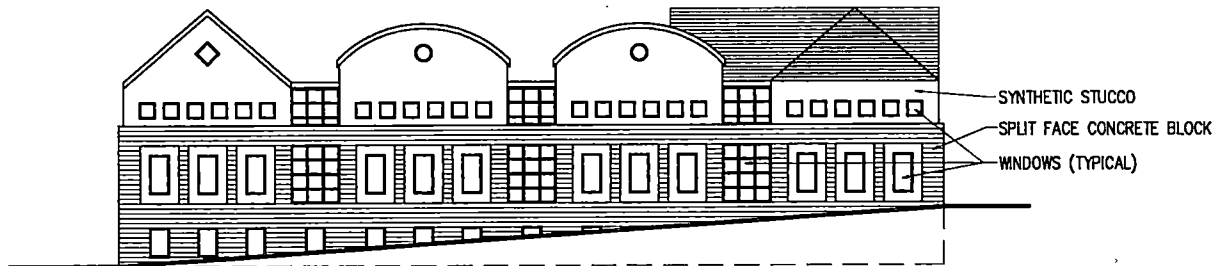
SCALE: 1"=40'

T.O. RFG
153'-0"

T.O. 2ND FLOOR
127'-0"

T.O. 1ST FLOOR
112'-0"

T.O. BASEMENT
100'-0"



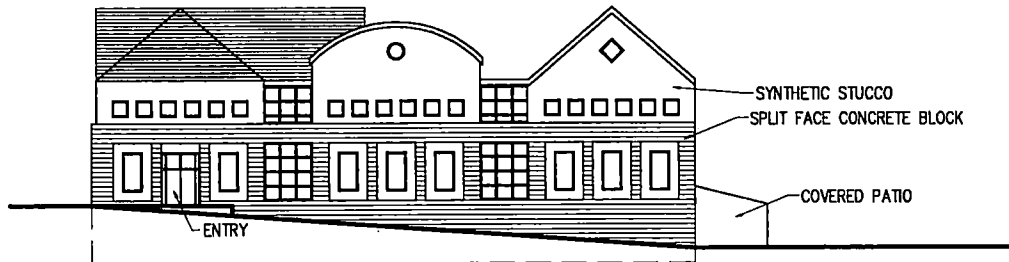
① NORTH ELEVATION

T.O. RFG
153'-0"

T.O. 2ND FLOOR
127'-0"

T.O. 1ST FLOOR
112'-0"

T.O. BASEMENT
100'-0"



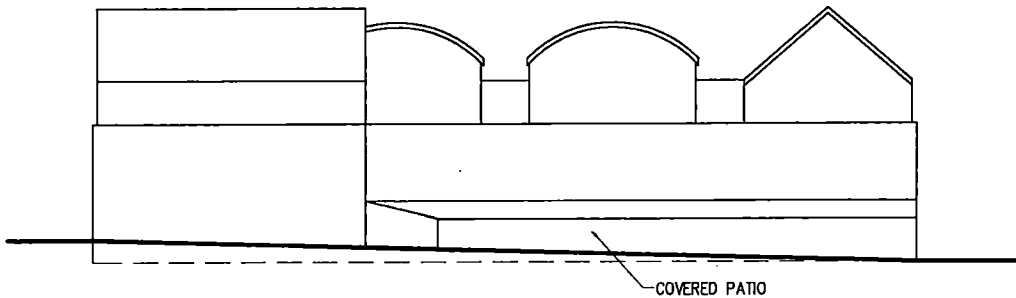
② WEST ELEVATION

T.O. RFG
153'-0"

T.O. 2ND FLOOR
127'-0"

T.O. 1ST FLOOR
112'-0"

T.O. BASEMENT
100'-0"



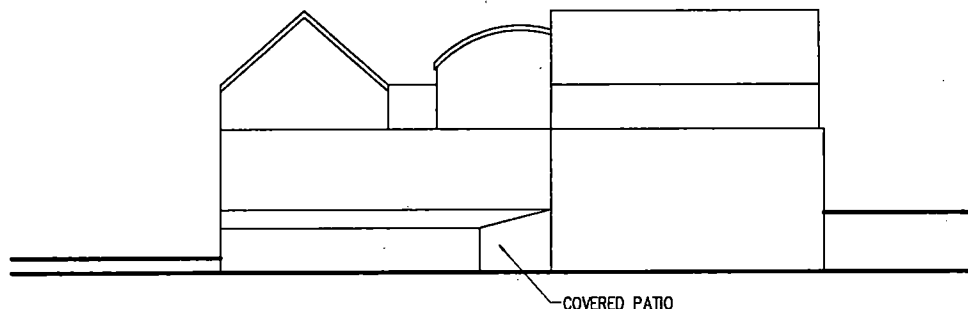
③ SOUTH ELEVATION

T.O. RFG
153'-0"

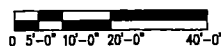
T.O. 2ND FLOOR
127'-0"

T.O. 1ST FLOOR
112'-0"

T.O. BASEMENT
100'-0"



④ EAST ELEVATION



DENVER HUMAN SERVICES CAMPUS



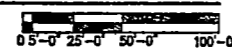
ARCHITECTURE

1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303-861-5704

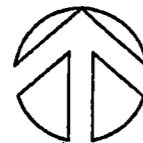
EXHIBIT "L" SETBACKS

1100-1200 BLOCKS FEDERAL BLVD.

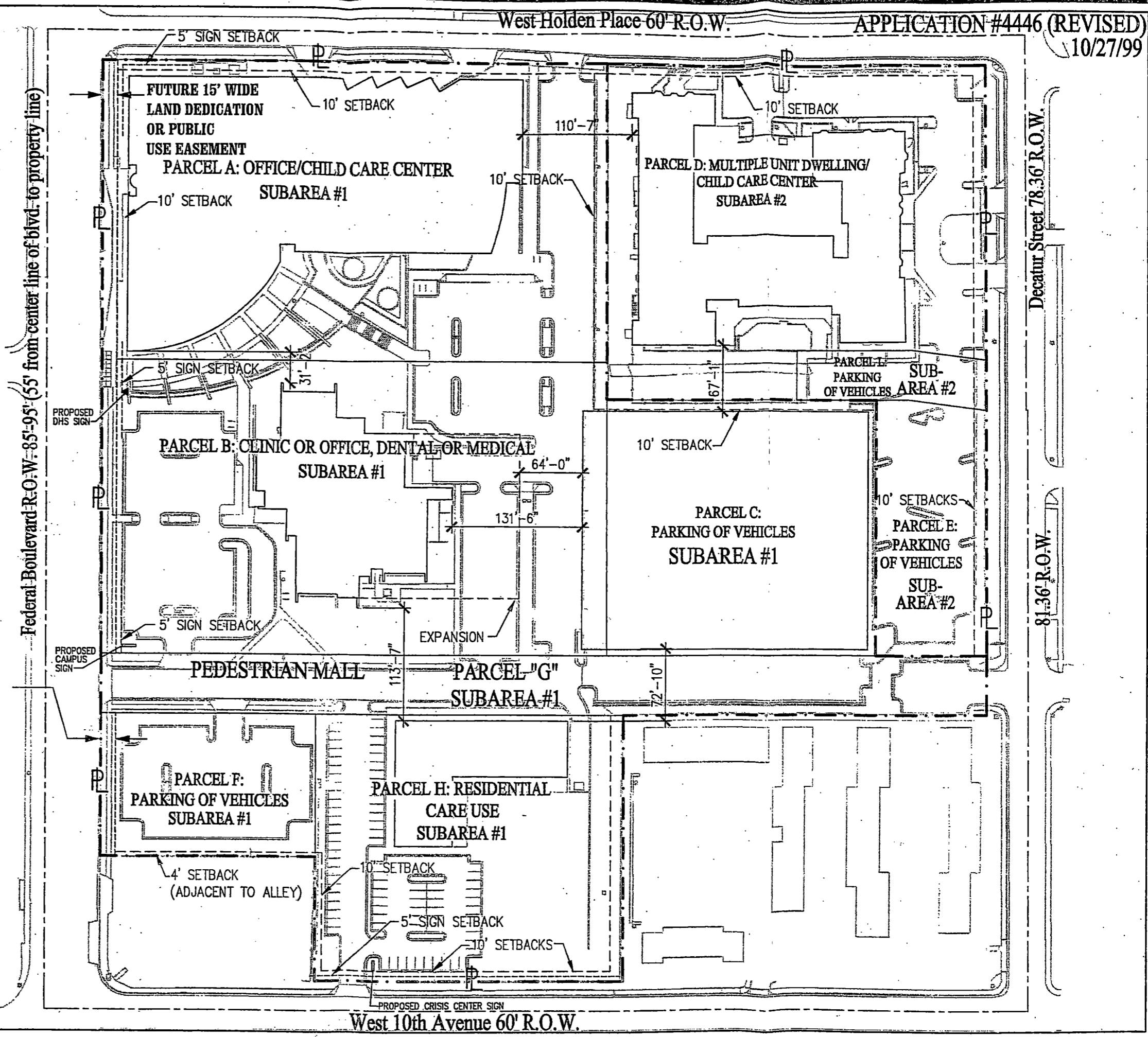
SCALE: 1" = 100'



NORTH



FUTURE 15' WIDE
LAND DEDICATION
OR PUBLIC
USE EASEMENT



APPLICATION #4446 (REVISED)
10/27/99

Decatur Street 78.36 R.O.W.
81.36 R.O.W.

West 10th Avenue 60' R.O.W.

DENVER HUMAN SERVICES CAMPUS



ARCHITECTURE

1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 861-6704

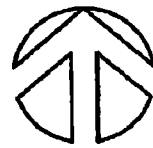
EXHIBIT "M" LAND USES

1100-1200 BLOCKS FEDERAL BLVD.

SCALE: 1" = 100'

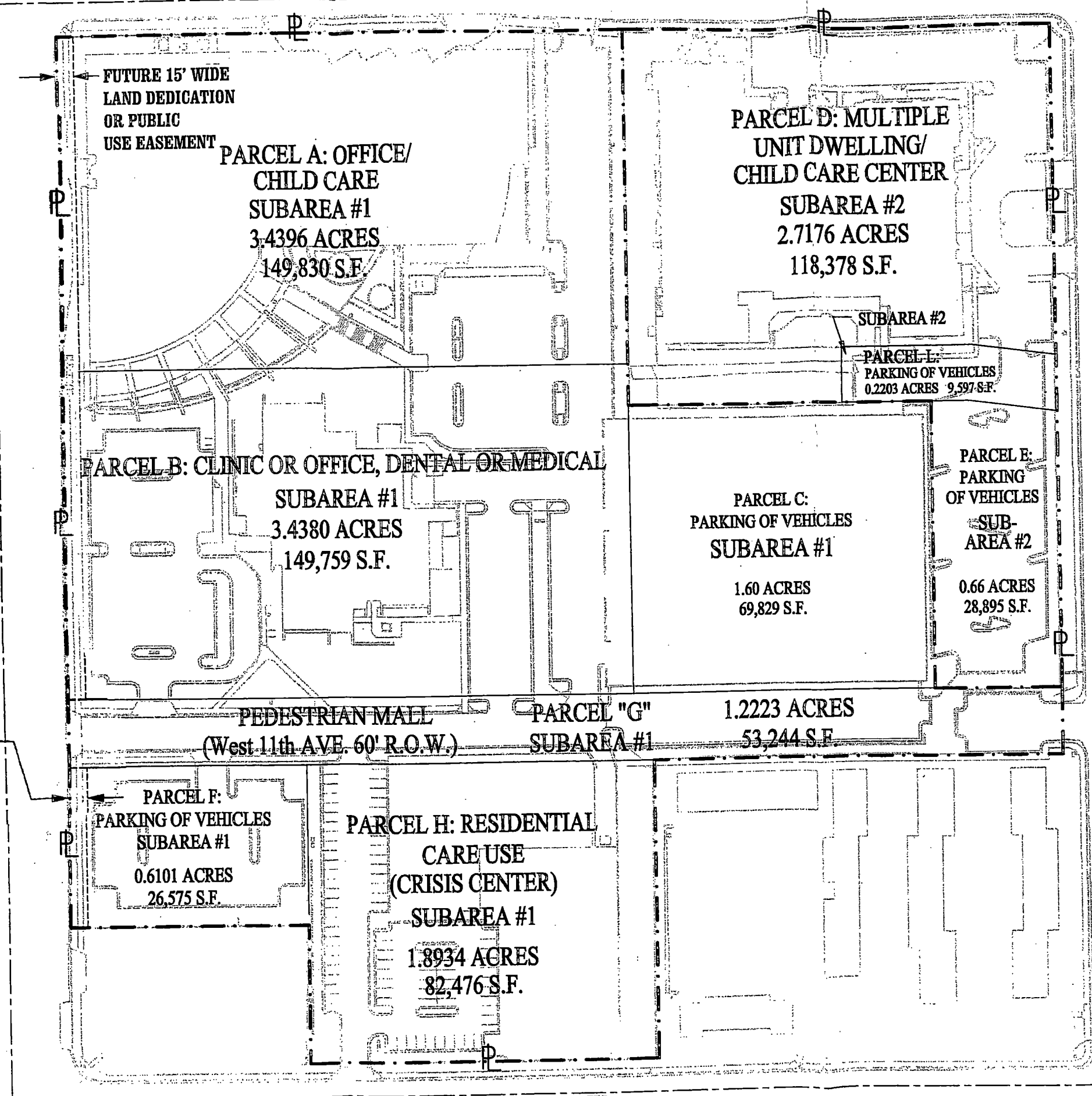


NORTH



FUTURE 15' WIDE
LAND DEDICATION
OR PUBLIC
USE EASEMENT

Federal Boulevard R.O.W. 85'-95' (55' from center line of blvd. to property line)



West Holden Place 60' R.O.W.

