



TO: Land Use, Transportation, and Infrastructure Committee
FROM: Jason Morrison, Senior City Planner
DATE: May 28th, 2020
RE: Official Zoning Map Amendment Application #2019I-00032

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2019I-00032.

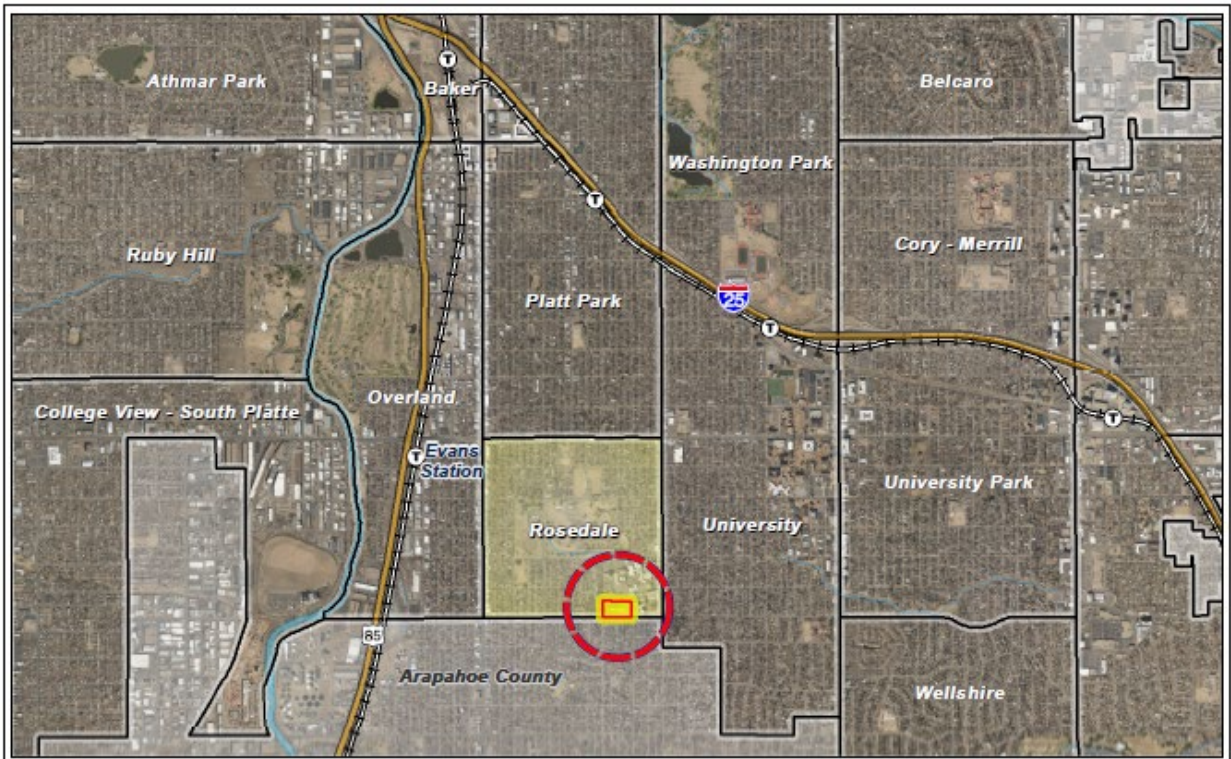
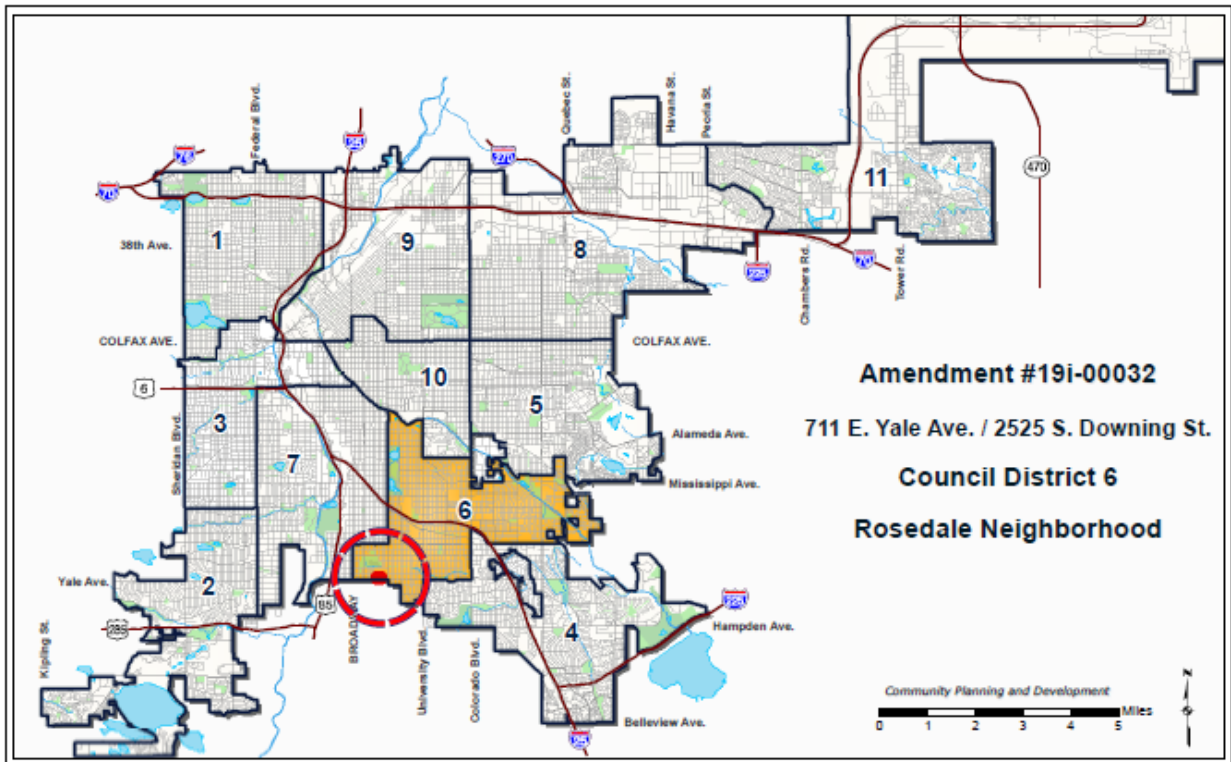
Request for Rezoning

Address:	711 E Yale Avenue and 2525 S Downing Street Rear (portion)
Neighborhood/Council District:	Rosedale Neighborhood / Council District 6
RNOs:	Rosedale Harvard Gulch Neighborhood Association, Inter-Neighborhood Cooperation (INC)
Area of Property:	221,750 square feet or 5.1 acres
Current Zoning:	CMP-EI2
Proposed Zoning:	CMP-H2
Property Owner(s):	Portercare Adventist Health
Owner Representative:	Dale Clingner, Boulder Associates

Summary of Rezoning Request

- The subject property is in the Rosedale statistical neighborhood on the north side of Yale Avenue between Downing Street and Clarkson Street. It includes all of the parcel at 711 E. Yale Ave. and only a very small portion of the parcel located at 2525 S. Downing Street where it abuts the north side of 711 E. Yale Ave.
- The five-acre site contains several buildings that used to be the former Mile High Academy. The buildings have more recently become a temporary site for a Centura training facility. The Porter Adventists Hospital is directly north of the site. The purpose of the rezoning is to demolish the existing buildings and redevelop the site with additional medical facilities to expand the hospital services.
- The proposed zone district is CMP-H2, which is intended to promote and encourage the maintenance and concentration of existing and proposed healthcare facilities and their related uses. The CMP-H2 districts are generally adjacent to a single-unit, two-unit, or row house residential zone districts to act as a transition zone by requiring more open space and limiting building height. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 9 of the Denver Zoning Code (DZC).

Existing Context





The subject property is on the north side of Yale Avenue between Downing Street and Clarkson Street, directly south of the Porter Adventist Health campus in south Denver. South of Yale Avenue is the City of Englewood. Harvard Gulch Park is less than a quarter mile north of the subject property, and Rosedale Park and City of Kunming Park are less than a half mile northwest. There is a commercial strip of buildings and the RTD 12 bus line on Downing Street less than a half mile northeast from the site. There is a second commercial strip and the RTD O and OL bus lines on South Broadway slightly more than a half mile to the west. The following table summarizes the existing context proximate to the subject property:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	CMP-EI2	Public/Quasi-public	2 institutional buildings, 1 story in height, large setbacks with parking lots	Generally regular grid of streets; Vassar Ave. interrupted by existing Porter Adventist Health campus.
North	H-1-B	Public/Quasi-public	Multiple medical buildings, 2-7 stories in height, large setbacks with surface parking	
South	City of Englewood (R-1-A)	Single-unit residential	Single-unit residential buildings, 1-2 stories with moderate setbacks with curb cuts and garage entrances off Yale Avenue	Block sizes and shapes are consistent and rectangular to the

