

LeMoine Steven

From: Davis, Allan [DavisA@exempla.org]
Sent: Friday, March 02, 2007 9:49 AM
To: LeMoine Steven
Subject: FW: Parking at Franklin Pavilion

Steve, would you please pass on to Bob. Al

From: John Beeble [mailto:John@saundersci.com]
Sent: Friday, March 02, 2007 9:10 AM
To: Davis, Allan
Cc: Joe Pepper; Dennis Noland; Andy Stewart; Jim Allesio
Subject: Parking at Franklin Pavilion

Al,

Subsequent to your phone call this morning, I have called in our project team on the Franklin Pavilion project to address the on-going concerns about our subcontractors parking in the public parking spaces adjacent to the project and not utilizing the agreed-to off-site parking arrangements.

First of all let me assure you that we have taken this matter very seriously throughout the course of this project and have attempted to meet the desires of your office, the hospital, and the adjacent business community. Clearly, our efforts are still not adequate. Thus, as of this morning, we are taking the following actions:

- 1) We are stopping all work on the project this morning and holding an emergency meeting with all subcontractors and their employees on the jobsite to strongly reinforce the significance of the issue. All workers will be notified that the consequence of failure to abide by the rules set forth regarding parking will result in dismissal from the project. Furthermore, all workers will be informed that any breach of this protocol will be reported directly to their employer and action taken against the company.
- 2) Beginning immediately, we will provide additional staff that will have full responsibility to monitor all individuals utilizing the shuttle service. All worker's names will be recorded daily as they deboard and board the shuttles. The daily list will be cross-checked on site throughout the day against workers on the jobsite. Any individual on site not recorded as having exited the shuttle will be checked and verified regarding their means of transportation. We will commit to this oversight for the duration of the project.
- 3) Today, I will personally call all companies currently working on site and speak directly with the owner/president of each firm. I will instruct them of the seriousness of the issue and need to immediately communicate with all of their employees involved in the project as well as their vendors who have business on site. We are currently researching our contractual remedies in the event of failure to comply. Be assured that we will enforce this requirement to the fullest extent of the contract.

The above actions will be in addition to the on-going efforts being undertaken on-site that were previously reported to you.

Al, as I stated to you on the phone, we understand, and agree with the seriousness of this concern and we will do everything in our power to mitigate the issue. I will personally keep you informed of our progress.

Regards,

John P. Beeble

3/27/2007

YOU ARE INVITED! NEIGHBORHOOD MEETING

Western Real Estate Acquisitions, LLC wishes to rezone the entire
block
bounded by East 19th Avenue, Washington Street, East 20th Avenue
and Clarkson Street

The block's two parcels are currently zoned B4 and R-4, OD-1
The proposed zoning is R-4-X.

There is also a proposal for vacating/closing the alley now that all the
contiguous land is under one ownership.

An Interested buyer, Martin Fein of Fein Investments, will be in
attendance

**COME DISCUSS THIS WITH THE DEVELOPER
AND EXPRESS YOUR OPINIONS**

THURSDAY MARCH 29

5:30pm

Children's Hospital – Longs Peak Room – 6th floor
(Enter from main entrance at 19th and Ogden or from the parking
garage at 20th and Downing – go to 6th level.)

Co-sponsored by City Park West Neighborhood Association
Old San Rafael Neighborhood Association
Enterprise Hill Neighborhood Association
Uptown Design Forum
Capitol Hill United Neighborhoods