APPLICATION #4446 (REVISED)
10/27/99

Decatur Street 78.36 R.O.W.
81.36 R.O.W.

West 10th Avenue 60' R.O.W.

PEDESTRIAN MALL
(West 11th AVE. 60' R.O.W.)

FUTURE 15' WIDE
LAND DEDICATION
OR PUBLIC
USE EASEMENT

**DENVER HUMAN SERVICES
CAMPUS**



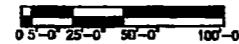
ARCHITECTURE

1580 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 861-5704

**EXHIBIT "N"
STRUCTURE USES**

1100-1200 BLOCKS FEDERAL BLVD.

SCALE: 1"=100'

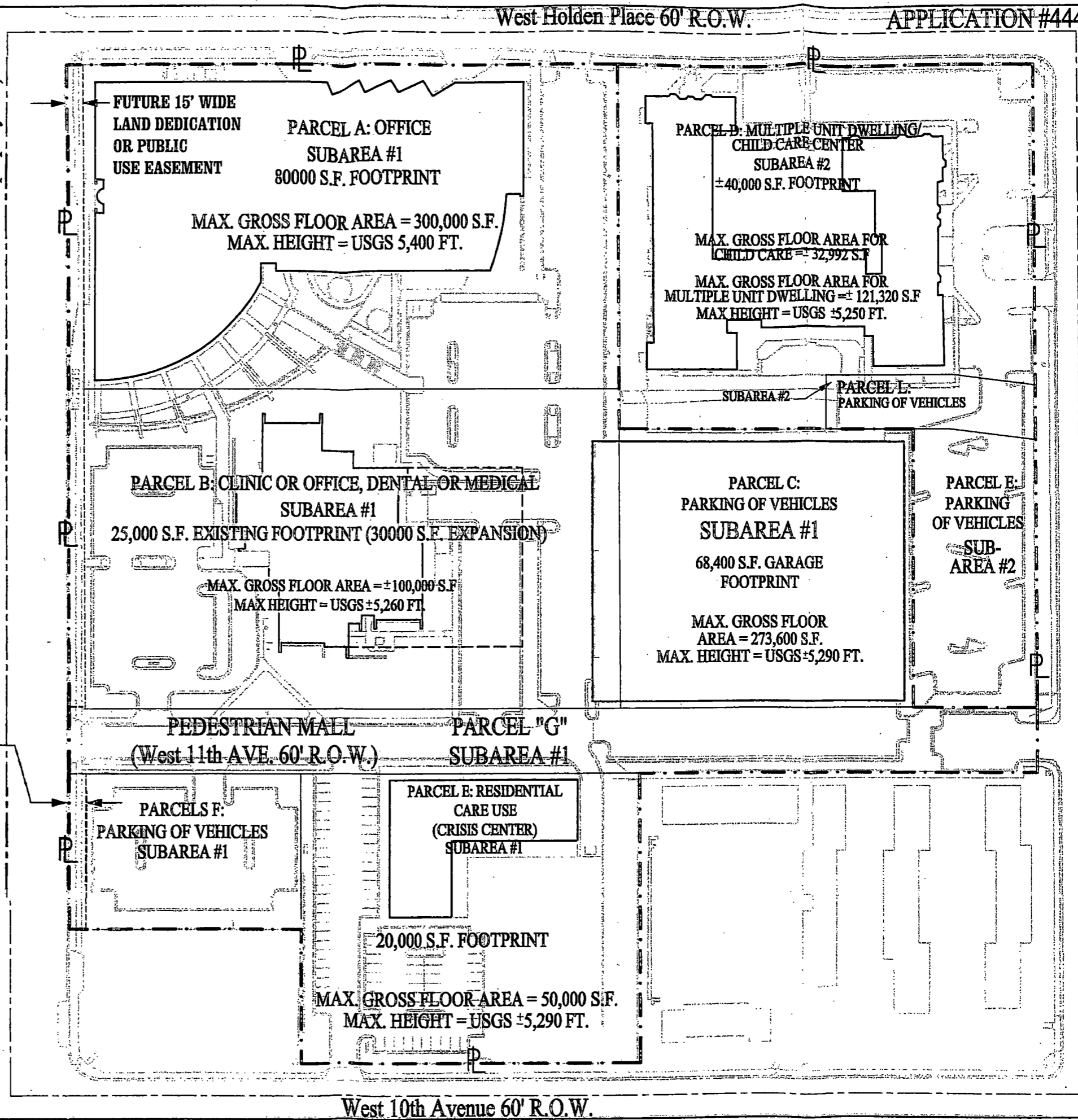


NORTH



FUTURE 15' WIDE
LAND DEDICATION
OR PUBLIC
USE EASEMENT

Federal Boulevard R.O.W. 85'-95' (55' from center line of blvd. to property line)



West Holden Place 60' R.O.W.

APPLICATION #4446 (REVISED)

10/27/99

Decatur Street 78.36 R.O.W.

81.36 R.O.W.

West 10th Avenue 60' R.O.W.



DENVER HUMAN SERVICES CAMPUS

APPLICATION #4446 (REVISED)
10/27/99

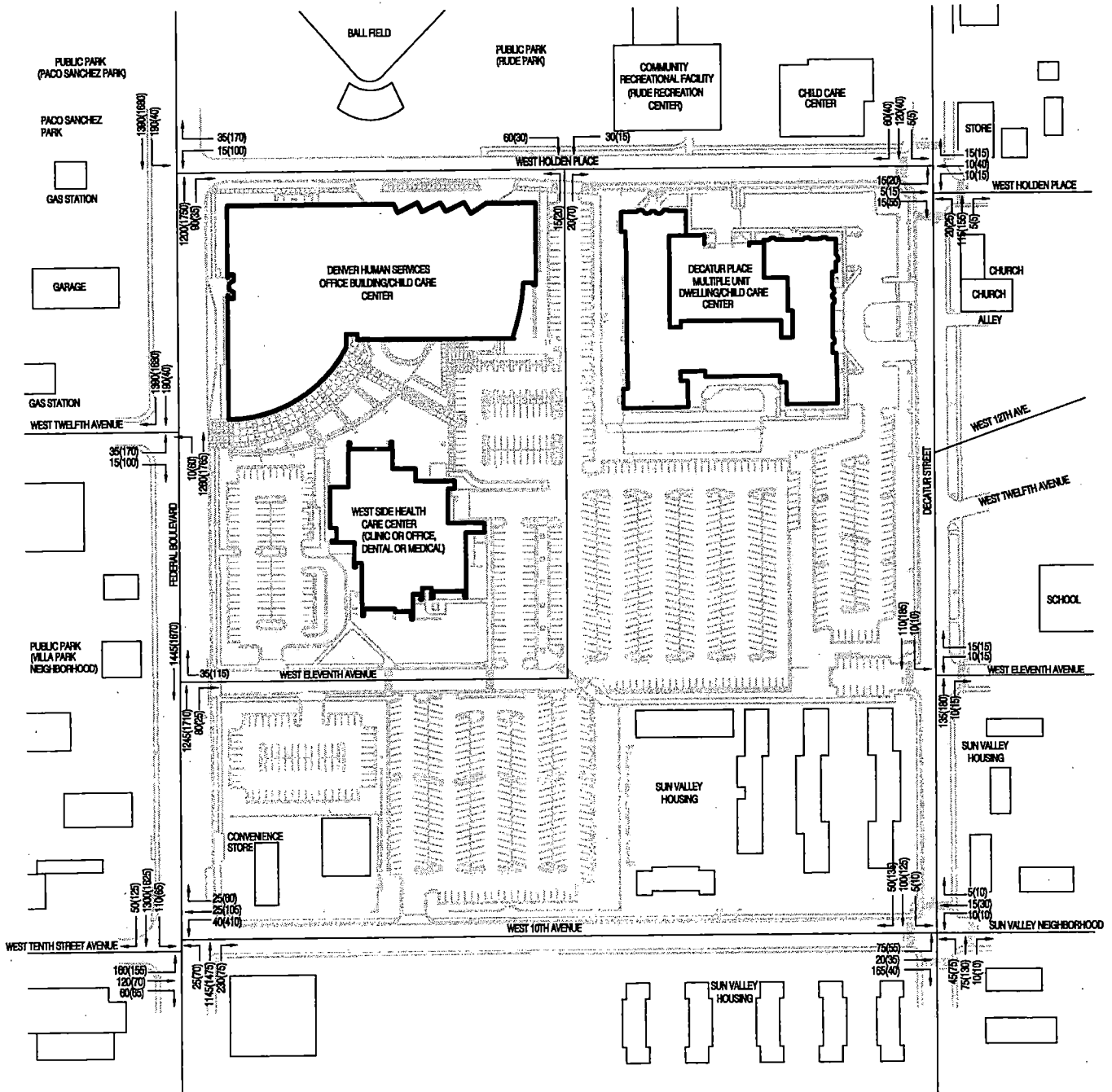
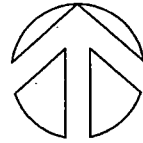
ARCHITECTURE

1680 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
303 861-8704

EXHIBIT "O" EXISTING TRAFFIC VOLUMES 1100-1200 BLOCKS FEDERAL BLVD.

SCALE: 1" = 200'

