



TO: Denver City Council
FROM: Analiese Hock, Senior City Planner
DATE: May 10, 2017
RE: Official Zoning Map Amendment Application #2016I-00103

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2016I-00103.

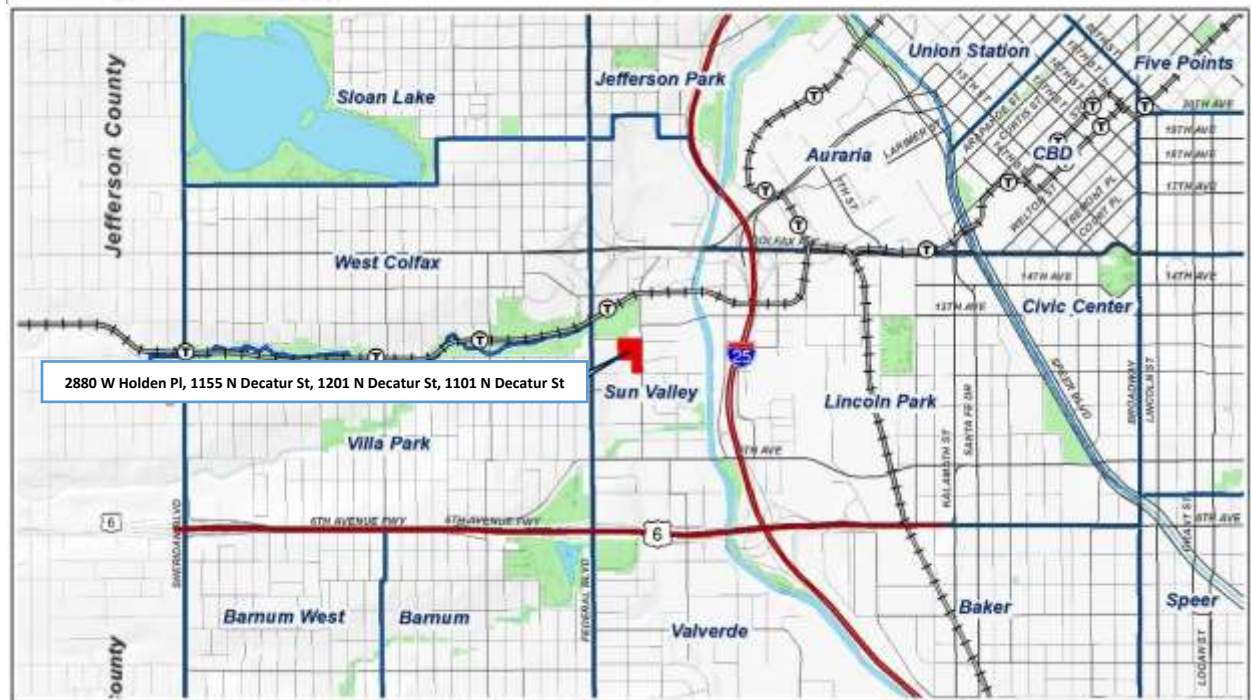
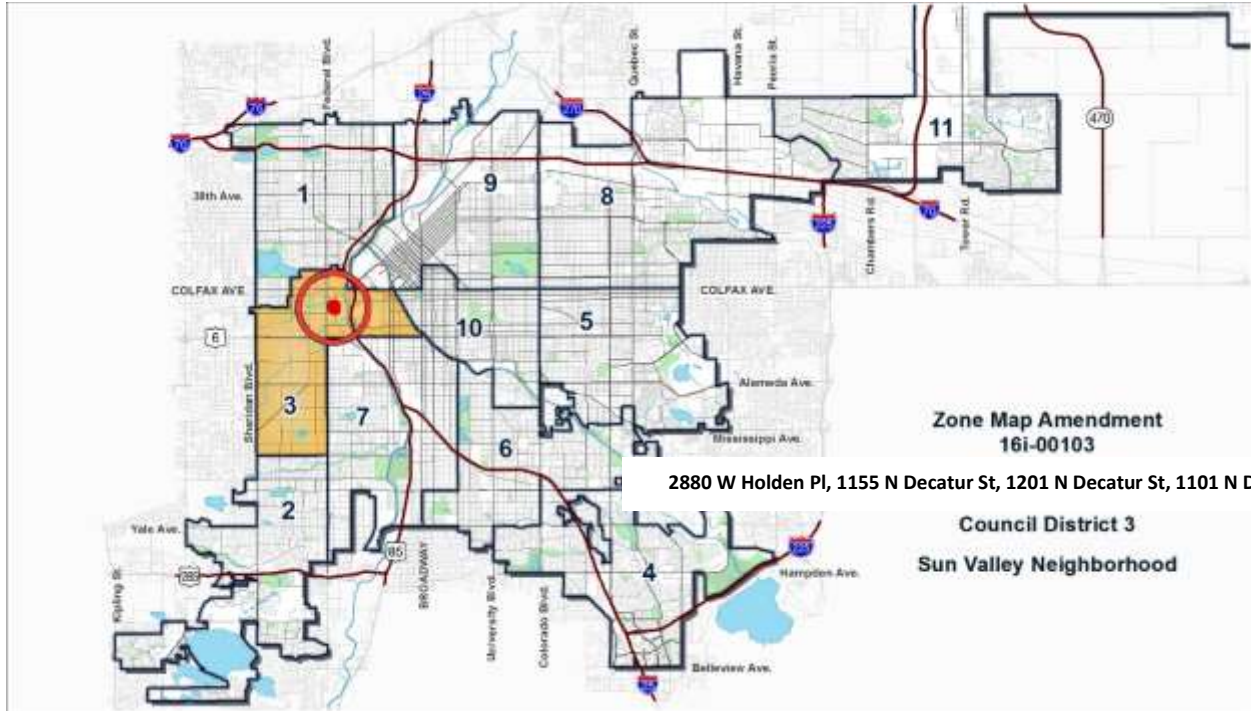
Request for Rezoning

Address: 2880 W Holden Pl, 1155 N Decatur St, 1201 N Decatur St, 1101 N Decatur St
Neighborhood: Sun Valley
Council District: Council District 3
RNOs: Sun Valley Community Coalition
Federal Boulevard Corridor Improvement Partnership
Denver Urban Residential Association
Denver Neighborhood Association, Inc.
Inter-Neighborhood Cooperation (INC)
Area of Property: 3.60 Acres
Current Zoning: PUD 487
Proposed Zoning: C-MX-5
Property Owner(s): Bruce Saab for Decatur Place, a Nebraska Non Profit Corporation
Collene A Carwin for Denver Public Facilities Leasing Trust
Gary Boothe for Board of Water Commissioners City and County of Denver
Owner Representative: Joe Levi, OZ Architecture

Summary of Rezoning Request

- The subject property is located in the Sun Valley statistical neighborhood, near the intersection of Decatur and Holden Place.
- The site is currently a four-story transitional family housing development with ground floor community space along with surface parking.
- The subject property is Sub Area 2 of PUD 487, which can be rezoned separately from other subareas of the PUD. Uses are limited to Multi-Unit Residential, Child Care and Surface Parking.
- The property owners are requesting a rezoning from Former Chapter 59 (FC59) PUD 487 to allow for additional uses such as a medical clinic to occur within the site.
- The requested C-MX-5 zone district is in the Urban Center context, allowing Mixed 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. Further details of the zone district can be found in Article 7 of the Denver Zoning Code (DZC).
- The purpose of the rezoning is to allow for additional community serving uses such as a medical clinic that will be located within the existing Mercy Housing building.