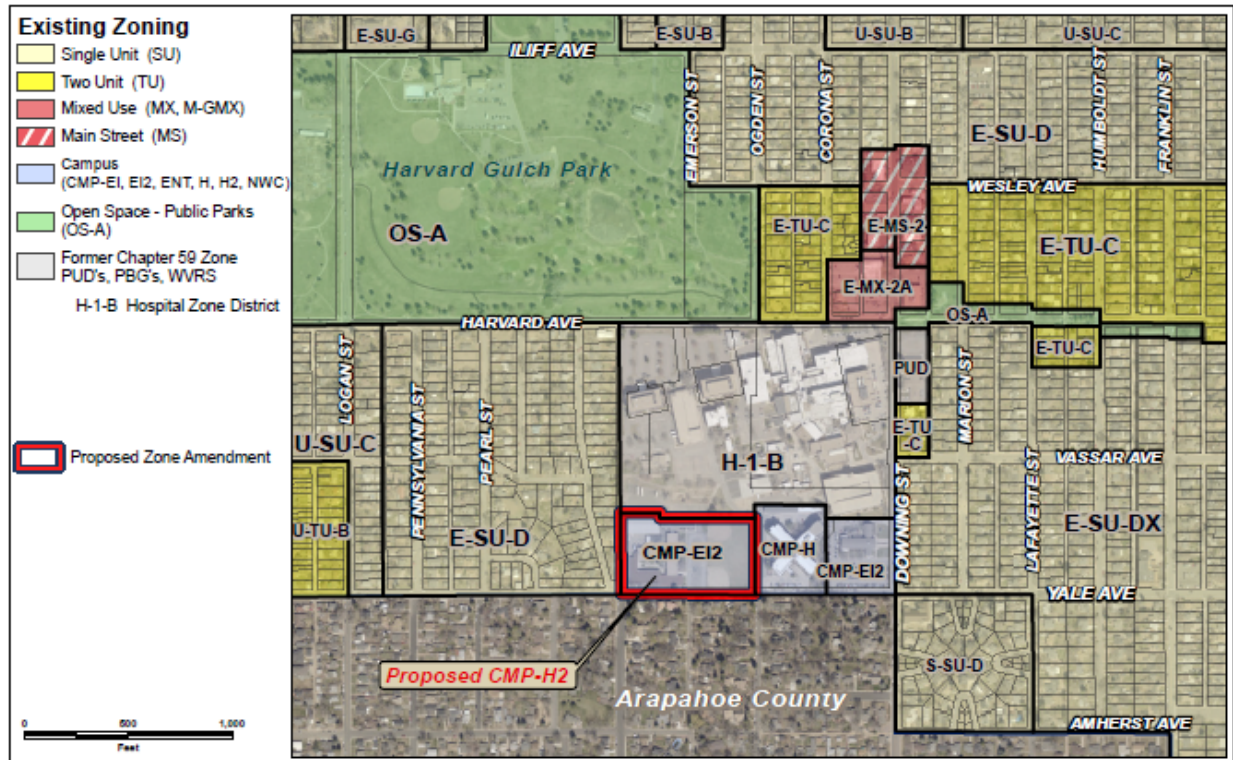
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
East	CMP-H	Assisted living facility	Multi-unit residential building, 5 stories tall, with large setback from Yale Avenue with parking lot in front of building	north, becoming irregular to the south.
West	E-SU-D	Single-unit residential	Single-unit residential buildings, 1-2 stories with moderate setbacks, some on-street parking	Vehicle parking generally to the side or rear of buildings (alley access).

1. Large Development Review (LDR)

This rezoning application was reviewed by the Development Review Committee (DRC) to see if the proposal would subject to the Large Development Plan (LDR) process outlined in Section 12.4.12 of the Denver Zoning Code (DZC) and require the creation of a Large Development Framework (LDF).

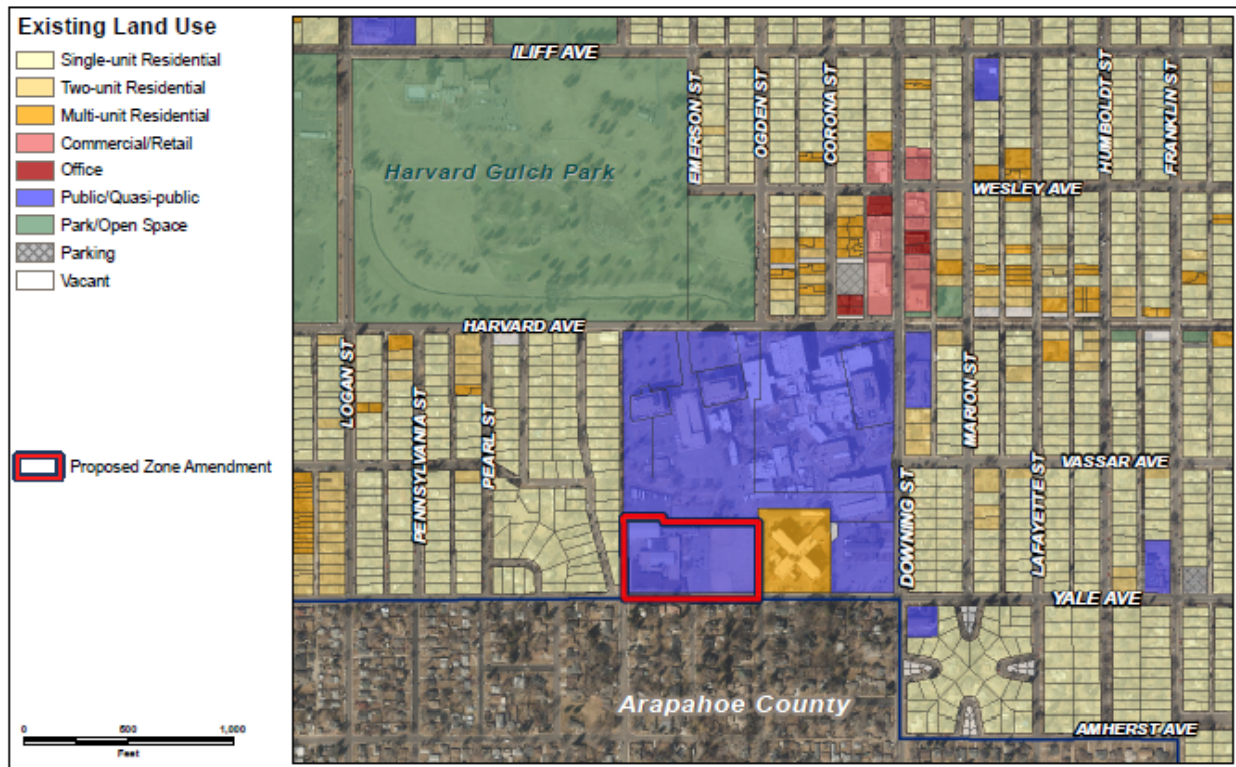
After review, it was determined that the project would not be subject to LDR review because the proposed uses are consistent with *Blueprint Denver's* Campus District designation and there are no regional infrastructure needs or impacts to existing regional infrastructure. Additionally, any future project that results from this rezoning will be reviewed for compliance with all applicable DZC standards including Section 10.8 Open Space Standards, as well as for additional opportunities for pedestrian connections. A copy of this determination is attached for reference.

2. Existing Zoning



The current CMP-EI2 zoning is intended to be applied to smaller- to medium-scale educational campus sites adjacent to lower density residential districts. The CMP-EI2 district allows for a maximum height of 150 feet in general and a maximum of 75 feet within 175 feet of a protected district, a minimum primary street setback of 20 feet, and a maximum building coverage of 60%. These regulations allow for the campus use to transition to neighborhoods with primarily single-unit and two-unit uses. This district allows for a day care center, museum, education facilities, indoor recreation facilities, parking lots and garages, and offices. For additional details of the current zone district, please see Article 9 of the Denver Zoning Code.

3. Existing Land Use Map



4. Existing Building Form and Scale

All images are from Google Street View.



Subject property, facing north from Yale Avenue



Porter Adventist Health campus, facing south from Harvard Avenue



South of the subject property, facing south from Yale Avenue



West of the subject property, facing west from S Clarkson Street



East of the subject property, facing north from Yale Avenue

Proposed Zoning

The requested CMP-H2 zone district is found in the Special Districts context. The intent of the Campus Healthcare and Healthcare 2 (CMP-H, CMP-H2) districts is to “promote and encourage the maintenance and concentration of existing and proposed healthcare facilities and their related uses” (DZC, Section 9.2.3). The CMP-H2 district differentiates itself from the CMP-H district in that it acts as a transition zone to neighboring single-unit, two-unit, and row house districts. This transition is achieved through a maximum height of 75 feet when within 125 feet of a protected district, a minimum primary street setback of 20 feet, and a maximum building coverage of 60%. Additionally, the CMP-H2 zone district has a bulk plane height restriction that requires building heights to step-back from adjacent properties, which further limits building height. Permitted uses within CMP-H2 include group living, community center, day care center, hospital, educational facilities, office, and lodging. For additional details of the requested zone district, please see article 9 of the Denver Zoning Code.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized here:

Design Standards	CMP-EI2	CMP-H2
Primary Building Forms Allowed	General	General
Height in Feet (max)	150'	140'
Height within 125' of Protected District (max)	75'	75'
Primary Street Setbacks (min)	20'	20'
Building Coverage (max)	60%	60%
Bulk Plane Vertical Height at Centerline of Primary Street	10'	10'
Bulk Plane Slope	45 degrees	45 degrees

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:

Assessor: Approved – No Response

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – See Comments Below

1. DDPHE concurs with this proposed rezoning and is unaware of environmental concerns that should be considered for this rezoning.
2. 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, DDPHE 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.
3. 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.
4. 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).
5. Scope & Limitations: DDPHE performed a limited search for information known to DDPHE regarding environmental conditions at the subject property. 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.

Denver Parks and Recreation: Approved – No Response

Public Works – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved – No Response

Development Services - Fire Protection: Approved – No Response

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved – No Response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	1/2/2020
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, registered neighborhood organizations, and property owners:	5/5/2020
Planning Board voted unanimously to recommend approval:	5/20/2020
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:	5/18/20
Land Use, Transportation and Infrastructure Committee of the City Council:	6/2/20
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	6/22/20
City Council Public Hearing (tentative):	7/13/20

- **Registered Neighborhood Organizations (RNOs):** To date, staff has received no comment letters from Registered Neighborhood Organizations.
- **Other Public Comment:** To date, staff has received two comments in opposition.

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



Denver's Planning
Board Comment For
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 currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies. The following strategy applies from the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy C – *Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.* (p. 28).

The application notes that the proposed CMP-H2 zone district will allow Porter Adventist Hospital to extend their service line to include dedicated orthopedic services including outpatient surgery and physical therapy. The proposed rezoning will allow Porter Adventist Hospital to expand these outpatient services and provide affordable access to care for all ages. The rezoning is, therefore, consistent with the above strategy in the Equitable, Affordable and Inclusive vision element.

The following strategies apply from the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).
- Strong and Authentic Neighborhoods Goal 4, Strategy A – *Grow and support neighborhood-serving businesses* (p. 34).

The proposed zone district will apply current zoning code standards, ensuring quality development appropriate for the neighborhood. Specifically, the CMP-H2 district differentiates itself from the CMP-H district in that it acts as a transition zone to the neighboring single-unit and two-unit residential adjacent to the property. Building setbacks, height, and transitional massing will be used to complement the surrounding residential character. The application also notes that the future expansion of hospital services brought about with this proposed zone district will provide additional economic opportunities to the neighborhood. The application is consistent with the strategies in the Strong and Authentic Neighborhoods vision element.