NORTH



LEGEND

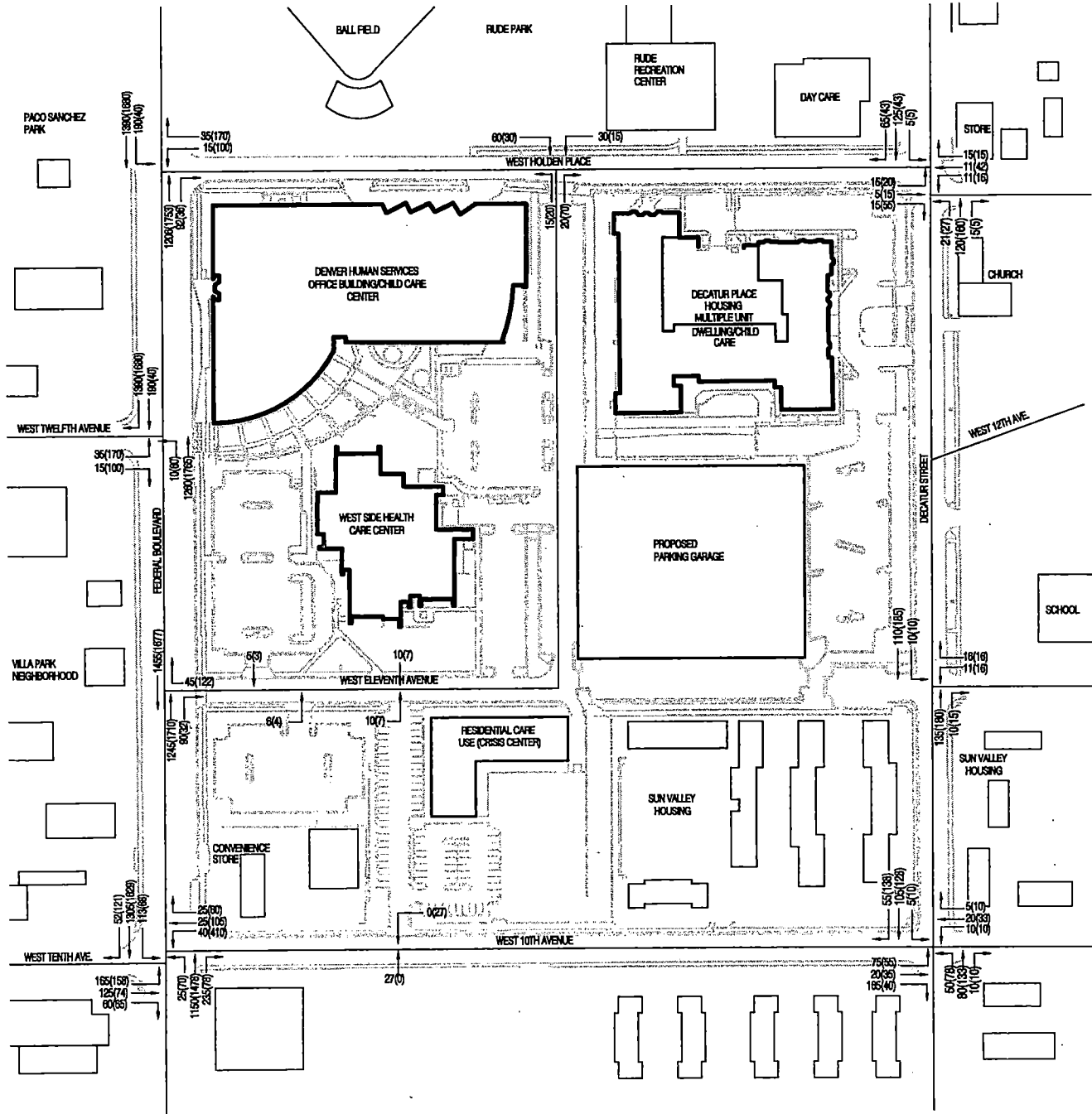
xxx(xxx) = AM(PM) PEAK HOUR TRAFFIC VOLUMES



DENVER HUMAN SERVICES CAMPUS

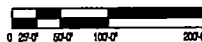
APPLICATION #4446
10/27/99

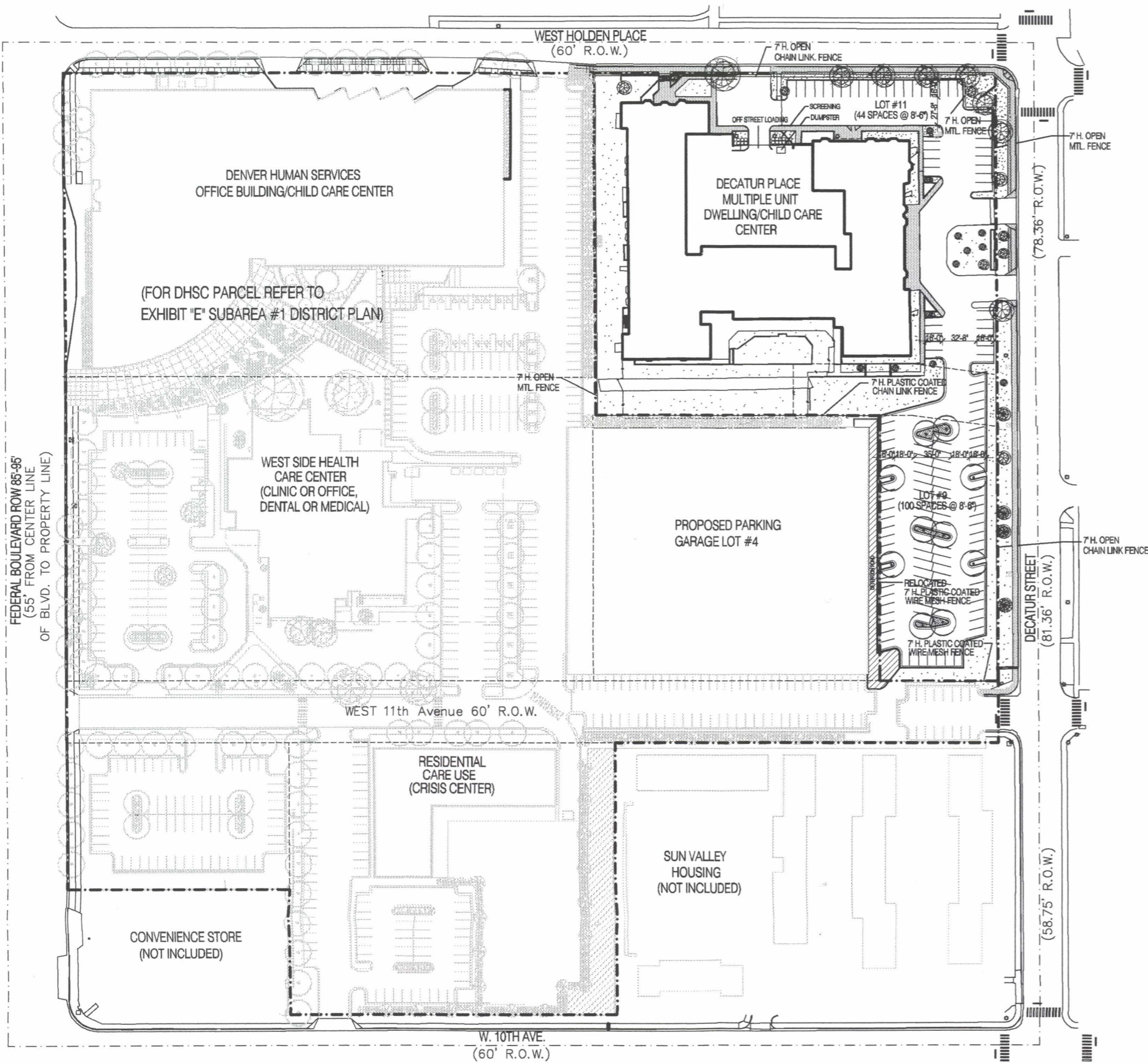
EXHIBIT "P" PROJECTED TRAFFIC VOLUMES 1100-1200 BLOCKS FEDERAL BLVD. SCALE: 1" = 200'



LEGEND

XXX(XXX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES





EXISTING PLANT LIST

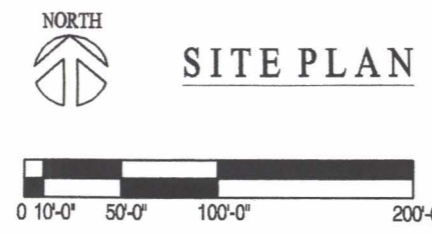
| ABBREVIATION | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE |
|--|--------------------------|-------------------------|----------|------|
| (Tree symbol) | EXISTING TREES | | 12 | |
| DECIDUOUS TREES | | | | |
| GTS (Tree symbol) | GLEDTISIA TRI. INERMIS | SHADEMASTER HONEYLOCUST | 10 | |
| EVERGREEN SHRUBS | | | 65 | |
| GROUNDCOVERS/PERENNIALS/ORNAMENTAL GRASSES | | | | |
| RA (Shrub symbol) | RHUS AROMATICA 'LOWGROW' | IRRAW' FRAGRANT SUMAC | 32 | |

PARKING COUNTS:

| PROPOSED CAMPUS W/ GARAGE & CRISIS CENTER | |
|---|-----|
| DECATUR PL. LOT #9 | |
| TOTAL | 100 |
| DECATUR PL. LOT #11 | |
| TOTAL | 44 |
| SUB-TOTAL | 144 |

SURFACE TREATMENT

- BLUEGRASS SOD
- WETLAND SEED MIX: 50% Palaton Reed Canary Grass, 25% Regar Brone, 20% Garrison Foxtail, 5% Clinax Timothy
- Seeding Rate: 10 lbs. per acre
- SIDEWALKS
- GROUNDCOVERS/PERENNIALS/ORNAMENTAL GRASSES



SITE PLAN

SUBAREA 1 PARCEL DESCRIPTION

A PARCEL OF LAND BEING ALL OF BLOCK 4 AND BLOCK 5, WEST FAIRVIEW, A PORTION OF BLOCK 2 AND BLOCK 3, WEST FAIRVIEW, A PORTION OF BLOCK 12, BLOCK 13 AND BLOCK 14, SOUTH FAIRVIEW, A PORTION OF SUN VALLEY HOMES SECOND FILING, A PORTION OF VACATED WEST 12TH AVENUE AND VACATED ELIOT STREET ABUTTING SAID BLOCKS 2, 3, 4 AND 5, ALL OF WEST 11TH AVENUE ABUTTING SAID BLOCKS 4, 12, 13, 14 AND SUN VALLEY HOMES SECOND FILING A PORTION OF THE VACATED ALLEY IN SAID BLOCK 2 AND ALL OF THE VACATED ALLEY IN SAID BLOCKS 3, 4 AND 5, A PORTION OF BLOCK 3, FAIRVIEW ALL SITUATED IN THE NE 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5, WEST FAIRVIEW, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST HOLDEN PLACE; THENCE S89°58'32" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 505.14 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°17' 13" E, 333.60 FEET; THENCE S 89° 58' 43" E, 269.33 FEET; THENCE S 00° 17' 13" E, 259.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE; THENCE N 89° 59' 27" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 113.07 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 12, SOUTH FAIRVIEW THENCE S00° 17' 10", E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST 11TH AVENUE; THENCE S 89°59' 27" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 365.06 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00 °17' 18" E, 266.14 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE; THENCE S 90° 00' 00" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 309.94 FEET TO THE WESTERLY LINE OF SUN VALLEY HOMES SECOND FILING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY LINE N 00° 17' 18" W, 141.04 FEET TO THE NORTHERLY LINE OF THE ALLEY IN BLOCK 14, SOUTH FAIRVIEW THENCE S 89° 59' 43" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 212.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD; THENCE N 00° 17' 14" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 778.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 531,713 SQUARE FEET OR 12.21 ACRES MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASJERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF THEODORE M. DURA LS#28270.

FOR AND ON BEHALF OF: BENCHMARK SURVEYING
2696 SOUTH COLORADO BOULEVARD
SUITE 250
DENVER, COLORADO 80222



DENVER HUMAN
SERVICES CAMPUS
OCTOBER 27, 1999
APPLICATION #4446 REVISED

SUBAREA 2 PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 2 AND BLOCK 3, WEST FAIRVIEW, A PORTION OF BLOCK 12, SOUTH FAIRVIEW, A PORTION OF BLOCK 3, FAIRVIEW, A PORTION OF VACATED WEST 12TH AVENUE ABUTTING SAID BLOCKS 2 AND 3, A PORTION OF THE VACATED ALLEY IN SAID BLOCK 2 ALL SITUATED IN THE NE ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

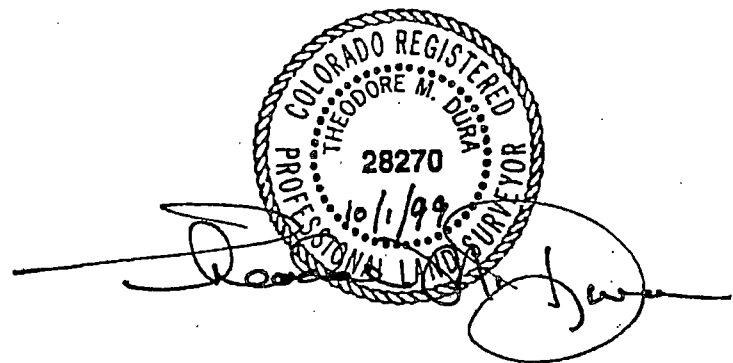
COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 5, WEST FAIRVIEW, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST HOLDEN PLACE; THENCE S 89° 58' 32" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 505.14 FEET TO THE POINT OF BEGINNING THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S 00° 17' 13" E, 333.60 FEET; THENCE S 89° 58' 43" E, 269.33 FEET; THENCE S 00° 17' 13" E, 259.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE; THENCE N 89° 59' 27" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 113.07 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 12, SOUTH FAIRVIEW BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET; THENCE N 00° 17' 10" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 592.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST HOLDEN PLACE; THENCE N 89° 58' 32" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 382.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 156,870 SQUARE FEET OR 3.60 ACRES MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF THEODORE M. DURA, LS#28270.