Existing Context





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	Multi-Unit Residential, Parking and Utility	4 story Multi-Unit building and surface parking	Generally regular grid of streets; block sizes are larger than typical and no alleys are present. The intersection of Holden Place and Decatur Street is currently off-set. 11 th Avenue does not connect through the side but dead-ends shortly after Decatur. Vehicle parking is located in front of the buildings.
North	C-MX-5; OS-A, UO-3	Public/Quasi Public; Park/Open Space	Single Story Rude Park Child Care Center; Rude Recreation Center at a scale of 1-3 stories	
South	PUD 487 & C-RX-8, UO-3	Structured parking and Multi-Unit Residential	2-3-story parking structure; 2 story multi-unit townhomes (DHA)	
East	C-MX-5, C-RX-8 UO-3	Public/Quasi Public; Surface Parking; Mixed Use	School, surface parking, and one- to two-story structures of varying setbacks and forms	
West	PUD 487	Office	Low rise medical office; 3-story Denver Human Services Building	

1. Existing Zoning



The current zoning on the site is a Former Chapter 59 PUD #487 Sub Area 2. Subarea 2 limits uses to multi-unit, child care and parking. The PUD limits gross floor area for each use and limits building heights to 4 stories with setbacks at 10-feet. Additional details of the PUD standards are attached to this staff report.

2. Existing Land Use Map



3. Existing Building Form and Scale



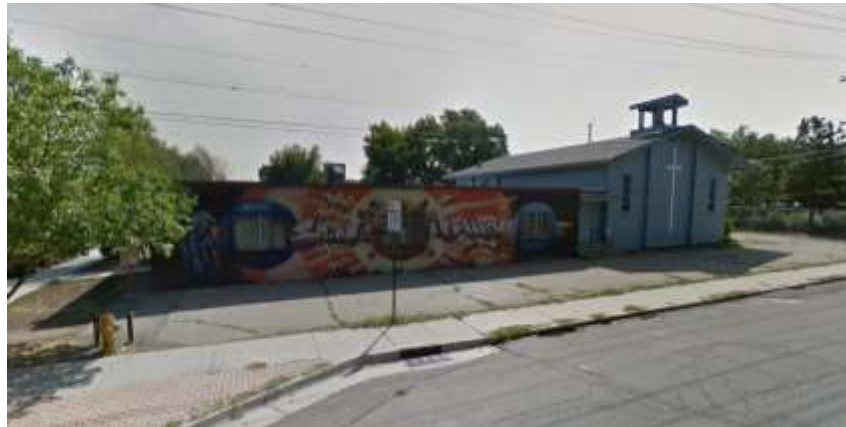
Subject property; view from Decatur Street (source: <https://www.mercyhousing.org/CO-Decatur-Place>)



Subject property; surface parking lot; view from Decatur Street and 11th Ave (source: Google maps)



View of DHA property to the south of the subject property, looking west from Decatur St and 11th (source: Google maps)



View of buildings to the east of the subject site, looking east from Decatur and 12th (source: Google maps)



View of Denver Human Services building, west of the subject site, looking east from Holden Place and Federal Blvd
(Source: Google maps)



View of medical center to the south west of the subject side, looking northwest from 11th Ave (source: Google maps)

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:

Development Services – Transportation: Approved

Development Services – Project Coordination: Approved

Note that any future development within the C-MX-5 Zone District utilizing the General Building Form must meet the 70% Build-To within 0/10' & for Residential only within 0/15'-feet.

Further, 100% of the portion of the Street Level Building frontage that meets the Primary Street Build-To requirement shall be occupied by Street Level Active uses.

Environmental Health: Approved

DEH is not aware of environmental concerns here that would impact the request and does not object to the rezoning.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete. If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations. The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays. Denver's Noise Ordinance (Chapter 36-Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410). Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Public Works – City Surveyor: Approved

Real Estate: Approved

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council and registered neighborhood organizations:	1/25/2017
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and registered neighborhood organizations:	2/28/2017
Planning Board voted 10 to 0 at the public hearing to recommend approval to City Council:	3/15/2017
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	3/20/2017
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	4/4/2017
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	4/24/2017
City Council Public Hearing	5/15/2017

- **Registered Neighborhood Organizations (RNOs)**
 - Sun Valley Community Coalition
 - As of the date of this staff report, one **letter of SUPPORT** has been received by the Sun Valley Community Collation RNO.
 - Federal Boulevard Corridor Improvement Partnership
 - Denver Urban Residential Association
 - Denver Neighborhood Association, Inc.
 - Inter-Neighborhood Cooperation (INC)
- **Other Public Comment**
 As of the date of this staff report, no additional comments beyond the letter of support from the Sun Valley Community Coalition has been received on the application.

Criteria for Review / Staff Evaluation

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

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

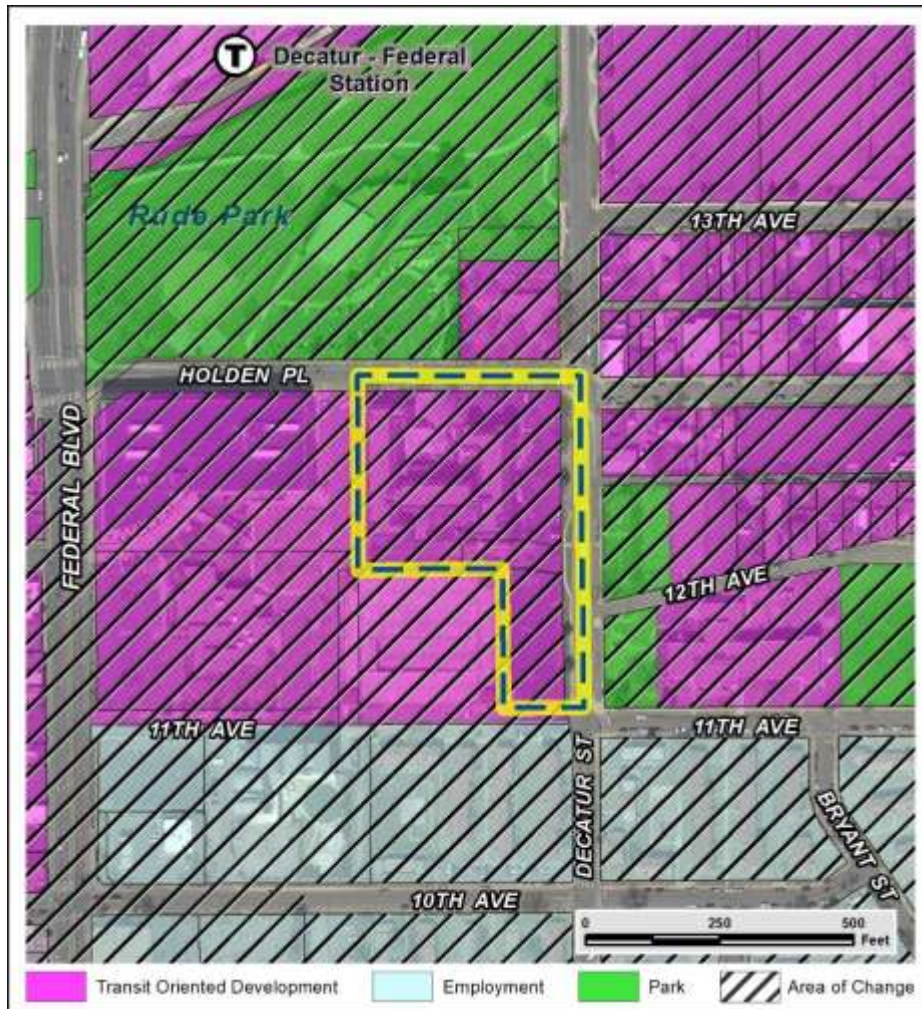
- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Decatur Federal Station Area Plan (2013)

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. (pg 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. (pg 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. (pg 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. (pg 60)
- Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services. (pg 78)
- Denver’s Legacies Strategy 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated. (pg 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

According to the Blueprint Denver Plan Map, updated by subsequent adopted plans, this site has a concept land use of Transit Oriented Development and is located in an Area of Change.