Similarly, the application meets the following strategies in the Environmentally Resilient vision element:

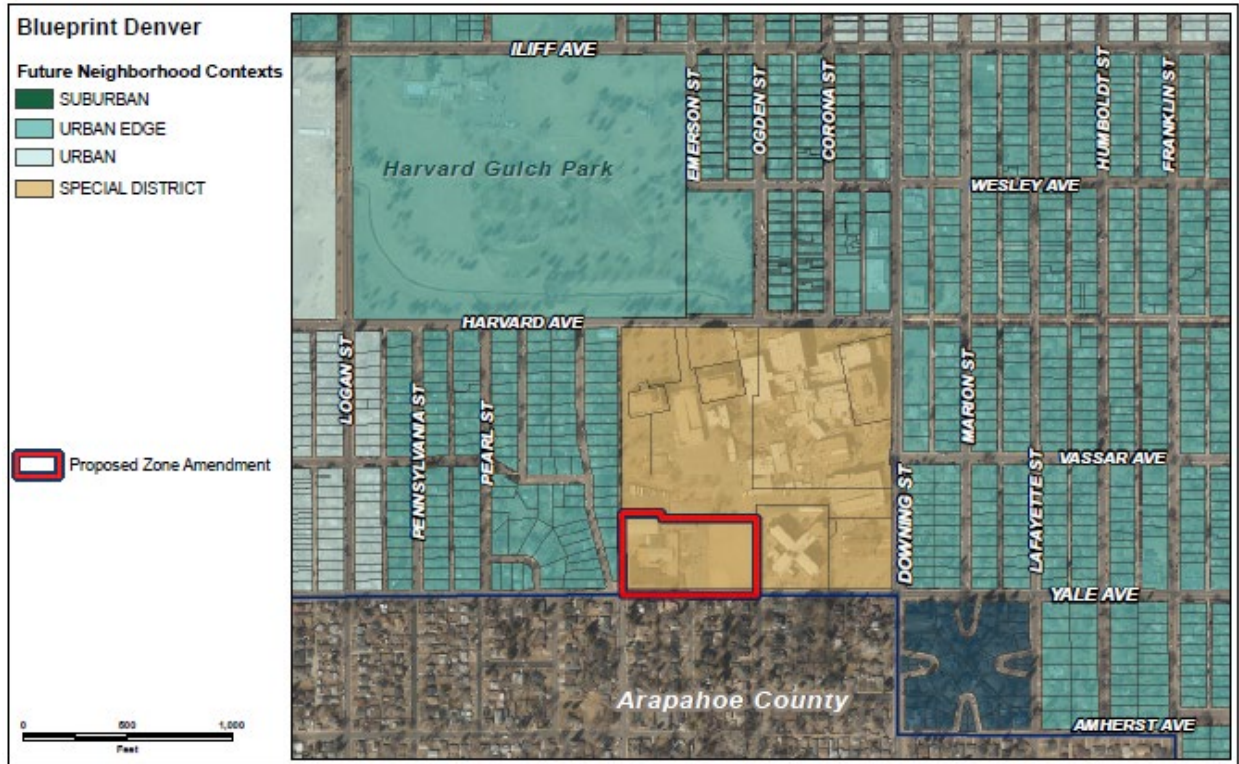
- *Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place* (p. 54).
- *Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).

This site is an infill location where infrastructure is already in place. Compact infill development near transportation options (specifically along Downing Street, Evans Avenue and South Broadway) and existing infrastructure assists in improving public health indicators while reducing water usage. Rezoning to facilitate redevelopment of this site advances the strategies of the environmentally resilient vision element. The application further provides an opportunity for more jobs in the neighborhood, so residents can continue to work and use the medical services within their community.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as "Campus" within the Special District neighborhood context and provides guidance from the future growth strategy for the city.

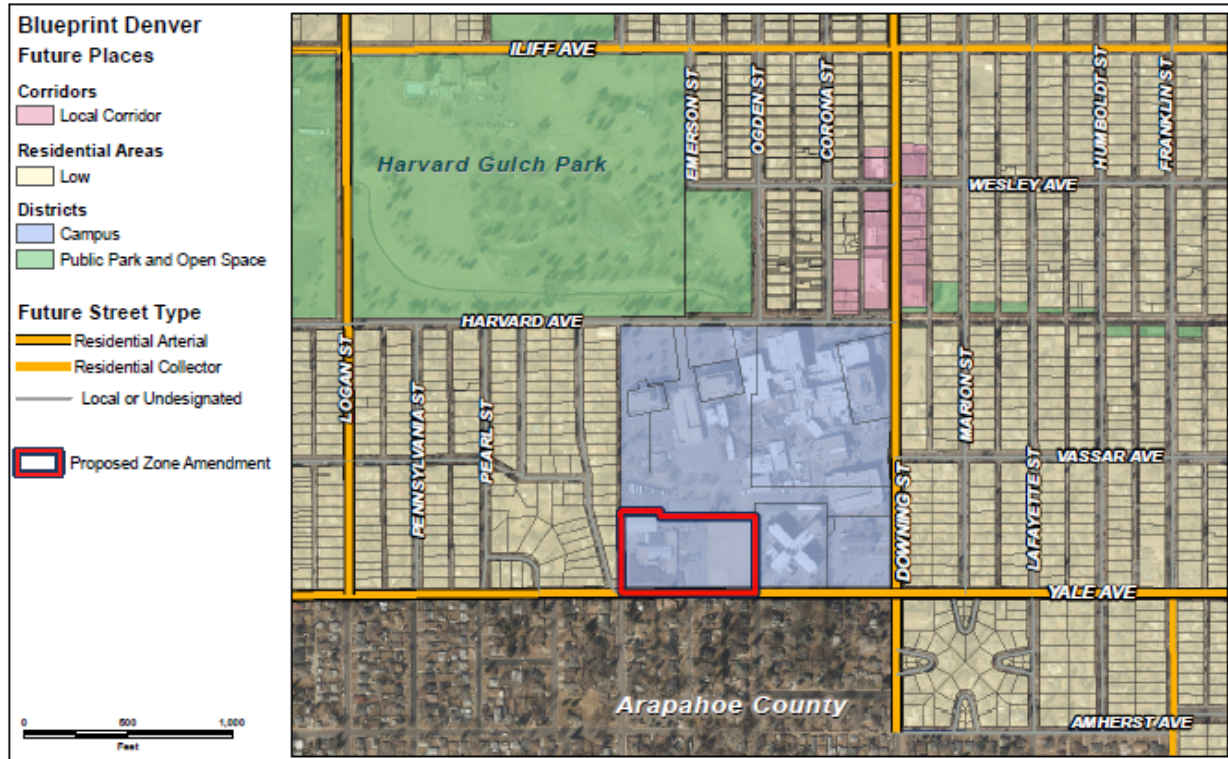
Blueprint Denver Future Neighborhood Context



The subject property is shown on the context map as the Special Districts neighborhood context. The neighborhood context map and description help guide appropriate zone districts (p. 66). The Special Districts neighborhood context is described as “areas that serve a specific purpose, usually highly specific based on uses, such as education, industry or health care” (p. 137).

The intent of the proposed CMP-H2 district is to “promote and encourage the maintenance and concentration of existing and proposed healthcare facilities and their related uses” (DZC, Section 9.2.3). The proposed rezoning to CMP-H2 is appropriate and consistent with the Special District context plan direction.

Blueprint Denver Future Places



The Future Places map shows the subject property as part of a “Campus” area within the Districts context. *Blueprint Denver* describes these areas as having a “primary purpose such as education or medical services. These environments often provide retail, restaurants, offices and residential uses to support the primary use and serve the surrounding neighborhoods” (p. 291). Campus buildings vary greatly in size and form and multi-story, single-use and mixed-use buildings are typical. Finally, when adjacent to lower intensity development, campuses should transition gradually to respect the surrounding neighborhood.

Campus contexts tend to have transitional areas that taper off in intensity towards adjacent residential neighborhood contexts but can also incorporate and be adjacent to more intense development (DZC 9.2.1). The CMP-H2 district acts as a transition zone to neighboring single-unit and two-unit uses within the neighborhood. The proposed rezoning to CMP-H2 is appropriate and consistent with the “Campus” plan direction and will continue to provide medical services to the community.

Street Types

Blueprint Denver street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). The subject property is located at Yale Avenue and Clarkson Street, which *Blueprint Denver* classifies a Residential Arterial and a Local Street, respectively. Residential Arterial streets “are designed for the highest amount of through movement and the lowest degree of property access” (p. 154). These streets contain primarily residential uses, but may also

include schools, civic uses, parks, small retail nodes and other similar uses. Conversely, Local Streets “are designed for the highest degree of property access and the lowest amount of through movement” (p. 154). Land uses along local streets vary, but they are most often characterized by residential uses (p. 161).

Because the CMP-H2 is designed to transition between more intense campus districts and adjacent residential districts, and because it enables both residential and quasi-public uses, the proposed CMP-H2 district is consistent with this plan direction for this location and is appropriate along the existing residential arterial and local street.