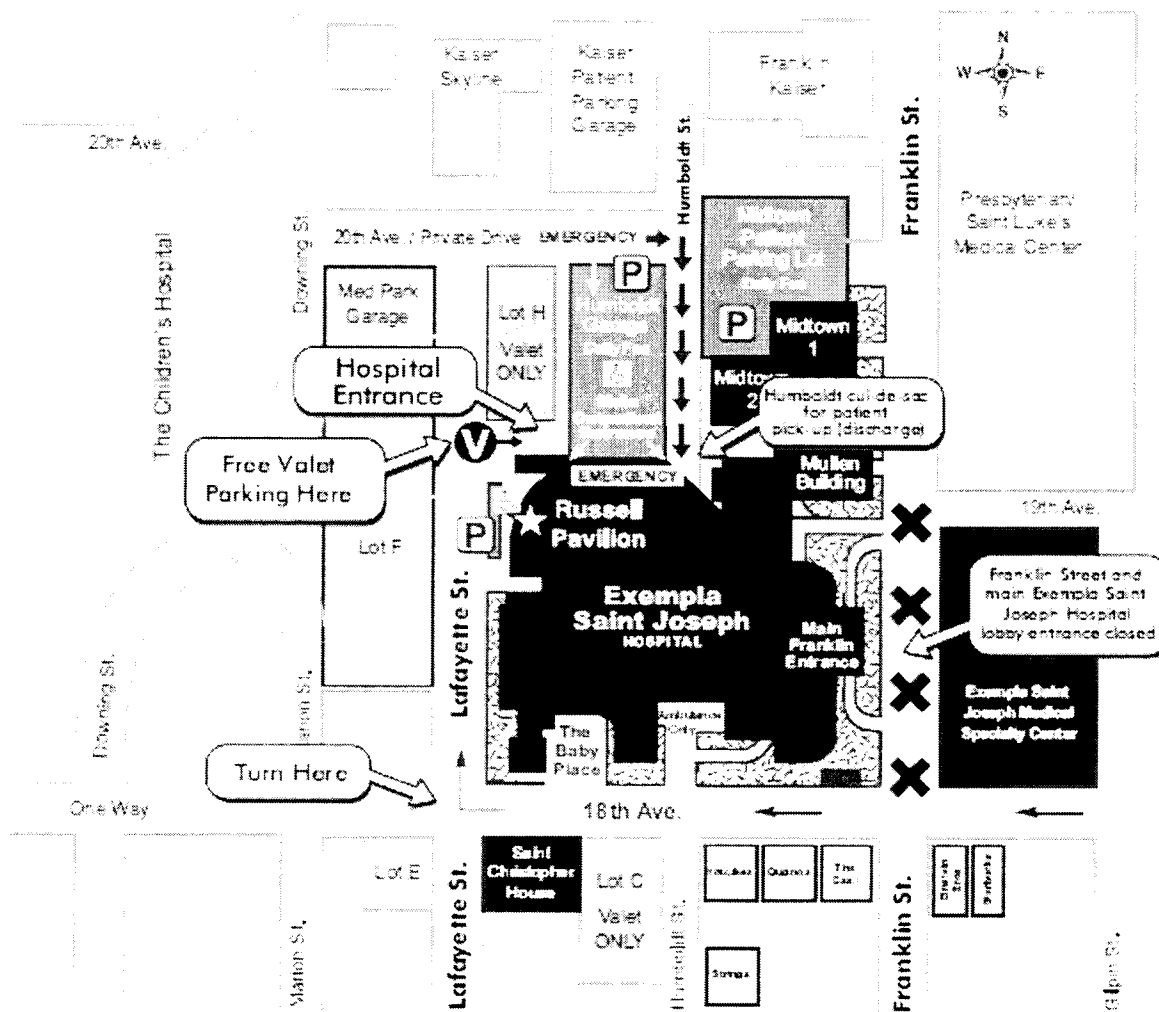
FRANKLIN STREET CLOSURE PROJECT



For your safety and information:

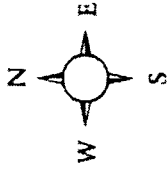
- Franklin Street between 18th and 19th will be closed to vehicle traffic starting April 2, 2007 for about four weeks.
- The main Exempla Saint Joseph Hospital lobby entrance will be closed during this time.
- All patients, visitors and families should enter the hospital at the Exempla Saint Joseph Hospital Russell Pavilion entrance, located off Lafayette Street.
- All registration/admissions (except labor and delivery) take place in the Russell Pavilion at Outpatient Registration.
- Vehicles should use the Exempla Saint Joseph Hospital Russell Pavilion free valet parking on Lafayette Street.
- Patient pick-up (discharge) will be in the Humboldt cul-de-sac.