According to Blueprint Denver, the concept land use for these properties is Transit Oriented Development (TOD). TOD areas provide a balanced mix of uses (residential, retail, office, entertainment, public facilities and others), compact, mid- to high-density development, are in close proximity to transit, and emphasize a pedestrian-friendly and attractive pedestrian

environment. (pg. 44)

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.

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



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).

C-MX-8 is consistent with these recommendations, 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 support the mixed use street. The rezoning to C-MX-5 at the subject site is consistent with *Blueprint Denver’s* guidance.

Small Area Plan: 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.

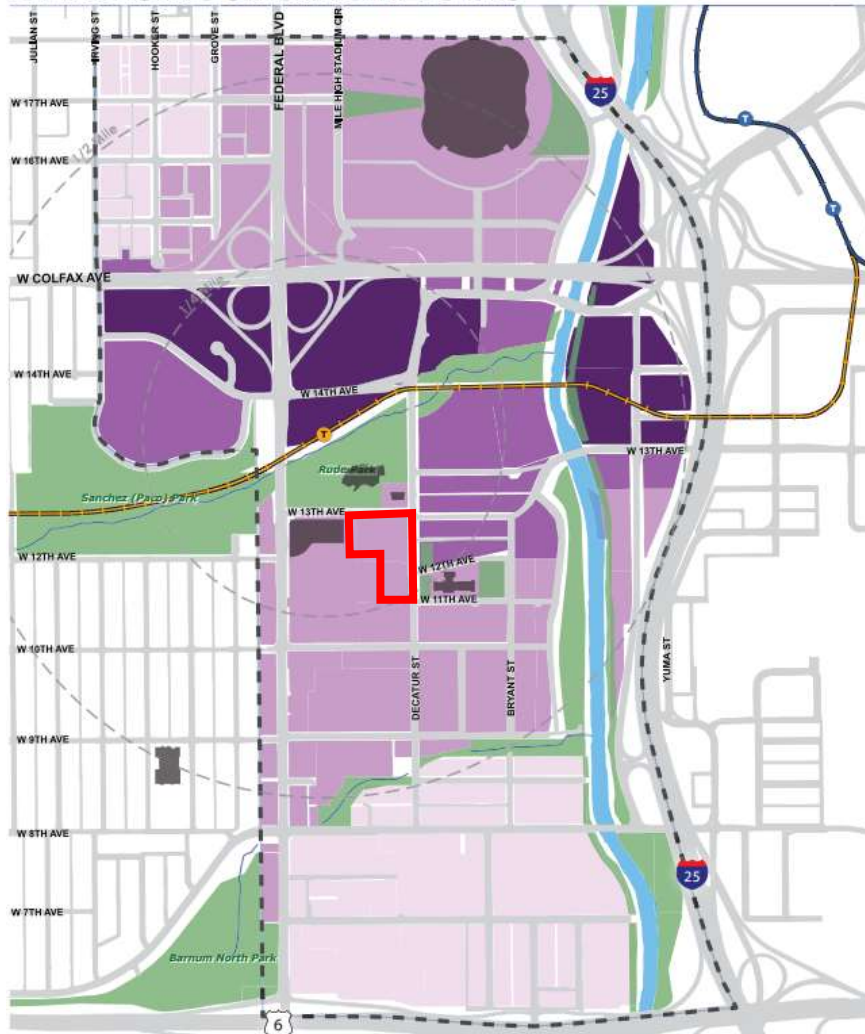
The subject property is designated as the Transit Oriented Development Character Area.

Recommendations relevant to this 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).

The subject property is designated as an Area of Change which are 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.

MAXIMUM BUILDING HEIGHTS



The plan also provides guidance on the maximum building heights. As shown on the map adjacent, the subject property is recommended with a maximum of 5 stories. 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.

2. 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.

3. 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.

4. 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.

5. 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.

Attachments

1. Application
2. Existing PUD 487
3. Letter of Support – Sun Valley

Zone Map Amendment (Rezoning) -

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR			
Property Owner Name	Decatur Place, a Nebraska nonprofit corporation	Representative Name	Bruce Saab, Vice President of Decatur Place, a Nebraska nonprofit corp.
Address	1999 Broadway, Suite 1000	Address	1999 Broadway, Suite 1000
City, State, Zip	Denver, CO 80202	City, State, Zip	Denver, CO 80202
Telephone	303-830-3389	Telephone	303-830-3421
Email	cpurtle@mercyhousing.org	Email	bsaab@mercyhousing.org
*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		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
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.			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	2880 West Holden Place; 1155 North Decatur Street; (approx.) 1201 North Decatur Street; (approx.) 1101 North Decatur Place.		
Assessor's Parcel Numbers:	05005406013000, 0505406009000, partial 0505406018000		
Area in Acres or Square Feet:	156,870 SF, 3.60 Acres more or less		
Current Zone District(s):	PUD 487		
PROPOSAL			
Proposed Zone District:	C MX-5		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

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 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</p> <p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health.</p>
<p>Additional Review Criteria for Non-Legislative Rezonings: 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 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 special use authorization.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p>

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)

Please list any additional attachments:

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE

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 (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of owner-ship documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555	100%	<i>John Alan Smith Josie Q. Smith</i>	01/01/12	(A)	NO
BRUCE SAAB for DECATUR PLACE, a NEBRASKA NONPROFIT CORPORATION 1999 BROADWAY, SUITE 1000 DENVER, CO 80202	1155 DECATUR ST DENVER, CO 80204-3332 303.830.3389 bsaab@mercyhousing.org	75.46%	<i>Bruce Saab</i>	11.10.2016	(D) Quitclaim Deed	YES
Colleen A Carwin for Denver Public Facilities Leasing Trust 2005A 1200 17TH ST STE 1500 DENVER, CO 80202-5835	2882 WEST 11 th AVE DENVER, CO 80204 303.839.2216 colleen.carwin@umb.c	18.42%	UMB Bank, n.a. as Trustee <i>Colleen A Carwin</i> By: Colleen A Carwin, VP	11/3/2016	(D) Bargain and Sale Deed	YES
Owner: Gary Boothe for BOARD OF WATER COMMISSIONERS CITY & COUNTY OF DENVER 1600 W 12TH AVE DENVER, CO 80204-3412	1201 DECATUR ST DENVER, CO 80204 303-628-6158 Gary.Boothe@denverwater.org	6.12%	City and County of Denver, acting by and through its Board of Water Commissioners. <i>Gary W. Boothe</i> By: Gary W. Boothe Manager of Real Estate	11/08/16	(A) Assessor's Record	YES

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 THE 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 ½" WASHER STAMPED WITH LS #28649 AND ON THE NORTHERLY END WITH ¾" BRASS TAG STAMPED WITH LS #18475, SAID LINE ASSUMED TO BEAR N 00° 17' 14" W.

1. Consistency with Adopted Plans

This proposed official map amendment is consistent with the following relevant adopted plans that relate to the 1155 & 1201 Decatur and 2882 West 11th Ave properties location. In general the rezoning request greatly expands the possible uses allowed from the current tightly restricted PUD while keeping within the basic current & proposed envelope. The existing building as a multi storied, mixed use, residence along a major public corridor is a perfect match for the requested C-MX-5 zoning. The proposed zoning and building are consistent with all of the adopted plans from the Comprehensive Plan of 2000 to the Federal Boulevard Environmental Assessment and the surrounding zoning.