Growth Strategy



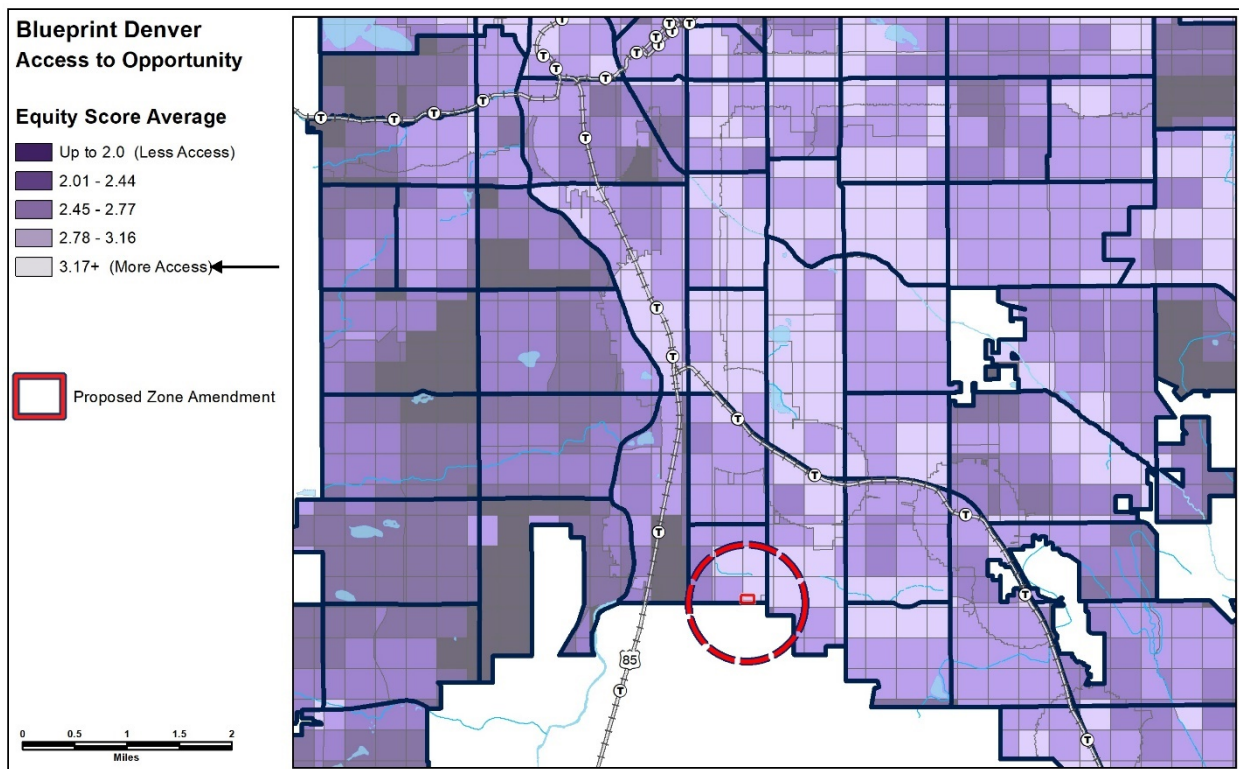
Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is located within the “Districts” growth area, these areas are anticipated to see around 5% of new housing growth and 15% of new employment growth by 2040 (p. 51). The proposed map amendment to CMP-H2 is consistent with the “Districts” growth area in that it will allow a broad range of job opportunities.

Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through large rezonings along with other implementation actions.

Access to Opportunity

The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city.

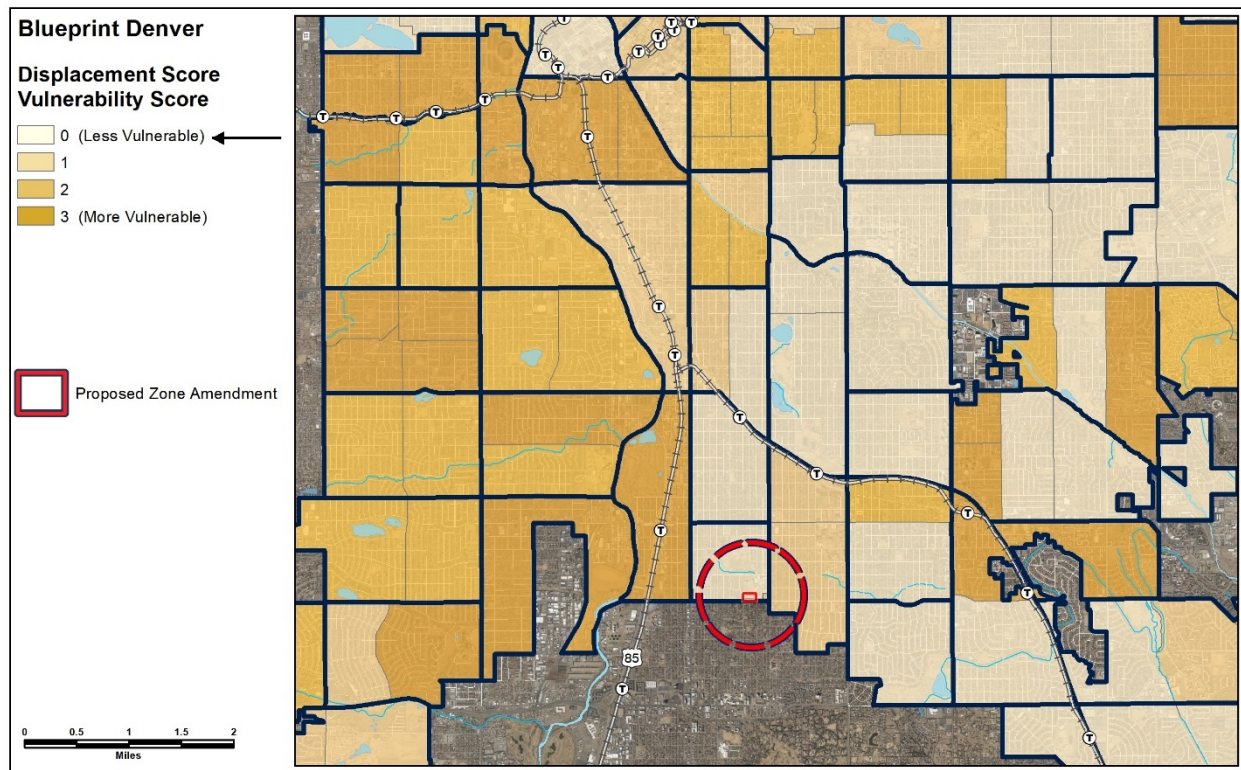


The subject property is in an area with high access to opportunity, specifically for the neighborhood equity index measurement (social determinants of health, access to healthcare, child morbidity and built environment subjects) and the access to centers and corridors measurement. The proposed rezoning to CMP-H2 will add outpatient surgery, rehabilitation and physical therapy services which will further increase and strengthen access to health care services. Additionally, the application notes that expanding these services on the campus will reduce the cost and increase access to healthcare for the community. The proposed development that will result from this rezoning has the potential to bring additional healthcare services, open space and recreational amenities to the neighborhood.

Conversely, the subject property is in an area that is generally less equitable when it comes to access to transit. However, access to the bus line on Downing Street (RTD 12) is less than 700 feet from the property and access to the bus line on South Broadway (RTD 0 and 0L) is approximately a half mile to the west. Porter Adventist Hospital provides free public transit passes to all employees as well as provides transportation via Lyft, Uber and other vehicle services for employees and patients in need which supplements transportation access. With the proposed rezoning, all these services would be expanded and will strengthen the score for this equity measurement.

Vulnerability to Involuntary Displacement

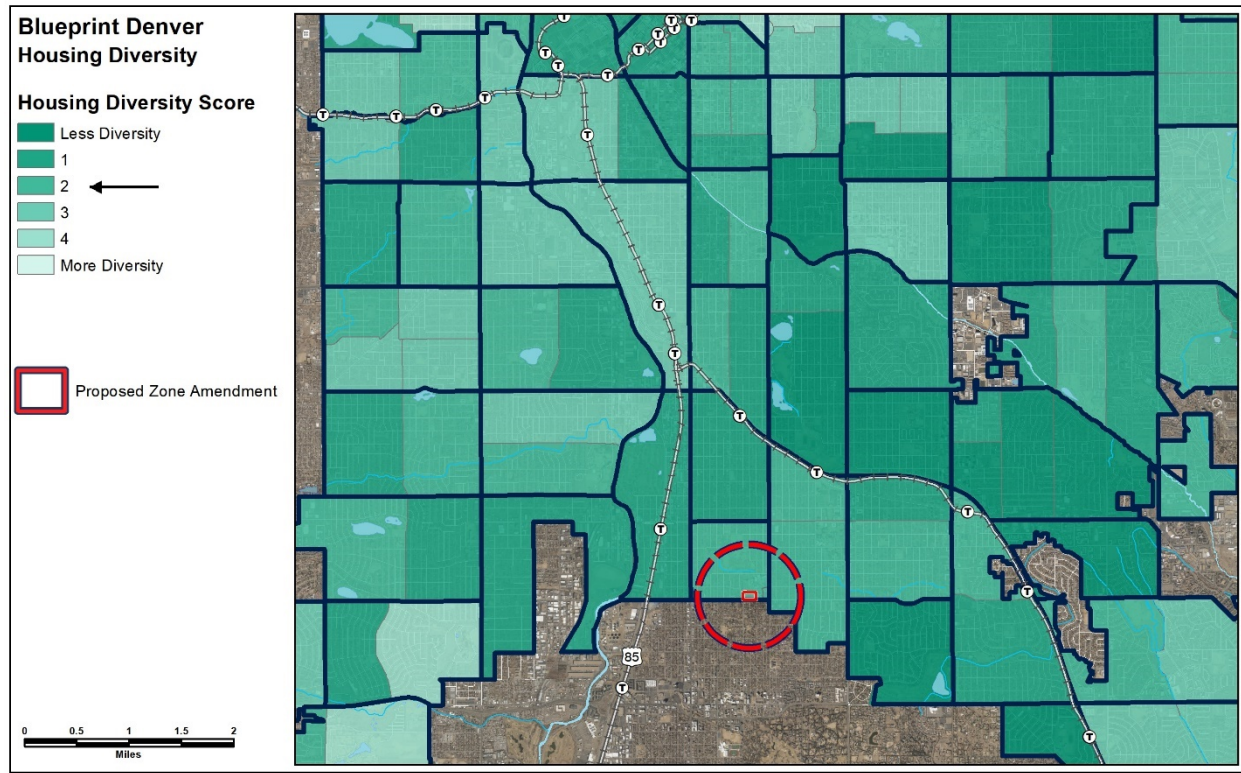
The basis for measuring vulnerability to involuntary displacement is the vulnerability to displacement index developed by the Denver Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree.



The subject property is in an area that has low vulnerability to involuntary displacement. In areas with low vulnerability to involuntary displacement, it is important to maintain affordable housing options so that residents of all income levels can continue to live in these neighborhoods. The existing educational facility on the subject property is no longer in use and any new healthcare development will not exceed the existing property lines of Porter Adventist Hospital. Staff finds that this rezoning application will not have a negative impact on this measurement and that no housing or business will be displaced as a result.