This construction will allow installation of the pedestrian bridge that will connect the new Exempla Saint Joseph Medical Specialty Center with the hospital.

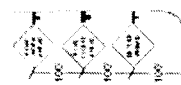


LEADING BY EXAMPLE

- Visitor/Patient Parking
- Free Valet Parking
- Employee Parking
- Franklin Street Closed between 18th Street and 19th Street. Exempla Saint Joseph Hospital lobby entrance closed.



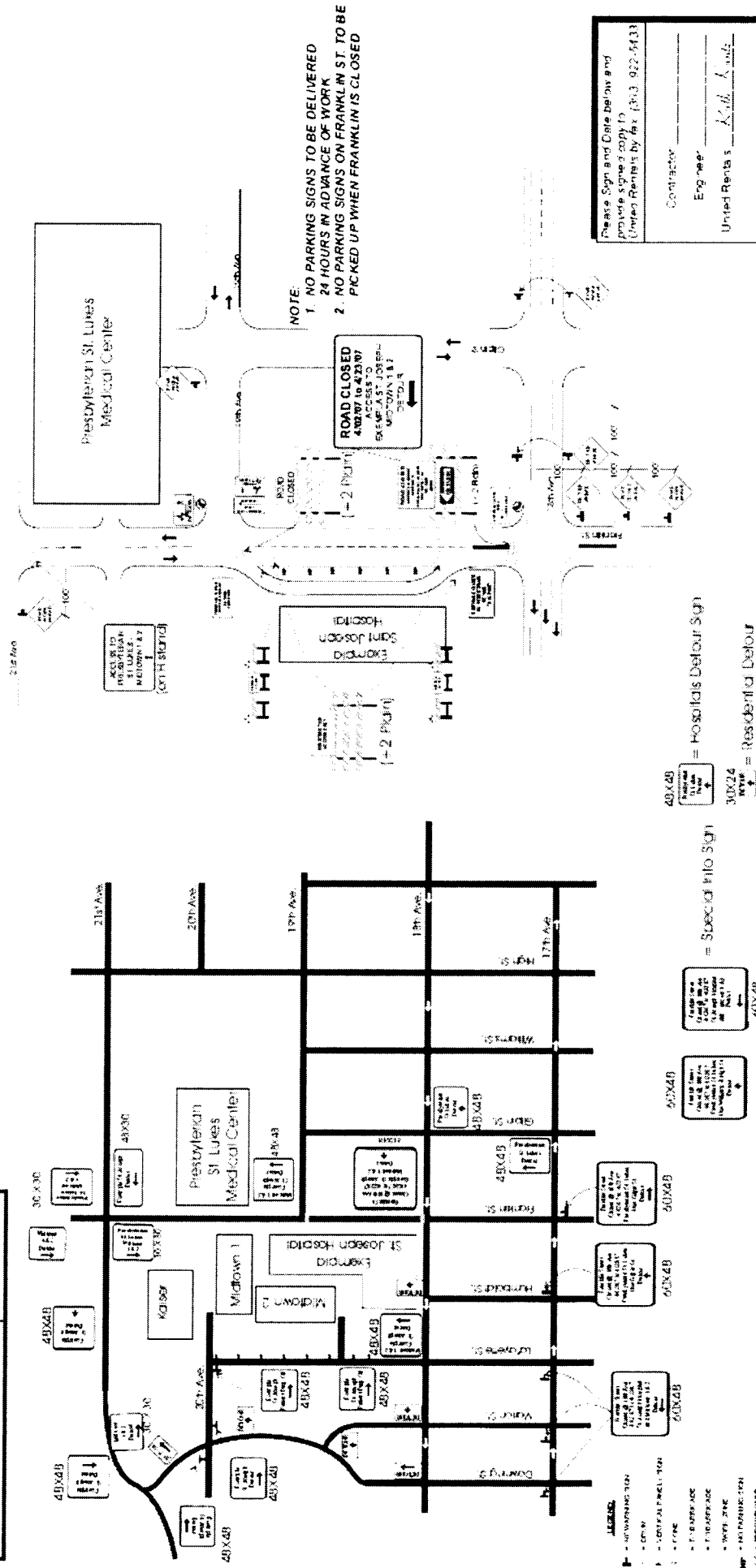
Franklin St. Closure



Summary Of Devices

- 25 - No Parking Anytime
- 2 - Detour Right
- 4 - Detour Straight
- 1 - No Right Turn
- 7 - 48" Road Work Ahead
- 2 - 48" Road Closed Ahead
- 5 - 48" Detour Ahead
- 6 - 48" Special Info Sign
- 15 - 48" Special Detour Sign
- 2 - Sidewalk Closed No Pedestrians Beyond This Point
- 2 - Sidewalk Closed Ped X-Over (1-way, 1-way)
- 2 - T-1 Sidewalk Closed
- 4 - T-1 w/Flasher
- 1 - T-3 Road Closed
- 1 - T-3 Special Sign w/ Detour Left
- 2 - T-3 Construction Access Only
- 6 - T-3 Plaque

<p>United Rentals Rental - Sales - Service</p>	
<p>Traffic Control Devices - V025 2185 S Loan St Denver, Colorado 80223 Phone: (303) 721-7415 Fax: (303) 721-7416 www.UnitedRentals.com</p>	
<p>MHI#2-R TRAFFIC CONTROL PLAN LOCATION: Franklin St. & 18th Ave. CITY: Denver, CO 80205 FOR: Saunders Construction Job Address: 3231 S. 55th Ave DATE: MARCH 5, 2007 (REVISED) DRAWN BY: RUP Kuntz KMPID: 46242-2961</p>	
<p>CHECKED BY: [Signature] DATE: [Blank]</p>	



Please Sign and Date below and provide signed copy to United Rentals by fax (303) 922-5433

Contractor: _____
Engineer: _____
United Rentals: *Kuntz*

- LEGEND:**
- 1 - NO PARKING SIGN
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Implementing Blueprint Denver

Zoning Code Update

Bulletin Three – March 2007

Zoning Code Update

The Zoning Code Update is making steady progress in the effort to bring Denver's current regulations into closer alignment with desired development patterns envisioned in adopted plans such as the Denver Comprehensive Plan 2000 and Blueprint Denver. Early accomplishments include the launch of a web enabled zoning map that provides customers and city staff with more convenient, efficient and accurate access to information. (Visit www.denvergov.org and select "Denver Maps," then "Property," then "Zoning," and enter a property address) Other accomplishments include completion of a report that comprehensively evaluates Denver's Zoning Code and continued implementation of Main Street zone districts.

The Zoning Code Task Force has been meeting bi-monthly to facilitate the extensive work which has been based on broad community input. Early efforts revealed the need for alternative approaches to many past and current zoning practices to avoid further complicating the code. In response to community input, the Task Force also focused on residential redevelopment issues in Areas of Stability and is currently exploring tools that promote and maintain desired neighborhood character.

Community Participation & Input

The cornerstone of the Zoning Code Update is community participation, evident in the more than one thousand citizens that have provided their input in various work sessions. The Task Force, City staff and the consultant team have relied on community feedback to guide and prioritize their work.