Denver Comprehensive Plan 2000. The proposal is consistent with following Comprehensive Plan 2000 strategies.

- **Environmental Sustainability Strategy 2-A Promote environmental sustainability within neighborhoods by educating and encouraging residents to adopt environmentally friendly ways of living, such as recycling, water conservation, use of renewable resources, and low-impact methods of transportation.** The zone change allows for greater uses with the opportunity to use the nearby public transit to access these uses.
- **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; creating more density at transit nodes; sharing parking at activity centers.** The new zoning allows for greater mixed use opportunities. The new zoning brings more density and activity to the adjacent light rail station and transit nodes.
- **Environmental Sustainability Strategy 4-A. Promote the development of sustainable communities where shopping, jobs, recreation, and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.** The addition of allowed uses adjacent to the available transportation will provide additional work opportunities.
- **Land Use Strategy 1-H Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the *Citywide Land Use and Transportation Plan*.** Decatur Place provides housing to an underserved portion of our population. The rezoning make future planning and possible expansion easier.
- **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.** The proposal allows more density consistent with the surrounding neighborhoods
- **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.** The zone change bring added uses to Decatur place and the opportunity to link those changes to potential users
- **Environmental Sustainability Strategy 4-A. Promote the development of sustainable communities where shopping, jobs, recreation, and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.** The addition of allowed uses adjacent to the available transportation will provide additional work opportunities.

- **Legacies Strategy 3A. Identify areas in which increased density and new uses are desirable and can be accommodated.** The proposed additional allowable uses will be accommodated with this change.
- **Housing strategies 1-B. Increase collaboration between and among housing agencies such as Denver Housing Authority (DHA), Denver Urban Renewal Authority (DURA) and Colorado Housing Finance Authority (CHFA).** The rezoning has been part of a larger strategy for the entire PUD joining DHS, & Denver Health
- **Housing strategies 2-A. Encourage rehabilitation of existing housing, both rental and owner occupied, by increasing funds for housing rehabilitation. Give priority to vacant structures.** The rezoning allows Mercy Housing to upgrade their facility to a greater degree than the existing zoning.
- **Housing strategies 3-C Work with nonprofit partners to integrate very low-income housing units into predominantly market-rate housing projects.** This project is the epitome of this
- **Housing strategies 3-D. In coordination with religious and other private organizations, develop permanent and transitional housing that is affordable for very low-income households and special needs populations.** This project is the epitome of this

Blueprint Denver (2002)

The site is classified as a Transit Oriented Development. The rezoning will provide expanded uses to serve a population that relies on public transportation thus not only making the commute more accessible but also improving the efficiency of the regional transportation system.

The rezoning is in keeping with the Future street classification with Holden Place as an Undesignated Local and North Decatur as a mixed Use Collector

Decatur Federal Station Area Plan (2013):

Vision for Sun Valley:

Page 16 & 17 Development Concept/Connectivity:

The location at the corner Decatur and the new extension of 13th Ave relies on the connectivity expressed in the Plan and intern enhances it.

Page 18 Celebrated Sun Valley:

Decatur Place is an asset to the community having provided affordable housing for a long period of time serving a population that adds to the diversity of the area. Allowing additional uses encourages diversity of the population. The new zoning allows new tenants including the Denver Indian Health and Family Services to bring new cultures and more diversity to the area.

Page 18 Connected Sun Valley:

Being adjacent to many forms of public transportation, Decatur Place provides a perfect use that benefits from greater connectivity and adds to that connectivity. Many of the users will be arriving by alternative means of transportation thus activating the Lakewood gulch greenway. The new clinic will also be closer to its clients giving them more transportation options.

Page 19 Innovative Sun Valley:

The proposed Transit Oriented Development is reinforced by Decatur Places mixture of multifamily residential, and medical & dental office concentrated in a very walkable compact neighborhood with great access to transit and amenities. The proposed C MX 5 zoning complies with the recommend 5 story height found on page 50 The rezoning allows an existing business, Decatur Place, to expand the services and potential business allowed including the medical & dental uses to be provided bringing more employment to the area. The uses are provided in a multi storied and mixed use building, the epitome of a CMX zone.

The new zoning permits the new medical & dental clinics to enhance the health of the residents and clients of the facility.

Denver Livability Partnership Westside TOD (2014):

The proposed Zoning keeps the current affordable housing strong by providing opportunities for additional services and employment with connectivity and access to Denver’s transit corridors

Federal Boulevard Environmental assessment (2014)

The Federal Boulevard Environmental Assessment calls for widening Federal at Holden place, and a new bridge over Lakewood Gulch Access to the site does not change but the widening of federal and a new 14th avenue alignment should increase the safety of the intersection at the site and possibly Federal Boulevard

Summary: This proposed official map amendment is consistent with all of the relevant adopted plans.

2. Uniformity of District Regulations and Restrictions.

The current surrounding zoning consists of C-MX 8, C-MX 5, U-03 at the park across Holden and the remaining part of the existing PUD which allows 4 stories and 65’ height. The Decatur Federal Station area Plan calls for a five story TOD. The C-MX-5 is the most appropriate zoning to match the existing zoning

3. Public Health, Safety and General Welfare

The current PUD does not allow for the proposed Medical and Dental Clinic. The new zoning will allow this project to be permitted. The clinic is open to all providing an easily accessible means for maintaining good health.

4. Justifying Circumstances: 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.

The City realizes the need to change the existing highly restrictive PUD to a fixed zoning that matches the masterplans. Without the zoning change the dental and medical clinic cannot be permitted. It is in the public interest to allow these uses and other compatible uses that may occur.

The area has undergone or is undergoing zoning changes. The rezoning will closely match the changes and make for a more unified district.

5. Consistency with the Description of the Neighborhood Context and consistency with Purpose and intent of the proposed Zone District.

The request for C-MX-5 is a perfect fit for where the neighborhood is and where it is going. It matches the recommended height, mixed use with an emphasis on affordable housing, and diversity requested in the master plans. It allows the flexibility to change and grow with the surrounding area that the current PUD does not.

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;

A-1

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;

A-2

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. SHEARLS 18475 AT THE SOUTH TERMINUS AND A #4 REBAR WITH A 1" RED PLASTIC CAP STAMPED "WSSILS 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;

A-3

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;

A-4

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 272 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 111TH

A-5

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 RECORDERS RECORDS;
THENCE NORTH 90 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 111TH
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,

A-6

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 "WSSILS 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;

A-7

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 "WSSILS 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:

A-8

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" WASHNER STAMPED "WSS1 LS 28649" AT THE SOUTH TERMINUS AND A 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.

A-9

Decatur Place
1999 Broadway, Suite 1000
Denver, CO 80202

Meeting of the Board of Directors
January 14, 2016

Minutes

Members Present:
Vince Dodds
Bruce Sabb

Staff Present:
Erin Sweinam

Member Absent:
Chris Burchardt

The meeting was called to order. A quorum was present.

Approval of Minutes

The minutes of December 11, 2014 had been distributed prior to the meeting. A motion was made and seconded to approve the minutes as distributed. No changes were recommended. A vote was taken. The motion passed.

Review of the Audit/990 Tax Return for FYE 2014

The 2014 Independent Auditor's Report and the 2014 IRS Form 990 tax return that were prepared for this corporation were reviewed by the Board. The Auditor was CohnReznick.