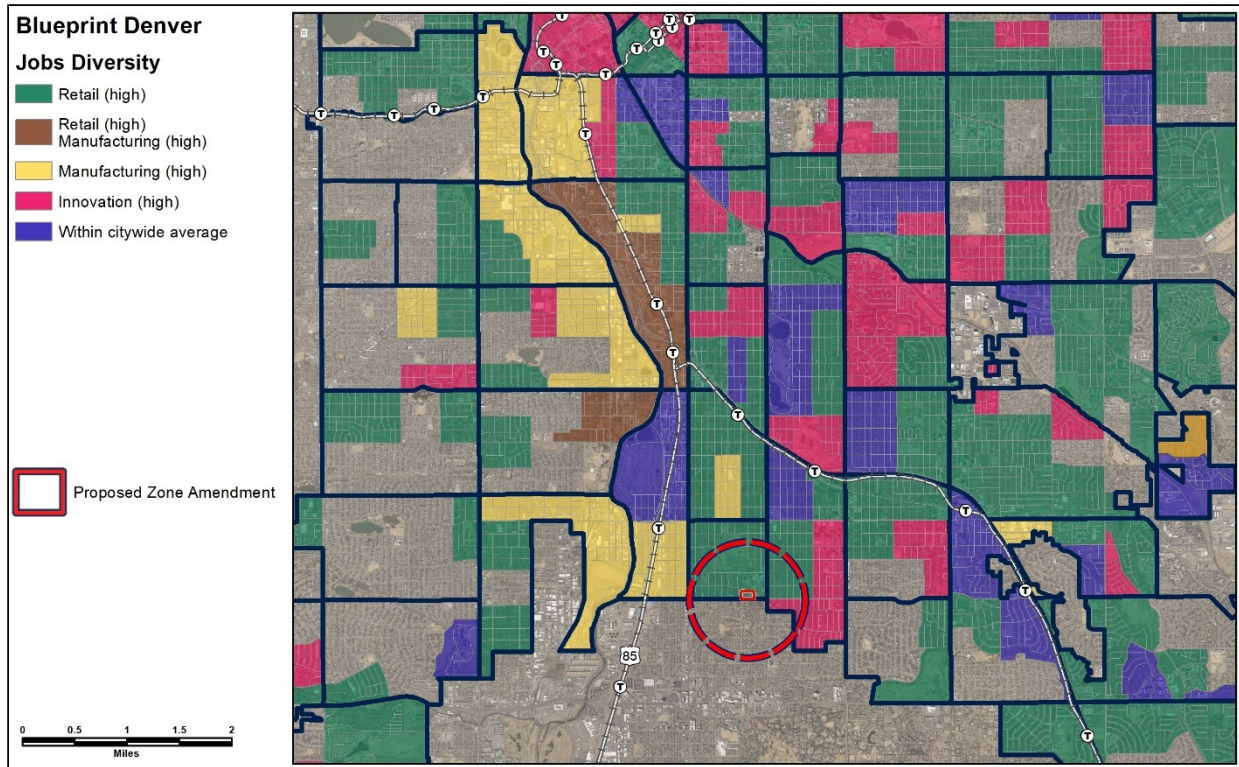
Expanding Housing and Jobs Diversity

The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership vs. rental, housing costs and the number of income-restricted units.



The subject property is in an area that has moderate housing diversity. While this area of the city has less diversity on some equity measurements (percent of middle-density housing, housing costs, number of affordable units), the area has more diversity in home size and home ownership. Although the current application doesn't propose residential uses, multi-unit residential is an allowed use in both the current and proposed districts. Therefore, even if a future buyer intends to construct a residential use, the net effect is no different than under the current zoning. Staff finds that this rezoning application will not have a negative impact on housing diversity.

Expanding Jobs Diversity



The map above shows two measurements: the mix of jobs (depicted by color) and the density of jobs (shown by the intensity of the color). With greater emphasis on retail jobs (including jobs in the medical field), the area within which the subject property is located has a mix of jobs dissimilar to the city's overall mix of job types with above average number of jobs per acre. As a result, there are less-than-average job diversity scores for manufacturing and innovation jobs in the area.

The proposed zone district allows for various commercial, office and retail jobs (including jobs in the medical field) and increasing access to a range of many quality jobs enables people of different incomes and education levels to find employment and wealth-building opportunities. The application notes that adding outpatient surgery, rehabilitation and physical therapy series provides increased access to health care services and more job opportunities for the community. Staff finds that, on balance, this rezoning application will have a positive impact on the area's jobs diversity.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to CMP-H2 will result in the uniform application of zone district building form, use, and design regulations on this site as they are applied to any other sites zoned CMP-H2.

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 the implementation of the City's adopted plans. The application further notes that in addition to improving the aesthetics and pedestrian environment in the area, the proposed rezoning will enable the expansion of outpatient services at reduced costs as compared to the inpatient services of the hospital. The CMP-H2 zone district also protects adjacent areas through building form standards that limit bulk and height adjacent to zone lot lines.

4. Justifying Circumstance

The application identifies changed or changing conditions as the justifying circumstance under DZC Section 12.4.10.8.A.4., *"Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a. Changed for changing conditions in a particular area, or in the city generally."*

The proposed CMP-H2 enables Porter Adventist Hospital to expand outpatient and preventive services to meet the community's growing needs, without negatively impacting the surrounding residential neighborhood nor disrupting existing services in the hospital. These changes are appropriate justifying circumstances for the proposed rezoning.

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

The Campus Context generally consists of midsize to large medical, institutional, educational or entertainment sites (DZC Section 9.2.1). The context allows flexible placement of buildings and a unified treatment of site elements like signage, landscaping and open space. The context may have transitional areas that taper off in intensity towards adjacent residential neighborhoods, or they may be adjacent to more intense development. Buildings may be oriented either to a street, or to an internal courtyard, or to an open space area and building massing varies with greater massing generally interior to the site. In this district the General primary building form is the only allowed building form.

The CMP-H2 zone district is intended to promote the maintenance and concentration of existing and proposed healthcare facilities and their related uses (DZC Section 9.2.3.1). The district is intended to include principal structures and related facilities, the flexible placement of structures and the unified treatment of site elements like design, signs, open space and landscaping. Additionally, the CMP-H2 district acts as a transition zone to neighboring single-unit, two-unit, and row house districts.

The subject property is located on a residential arterial street across from an established residential neighborhood. The CMP-H2 zone district will establish the zone district needed to allow for expanded community healthcare-related services from Porter Adventist Hospital. Staff finds the proposed the CMP-H2 zone district is consistent with the existing Campus context, the zone district purpose and intent, and the mixture of land uses already established in the area.

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May 28th, 2020
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Attachments

1. Application
2. Development Review Committee Determination of Large Development Review
3. Public Comment

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Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Portercare Adventist Health	Representative Name	Dale D Clingner
Address	188 Inverness Dr, Ste 500	Address	1426 Pearl St, Ste 300
City, State, Zip	Englewood, CO 80112	City, State, Zip	Boulder, CO 80302
Telephone	303-673-7310	Telephone	303-242-3748
Email	ramyhanna@centura.org	Email	dclingner@boulderassociates.com
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):		711 E. Yale Avenue and 2525 S Downing St Rear	
Assessor's Parcel Numbers:		0526400004000, 05264-00-010-000, 05264-00-028-000 (portion)	
Area in Acres or Square Feet:		221,750 sf	
Current Zone District(s):		CMP-EI2	
PROPOSAL			
Proposed Zone District:		CMP-H2	



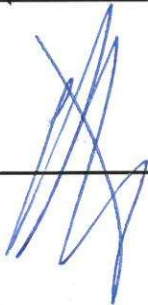
REZONING GUIDE

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REVIEW CRITERIA	
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	<input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8	Justifying Circumstances - One of the following circumstances exists: <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a. Changed or changing conditions in a particular area, or in the city generally; or b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.
	<input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.
	(This row is merged with the previous one in the original image)
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input checked="" type="checkbox"/> Proof of Ownership Document(s) <input checked="" type="checkbox"/> Review Criteria, as identified above	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s) <input checked="" type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity	
Please list any additional attachments:	
1. Affidavit of Authority 2. II.01. Special Warranty Deed.pdf 3. CLIP_SE_109.pdf 4. Public Outreach Rezoning 711 E Yale 5. Outreach Response	

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

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
Ramy Hanna	9100 E Mineral Circle Centennial CO 80112 303-673-7310 ramyhanna@centura.org	100%		7/31/19	Warranty Deed	yes

March 2, 2020

BOULDER
ASSOCIATES

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

ARCHITECTS

PRELIMINARY AGENCY COMMENTS ON FIRST SUBMITTAL - RESPONSE

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

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

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

Contents:

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

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

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

Attachments:

_Outreach_08-08-2019.pdf

_Outreach ResponseRHGNA.pdf

_Outreach ResponseORTEGA.pdf

_Outreach ResponseCASEY.pdf

Legal Description.pdf

Proof of Ownership – Warranty Deed.pdf

Affidavit of Authority

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General Review Criteria

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

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

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

Additional Review Criteria

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

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

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

Comprehensive Plan 2040; Goals & Strategies

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

Blueprint Denver

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

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

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

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

1) Equity Concepts:

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

2) Reducing Vulnerability to Displacement

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

Boulder Associates, Inc.

1426 Pearl Street | Suite 300 | Boulder, Colorado 80302 | 303.499.7795 | www.boulderassociates.com
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Dale Clingner

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

Categories: Filed by Newforma

Councilmembers,

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

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

Sincerely,



Dale D. Clingner, AIA

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

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

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Dale Clingner

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

Rosedale Harvard Gulch Neighborhood Organization

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

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Sincerely,



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Dale Clingner

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

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Dale! I appreciate the information.