FOR AND ON BEHALF OF: BENCHMARK SURVEYING
2696 SOUTH COLORADO BOULEVARD
SUITE 250
DENVER, COLORADO 80222



LEGAL DESCRIPTION FOR SUBAREAS 1 AND 2 COMBINED

A PARCEL OF LAND BEING ALL OF BLOCKS 2, 3, 4 AND 5, WEST FAIRVIEW, ALL OF BLOCK 12, AND A PORTION OF BLOCK 13 AND BLOCK 14, WEST FAIRVIEW, A PORTION OF SUN VALLEY HOMES SECOND FILING, VACATED WEST 12TH AVENUE AND VACATED ELIOT STREET ABUTTING SAID BLOCKS 2, 3, 4 AND 5, WEST FAIRVIEW, ALL OF WEST 11TH AVENUE ABUTTING SAID BLOCKS 12, 13, 14, SOUTH FAIRVIEW, SAID BLOCK 4, WEST FAIRVIEW, AND SUN VALLEY HOMES SECOND FILING, ALL OF THE VACATED ALLEY IN SAID BLOCKS 2, 3, 4 AND 5, WEST FAIRVIEW, A PORTION OF BLOCK 3, FAIRVIEW, ALL SITUATED IN THE NE 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5, WEST FAIRVIEW, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST HOLDEN PLACE; THENCE S89°58'32" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 505.14 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°17' 13" E, 333.60 FEET; THENCE S 89° 58' 43" E, 269.33 FEET; THENCE S 00° 17' 13" E, 259.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE; THENCE N 89° 59' 27" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 113.07 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 12, SOUTH FAIRVIEW THENCE S00° 17' 10", E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST 11TH AVENUE; THENCE S 89°59' 27" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 365.06 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00 °17' 18" E, 266.14 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE; THENCE S 90° 00' 00" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 309.94 FEET TO THE WESTERLY LINE OF SUN VALLEY HOMES SECOND FILING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE WESTERLY LINE N 00° 17' 18" W, 141.04 FEET TO THE NORTHERLY LINE OF THE ALLEY IN BLOCK 14, SOUTH FAIRVIEW THENCE S 89° 59' 43" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 212.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD; THENCE N 00° 17' 14" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 778.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 531,713 SQUARE FEET OR 12.21 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 5, WEST FAIRVIEW, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST HOLDEN PLACE; THENCE S 89° 58' 32" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 505.14 FEET TO THE POINT OF BEGINNING THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S 00° 17' 13" E, 333.60 FEET; THENCE S 89° 58' 43" E, 269.33 FEET; THENCE S 00° 17' 13" E, 259.20 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE; THENCE N 89° 59' 27" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 113.07 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 12, SOUTH FAIRVIEW BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET; THENCE N 00° 17' 10" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 592.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST HOLDEN PLACE; THENCE N 89° 58' 32" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 382.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 156,870 SQUARE FEET OR 3.60 ACRES MORE OR LESS.

THE COMBINED PARCEL CONTAINS A TOTAL OF 688,386 SQUARE FEET OR 15.81 ACRES MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

DESCRIPTION PARCEL "A"

A parcel of land being a part of the NE 1/4 of Section 5, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City & County of Denver, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the Easterly right-of-way line of Federal Boulevard between West 11th Avenue and West Holden Place, monumented by a 1 1/2 " washer stamped "WSSI LS 28649" at south terminus and a 3/4" brass tag stamped "LS 18475" at the north terminus, assumed to bear North 00°17'14" West, 593.24 feet.

Beginning at Intersection of the Southerly right-of-way of West Holden Place and the Easterly right-of-way of Federal Boulevard;

Thence South 89°58'32" East, 505.14 feet, along said Southerly right-of-way to a point 4.94 feet West of the northeast corner of Lot 2, Block 2, West Fairview;

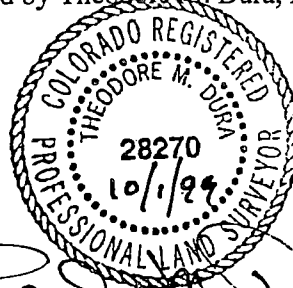
Thence South 00°17'13" East, 296.60 feet, parallel with the westerly line of said block 2 to the centerline of vacated West 12th Avenue;

Thence North 89°58'43" West, 505.14 feet, along said centerline to said Easterly right-of-way of Federal Boulevard;

Thence North 00°17'14" West, 296.63 feet, along said Easterly right-of-way to the POINT OF BEGINNING.

Containing 3.4396 acres, or 149830 square feet, more or less.

I hereby certify that the above Parcel Description was prepared by Theodore M. Dura, LS# 28270.



Theodore M. Dura

DESCRIPTION PARCEL "B"

A parcel of land being a part of the NE 1/4 of Section 5, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City & County of Denver, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the Easterly right-of-way line of Federal Boulevard, between West 11th Avenue and West Holden Place, monumented by a 1 1/2" washer stamped "WSSI LS 28649" at the south terminus and a 3/4" brass tag stamped "LS 18475" at the north terminus, assumed to bear North 00°17'14 West, 593.24 feet.

Beginning at the intersection of the easterly right-of-way line of Federal Boulevard and the northerly right-of-way line of West 11th Avenue;

Thence North 00°17'14" West, 296.61 feet, along said easterly right-of-way line to the centerline of vacated West 12th Avenue;

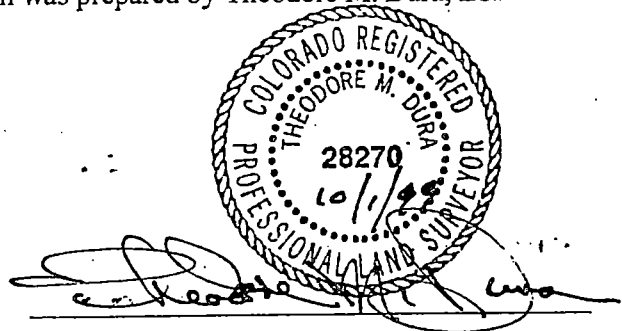
Thence South 89°58'43" East, 505.14 feet, along said centerline;

Thence South 00°17'13" East 296.34 feet, parallel with the westerly line of Block 3 West Fairview to a point on said northerly right-of-way line, being 5.06 feet East of the Southwest Corner of Lot 16, Block 12, South Fairview;

Thence South 89°59'27" West, 505.14 feet, along said northerly right-of-way line to the POINT OF BEGINNING.

Containing 3.4380 acres, or 149759 square feet, more or less.

I hereby certify that the above Parcel Description was prepared by Theodore M. Dura, LS# 28270.



DENVER HUMAN
SERVICES CAMPUS
JN 399059
OCTOBER 27, 1999
SHEET 1 OF 1

Application # 4446 Revised

DENVER CAPITAL LEASING PARCEL C DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 12, SOUTH FAIRVIEW AND A PORTION OF BLOCK 3, WEST FAIRVIEW AND A PORTION OF THE VACATED ALLEY IN SAID BLOCK 3, A PORTION OF BLOCK 3 FAIRVIEW

ALL SITUATED IN THE NE ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 12, SOUTH FAIRVIEW, SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF DECATUR STREET; THENCE S 89° 59' 27" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 113.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG LAST SAID COURSE S 89° 59' 27" W, 269.33 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N 00° 17' 13" W, 259.34 FEET; THENCE S 89° 58' 43" E, 269.33 FEET; THENCE S 00° 17' 13" E, 259.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 69,829 SQUARE FEET OR 1.60 ACRES MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF THEODORE M. DURA, LS#28270.

FOR AND ON BEHALF OF:

BENCHMARK SURVEYING
a member of the Farnsworth Wylie Group
2696 SOUTH COLORADO BOULEVARD
SUITE 250
DENVER, COLORADO 80222



DESCRIPTION PARCEL "D"

A parcel of land being a part of the NE ¼ of Section 5, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City & County of Denver, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly right-of-way line of Federal Boulevard between West 11th Avenue and West Holden Place, monumented by a 1 ½ washer stamped "WSSI LS 28649" at the south terminus and a ¾" brass tag stamped "LS 18475" at the north terminus, assumed to bear North 00°17'14" West, 593.24 feet.

Beginning at the intersection of the southerly right-of-way line of West Holden Place and the Westerly right-of-way line of Decatur street;

Thence South 00°17'10" East, 293.53 feet, along said westerly right-of-way line to the Northeast Corner of a parcel of land owned by the Denver Water Department;

Thence North 82°26'16" West, 75.82 feet, along the northerly line of said Denver Water Department parcel;

Thence North 89°58'43" West, 115.89 feet, continuing along said northerly line to the Northwest Corner of said Denver Water Department parcel

Thence South 00°09'33" West, 50.00 feet, along the westerly line of the Denver Water Department parcel to the Southwest Corner of said Denver Water Department parcel;

Thence North 89°58'43" West, 191.00 feet, along a southerly line extended and southerly line of Warren Village II PUD District #85; said line being parallel with and 7 feet South of the Southerly right-of-way line of Vacated 12th avenue, to a Southwest corner of said Warren Village II;

Thence North 00°17'13" West, 333.60 feet, along the westerly line of said Warren Village II, being parallel with the westerly line of Blocks 2 and 3 of West Fairview as recorded in the records of City and County of Denver, to a point on the southerly right-of-way line of West Holden Place, being 4.94 feet West of the Northeast Corner of Lot 2, Block 2, West Fairview;

Thence South 89°58'32" East, 382.41 feet, along said southerly right-of-way line to the POINT OF BEGINNING.

Continuing 2.7176 acres, or 118378 square feet, more or less.

I hereby certify that the above Parcel Description was prepared by Theodore M. Dura, LS# 28270.



DENVER HUMAN
SERVICES CAMPUS
JN 399059
OCTOBER 27, 1999
SHEET 1 OF 1

Application # 4446 Revised

DENVER CAPITAL LEASING PARCEL E DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 12, SOUTH FAIRVIEW AND A PORTION OF BLOCK 3, FAIRVIEW SITUATED IN THE NE ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

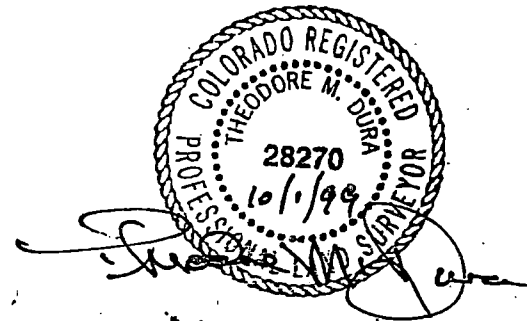
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 12, SOUTH FAIRVIEW, SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE AND THE WESTERLY RIGHT-OF-WAY OF DECATUR STREET; THENCE S 89° 59' 27" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 113.07 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N 00° 17' 13" W, 259.20 FEET; THENCE S 89° 58' 43" E, 34.39 FEET; THENCE S 82° 26' 16" E, 79.43 FEET TO WESTERLY RIGHT-OF-WAY LINE OF DECATUR STREET; THENCE S 00° 17' 10" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 248.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 28,895 SQUARE FEET OR 0.66 ACRE MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF THEODORE M. DURA, LS#28270.

FOR AND ON BEHALF OF: **BENCHMARK SURVEYING**
a member of the Farnsworth Wylie Group
2696 SOUTH COLORADO BOULEVARD
SUITE 250
DENVER, COLORADO 80222



DENVER CAPITAL LEASING PARCEL F DESCRIPTION
PARKING OF VEHICLES

A PARCEL OF LAND BEING A PORTION OF BLOCK 14, SOUTH FAIRVIEW SITUATED IN THE NE ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 14, SOUTH FAIRVIEW, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD; THENCE N 89° 59' 27" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 212.54 FEET TO THE NORTHWESTERLY CORNER OF SUN VALLEY HOMES SECOND FILING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE WESTERLY LINE OF SAID SUN VALLEY HOMES SECOND FILING S 00° 17' 18" E, 125.04 FEET TO THE NORTHERLY LINE OF THE ALLEY IN BLOCK 14, SOUTH FAIRVIEW; THENCE S 89° 59' 43" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 212.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD; THENCE N 00° 17' 14" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 125.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26,575 SQUARE FEET OR 0.6101 ACRES MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF THEODORE M. DURA, LS#28270.