When conducting the Audit Report for this corporation, CohnReznick identified that, as of December 31, 2014, management had not fully funded the tenant security deposits cash account. The tenant security deposits cash account was underfunded by \$5,372. In accordance with HUD handbook 4350.0, Occupancy Requirements of Subsidized Multifamily Housing Programs, HUD projects are required to establish and maintain at all times a fully funded separate bank account for tenant security deposits collected. Management commingled tenant security deposits with its operating cash and did not have a sufficient cash balance in the tenant security deposits cash account to cover the tenant security deposits liability as of December 31, 2014. CohnReznick recommended that management transfer \$5,372 from the operating account in order to fully fund the tenant security deposits account. Management understands the importance of full compliance with all regulations found in major programs. Management is aware of this finding and has put procedures in place to avoid further findings. In January 2015, management fully funded the tenant security deposits account.

It was moved and seconded to accept the Audit Report and approve the 990 Tax Return for FYE 2014. A vote was taken. Motion passed.

Authorizing Resolutions

The following resolutions were adopted by acclamation:

1

Resolution Regarding Appointment of Officers

WHEREAS, pursuant to the Bylaws of this Corporation, the Board of Directors of this Corporation has the authority to appoint officers of this Corporation, other than the President, which shall be appointed by Mercy Housing Southwest, an Arizona nonprofit corporation (the "Corporate Member"); the Corporate Member of this Corporation; and

WHEREAS, the Board of Directors deems it to be in the best interests of this Corporation to appoint the following individuals as officers of this Corporation:

Officer Position	Name
President (Appointed by Corporate Member)	Melissa Clayton
Vice President	Bruce Saab
Vice President	Steve Spears
Treasurer	Vince Deeds
Secretary	Joe Rosenblum

WHEREAS, the Board of Directors of this Corporation deems it to be in the best interest of this Corporation that, going forward, with the President, the officers mentioned above are the only officers of this Corporation and their appointment hereunder shall automatically terminate upon their ceasing to be employed by this Corporation, or any of its subsidiaries and associates, regardless of the reason for termination of their employment;

IT IS HEREBY RESOLVED, that, pursuant to the Bylaws of this Corporation, the Board of Directors of this Corporation shall appoint the officers mentioned above; and

FURTHER RESOLVED, that, going forward, with the President, the officers mentioned above are the only officers of this Corporation and their appointment hereunder shall automatically terminate upon their ceasing to be employed by this Corporation, or any of its subsidiaries and associates, regardless of the reason for termination of their employment; and

FURTHER RESOLVED, that any officer of this Corporation is hereby authorized to execute all documents necessary and proper in support of the above resolutions adopted herein; and

FURTHER RESOLVED, that all assignments, documents, certificates and instruments executed and delivered and all other actions taken by any of the officers of this Corporation in connection with any of the foregoing matters prior to the date hereof be, and they hereby are, approved, adopted, authorized, ratified and confirmed in all respects;

FURTHER RESOLVED, that each of the officers of this Corporation, including the Assistant Secretary, is hereby individually authorized to certify that this Corporation has adopted any such resolutions as of any applicable date and any addressee of such certificate is hereby authorized to rely upon such certificate until formally advised by a like certificate of any changes therein, and is authorized to rely on such additional certificates.

Resolution Authorizing Officers to Execute Transaction Documents

WHEREAS, from time to time, this Corporation may own a housing development, other real estate development, and/or acquisition project (the "Project"); and

WHEREAS, from time to time, this Corporation approves a Request for Development Start, which is then subsequently approved by certain boards and committees in accordance with the requirements of the Real Estate Investment Guidelines, Policy B.600 of Mercy Housing, Inc., a Nebraska nonprofit corporation ("Project Approval"); and

WHEREAS, from time to time, this Corporation may be required to execute certain documents related to a Project Approval on behalf of a Project it owns or otherwise controls ("Transaction Documents"); and

IT IS HEREBY RESOLVED, that this Corporation is authorized to execute and deliver all Transaction Documents, with such changes, additions and deletions, and with any and all amendments or supplements thereto, modifications, extensions or waivers thereof, or replacements therefore, as the Officer executing and delivering such Transaction Documents deems proper; and

FURTHER RESOLVED, that each officer of this Corporation including, without limitation, the President, any Vice Presidents, Treasurer, Secretary, or Assistant Secretary ("Officer"), is individually authorized and directed to do or cause to be done any and all acts and things, and to execute and deliver, or cause to be executed and delivered, any and all other agreements, instruments, documents and certificates, including any and all amendments or supplements thereto, modifications, extensions or waivers thereof, or replacements therefore, as in such Officer's sole and absolute discretion may be necessary or desirable to complete the financing, construction and operation of the Project described in a Project Approval, or otherwise to effect the intent and accomplish the purposes of any and all of the foregoing resolutions; and

FURTHER RESOLVED, that the execution and delivery by any Officer of any agreement, instrument, certificate or other document and the taking of any other action in connection with any of the foregoing matters shall constitute conclusive evidence of such Officer's approval thereof and the authority therefore and the approval, adoption, authorization, ratification and confirmation by this Corporation and any of its or any parent entity's boards or committees, as applicable, of such agreement, instrument, certificate, document or action; and

FURTHER RESOLVED, that all agreements, documents, certificates and instruments executed and delivered and all other actions taken by any of the Officers in connection with any of the foregoing matters prior to the date hereof are hereby approved, adopted, authorized, ratified and confirmed in all respects; and

FURTHER RESOLVED, that the customary forms of resolution of any lender, investor or other party to any Transaction Document or a party to any other document approved by an Officer pursuant to these resolutions approving such document or any Project or facility described in a Project Approval ("Transaction Party"), including such amendments as may be required for such resolutions to conform to a Project Approval (collectively, "Confirming Resolutions");

are hereby adopted and that a copy of such resolutions be placed in this Corporation's minute book; and

FURTHER RESOLVED, that each Officer, acting alone, is individually authorized to certify that this Corporation has adopted any such resolutions, including Conforming Resolutions, as of any applicable date, and is authorized to certify a copy of these resolutions and the names and signatures of the Officers (including the Officer so certifying) authorized to act pursuant to the foregoing resolutions, and any addressee of such certificate is hereby authorized to rely upon such certificate until formally advised by a like certificate of any changes therein, and is authorized to rely on such additional certificates.

Resolution Authorizing Officers to Execute Documents in the Ordinary Course of Business

WHEREAS, Mercy Housing Southwest, an Arizona nonprofit corporation, the sole corporate member of this Corporation has appointed the President of this Corporation pursuant to its reserved right; and

WHEREAS the Bylaws of this Corporation provide that "[t]he President shall execute all documents on behalf of this Corporation unless the Board has generally or specifically delegated the authority to execute . . . to another officer of this corporation"; and

WHEREAS, it is in the best interest of this Corporation that not only the President, but that each that each officer of this Corporation including, without limitation, the President, any Vice Presidents, Treasurer, Secretary, or Assistant Secretary ("Officer"), individually has the authority to carry on the business of this Corporation; and

NOW, THEREFORE, IT IS RESOLVED that each Officer shall have authority and may execute and deliver any contracts, agreements or legal instruments prudent and necessary to carry on the day to day business of this Corporation; and

FURTHER RESOLVED, that the execution and delivery by any Officer of any agreement, instrument, certificate or other document and the taking of any other action in connection with any of the foregoing matters shall constitute conclusive evidence of such Officer's approval thereof and the authority therefore and the approval, adoption, authorization, ratification and confirmation by this Corporation and any of its or any parent entity's boards or committees, as applicable, of such agreement, instrument, certificate, document or action; and

FURTHER RESOLVED, that all agreements, documents, certificates and instruments executed and delivered and all other actions taken by any of the Officers in connection with any of the foregoing matters prior to the date hereof are hereby approved, adopted, authorized, ratified and confirmed in all respects; and

FURTHER RESOLVED, that each Officer, acting alone, is individually authorized to certify that this Corporation has adopted any such resolutions as of any applicable date, and is authorized to certify a copy of these resolutions and the names and signatures of the Officers (including the Officer so certifying) authorized to act pursuant to the foregoing resolutions, and any addressee

of such certificate is hereby authorized to rely upon such certificate until formally advised by a like certificate of any changes therein, and is authorized to rely on such additional certificates.