Nicole Casey, AIA, LEED AP, EDAC

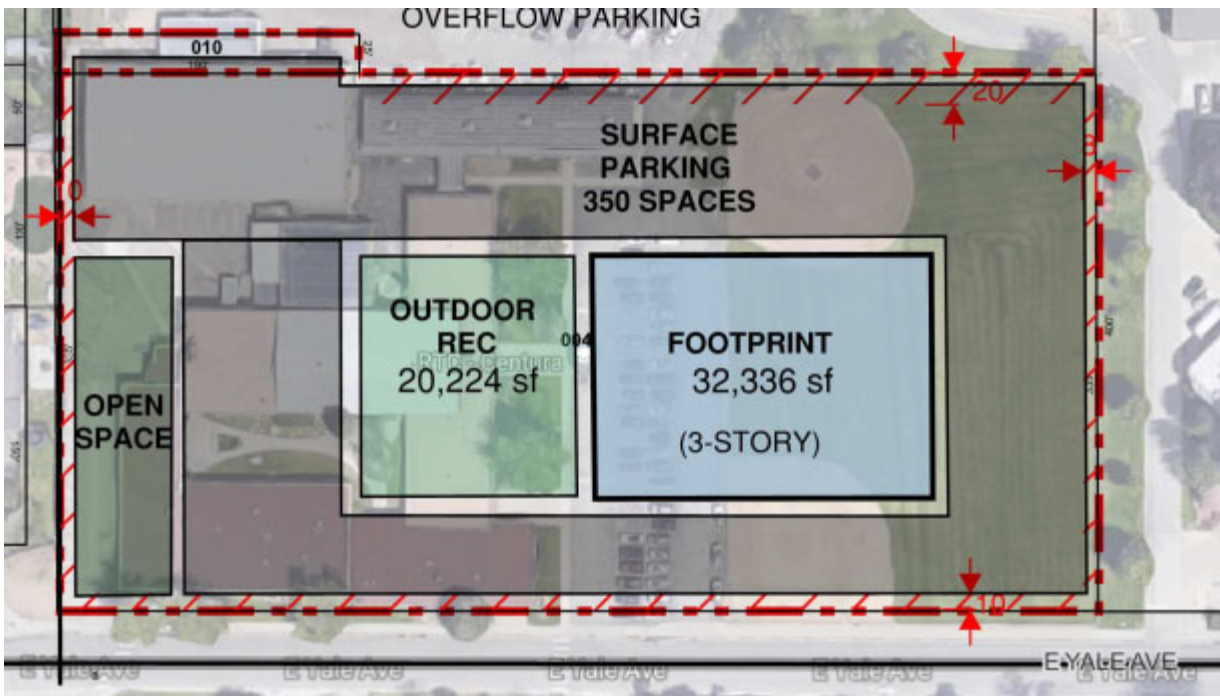
Healthcare Manager, Manufactured Construction

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

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

Hi Nicole,

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



Dale D. Clingner, AIA

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

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

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

Hi Dale,

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

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

Thank you,
Nicole Casey



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

Dale Clingner

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

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

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



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

Dale Clingner

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

Robert,

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

Dale D. Clingner, AIA

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

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

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

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

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

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

Dale D. Clingner, AIA

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

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

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

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

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

Dale,

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

-Rob Anderson

Dale Clingner

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

Categories: Filed by Newforma

Councilmembers,

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

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

Sincerely,



Dale D. Clingner, AIA

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

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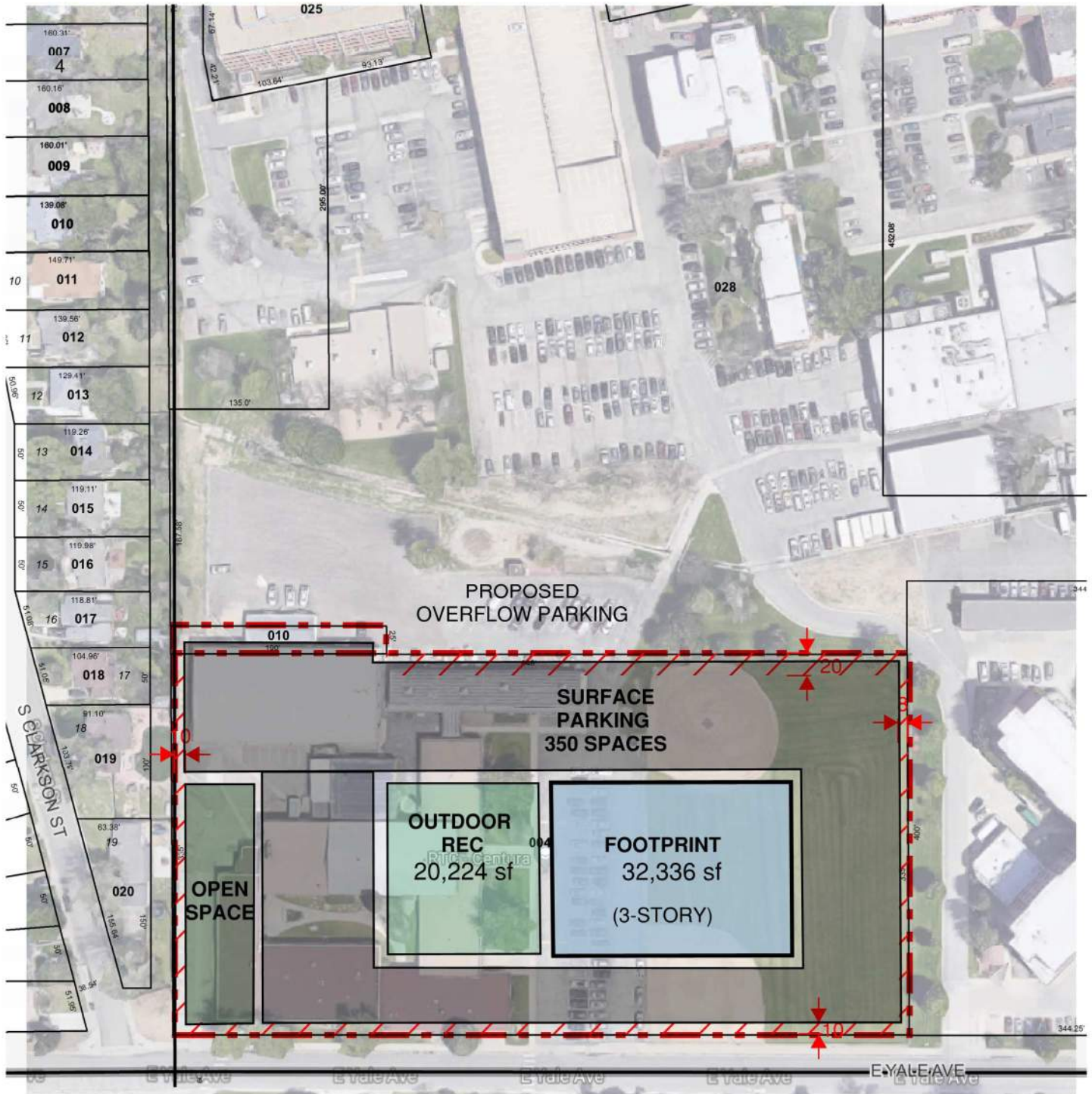
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SCHEME B

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

CMP-H ZONING REQUIREMENTS

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



BOULDER ASSOCIATES

ARCHITECTS

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

PROJECT: PORTER ADVENTIST ORTHO CENTER

PROJECT NO.: 183942.00

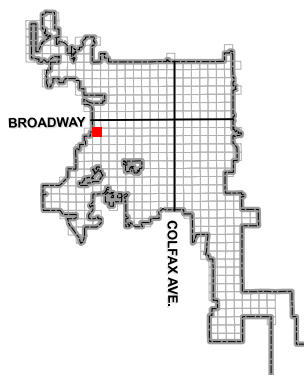
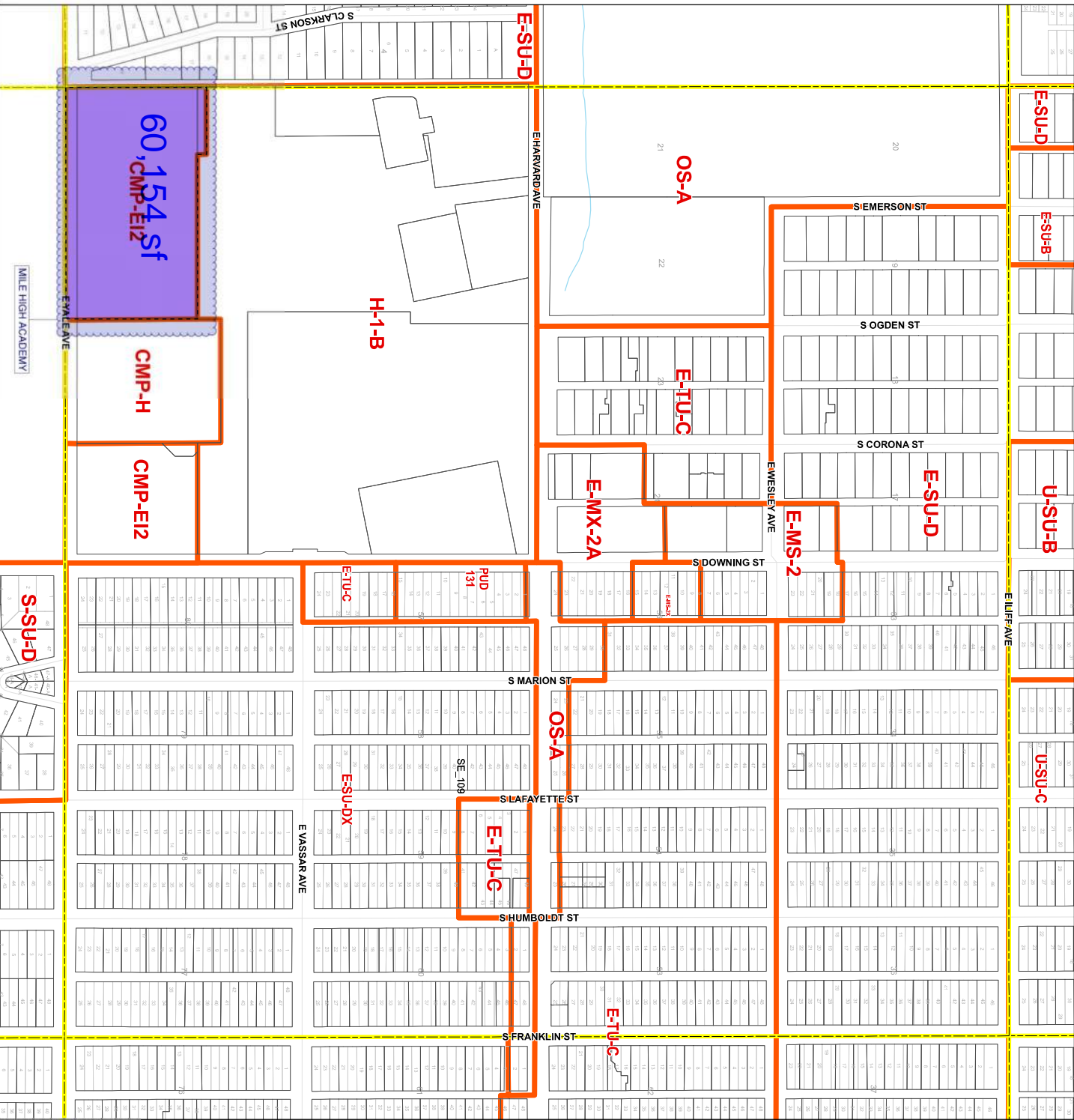
DATE: 03.25.2019

DRAWN BY: AC

SHEET: 711 E. YALE AVE

SHEET NUMBER:

SCHEME B - STACKED



Quarter Section Index

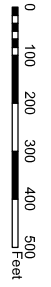
SE_089	SE_090	SE_091
SE_110	SE_109	SE_108
SE_111	SE_112	

Surrounding Mapsheets

City and County of Denver
Zoning Map
 QUARTER SECTION: SE_109



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



Nov 01, 2018
 City and County of Denver
 Community Planning and Development
 Geographic Information Systems

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, accuracy, completeness, or suitability for any purpose. This information is not intended to be used for any purpose other than that for which it was prepared. The City and County of Denver, along with the Denver City Clerk on May 20, 2010.

