

June 16, 2011

Denver Planning Board, Special Committees and Honorable City Council Members

City & County of Denver
201 West Colfax Avenue, Department 209
Denver CO 80202

RE: Support for National Jewish Health Property Rezoning - Harrison Property

Dear Members of the Planning Board, Blueprint Denver and City Council:

On behalf of Colorado Boulevard Health District Advisory Board (CBHD), we are writing to express our support for National Jewish Health's (NJH) request to rezone the Harrison Street property located at E. 13th & E. 14th and Colorado Boulevard and Harrison Street. The Harrison property is shown on the attached Exhibit A. This request specifically includes the following:

Proposed Zoning Change:

Intent to change the zoning of this city block from H-2 with Waivers & Conditions (former Denver Zoning Code) to CMP-H. The purpose of this request is to modify the zoning to support more density in medical development along the Colorado Boulevard corridor while respecting the small portion of the property that is adjacent to a single family residential neighborhood. NJH's existing commitment to provide public open space currently utilized by Denver Urban Gardens will be honored on this site in the event of any future development on this parcel.

Since early April of this year, NJH has been working collaboratively with local neighborhood associations, individuals, Denver City Council members, and the CBHD. Our Board created a subcommittee to work with the surrounding neighborhood organizations to formulate the proper zoning for this site. The subcommittee initially recommended approval and then the CBHD Board voted on the rezoning. The Colorado Boulevard Healthcare District supports this rezoning application and applauds NJH for their commitment to remain and grow in Denver.

We urge the City and County of Denver to approve this request as submitted by National Jewish Health and are available to answer any questions you may have.

Sincerely,



Mary Nell Wolff, Chairperson
Colorado Boulevard Healthcare District