Resolution Regarding HUD Authorizing Documents

WHEREAS, this Corporation has certain agreements with the U S Department of Housing and Urban Development ("HUD") related to the properties owned by subsidiary corporations of this Corporation; and

WHEREAS, from time to time it is necessary and appropriate to execute documents on behalf of this Corporation required by HUD;

IT IS HEREBY RESOLVED that Joe Rosenblum, Secretary, shall have authority to execute documents on behalf of the Corporation that shall be required by HUD from time to time in the ordinary course of business.

2016 Budget

Pursuant to the Bylaws of this Corporation, this Corporation's member, Mercy Housing Southwest, has the authority to approve the annual capital and operating budgets of this Corporation. The proposed 2016 budget was distributed to the Board for review.

It was moved and seconded to accept the proposed 2016 budget for this Corporation. A vote was taken. Motion passed.

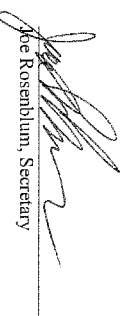
Conflict of Interest Questionnaire

The Mercy Housing, Inc. Conflict of Interest Policy was reviewed. It was requested that each board member and officer review the Conflict of Interest Questionnaire and then sign it, if they have not already done so this year, noting any conflicts on the Questionnaire. These will be collected and kept on file in the Denver corporate office.

Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,



Joe Rosenblum, Secretary



CITY & COUNTY OF DENVER
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: *[Signature]*
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: *[Signature]*
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.



Marie A. Blum
Notary Public

**UMB BANK, NATIONAL ASSOCIATION
CERTIFIED COPY OF RESOLUTIONS CONCERNING
SIGNATURE AUTHORITY IN CORPORATE TRUST AND ESCROW SERVICES**

The undersigned, Assistant Secretary of UMB Bank, a national banking association organized under the laws of the United States of America, certifies that the following is a true copy of resolutions, conferring authority to sign instruments in the name and on behalf of the Bank in any of its fiduciary capacities or otherwise in the operation of this Corporate Trust and Escrow Services Department, which were duly adopted by the Board of Directors of said Bank at a meeting held on January 28, 2015, and that said resolutions have not been altered, amended, or revoked, and are still in full force and effect:

Definition of Corporate Trust and Escrow Services

RESOLVED, that for the purposes of the following resolutions the term "Corporate Trust" shall include all offices in the Corporate Trust and Escrow Services Department performing fiduciary activities in UMB Bank, n.a. (the "Bank");

Deeds, Mortgages, Deeds of Trust, Indentures, Assignments, Powers of Attorney and Other Contracts

RESOLVED FURTHER, that the Chairman, the President, and any Vice President, including any Executive or Senior Vice President, in Corporate Trust be, and each of them hereby is, authorized and empowered to execute and deliver, in the name and on behalf of this Bank, any deeds, mortgages, deeds of trust, leases, trust indentures, assignments transferring title to real or personal property, powers of attorney and other contracts of any kind deemed necessary, advisable or appropriate in the operation of Corporate Trust;

Proxies, Endorsement of Stock Certificates and Bonds, Stock and Bond Powers and Other Instruments

RESOLVED FURTHER, that any officer, relationship manager or supervisor of Corporate Trust be, and each of them hereby is, authorized and empowered to execute and deliver, in the name and on behalf of this Bank, any proxies, general or special, and to endorse, in the name and on behalf of this Bank, any stock certificates, registered bonds, stock or bond powers, or other instruments supporting the sale or transfer of any securities of any kind or character;

Court Applications

RESOLVED FURTHER, that any officer of Corporate Trust be, and hereby is, authorized and empowered to sign and verify, in the name and on behalf of this Bank, any petition or other application to any court for instructions or other relief and any pleadings in any matter to which this Bank, in the operation of Corporate Trust, may be a party;

Countersigning and Authenticating Bonds, Stock Certificates and Other Instruments

RESOLVED FURTHER, that any officer, relationship manager, or supervisor of Corporate Trust be, and hereby is, authorized and empowered to record, countersign and authenticate as transfer agent and to authenticate as registrar any certificates for stock of corporations for which this Bank is designated as

NOTARY PAGE

transfer agent or registrar, to register and/or to authenticate any and all bonds, debentures, notes or other evidences of indebtedness issued under and pursuant to any indenture under which this Bank is acting as trustee or agent or in other fiduciary capacity, or issued without any such indenture in connection with a transaction in which this Bank is acting as trustee, transfer agent, registrar and/or other agent or fiduciary;

Certifications and Signature Guaranties

RESOLVED FURTHER, that any Vice President of the Bank and any officer, relationship manager, or supervisor of Corporate Trust be, and each of them hereby is, authorized in the name and on behalf of this Bank to sign any signature guaranty or other certification, including agreements to indemnify others against action taken in reliance on certifications of other officers of Corporate Trust, which may be necessary or appropriate in the operation of Corporate Trust;

Receipts

RESOLVED FURTHER, that any officer, relationship manager, or supervisor of Corporate Trust be, and each of them hereby is, authorized and empowered in the name and on behalf of this Bank, to sign any receipt for cash, securities, other property or documents which shall be delivered to the Corporate Trust;

Checks and Drafts

RESOLVED FURTHER, that any officer, relationship manager, or supervisor of Corporate Trust be, and each of them hereby is, authorized and empowered to sign, in the name and on behalf of this Bank, checks and drafts drawn in the course of the business of Corporate Trust on accounts in this Bank or in any other depository;

Facsimile Signatures

RESOLVED FURTHER, that the use of facsimile signatures of officers of Corporate Trust, in connection with the operation of Corporate Trust, be and hereby is, authorized;

Relationship Manager

RESOLVED FURTHER, that the term "relationship manager" as used herein includes employees designated as corporate trust relationship managers;

Attestation of Trust Instruments and Affixing Corporate Seal

RESOLVED FURTHER, that John Pauls, as Secretary and the persons whose names appear in the attached Exhibit A entitled "Assistant Secretaries of UMB Bank, n.a.," each as Assistant Secretary of this Bank or any other Assistant Secretary of the Bank as may be appointed by the board of directors from time to time, be, and each of them hereby is, authorized and empowered to affix and attest the affixing of the corporate seal of this Bank to any instrument requiring such attestation which has been executed in accordance with the general authority hereinabove conferred;

General Provisions

RESOLVED FURTHER, that those officers and employees whose names and titles appear in the attached



Exhibit B entitled "Officers and Employees of UMB Corporate Trust and Escrow Services Department" are authorized to execute any instrument requiring such execution in accordance with the general authority hereinabove conferred;

RESOLVED FURTHER, that the officers and employees hereinabove named or described be, and each of them hereby is, authorized and empowered to do and perform such other and further acts in the premises as may be deemed necessary, advisable or appropriate to carry out the objects and purposes of these resolutions;

RESOLVED FURTHER, that any action taken or done by such officers and employees, and each of them pursuant to the power and authority conferred by these resolutions be, and hereby is, ratified, confirmed and approved;

RESOLVED FURTHER, that these resolutions shall not be deemed or construed to limit in any way the power and authority otherwise conferred upon the officers and employees, hereinabove named or described, by law, by the bylaws of this Bank, or by virtue of their respective offices; it being the purpose of these resolutions to confirm and clarify the existence of all of the powers and authority herein expressly conferred.