Dale Clingner

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

Inter-Neighborhood Cooperation,

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

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

Sincerely,



Dale D. Clingner, AIA

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

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

BOULDER | SACRAMENTO | ORANGE COUNTY | SAN FRANCISCO | DALLAS

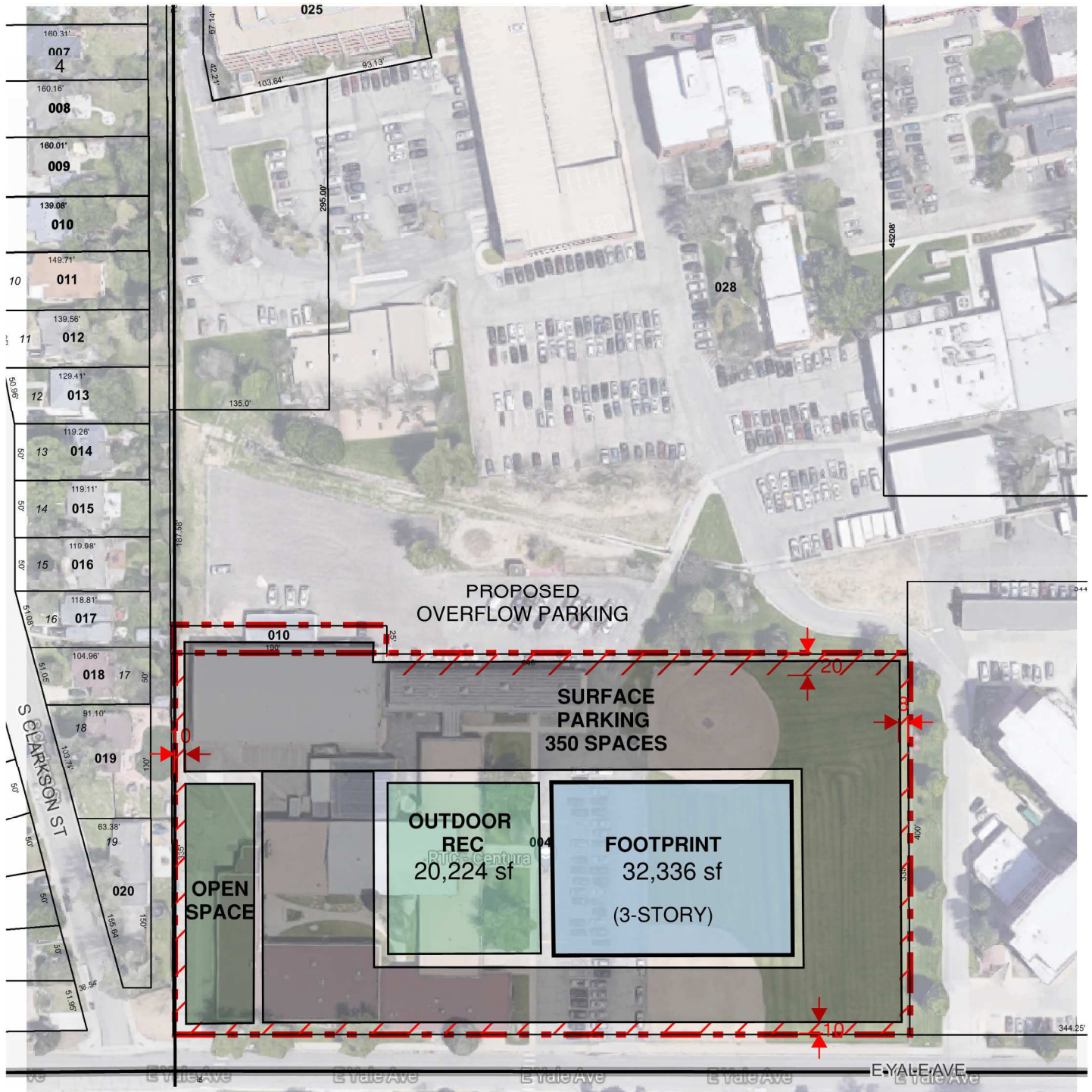
By accepting and using this information the recipient agrees to the following terms: The attached electronic files are provided for the purpose of expediting input of information into the recipients computer. In using or modifying this data, the recipient shall confirm the information matches the hard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

SCHEME B

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

CMP-H ZONING REQUIREMENTS

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



BOULDER ASSOCIATES
 ARCHITECTS

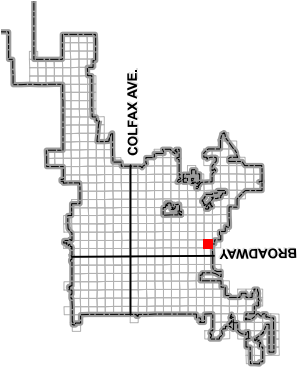
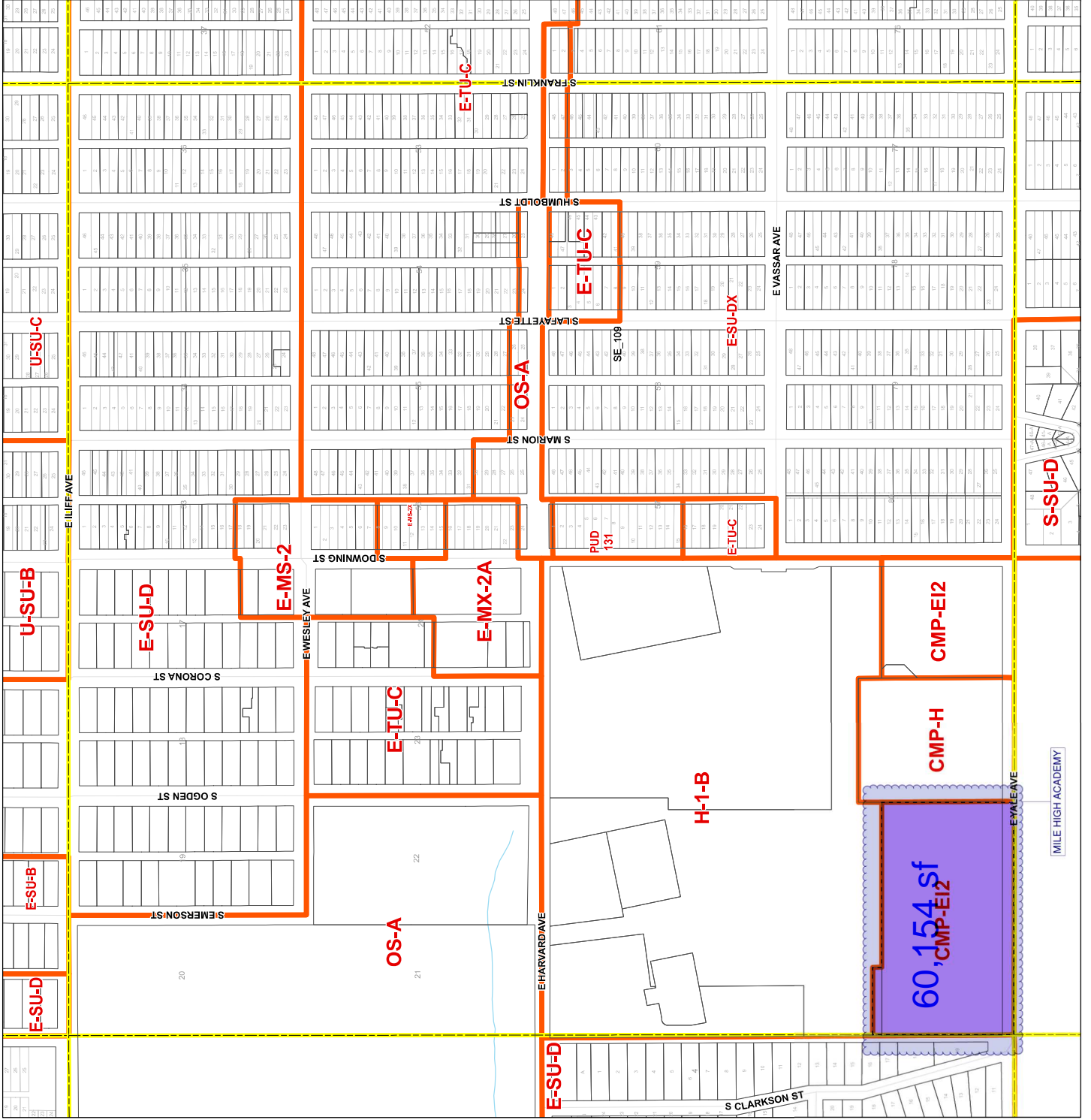
Boulder Associates, Inc.
 Architecture + Interior Design
 1426 Pearl Street, Suite 300
 Boulder, Colorado 80302
 303.499.7795 F 303.499.7767

PROJECT: PORTER ADVENTIST ORTHO CENTER

PROJECT NO.: **183942.00** SHEET: **711 E. YALE AVE**

DATE: **03.25.2019** SHEET NUMBER:

DRAWN BY: **AC** **SCHEME B - STACKED**



Quarter Section Index

SE_089	SE_090	SE_091
SE_110	SE_109	SE_108
	SE_111	SE_112

Surrounding Mapsheets

City and County of Denver Zoning Map

QUARTER SECTION: SE_109



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



Nov 01, 2018
City and County of Denver
Community Planning and Development
Geographic Information Systems

Disclaimer: The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, accuracy, completeness, or availability. This map is a general reference only and does not constitute an official zoning map for the City and County of Denver. Filed with the Denver City Clerk on May 20, 2010.