The community outreach effort kicked-off in fall 2005 with five public Listening Sessions held throughout Denver neighborhoods, engaging citizens, elected officials, and other important stakeholders. At these sessions, participants discussed what they considered to be desirable and undesirable development and identified



Discussion by residents at a Zoning Code Update Listening Session held in southwest Denver, November 17, 2005.

problems with the current regulations and processes.

Using information gathered from the Listening Sessions and extensive professional review of existing documents and procedures, the consultant team evaluated the effectiveness of Denver's current development regulations in implementing adopted city plans. Their findings comprise a Diagnostic Report that identifies obstacles the current zoning code and zoning practices present to effective implementation of Blueprint Denver's goals for Areas of Stability and Areas of Change (View the entire report at www.denvergov.org/zoningcodeupdate).

Significant issues identified include:

- Past and continued growth in the Zoning Code's size and complexity.
- The mismatch between the community vision expressed in Blueprint Denver and the current Zoning Code, especially in Areas of Stability.
- Development in Areas of Change (prioritized in Blueprint Denver) is often subject to the most complicated development processes.

City staff and the consultant team presented the results of the Diagnostic Report in a series of five public meetings held in fall 2006. Input gathered in the sessions helped confirm the Task Force's efforts and direction on citywide issues. The sessions also highlighted community concerns regarding residential redevelopment and neighborhood character. As the Diagnostic

Report stated, "A major challenge in Areas of Stability is balancing market trends with maintaining existing character. Denver neighborhoods are highly desirable. Consequently, significant reinvestment is occurring under the current zoning code."

Residential Work in Areas of Stability a Priority

The Zoning Code Task Force responded to the community's concerns expressed in the Listening and Diagnostic Report Sessions by advancing staff and the consultant team work on residential development issues in Areas of Stability. The consultant team prepared detailed analyses of Denver's established neighborhoods, identifying a wide diversity of patterns found across the city. The result was the creation of a series of nine residential "typologies" based upon various, primarily physical attributes. "Typologies" are simply a way to classify and organize various "types" of neighborhood character based upon elements such as

- Street, sidewalk and alley patterns
- Lot size, shape, proportion and coverage
- Building placement, form, size and scale
- Degree of variation of any of the above

Community work sessions were held in fall 2006, where participants first provided feedback on the accuracy and completeness of the typologies and later completed surveys to evaluate what type of development was acceptable and unacceptable within the different typologies.

The residential typologies represent an alternative approach to conventional zoning. It is a "form-based" approach that defines desired neighborhood patterns and recognizes the need to foster predictable development with simple, easy-to-understand regulations. This approach is supportive of promoting and maintaining desired residential patterns found in Denver's Areas of Stability and supportive of neighborhood investment and reinvestment.

A New Approach to Zoning

Denver has successfully applied this alternative "form-based" approach in the use of Main Street zone districts. Created in 2005 as a tool to foster revitalization of commercial corridors, Main Street districts shape pedestrian friendly environments, foster compatible building forms, promote neighborhood supporting mixed use, and offer flexible parking standards. Because these new districts provide more predictable outcomes and have standards that are easy to understand, property owners, neighborhood organizations and developers strongly supported rezoning over 300 parcels along East Colfax Avenue last year. Whereas zoning map amendments familiar to most Denverites are negotiated on a parcel by parcel basis through individual applications, the implementation of Main Street districts along this 38 block stretch of Colfax from downtown to Colorado Boulevard was accomplished through a single *legislative* zoning map amendment initiated by City Council. So successful was this approach to implementing Blueprint Denver that City Council has initiated

Zoning Code Update Team

City Staff from Community Planning & Development, City Attorney's Office, Parks and Recreation, Public Works, and other city agencies.