Dated this 15th day of October, 2015


Secretary

EXHIBIT A
Assistant Secretaries of UMB Bank, n.a.

Angotti, Elizabeth E.
Battas, Sandra L.
Buckius, Kenneth
Carlson, Katie
Carvin, Colleen A.
Dendler, Rebecca A.
Dixon, Tamara L.
Donofrio, Teresa
Duarte, Tremaine
Fernandez, Jonathan
Gunning, Casey
Hare, Douglas G.
Hawkins, Anthony P.
Kohler, Lori E.
Krull, Linda M.
Lambert, Janet M.
Lutz, Leigh
McConnell, Jason E.
McCoy, Tiffany
Mogelnicki, Nancy
Novosak, Richard F.
Peters, Patricia M.
Puleo, Karie A.
Schwartz, Jacque
Stevens, Lara L.
Wahl, John
Wallace, Madelyn
Wiegand, Torri
Wieggers, Julia
Wilson, Deanna

EXHIBIT B
OFFICERS AND EMPLOYEES OF UMB CORPORATE TRUST
DIVISION


NAME	TITLE
Angotti, Elizabeth E.	Trust Officer
Battas, Sandra L.	Vice President
Beehan, Kathy J.	Senior Vice President
Buckius, Kenneth B.	Senior Vice President
Carlson, Katie	Assistant Vice President
Carvin, Colleen A.	Vice President
Cook, Timothy	Senior Vice President
Dendler, Rebecca A.	Vice President
Dixon, Tamara L.	Vice President
Donofrio, Teresa	Assistant Vice President
Duarte, Tremaine B.	Trust Officer
Fernandez, Jonathan	Trust Officer
Fleming, Mark B.	Executive Vice President
Gendler, Gordon	Senior Vice President
Gilliam, Cary	Senior Vice President
Gleason, Lorna	Senior Vice President
Gunning, Casey	Senior Vice President
Hare, Douglas G.	Senior Vice President
Hawkins, Anthony P.	Vice President
Heer, Mark	Senior Vice President/Associate Legal Counsel
Hosann, Virginia Anne	Senior Vice President
Kelly, Marianne K.	Vice President/Compliance Officer
Kohler, Lori E.	Assistant Vice President
Knipner, Brian P.	Senior Vice President
Krull, Linda M.	Vice President
Lambert, Janet M.	Vice President
Lutz, Leigh	Senior Vice President
McConnell, Jason E.	Vice President
McCoy, Tiffany	Trust Officer
Mogelnicki, Nancy	Vice President
Novosak, Richard F.	Vice President
Peters, Patricia M.	Vice President
Puleo, Karie A.	Vice President
Roberson, Laura S.	Senior Vice President
Schmidt, Dee Anna	Assistant Vice President
Schwartz, Jacque	Trust Officer
Stark, Michael G.	Senior Vice President
Stevens, Lara L.	Vice-President
Wahl, John	Vice-President
Wallace, Madelyn	Vice-President
Wiegand, Torri	Trust Officer
Wieggers, Julia	Assistant Vice President
Wilkinson, Gavin	Senior Vice President
Wilson, Deanna L.	Assistant Vice President

10/27/2016

10/27/2016

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 Manager's Spending Authority Board Resolution 3

 DENVER WATER		BOARD POLICY
TITLE: Manager's Spending Authority Board Resolution		
POLICY OWNER: Chief Finance Officer		
BOARD ADOPTION DATE: June 12, 2012		
EFFECTIVE DATE: June 12, 2012	PREVIOUS EFFECTIVE DATES: April 13, 2005 July 6, 1999	

RESOLUTION
Delegation of Duties to the CEO/Manager

WHEREAS, by resolution of the Board on July 6, 1999, certain duties and responsibilities were delegated to the Manager by the Board; and

WHEREAS, the 1999 delegations were reviewed, without change, on February 5, 2003; and

WHEREAS, starting in January 2005 the Board changed its meeting process such that the first meeting of each month is a business meeting during which spending and contract approvals are made, and the second meeting is generally a study session for policy discussions; and

WHEREAS, by resolution of the Board on April 13, 2005, the Board increased the spending authority granted to the Manager to accommodate the change in meeting structure; and

WHEREAS, the title of Manager has been changed to CEO/Manager; and

WHEREAS, the Board wishes to modify certain levels of authority and certain reporting requirements in order to align them with current practice.

NOW, THEREFORE, BE IT RESOLVED:

1. This resolution supersedes all previous resolutions related to the CEO/Manager's (previously Manager's) spending authority.
2. The CEO/Manager is authorized to act for the Board on routine matters in the ordinary course of business of Denver Water, up to and including the amount of \$100,000 in money received or paid, or in value or amount of property rights acquired or relinquished, as follows:
 - a. Acquiring, leasing, disposing of, and granting easements, licenses, rights-of-way, and utility crossings of real property;
 - b. Acquiring and disposing of surplus personal property and surplus improvements located on Denver Water real estate;
 - c. Securing technical, professional, and maintenance or other special services, including but not limited to equipment leases and repair and maintenance services for leased equipment;
 - d. Authorizing replacements, repairs, extensions, and improvements of the water system; and
 - e. Settling damage claims by and against the Board.
3. The CEO/Manager is authorized to approve payments in excess of \$100,000 when such payments are pursuant to the terms of a contract previously approved by the Board.

4. The CEO/Manager may approve extensions of and modifications to Board-approved contracts when there is no decrease in money received, no increase in money paid of more than \$100,000, or no change in value or amount of property or property rights acquired or relinquished.

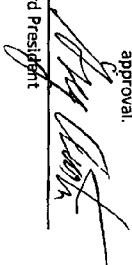
5. The CEO/Manager is authorized to execute contracts for and approve payment for utility services, postage, and other similar services for which no competitive vendors are available when such services are essential to the operation of Denver Water and are routine and anticipated in a formal annual budget line item approved by the Board, without regard to amount.

6. When an emergency requires action, in the opinion of the CEO/Manager, the CEO/Manager may authorize construction change orders or immediate commencement of the work on replacement or repair of a Denver Water facility. The CEO/Manager shall notify the Board of any such action at the earliest reasonable opportunity and seek ratification of the action at the Board's next meeting.

7. The CEO/Manager, while retaining full responsibility, may delegate any or all of the authority granted to him in this resolution to the extent necessary for the efficient operation of Denver Water.


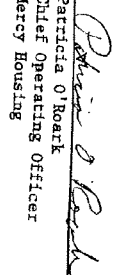
8. All actions taken by the CEO/Manager or designees under the authority contained in this resolution, which either burden or dispose of Denver Water property or involve an expenditure of \$20,000 or more, shall be reported in writing by the CEO/Manager to the Board, at least quarterly.


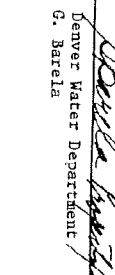
9. Contract amendments must be submitted to the Board as follows:
 - a. Amendments and change orders having a value of \$100,000 or less, to a contract previously approved by the Board, will be submitted to the Board for ratification;
 - b. Amendments and change orders having a value of more than \$100,000 to a contract previously approved by the Board will be submitted to the Board for approval;
 - c. Amendments and change orders of any amount that cause a contract approved by the CEO/Manager or a delegate to exceed \$100,000 will be submitted to the Board for approval.