FOR AND ON BEHALF OF: **BENCHMARK SURVEYING**
a member of the Farnsworth Wylie Group
2696 SOUTH COLORADO BOULEVARD
SUITE 250
DENVER, COLORADO 80222



WEST 11TH AVENUE PARCEL G DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF WEST 11TH AVENUE LYING BETWEEN FEDERAL BOULEVARD AND DECATUR STREET SITUATED IN THE NE ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST 11TH AVENUE WITH THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD; THENCE N 89° 59' 27" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 887.54 FEET TO THE SOUTHEAST CORNER OF BLOCK 12, SOUTH FAIRVIEW SAID CORNER BEING ON THE WESTERLY LINE OF DECATUR STREET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, S 00° 17' 10" E, 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST 11TH AVENUE; THENCE S 89° 59' 27" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 887.53 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID FEDERAL BOULEVARD; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE N 00° 17' 14" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID FEDERAL BOULEVARD, 60.00 FEET TO THE POINT OF BEGINNING.

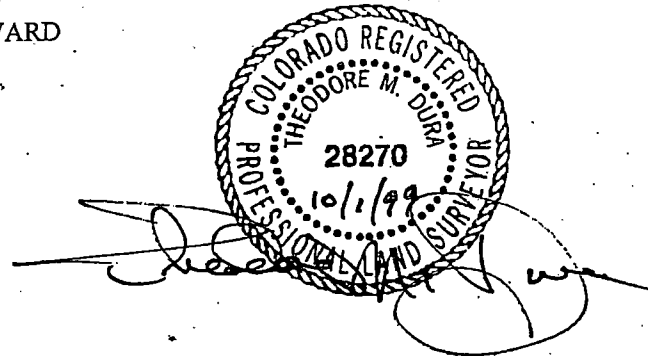
THE ABOVE DESCRIBED PARCEL CONTAINS 53,244 SQUARE FEET OR 1.2223 ACRES MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF THEODORE M. DURA, LS#28270.

FOR AND ON BEHALF OF:

BENCHMARK SURVEYING
a member of the Farnsworth Wolfe Group
2696 SOUTH COLORADO BOULEVARD
SUITE 250
DENVER, COLORADO 80222



DENVER HUMAN
SERVICES CAMPUS
JN 399059
OCTOBER 27, 1999
SHEET 1 OF 1

Application # 4446 Revised

DENVER CAPITAL LEASING PARCEL H DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES SECOND FILING SITUATED IN THE NE ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

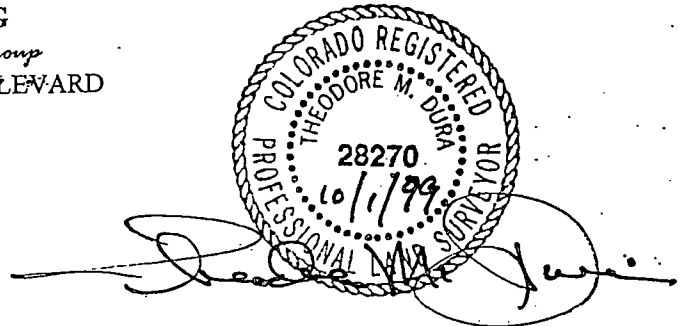
COMMENCING AT THE NORTHWEST CORNER OF BLOCK 14, SOUTH FAIRVIEW, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 11TH AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD; THENCE N 89° 59' 27" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 212.54 FEET TO THE NORTHWEST CORNER OF SAID SUN VALLEY HOMES SECOND FILING, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG LAST SAID COURSE, N 89° 59' 27" E, 309.93 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S 00° 17' 18" E, 266.14 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 10TH AVENUE; THENCE S 90° 00' 00" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 309.94 FEET TO THE WESTERLY LINE OF SUN VALLEY HOMES SECOND FILING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY LINE, N 00° 17' 18" W, 266.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 82,476 SQUARE FEET OR 1.8934 ACRES MORE OR LESS.

THE BASIS OF BEARINGS BEING THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD BETWEEN WEST 11TH AVENUE AND WEST HOLDEN PLACE AS MONUMENTED ON THE SOUTHERLY END BY 1-1/2" WASHER STAMPED WITH LS#28649 AND ON THE NORTHERLY END WITH 3/4" BRASS TAG STAMPED WITH LS#18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

THE ABOVE PARCEL DESCRIPTION WAS PREPARED BY DAVID L. STUFFLEBEAM UNDER THE SUPERVISION OF THEODORE M. DURA, LS#28270.

FOR AND ON BEHALF OF: **BENCHMARK SURVEYING**
a member of the Farnsworth Wylie Group
2696 SOUTH COLORADO BOULEVARD
SUITE 250
DENVER, COLORADO 80222



DESCRIPTION PARCEL "L"

A Parcel of land being a part of the NE 1/4 of Section 5, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City & County of Denver, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the Easterly right-of-way line of Federal Boulevard between West 11th Avenue and West Holden Place, monumented by 1 1/2" washer stamped "WSSI LS 28649" at the south terminus and a 3/4" brass tag stamped "LS 18475" at the north terminus, assumed to bear North 00°17'14" West, 593.24 feet.

Commencing at the intersection of the southerly right-of-way line of West Holden Place and the Westerly right-of-way line of Decatur Street;

Thence South 00°17'10" East, 293.53 feet, along said westerly right-of-way line to the Northeast Corner of a parcel of land owned by the Denver Water Department and the POINT OF BEGINNING;

Thence North 82°26'16" West, 75.82 feet, along the northerly line of said parcel;

Thence North 89°58'43" West, 115.89 feet, continuing along said northerly line to the Northwest Corner of said parcel;

Thence South 00°09'33" West, 50.00 feet, along the westerly line to the Southwest Corner of said parcel;


Thence South 89°58'43" East, 112.72 feet, along the southerly line of said parcel, being 7 feet south of and parallel with the southerly right-of-way line extended of vacated 12th Avenue;

Thence South 82°26'16" East, 79.42 feet, along the southerly line of said parcel to a point on the westerly right-of-way line of Decatur Street;

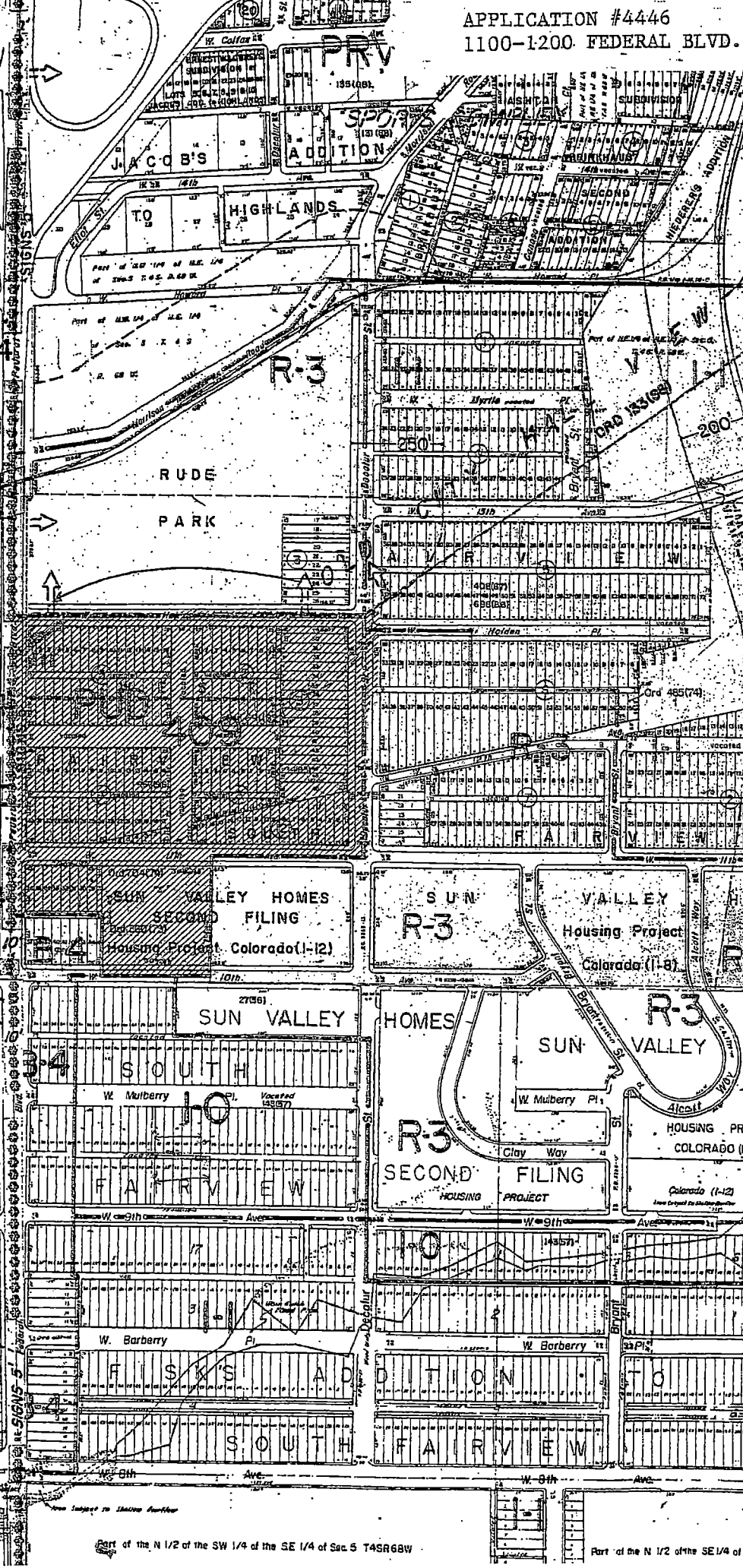
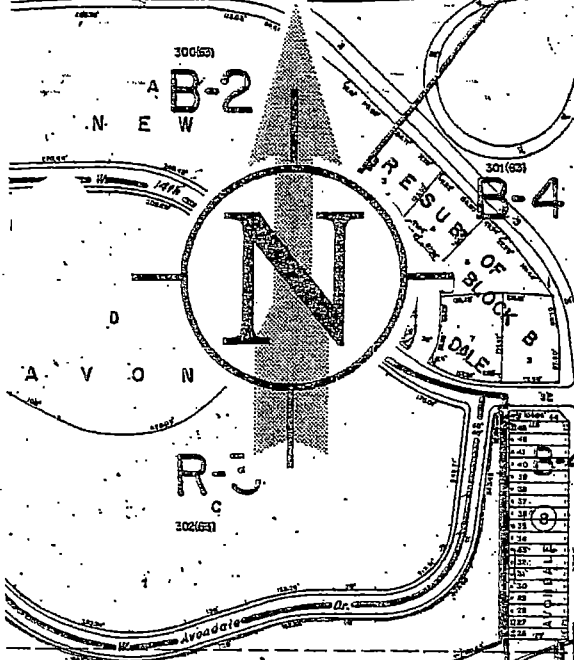
Thence North 00°17'10" West, 50.47 feet, along said westerly right-of-way line to the POINT OF BEGINNING.

Containing 0.2203 acres, or 9597 square feet, more or less.

I hereby certify that the above Parcel Description was prepared by Theodore M. Dura, LS# 28270.