Zoning Code Task Force and Citizens Advisory Group

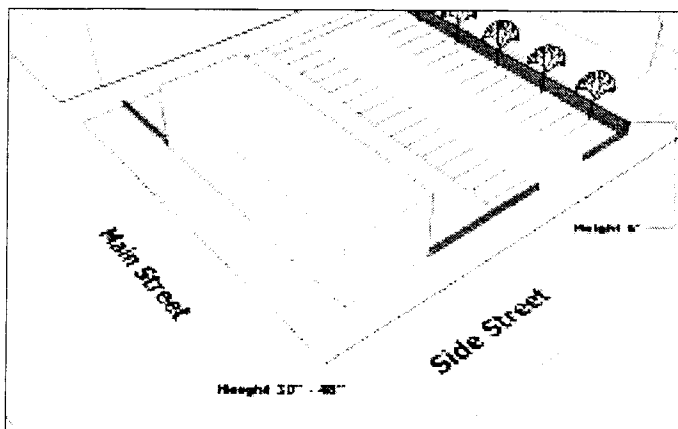
Consultant Team

National perspectives of best practices in zoning and experts in facilitating zoning code updates are included in the consultant team.

- **CODE STUDIO** • The lead consultant and a nationally recognized planning firm that specializes in plan implementation - www.code-studio.com
- **Winter & Company** • A planning and urban design firm that specializes in neighborhood conservation strategies; working with Areas of Stability - www.winterandcompany.net
- **Fregonese Calthorpe Associates** • A consultant from Blueprint Denver that is working on the Zoning Code Update for Areas of Change - www.frego.com
- **Civic Results** • A firm that provides assistance in community engagement and public process - www.civicresults.org

rezoning nearly all the remaining portions of Colfax Avenue to Main Street districts through a legislative map amendment. Legislative map amendments provide for more comprehensive and effective implementation of adopted plans than incremental rezoning of singular or few parcels at a time. Also, the legislative process, by definition, is not limited by quasi-judicial restrictions so City Council members are able to take proactive lead roles in zoning map amendments.

The desire to improve Denver's Zoning Code has existed for many years and given the size and complexity of the challenge, we need to fundamentally change our approach. The work led by the Zoning Code Task Force has revealed how continued reliance on past approaches further complicates the code, makes it less



predictable, more difficult to consistently enforce and more challenging to fix. The combination of "form-based" standards that support existing desirable neighborhood patterns and broad legislative map amendments provide Denver with better ways of implementing our community's aspirations expressed in adopted plans. Rezoning of Colfax Avenue with Main Street districts demonstrates early progress in the Zoning Code Update and the value of replacing past practices with new and more effective approaches.

Next Steps

The Zoning Code Task Force has finalized the "problem statements" that define what will be improved in the updated zoning code. While the Task Force is charged with finding long-term improvements to the Zoning Code citywide, it will continue to study and endorse effective near-term changes that address the problem statements. The problem statements are organized into three general categories:

- **Vision and Code Alignment:** Current regulations do not advance the proactive implementation of Blueprint Denver and other adopted city plans.
- **Consistency of Code Procedures:** Current procedures are numerous, complicated, and often inconsistent.
- **Code Format and Usability:** The size and complexity of the current regulations make them difficult to use, comply with, understand and enforce.

The consultant team is currently developing alternative tools and approaches that address the problem statements for the Task Force to consider in preparing its strategy.

The Task Force will engage the Citizen Advisory Group, general public and Denver City Council for input before finalizing their approach. Look for community work sessions in Summer 2007 as we continue progress in the update of Denver's Zoning Code!

Get Involved! *Thank you to the more than one thousand citizens who have participated in the Zoning Code Update!*

Visit the website for the Diagnostic Report, Residential Typology Summaries, Problem Statements, and much more:
www.denvergov.org/zoningcodeupdate

Subscribe at www.denvergov.org/zoningcodeupdate. Select "Free Subscriptions", our e-mail based subscription and delivery service.