Board President

Application for Zone Map Amendment		Application Number	
City and County of Denver Department of Zoning Administration 200 W. 14th Avenue, Room 201 Phone 303-640-1572 Fax 303-640-2364		4446 (Revised)	
		Date Received Final 9/20/1999 6/11/99 - 1 st Draft 8/17/99 - 2 nd Draft	Fee \$2,000
1. Applicant (attach completed ownership information sheet from 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 18 th Ave., #150 Denver, CO 80203 Subarea #2	3. Phone Number 303-640-2275	5. Interest <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> 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			
11. Legal Description of property: (if Legal Description is lengthy, attach additional sheet.) 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 #486	
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 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. 18. List all attachments: Exhibit "A": Subarea Map Exhibit "B": Subarea Map Exhibit "C": Owner Description Map Exhibit "D": Legal Description Map Exhibit "E": Existing Conditions Map Exhibit "F": District Plan - Subarea #1 Exhibit "G": Survey Exhibit "H": PUD Summary Sheet Exhibit "I": Zoning Vicinity Map Exhibit "J": Elevations (Garage)			
19. Owner's signature <i>Denise McCall, President</i> Denise McCall, President Denver Capital Leasing Corp Anne McCall			

Application for Zone Map Amendment		Application Number	
City and County of Denver Department of Zoning Administration 200 W. 14th Avenue, Room 201 Phone 303-640-1572 Fax 303-640-2364		4446 (Revised)	
		Date Received Final 9/20/1999 6/11/99 - 1 st Draft 8/17/99 - 2 nd Draft	Fee \$2,000
1. Applicant (attach completed ownership information sheet from 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 18 th Ave., #150 Denver, CO 80203 Subarea #2	3. Phone Number 303-640-2275	5. Interest <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> 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			
11. Legal Description of property: (if Legal Description is lengthy, attach additional sheet.) 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 #487	
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 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. This PUD #409 into two subarea development parcels to provide for the independent development of each subarea and to facilitate any future amendments to this proposed PUD. 18. List all attachments: Exhibit "A": Subarea Map Exhibit "B": Subarea Map Exhibit "C": Owner Description Map Exhibit "D": Legal Description Map Exhibit "E": Existing Conditions Map Exhibit "F": District Plan - Subarea #1 Exhibit "G": Survey Exhibit "H": PUD Summary Sheet Exhibit "I": Zoning Vicinity Map Exhibit "J": Elevations (Crisis Center) Exhibit "K": Setbacks Exhibit "L": Land Uses Exhibit "M": Structure Uses Exhibit "N": Existing Traffic Volumes Exhibit "O": Projected Traffic Volumes Exhibit "P": District Plan - Subarea #2 Exhibit "Q": Survey Exhibit "R": PUD Summary Sheet Exhibit "S": Elevations (Garage)			
19. Owner's signature <i>Patricia Gabow</i> Patricia Gabow Director of Denver Health			

		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)	
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		Date Received Final 9/20/1999 6/1/99 - 1st Draft 6/1/99 - 2nd Draft	
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	
10. Property address of proposed change Subarea #1 - 1100-1200 Blocks of Federal Boulevard		Subarea #2 - 1155 Decatur Street		9. Contact's Fax Number 303-640-3593	
11. Legal Description of property: (If Legal Description is lengthy, attach additional sheet.) Lots: See Exhibit C: Legal Description Map		13. Present Zone: PUD #409		14. Proposed Zone: PUD	
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		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)	
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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.

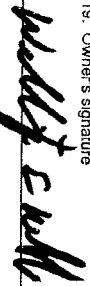
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17. Describe the nature and effect of the proposed amendment.

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. This PUD also splits the former PUD #409 into two subarea development parcels to provide for the independent development of each subarea and to facilitate any future amendments to this proposed PUD.

18. List all attachments:

Exhibit "A": Subarea Map	Exhibit "K": Elevations (Crisis Center)
Exhibit "B": Owner's Description Map	Exhibit "L": Setbacks
Exhibit "C": Legal Description Map	Exhibit "M": Land Uses
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	Exhibit "R": Easements
	Exhibit "S": Elevations (Garage)

19. Owner's signature

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

P.U.D. at 1100-1200 Blocks of Federal Boulevard SUBAREA #1
 APPLICATION #4446
 REVISIED

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)

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

P.U.D. at 1100-1200 Blocks of Federal Boulevard SUBAREA #1
 APPLICATION #4446
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*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

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)

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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%

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 APPLICATION #4446 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 2c. 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 - 2(9)(D) (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 not apply. If required, bulk plane 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 APPLICATION #4446 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 Yes No 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 No No, except as noted below

Will this project contain parking for bicycles? Yes Yes No 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 Yes No 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 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 "A" - 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 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(1), Overheight Fences and Walls.

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

P.U.D. at 1100-1200 Blocks of Federal Boulevard **SUBAREA #1**
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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

P.U.D. at 1100-1200 Blocks of Federal Boulevard **SUBAREA #1**
APPLICATION #4446
REVISED

See Exhibit "F" Survey or Exhibit "F". 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. in height. 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

P.U.D. at 1100-1200 Blocks of Federal Boulevard SUBAREA #1
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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(L) 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).

P.U.D. at 1100-1200 Blocks of Federal Boulevard SUBAREA #1
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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 it's 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

P.U.D. at 1100-1200 Blocks of Federal Boulevard **SUBAREA #1**
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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)

<u>Multiple Unit Dwelling</u>	<u>121,320</u>	sq. ft.
Use A		
<u>Child Care Center</u>	<u>32,992</u>	sq. ft.
Use B		
<u>Parking of Vehicles</u>	<u>0</u>	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
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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
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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 not apply. If required, bulk plane 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**
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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 of 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(2)(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 "F", 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 SUBAREA #2 APPLICATION #4446 REVISED

5. **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 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 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 _____ ft. in height.

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

6. **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 SUBAREA #2 APPLICATION #4446 REVISED

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(2) 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 **SUBAREA #2**
APPLICATION #4446
REVISED

P.U.D. at 1100-1200 Blocks of Federal Boulevard **COMBINED SUBAREAS 1 and 2**
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REVISED

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.

4. **EXISTING CONDITIONS MAP - EXHIBIT "P"**

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 of 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.

Anne McGibbon, President
Denver Capital Leasing Corp.
Anne McGibbon

P.U.D. at 1100-1200 Blocks of Federal Boulevard COMBINED SUBAREAS 1 and 2 APPLICATION #4446 REVISED

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"


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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'Rourke
Chief Operating Officer
Mercy Housing

P.U.D. at 1100-1200 Blocks of Federal Boulevard COMBINED SUBAREAS 1 and 2
APPLICATION #4446
REVISED

4. EXISTING CONDITIONS MAP - EXHIBIT "D"

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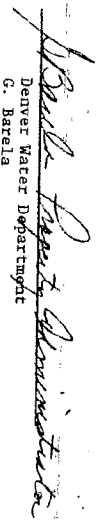
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Denver Mayor Department
G. Barela

P.U.D. at 1100-1200 Blocks of Federal Boulevard COMBINED SUBAREAS 1 and 2
APPLICATION #4446
REVISED

4. EXISTING CONDITIONS MAP - EXHIBIT "D"

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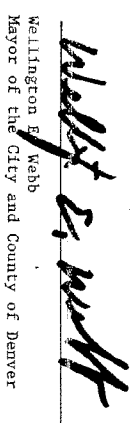
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6. ACKNOWLEDGEMENT

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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.


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

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	<input type="text"/>
Location	<input type="text"/>
Registered Neighborhood Organization Name	<input type="text"/>
Registered Contact Name	<input type="text"/>
Contact Address	<input type="text"/>
Contact E-Mail Address	<input type="text"/>
Date Submitted	<input type="text"/>

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments:	<input type="text"/>
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