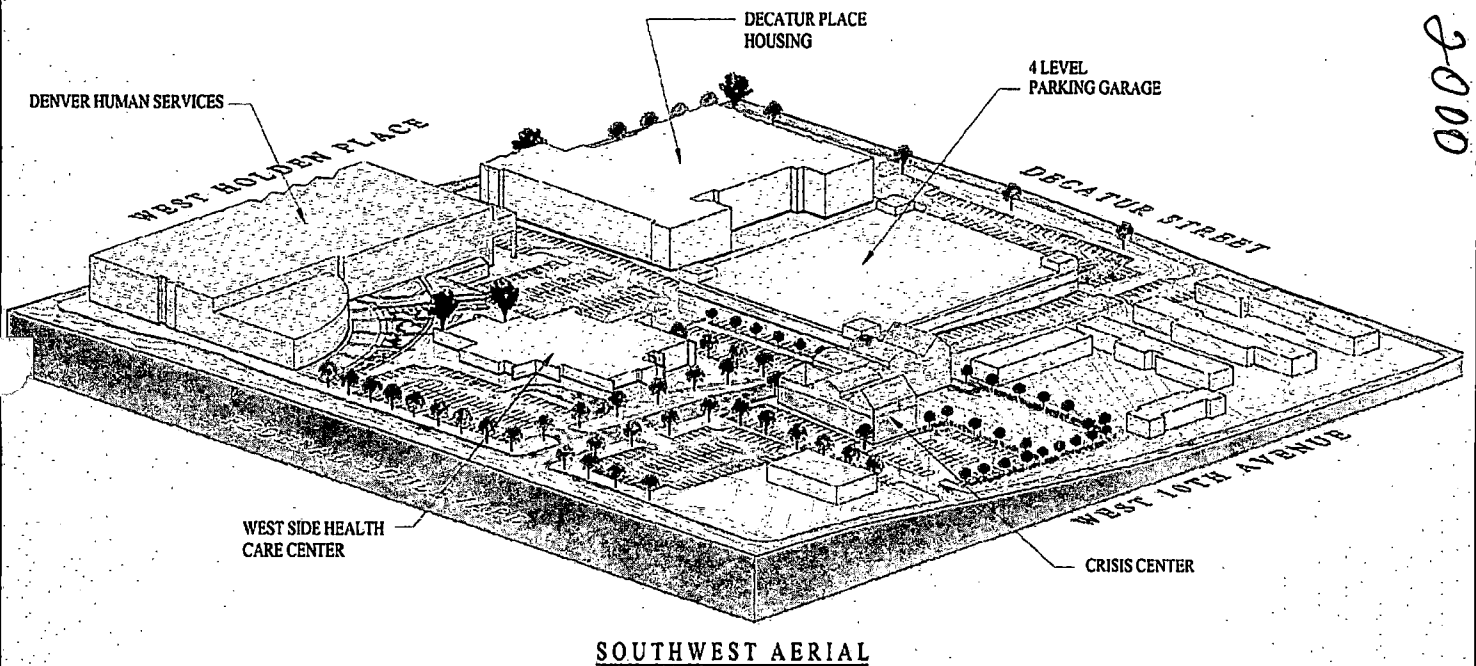
The seal is circular with a double-line border. The outer ring contains the text "COLORADO REGISTERED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The inner circle contains the name "THEODORE M. DURA" and the license number "28270". A date "10/1/99" is stamped across the bottom of the inner circle. Below the seal is a handwritten signature and a horizontal line.



Proposed Rezoning
From PUD 409 To PUD

APPLICATION FOR AMENDING PUD #409

THE DENVER HUMAN SERVICES CAMPUS



SOUTHWEST AERIAL

Submitted By:

CITY AND COUNTY OF DENVER
DEPARTMENT OF PUBLIC WORKS
DESIGN & CONSTRUCTION MANAGEMENT DIVISION

and

OZ ARCHITECTURE

44-1072
ORD 28 + CB 942-1999
2000
44-1072

44-1072
2101-hh



Application for Zone Map Amendment
 City and County of Denver
 Department of Zoning Administration
 200 W. 14th Avenue, Room 201
 Phone 303-640-1572 Fax 303-640-2364

Application Number

4446 (Revised)

Date Received
 Final 9/20/1999
 6/11/99 – 1st Draft
 6/17/99 – 2nd Draft

Fee
\$2,000

1. Applicant (attach completed ownership information sheet form U.A.)
 Subarea #1
Denver Capital Leasing
 Subarea #2
Mercy Housing of Colorado

2. Applicant's Address
1675 Broadway #1100
Denver, CO 80202
 Subarea#1
601 East 18th Ave., #150
Denver, CO 80203
 Subarea #2

3. Phone Number
303-640-2275
 4. Fax Number
303-640-3593

5. Interest
 Owner
 Agent
 Other

6. Contact Person
Elizabeth Hamilton
 (Agent)

7. Contact Person's Address
303 W. Colfax Ave., #1400
Denver, CO 80204

8. Contact's Phone Number
303-640-2275
 9. Contact's Fax Number
303-640-3593

10. Property address of proposed change
 Subarea #1 - **1100-1200 blocks of Federal Boulevard** Subarea #2 - **1155 Decatur Street**

11. Legal Description of property: (If Legal Description is lengthy, attach additional sheet.)
 Lots: Block: Addition:
See Exhibit C: Legal Description Map

12. Area of subject property:
 Subarea #1
12.21 acres 531,713 sq. ft. (parcels A, B, C, F, G, & H)
 Subarea #2
3.60 acres, or 156,870 square feet (Parcels E, D and L)

13. Present Zone:
PUD #409

14. Proposed Zone
PUD

15. Explain in detail the legal basis for the proposal: either (a) an error in the zoning map as approved by City Council, or (b) the changed or changing conditions that in the public interest make the map amendment necessary.
 The legal basis for the proposal is changed condition or changing conditions. The changed condition is the critical need to provide a residential care use to be used as a crisis center for children in the Denver community.

16. State the land use and development proposed for the property to be rezoned. Include the time schedule (if any) for development.
 The subject property will contain Denver Human Services (Office and child day care), Westside Health Center (Medical Clinic), Decatur Place (Multiple unit dwelling and child day care), the Crisis Center (a residential care use) and a parking garage. The proposed parking structure will be opened in the fall of the year 2000 and the Crisis Center will be completed by the summer of 2001. The other uses are existing.

17. Describe the nature and effect of the proposed amendment.
 The amendment adds a new building – the Human Services Family Crisis Center to the master plan in order to consolidate services near the new Richard T. Castro Headquarters for Human Services. This will be convenient to clients using multiple services. The site plan also includes a parking structure to meet off-street parking requirements of the campus and to supply additional special event parking. The parking structure will be used during business hours for the employees and clients for Human Services and Westside Health Center. After hours and on weekends, it will be used as overflow parking for Rude Park recreation Center and the Stadium.

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19. Owner's signature

Oliver, President
Denver Capital Leasing Corp
 Anne McGihon



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19. Owner's signature

Patricia Gabow

Patricia Gabow
 Director of Denver Health



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19. Agent's signature

Denver Water Department
 G. Barela



Application for Zone Map Amendment
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PUD

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 - Exhibit "I": Easements
 - Exhibit "J": Elevations (Garage)

19. Owner's signature

Wellington E. Webb

Mayor of the City and County
 of Denver

1. SCHEDULE

- a. Date of pre-application conference **December 29, 1998**
City representative(s) present **Doug Hendrixson**
- b. Submittal date of preliminary application March 17, 1999
- c. Submittal date of completed application October 27, 1999
Resubmittal:
- d. Application is scheduled for a:
 Planning Board Hearing on 10/06/99.
 Planning Office Hearing on _____
 Planning Staff Review.

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

The use of terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like "retail" or "light industrial" require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE (For the Mercy Housing parcel refer to 2a. located in Subarea #2)

| | |
|--|------------------------|
| <u>Office</u> Use A | <u>290,000</u> sq. ft. |
| <u>Child care center</u> Use B | <u>10,000</u> sq. ft. |
| <u>Clinic or Office, Medical or Dental</u> Use C (includes expansion space of 55,460 sq. ft.) | <u>100,000</u> sq. ft. |
| <u>Parking of Vehicles</u> Use D | <u>0</u> sq. ft. |

P.U.D. at

1100-1200 Blocks of Federal Boulevard

SUBAREA #1
APPLICATION #4446
REVISED

***Residential Care/Family Counseling/Evaluation/
Therapy Facility** _____ **50,000** _____ sq.ft.
Use E

SUBTOTAL 450,000 _____ sq. ft.

* An establishment, licensed by the State, which maintains and operates continuous day-and-night care facilities for youth 0-12 years of age. This care may include, but is not limited to, meals, education, active and passive physical recreation and game areas, access to skilled medical care, personal services and group activities. Additionally, the facility may offer family counseling and evaluation and therapy for children and/or their families. The facility may also be used for seminars, lectures, workshops and internships to other child care providers. This establishment may be administered directly by the City and County of Denver's Department of Human Services, or through a sub-contract to a private operation, or by a private operation licensed by the Department of Human Services. Residential occupancy is limited to staff and clients.

MAXIMUM FLOOR AREA RATIO (F.A.R.) 0.8642:1

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. **NOTE:** Land area dedicated for public streets is not included in the area of the zone lot.

* MAXIMUM NUMBER OF DWELLING UNITS: N/A (refer to Subarea 2.)

* MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: N/A (refer to Subarea 2.)

*This 2a. does not include Mercy Housing parcel in Subarea #2

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES (For the Mercy Housing parcel refer to 2b. located in Subarea #2)

Maximum area of building coverage (including garage(s) and all other accessory structures):

Residential Care/Family
Counseling/Evaluation/
Therapy Facility **20,000 sq. ft. (includes 6,400 sq. ft. allowance for future expansion)**

P.U.D. at

1100-1200 Blocks of Federal Boulevard

**SUBAREA #1
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Westside Health Center **55,000 sq. ft. (includes 30,000 sq. ft. allowance for future expansion)**

Denver Human Services Center **80,000 sq. ft. (includes 10,000 sq. ft. allowance for future expansion)**

TOTAL MAXIMUM SQUARE FOOTAGE 155,000 sq. ft. = 29.15 % of site

Maximum area of drives and parking:

Surface Parking and Drives **134,000 sq. ft. = 25.2 % of site area**
Parking Garage **68,400 sq. ft. = 12.86 % of site area**

Total maximum area of drives and Parking **202,400 sq. ft. = 38.07 % of site area**

Maximum area of other impervious surfaces:

Plaza, Walks **76,313 sq. ft. = 14.35 % of site area**

MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES:

433,713 sq. ft. = 81.57%

c. LANDSCAPED AND/OR PERMEABLE AREAS

Minimum area of live or organic landscaped lot coverage:

93,000 sq. ft. = 7.49 % of site area.

Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):

5,000 sq. ft. = 0.94% of site area.

MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:

98,000 sq. ft. = 18.43 % of site area.

d. PROJECT AREA TOTALS (totals of "b" and "c" above)

Building and impervious surfaces: **433,713 sq. ft.**

P.U.D. at

1100-1200 Blocks of Federal Boulevard

SUBAREA #1
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REVISED

Landscaped and/or permeable areas: 98,000 sq. ft.
TOTAL SITE AREA: 531,713 sq. ft.
(This area must equal the site area listed on page 1)

e. SETBACKS (For the Mercy Housing parcel refer to 2e. located in Subarea #2)

The specific minimum setbacks for buildings and signs are shown on Exhibit L of this document. A building envelope may be used to graphically depict the minimum setbacks required.

North: 10 * ft.
South: 10/4 * ft.
East: 10 * ft.
West: 10 * ft.

* Refer to exhibit L of this document for specific minimum setbacks

The minimum spacing between structures shall be 20 ft.

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 - 249(b) (1) - (4) and (6) - (9) of the B-1 zone district.

Official Parkway Setback requirements along Federal Boulevard for this P.U.D. are: 10 ft. for buildings and 5 ft. for signs.

f. MAXIMUM HEIGHTS OF STRUCTURES (For the Mercy Housing parcel refer to 2f. located in Subarea #2)

The maximum height of structures shall be 4 stories which shall not exceed a total of 65* ft. NOTE: The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

*** Building height per parcel varies, refer to exhibit N of this document for specific requirements.**

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by 10 ft.

Bulk plane restrictions shall √ shall not apply. If required, bulk plan restrictions shall conform to Section 59 - of the zone district. NOTE: Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

P.U.D. at

1100-1200 Blocks of Federal Boulevard

SUBAREA #1
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REVISED

g. OFF-STREET PARKING (For the Mercy Housing parcel refer to 2g. located in Subarea #2)

This project shall contain off-street parking spaces at the ratios shown in the following chart. If completed to the maximum floor area, the project shall contain a minimum of 1100* off-street parking spaces. Parking for residential uses should be expressed in number of spaces per dwelling unit. NOTE: Any floor area utilized by a permitted use listed under 2.a. in a story where the ceiling is less than four (4) feet above grade shall be calculated into the off-street parking requirement. ***For actual parking counts, see the District Plan Exhibit "E."**

Office 1/500 sq. ft. of GFA
Use A Parking Ratio

Child care center 1/600 sq. ft. of GFA
Use B Parking Ratio

Clinic or Office, Medical or Dental 1/500 sq. ft. of GFA
Use C Parking Ratio

Parking of Vehicles N/A
Use D Parking Ratio

Residential Care/Family Counseling/
Evaluation/Therapy Facility 1/600 sq. ft. of GFA
Use E Parking Ratio

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 2% of required number of off-street parking spaces.

Does this P.U.D. comply with the use and maintenance requirements of Section 59-582(2)-(9)? √ Yes No

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-586, Chart No. 1? √ Yes Yes, except as noted below No

Will this project contain parking for bicycles? Yes √ No If yes, bicycle parking requirements shall be 5% of required number of off-street parking spaces. Will this (these) bicycle parking area(s) comply with the rules and regulations for dimensional and equipment standards of Section 59-582(e)? Yes √ No . If not, bicycle parking fixtures and locations shall be approved by the City Bicycle Planner (303-640-2453).