Quarter Section SE 109
 Zone District: CMP-EI2 Denver Zoning Code
 Code Version: 2010 Denver Zoning Code
 Expand for more information
 Neighborhood Context: SPECIAL CAMPUS
 Zone Description: Campus (EI, EI2, ENT, H, H2, NWC)
 Ordinance Year: 2010
 Ordinance: 333

E-SU-D

E HARVARD AVE

H-1-B

PUD 131

E-TU-C

PARCEL B
 PARCEL A
CMP-EI2

CMP-H

CMP-EI2

E YALE AVE

711 E. YALE AVE



9100 E. Mineral Circle
Centennial, CO 80112

August 29, 2019

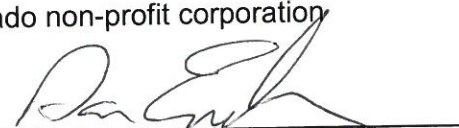
City and County of Denver
Community Planning & Development
201 W. Colfax Ave. – Dept. 205
Denver, CO 80202

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

To Whom It May Concern:

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

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

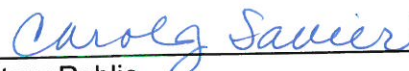
By: 
Dan Enderson
Its: Treasurer

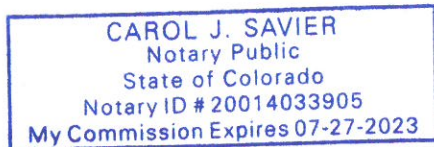
STATE OF COLORADO)
) ss.
County of Arapahoe)

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

WITNESS my hand and official seal.

My commission expires:
July 27, 2023


Notary Public



Company's Authorized Signatory

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

Project's Authorized Representative

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

CERTIFICATE OF THE SECRETARY

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

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

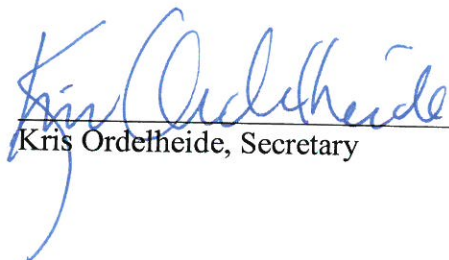
President and Chief Executive Officer,
Executive Vice President and Chief Operating Officer,
Senior Vice President and Financial Officer,

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

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

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

Certified this 8th day of October, 2019.


Kris Ordelheide, Secretary



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

R \$41.00

WD

D \$900.00

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

State Documentary Fee	E-RECORDED
Date	
\$ 900.00	

THIS DOCUMENT WAS RECORDED

SPECIAL WARRANTY DEED

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

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

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

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

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



7033743

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

After Recording Return to:

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

State Documentary Fee
Date
\$ 900.00

E-RECORDED

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



7033743

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

GRANTOR:

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

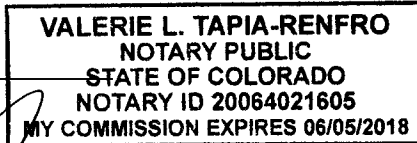
By: *Barbara J. Parrott*
Name: Barbara J. Parrott, Corporation Secretary for Asset Management

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

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

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

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



[Signature]
Notary Public

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

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

Witness my hand and official seal.

Cheryl Gross

My commission expires: May 6, 2018

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



Development Services

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
p: 720.865.2836
www.denvergov.org/DS

December 23, 2019

Dale Clingner
Boulder Associates Architects
1426 Pearl Street, Suite 300
Boulder, CO 80302

RE: 711 E. Yale Ave – Mile High Academy

Dear Mr. Clingner,

On November 19, 2019, you submitted a pre-application for a proposed development project for the parcel located at 711 E. Yale Ave, the current home of Mile High Academy. The intent is to redevelop this parcel to extend healthcare services associated with Porter Adventist Hospital to include an outpatient medical building for ambulatory surgery facilities.

The City reviewed the proposal to see if the project would subject to the Large Development Plan (LDR) process outlined in Section 12.4.12 of the Denver Zoning Code (DZC) and require the creation of a Large Development Framework (LDF). After review, it was determined that the project **would not** be subject to LDR review. Factors that weighed in to this determine are:

- Proposed uses are consistent with Blueprint Denver’s Campus District designation
- There are no regional infrastructure needs or impacts to existing regional infrastructure
- The project will be still be reviewed for compliance with all applicable Denver Zoning Code standards including Section 10.8 Open Space Standards. Consider the redevelopment of this site in relation to the adjacent Porter Adventist Hospital’s current campus layout and any future plans to maximize opportunity for pedestrian connections and campus open space.

Next Steps

Your team may proceed to the next steps in the process:

1. **Rezoning:** Continue the process for rezoning through Planning Services per the information previously provided to your team.
2. **Site Development Plan:** Concurrently with rezoning, you should submit a concept plan to Development Services for review of site-specific requirements for vertical development. The concept plan review will illuminate any technical issues with the development proposal but also outline the site development process. More information on the concept plan review, submittal requirements,

and how to submit can be found here: <https://www.denvergov.org/content/denvergov/en/denver-development-services/help-me-find-/site-development-plan-review.html>

3. In preparation for the Site Development Plan process, the following high-level comments were provided during the LDR Pre-Application to provide additional guidance for future application phases:
 - DS: Wastewater:
 - Preliminary Sanitary Sewer Analysis
 - Preliminary Master Drainage Report
 - Preliminary minimum building finish floor elevation analysis
 - A PNEE (Permanent Non-Exclusive Easement) will be required to be conveyed to Denver for the storm water detention and water quality facilities that will be required for all portions and phases of the project. This PNEE will also be required to cover any proposed private sanitary sewer mains.
 - The site is within the Metro Wastewater District. Permission from Metro is required for sanitary service connection.
 - Storm water management plan and permit/EC permit are required.
 - A special SUDP may be needed for the medical/chemical use.
 - DS-Transportation: It appears that access to/from the ROW can be achieved using private driveway(s) only. There don't appear to be any proposed new public roads but this can be evaluated further during the concept review process.

These comments can be discussed in more detail at the concept review meeting held as part of a concept review submittal.

Project Contacts:

Planning Services: The project manager for your rezoning application will be Ella Steuve (Ella.Steuve@denvergov.org).

Development Services: The project coordinator for this area of the City is currently Olga Mikhailova (Olga.Mikhailova@DenverGov.org). Please do not hesitate to contact them with any questions.

Sincerely,



Senior Development Project Administrator
Deirdre.Oss@denvergov.org

Cc: Olga Mikhailova
Ella Steuve



Development Services

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
p: 720.865.2836
www.denvergov.org/DS

December 23, 2019

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Boulder Associates Architects
1426 Pearl Street, Suite 300
Boulder, CO 80302

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Sincerely,



Senior Development Project Administrator
Deirdre.Oss@denvergov.org

Cc: Olga Mikhailova
Ella Steuve

From: form_engine@fs7.formsite.com on behalf of nicole.casey16@gmail.com
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13020859
Date: Tuesday, May 19, 2020 5:08:12 PM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Nicole Casey
Address	2771 S. Emerson St.
City	Englewood
State	Colorado
ZIP code	80113
Email	nicole.casey16@gmail.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	711 E. Yale Ave
Case number	#20191-00032
Would you like to express support for or opposition to the project?	Strong opposition
Your comment:	S. Emerson St. is a dead-end street. Our only access is off E. Yale Ave., directly across from the property. We are concerned about increased traffic and our ability to enter and exit our street safely.

We also want to see the neighborhood scale and open space maintained.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

[Yale_and_Emerson.pdf \(112k\)](#)

This email was sent to planning.board@denvergov.org as a result of a form being completed. [Click here](#) to report unwanted email.

From: form_engine@fs7.formsite.com on behalf of kathleenannmulhern@gmail.com
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13020890
Date: Tuesday, May 19, 2020 5:30:37 PM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Steven and Kathleen Mulhern
Address	2750 South Emerson Street
City	Englewood
State	Colorado
ZIP code	80113
Email	kathleenannmulhern@gmail.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	711 East Yale
Case number	Application #2019I-00032
Would you like to express support for or opposition to the project?	Strong opposition
Your comment:	Please see the attached letter laying out our four major concerns: traffic, access, open space, lighting.
If you have an additional document or image that	Denver_Zoning.ltr.docx (14k)

you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

This email was sent to planning.board@denvergov.org as a result of a form being completed. [Click here](#) to report unwanted email.

Dear Denver Zoning,

The proposed project at South Emerson and East Yale is a dramatic change in historical use that has several consequential impacts to our neighborhood. Unfortunately, because we are not in the City of Denver and reside south of the property, within the limits of the City of Englewood, we have not been given the opportunity to weigh in on the project until now. The primary concerns we have are four-fold:

1. Traffic. Historically, there have been perhaps 75 cars a day during the school year and no cars to speak of during the summer months. The traffic has been largely limited to morning arrivals and evening departures. With the change to a 100,000 SF medical office building with over 350 cars per day, throughout the day, coming in and out of the site along Yale Avenue, we have major concerns about access to South Emerson with the proposed building. Has there been a traffic study done? Has Englewood opined about the traffic? The southerly lane along south Yale is in the City of Englewood and not the City of Denver. It is unclear to me how the two municipalities will coordinate traffic concerns with this new location. Have there been discussions between the two municipalities?
2. Access. It is unclear from the package how the building is to be accessed by employees and visitors. It would be our preference for the site to load any and all access with a shared traffic lane with Porter Place; but again, the impact to Englewood residents is harsh with an increase in traffic along Ogden and Clarkson. We strongly request that no curb cut be positioned opposite the Emerson access.
3. Open space. The current baseball field has been a remarkable amenity to the neighborhood for generations. Also, most in our neighborhood access Harvard Gulch Park through the school site. With the change to a much higher concentration of asphalt on the site, open space ratio will be dramatically reduced. I do note that there is an outdoor rec area on the plan, but the design and access to this are unclear.
4. Lighting. What is the proposed lighting for the building and the parking areas? The building elevation will have an impact on lighting the houses along Yale. How will this be handled since it will change the historic evening uses and lighting?

Obviously, we are disappointed that the school did not survive at this location and we understand the need for the hospital to expand. Our concerns are based upon the request to respect the quiet neighborhood to the south and to do everything possible to mitigate the traffic, parking, lighting, and change in use.

Respectfully,

Steven and Kathleen Mulhern
2750 South Emerson Street
303.915.7073