P.U.D. at

1100-1200 Blocks of Federal Boulevard

SUBAREA #1
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h. OFF-STREET LOADING (For the Mercy Housing parcel refer to 2h. located in Subarea #2)

This project contains 6 off-street loading space(s). Will this (these) space(s) conform with dimensions required in Section 59-599? Yes _____ No
If not, off-street loading space dimension requirements shall be: 7'x 24'

i. SURFACE DRAINAGE (For the Mercy Housing parcel refer to 2i. located in Subarea #2)

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? _____ Yes No Does the site contain wetland areas? _____ Yes No For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS (For the Mercy Housing parcel refer to 2j. located in Subarea #2)

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

k. EASEMENTS (For the Mercy Housing parcel refer to 2k.. located in Subarea #2)

Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: See Exhibit "I" - Easements

l. LANDSCAPING AND BUFFERING (For the Mercy Housing parcel refer to 2l. located in Subarea #2)

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. **NOTE:** A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

MINIMUM NUMBER OF TREES ON PRIVATE PROPERTY: 165 Required

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height): (8 - 10')

P.U.D. at

1100-1200 Blocks of Federal Boulevard

SUBAREA #1
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Deciduous (caliper): 2" Caliper

Ornamental (caliper): 2" Caliper

MINIMUM PERCENTAGE OF EVERGREEN OR CONIFEROUS TREES: 26 %

MINIMUM NUMBER OF SHRUBS ON PRIVATE PROPERTY: 1160

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR

SPREAD REQUIREMENTS FOR PLANTED SHRUBS: 5 Gallon

With a minimum 18" – 24" height and spread

Does the proposed P.U.D. comply with parking lot landscaping requirements of Section 59-585(10) Yes No

NUMBER OF STREET TREES PROPOSED IN THE PUBLIC RIGHT OF WAY:

42 existing

If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-2280). If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

All foliage shall be maintained in a healthy, growing and safe condition.

FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of 4'-0" ft. and a maximum of 8' ft.

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of 4'-0" ft. and a maximum of 8' ft.

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. **NOTE:** Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? Yes No Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms or mounds shall be a minimum of _____ ft. and a maximum of _____ ft.

P.U.D. at

1100-1200 Blocks of Federal Boulevard

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m. BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE
(For the Mercy Housing parcel refer to 2m. located in Subarea #2)

Boat, camper, trailer and recreation vehicle storage _____ is is not permitted on the property. All such storage facilities shall be shown on the District Plan.

If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences _____ are _____ are not required. Such fences shall be a minimum of _____ ft. and a maximum of _____ ft. in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: N/A.

n. DEDICATIONS AND IMPROVEMENTS (For the Mercy Housing parcel refer to 2n. located in Subarea #2)

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right-of-way and the construction of certain public improvements. VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 303-640-5405.

o. EXTERNAL EFFECTS (For the Mercy Housing parcel refer to 2o. located in Subarea #2)

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-548 of the R-3 zone district.

Reflective glass may _____ may not be used.

* Shall not exceed 40% reflectivity co-efficiency

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. Yes _____ No

p. NATURAL TERRAIN (For the Mercy Housing parcel refer to 2p. located in Subarea #2)

The existing grade of the site will _____ will not be altered.

q. UTILITIES (For the Mercy Housing parcel refer to 2q. located in Subarea #2)

Describe where the utilities (public and private) serving the property are located .

See Exhibit "F"-Survey or Exhibit "I"- Easement Map

For information contact the following:

| | |
|------------------------|--------------|
| Denver Water Board | 303-628-6100 |
| U.S. West | 303-451-2706 |
| Public Service Company | 303-571-6636 |
| Wastewater Management | 303-446-3590 |

r. SIGNS (For the Mercy Housing parcel refer to 2r. located in Subarea #2)

The project is regulated by the following:

Section 59-537, Signs permitted in all districts
 Section 59-538, Sign area measurement
 Section 59-550, Sign regulations for the B-2 zone district.

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE (For the Mercy Housing parcel refer to 2s. located in Subarea #2)

Outdoor storage of products and/or materials _____ is permitted is not permitted. If permitted, what products and/or materials are allowed? _____

Fences for outdoor storage areas N/A are _____ are not provided. Said fences are _____ solid _____ open and shall be a minimum of _____ ft. and a maximum of _____ ft. in height.

Outdoor storage of solid waste is _____ is not permitted. If permitted, fences for such outdoor storage areas are _____ are not provided. Said fences are solid _____ open and shall be a minimum of 6 ft. and a maximum of 10 ft. in height.

NOTE: All outdoor storage areas must be shown on the District Plan.

t. TRANSPORTATION (For the Mercy Housing parcel refer to 2t. located in Subarea #2)

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (303-640-3958), the Planning Office (303-640-2736) or may be estimated by the applicant based on a professional traffic

study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

PUBLIC TRANSPORTATION

The nearest bus stop is located (where?): Federal Boulevard and West Holden Place in front of the Richard T. Castro building at 1200 Federal Boulevard

u. SCHOOLS (For the Mercy Housing parcel refer to 2u. located in Subarea #2)

Future school sites _____ will will not be dedicated as a part of this project.

v. HOME OCCUPATIONS (For the Mercy Housing parcel refer to 2v. located in Subarea #2)

Home occupations are _____ are not permitted. If so permitted, home occupations shall conform to Section 59-80(7) of the R-3 zone district.

w. USES BY TEMPORARY PERMIT (For the Mercy Housing parcel refer to 2w. located in Subarea #2)

Uses by temporary permit are regulated by Section 59-80(5)a. of the R-3 zone district, except that upon application and issuance by the Department of Zoning Administration, special event parking shall be allowed in accordance with regulations of 59-80(4)(b) 1-6. Special event parking shall be allowed to use all of the spaces in the parking garage (parking lot 4) and the surface parking (lots 1-3 and 5-8) will be available for use. See Exhibit "E" for parking counts (approximately 1200 available spaces).

- x. **ACCESSORY USES** (For the Mercy Housing parcel refer to 2x. located in Subarea #2)

Uses are regulated by Section 59-80(6) of the R-3 zone district.

- y. **INTERIM USES** (For the Mercy Housing parcel refer to 2y. located in Subarea #2)

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings: _____

Office
Clinic or Office, Medical or Dental
Parking of Vehicles

- z. **PHASING** (For the Mercy Housing parcel refer to 2z. located in Subarea #2)

Will the project be developed in phases? Yes No. If yes, specify the phasing and the improvements to be constructed in each phase. _____

Phase I – Construction of parking garage structure

Phase II – Construction of the
Residential Care/Family Counseling/Evaluation/Therapy facility

Phase I

Anticipated starting date February 2000
Anticipated completion date September 2000

Phase II

Anticipated starting date May 2000
Anticipated completion date April 2001

NOTE: A separate site plan review is required for all P.U.D.s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (303-640-2191) for more details. This process may be started after the Planning Board hearing has been completed.

3. **WRITTEN STATEMENT**

- a. The proposed P.U.D. and the market which it is intended to serve.

The proposed PUD and application for Zone Map Amendment (rezoning) for the Richard T. Castro Human Services Campus is an integral step in a development project that unites neighbors, government agencies and the private sector to work together toward positive social services solutions for the citizens of Denver.

The idea of a Human Services Campus is to connect services whose goals are to improve the quality of our neighborhoods and lives in the City and County of Denver.

The neighborhood groups work hard to protect and enhance their surroundings for the benefit of their residents. Denver Housing Authority, owner of Sun Valley Housing, works to provide good housing alternatives for the citizens of Denver. Mercy Housing, which operates Decatur Place, concentrates on housing for single parents. The Department of Human Services of the City and County of Denver continually strives to provide service to the citizens of Denver to move clients from assistance to self-sufficiency.

All of the goals of Human Services have come together on this campus. This rezoning application adds a crisis center and a parking structure to the campus. The design of the Human Services Center campus meets the needs of the clients and personnel of the Human Services Department, the neighborhood, and Denver overall.

The Human Services Campus is central to the human services clients and it is highly accessible via 412 RTD buses per day. The frequent buses run all weekdays and evenings which allows flexibility into the future if typical work hours change or expand. Alternative transportation to better serve clients, provides employees with more options and assists in cutting down on pollution. The property is also served by the historic trolley route and the City's bike routes. Future transportation and RTD plans include light rail access and additional bike routes. All these transportation options make getting to the Human Services Campus easier and less stressful, particularly for clients of social services. It is hoped that this is the beginning of a positive experience associated with the City and its agencies, both as a client, neighbor and as an employee.

Rude Park and Recreation Center is adjacent to the campus. Rude Park Recreation Center is scheduled for replacement. The new recreation facility will benefit from shared parking opportunities with the Human Services Campus along with the new stadium.

The vision of the original PUD was to cluster the services offered by the Department of Human Services and the Denver Health Medical so that, the citizens of the City, and especially those in need receive better, more efficient, lower cost services at a highly accessible location. An individual or family are able to access the Human Services Center via public transit or automobile, utilize the on-site drop in and full day child care center, receive job and skill training classroom education, access Social and Health Care services, and finally, visit Rude Park which offers open space and recreational facilities. By combining these social, health, education and child care service providers at the 12th and Federal site, the City and County of Denver will move toward its goal of helping the disadvantaged to become self sufficient and independent.

The addition of the Crisis Center building and the parking structure – continues this vision established in the original PUD.

This new PUD improves the quality of life for the citizens of Denver. The adding of the Crisis Center to this site supports the Mayor's vision of clustered City services. The Design and Construction Management Division of the Department of Public Works is pleased to submit this refined application on behalf of Denver Capital Leasing Corporation.

- b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Planning Office (303-640-2736).

The proposed zone change request is supported by the Denver Comprehensive Plan. Policies UD-P-1 & 2 which encourage City departments to strive for a high quality of design in their projects, and to make urban design a required element in all Requests for Proposals and Qualifications for public design and construction projects. Policy NE-P-13 encourages applicant's proposing a change to a more intense zone district to mitigate negative impacts on existing uses. Policies NE-P-20-22 encourage off-street parking facilities to be designed, landscaped and located in a manner that minimizes disruption to adjacent properties and streets. Parking to service uses such as those proposed through this application should be diverted from residential neighborhoods wherever possible. Policy NE-P-30 encourages the use of PUD zoning on large vacant tracts of land where appropriate. Policy NE-P-32 states that the location of public facilities should be subject to a design review process to encourage compatibility with surrounding residential areas. Policy NE-P-40 states: "There may be conflicts between neighborhood interests and projects of citywide benefit. In an effort to balance those interests the City should consider alternative designs and mitigation strategies that meet the goal of preserving neighborhood livability while still achieving overall city objectives. The City will encourage citizen input at all stages of review." Finally, Policy RS-P-40 states that while the City should seek to intensify and restructure activities in existing strip areas, this should not result in the degradation of surrounding areas.

- c. How the proposed P.U.D. district relates to the character of the surrounding neighborhood

The new Human Services Center headquarters is located on Federal Boulevard and West Holden Place. It clusters the services of the Denver Department of Social Services on this site. The new Crisis Center will be located just southeast of the Westside Health Center and the parking garage will be east of the Westside Health Center.

The new Crisis Center sits on a site that includes pedestrian walkways and plazas. Emphasis has been placed on easy building access for bus riders, cyclists, pedestrians from nearby neighborhoods as well as the automobile commuter. The

parking areas and the parking garage have landscaped buffers where they adjoin residential properties and street design has been created to move traffic away from residential areas and onto Federal Boulevard.

It is the desire of the applicant to provide opportunities for housing on this site and contribute to affordable housing stock in this neighborhood. At one point, incorporating a housing component into the parking garage was strongly considered, but a deficiency of funding interrupted the plan. However, if this P.U.D. is amended, a housing component will be incorporated in the plan.

P.U.D. at 1155 Decatur Street

SUBAREA #2
APPLICATION #4446
REVISED

1. SCHEDULE

- a. Date of pre-application conference **December 29, 1998**
City representative(s) present **Doug Hendrixson**

- b. Submittal date of preliminary application March 17, 1999

- c. Submittal date of completed application September 20, 1999
Resubmittal: October 27, 1999

- d. Application is scheduled for a:
 Planning Board Hearing on 10/06/99.
 Planning Office Hearing on _____
 Planning Staff Review.

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

The use of terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like "retail" or "light industrial" require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

- a. **MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE** (For the Denver Human Services parcel refer to 2a. located in Subarea #1)

Multiple Unit Dwelling **121,320** sq. ft.
Use A

Child Care Center **32,992** sq. ft.
Use B

Parking of Vehicles **0** sq. ft.
Use C

SUBTOTAL 154,312 sq. ft.

MAXIMUM FLOOR AREA RATIO (F.A.R.) 1:1

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. **NOTE:** Land area dedicated for public streets is not included in the area of the zone lot.

P.U.D. at

1155 Decatur Street

**SUBAREA #2
APPLICATION #4446
REVISED**

MAXIMUM NUMBER OF DWELLING UNITS: 106.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: 29.4.

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES (For the Denver Human Services parcel refer to 2b. located in Subarea #1)

Maximum area of building coverage (including garage(s) and all other accessory structures):

Mercy Housing **40,000 sq. ft. = 25.50% of site area.**

Maximum area of drives and parking:

Surface Parking **51,180 sq. ft. = 32.63% of site area.**

Maximum area of other impervious surfaces:

Plaza, Walks **17,447 sq. ft. = 11.12% of site area.**

MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES:

108,627 sq. ft. = 69.25% of site area.

c. LANDSCAPED AND/OR PERMEABLE AREAS (For the Denver Human Services parcel refer to 2c. located in Subarea #1)

Minimum area of live or organic landscaped lot coverage:

41,743 sq. ft. = 26.6% of site area.

Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):

6,500 sq. ft. = 4.14% of site area.

MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:

48,243 sq. ft. = 30.75% of site area.

d. PROJECT AREA TOTALS (totals of "b" and "c" above) (For the Denver Human Services parcel refer to 2d. located in Subarea #1)

Building and impervious surfaces: 108,627 sq. ft.

P.U.D. at

1155 Decatur Street

SUBAREA #2

APPLICATION #4446

REVISED

Landscaped and/or permeable areas: 48,243 sq. ft.

TOTAL SITE AREA: 156,870 sq. ft.

(This area must equal the site area listed on page 1)

- e. **SETBACKS)** (For the Denver Human Services parcel refer to 2e. located in Subarea #1)

The minimum setbacks for buildings are shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.

North: 10 ft.

South: 10 ft.

East: 10 ft.

West: 10 ft.

The minimum spacing between structures shall be N/A ft.

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 - 179(b)(4) of the R-3 zone district.

Official Parkway Setback requirements for this P.U.D. are: N/A ft. for buildings and N/A ft. for signs.

- f. **MAXIMUM HEIGHTS OF STRUCTURES)** (For the Denver Human Services parcel refer to 2f. located in Subarea #1)

The maximum height of structures shall be 4 stories which shall not exceed a total of 60 ft. NOTE: The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by 10 ft.

Bulk plane restrictions shall √ shall not apply. If required, bulk plan restrictions shall conform to Section 59 - of the zone district. NOTE: Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

- g. **OFF-STREET PARKING** (For the Denver Human Services parcel refer to 2g. located in Subarea #1)

This project shall contain off-street parking spaces at the ratios shown in the following chart. If completed to the maximum floor area, the project shall contain a minimum of

P.U.D. at

1155 Decatur Street

SUBAREA #2
APPLICATION #4446
REVISED

144 off-street parking spaces. Parking for residential uses should be expressed in number of spaces per dwelling unit. NOTE: Any floor area utilized by a permitted use listed under 2.a. in a story where the ceiling is less than four (4) feet above grade shall be calculated into the off-street parking requirement.

Multiple Unit Dwelling
Use A

1.0/ dwelling unit
Parking Ratio

Child Care Center
Use B

1/900 sq. ft. of GFA
Parking Ratio

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 2% of the required number of off-street parking spaces.

Does this P.U.D. comply with the use and maintenance requirements of Section 59-582(2)-(9)? Yes No

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-586, Chart No. 1? Yes Yes, except as noted below
 No

Will this project contain parking for bicycles? Yes No
If yes, bicycle parking requirements shall be 5% of the required number of off-street parking spaces. Will this (these) bicycle parking area(s) comply with the rules and regulations for dimensional and equipment standards of Section 59-582(e)? Yes No . If not, bicycle parking fixtures and locations shall be approved by the City Bicycle Planner (303-640-2453).

h. OFF-STREET LOADING (For the Denver Human Services parcel refer to 2h. located in Subarea #1)

This project contains 2 off-street loading space(s). Will this (these) space(s) conform with dimensions required in Section 59-599? Yes No If not, off-street loading space dimension requirements shall be: _____

i. SURFACE DRAINAGE (For the Denver Human Services parcel refer to 2h. located in Subarea #1)

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? Yes No Does the site contain wetland areas? Yes No. For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

P.U.D. at

1155 Decatur Street

SUBAREA #2
APPLICATION #4446
REVISED

- j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS** (For the Denver Human Services parcel refer to 2j. located in Subarea #1)

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

- k. EASEMENTS** (For the Denver Human Services parcel refer to 2k.. located in Subarea #1)

Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: See Exhibit "I" - Easements

- l. LANDSCAPING AND BUFFERING** (For the Denver Human Services parcel refer to 2l. located in Subarea #1)

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. **NOTE:** A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

MINIMUM NUMBER OF TREES ON PRIVATE PROPERTY: 7 existing trees

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height): 8 - 10'

Deciduous (caliper): 2" Caliper

Ornamental (caliper): 2" Caliper

MINIMUM PERCENTAGE OF EVERGREEN OR CONIFEROUS TREES: 10%

MINIMUM NUMBER OF SHRUBS ON PRIVATE PROPERTY: 65

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR

SPREAD REQUIREMENTS FOR PLANTED SHRUBS: 5 Gallon

With a minimum 18" - 24" height and spread

Does the proposed P.U.D. comply with parking lot landscaping requirements of Section 59-585(10) Yes No

NUMBER OF STREET TREES PROPOSED IN THE PUBLIC RIGHT OF WAY: 15 existing trees

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If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-2280). If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

All foliage shall be maintained in a healthy, growing and safe condition.

FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of 4'-0" ft. and a maximum of 8' ft.

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of 4'-0" ft. and a maximum of 8' ft.

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. **NOTE:** Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? Yes _____ No Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms or mounds shall be a minimum of _____ ft. and a maximum of _____ ft.

m. BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE
(For the Denver Human Services parcel refer to 2m. located in Subarea #1)

Boat, camper, trailer and recreation vehicle storage _____ is is not permitted on the property. All such storage facilities shall be shown on the District Plan.

If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences _____ are _____ are not required. Such fences shall be a minimum of _____ ft. and a maximum of _____ ft. in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: N/A.

n. DEDICATIONS AND IMPROVEMENTS (For the Denver Human Services parcel refer to 2n. located in Subarea #1)

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right-of-way and the construction of certain

P.U.D. at

1155 Decatur Street

SUBAREA #2
APPLICATION #4446

REVISED

public improvements. VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 303-640-5405.

- o. EXTERNAL EFFECTS** (For the Denver Human Services parcel refer to 2o. located in Subarea #1)

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-81(a)(2)-(4) of the R-3 zone district.

Reflective glass * may may not be used.

* Shall not exceed 40% reflectivity co-efficiency.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. Yes No

- p. NATURAL TERRAIN** (For the Denver Human Services parcel refer to 2p. located in Subarea #1)

The existing grade of the site will will not be altered.

- q. UTILITIES** (For the Denver Human Services parcel refer to 2q. located in Subarea #1)

Describe where the utilities (public and private) serving the property are located
See Exhibit "F"- Survey or Exhibit "I"- Easement Map

For information contact the following:

| | |
|------------------------|--------------|
| Denver Water Board | 303-628-6100 |
| U.S. West | 303-451-2706 |
| Public Service Company | 303-571-6636 |
| Wastewater Management | 303-446-3590 |

- r. SIGNS** (For the Denver Human Services parcel refer to 2r. located in Subarea #1)

The project is regulated by the following:

Section 59-537, Signs permitted in all districts
Section 59-538, Sign area measurement
Section 59-548, Sign regulations for the R-3 zone district.

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

P.U.D. at 1155 Decatur Street

REVISED

s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE
(For the Denver Human Services parcel refer to 2s. located in Subarea #1)

Outdoor storage of products and/or materials _____ is permitted is not permitted. If permitted, what products and/or materials are allowed? _____

Fences for outdoor storage areas N/A are _____ are not provided. Said fences are _____ solid _____ open and shall be a minimum of _____ ft. and a maximum of _____ ft. in height.

Outdoor storage of solid waste is _____ is not permitted. If permitted, fences for such outdoor storage areas _____ are _____ is not provided. Said fences are _____ _____ solid _____ open and shall be a minimum of 6 ft. and a maximum of 8 ft. in height.

NOTE: All outdoor storage areas must be shown on the District Plan.

t. TRANSPORTATION (For the Denver Human Services parcel refer to 2t. located in Subarea #1)

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (303-640-3958), the Planning Office (303-640-2736) or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

PUBLIC TRANSPORTATION

The nearest bus stop is located (where?): Federal Boulevard and West Holden Place in front of the Richard T. Castro building at 1200 Federal Boulevard

P.U.D. at 1155 Decatur Street

- u. **SCHOOLS** (For the Denver Human Services parcel refer to 2u. located in Subarea #1)

Future school sites _____ will will not be dedicated as a part of this project.

- v. **HOME OCCUPATIONS** (For the Denver Human Services parcel refer to 2v. located in Subarea #1)

Home occupations are _____ are not permitted. If so permitted, home occupations shall conform to Section 59-80(7) of the R-3 zone district.

- w. **USES BY TEMPORARY PERMIT** (For the Denver Human Services parcel refer to 2w. located in Subarea #1)

Uses by temporary permit are regulated by Section 59-80(5)a. of the R-3 zone district.

- x. **ACCESSORY USES** (For the Denver Human Services parcel refer to 2x. located in Subarea #1)

Uses are regulated by Section 59-80(6) of the R-3 zone district.

- y. **INTERIM USES** (For the Denver Human Services parcel refer to 2y. located in Subarea #1)

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings: N/A

- z. **PHASING** (For the Denver Human Services parcel refer to 2z. located in Subarea #1)

Will the project be developed in phases? _____ Yes No. If yes, specify the phasing and the improvements to be constructed in each phase. _____

NOTE: A separate site plan review is required for all P.U.D.s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (303-640-2191) for more details. This process may be started after the Planning Board hearing has been completed.

3. WRITTEN STATEMENT

On an attached page a written statement is given generally describing:

- a. The proposed P.U.D. and the market which it is intended to serve.

The market will remain intact – providing low-income housing.

P.U.D. at 1155 Decatur Street

- b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Planning Office (303-640-2736).

There is no impact to the comprehensive plan since this is an existing use.

- c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

This P.U.D. provides affordable housing in close proximity to the Westside Health center and the Denver human services complex.

P.U.D. at 1100-1200 Blocks of Federal Boulevard

4. **EXISTING CONDITIONS MAP – EXHIBIT “D”**

The Existing Conditions Map is attached following the written statement described above.

5. **DISTRICT PLAN – SUBAREA #1 EXHIBIT “E” and
SUBAREA #2 EXHIBIT “Q”**


This application includes the following listed and attached drawings or renderings:

See Application page 1, number 18 “List of Attachments”

6. **ACKNOWLEDGEMENT**

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner or owners of all the property contained within the proposed P.U.D. District. **NOTE:** Agents must supply proof of agency from the owner or owners of the property at the time of application.

The applicant understands that vested property rights shall be created ninety (90) days after the approval of this District Plan by the Denver City Council. These vested property rights shall remain for a period of three (3) years in accordance with Section 59-29.


Denver Water Department
G. Barela

P.U.D. at 1100-1200 Blocks of Federal Boulevard

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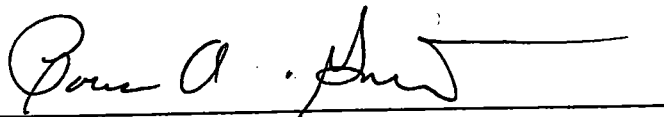
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Patricia Gabow

Director of Denver Health

P.U.D. at 1100-1200 Blocks of Federal Boulevard

COMBINED SUBAREAS 1 and 2
APPLICATION #4446
REVISED

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Patricia O'Roark

Chief Operating Officer
Mercy Housing

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Denver Water Department
G. Barela

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Wellington E. Webb
Mayor of the City and County of Denver