Project Manager:

Theresa Lucero
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, Colorado 80202
Zoning.CodeUpdate@ci.denver.co.us

Schedule and Process Overview

Phase I: Analysis and Problem Definition

Public Listening Sessions, Diagnostic Report, Problem Statements

Phase II: Alternative Approaches

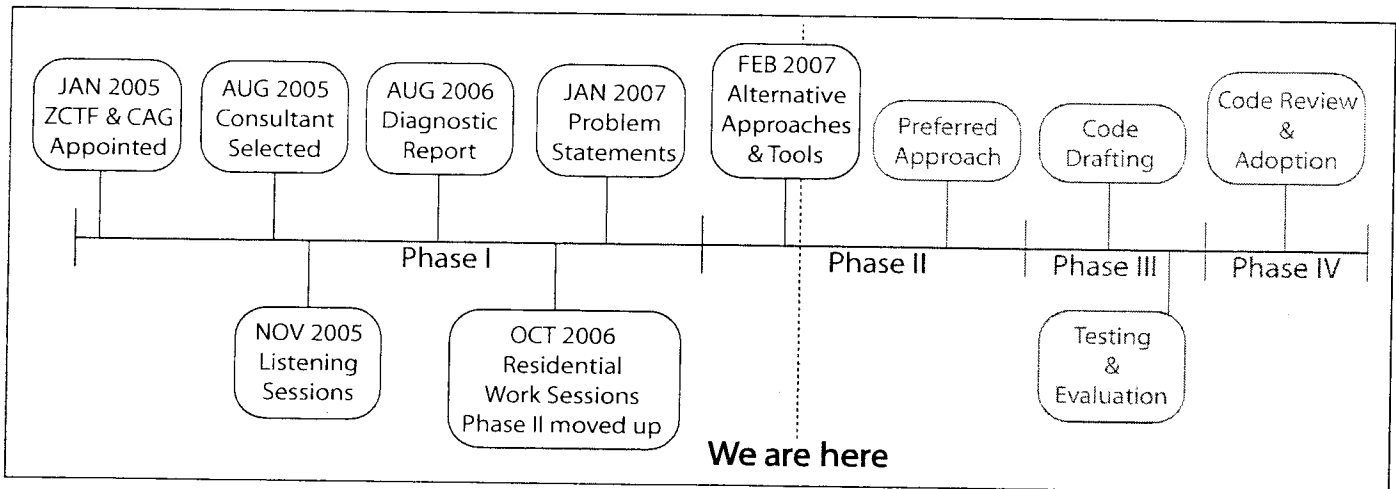
Develop alternative approaches and tools to resolve the issues prioritized in the problem statements. Refine preferred approaches based upon public input and Zoning Code Task Force input and staff evaluation.

Phase III: Drafting New Zoning Code Language

Develop and test new zoning standards and tools. Integrate the proposed changes into a new draft Zoning Code. Engage broad public input at key decision points.

Phase IV: Extensive Public Review and Adoption of Proposed Zoning Code

The Planning Board and City Council will both provide opportunity for public input and changes to the new Zoning Code prior to adoption.



A publication of

The City & County of Denver
Community Planning & Development
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Billie

From: charles brantigan [cbrantigan@comcast.net]
Sent: Wednesday, April 18, 2007 7:39 AM
To: Virginia McAllister; Allan Davis; Bethany Gravell; Billie Brown; Brothe, Paul; Carla Madison; Carol Tuttle; Cathe Mitchell; Charles Brantigan; Chris Gleisner; David and Janice Webster; 'Dean Sobcoviak'; Ed Natan; Eugene Keyser; Ferd Belz; Henry Michael (henry.michael@ci.denver.co.us); Jim Peiker; Jim Wiseman; Leslis Lipstein; Maria Garcia-Berry; Marty Amble; Marty Jones; Matt Sogard (Matt.sogard@healthonecares.com); Matthew Keelin; Michael Savone; Mike Hilbert; Mike Siedzick; 'Nelson & Bonita Bock'; Paul Benington; Paul Burns; Rich Wells; Rory Seeber; 'Stephen Gale'; Ted Freedman; Tom Curriگان
Subject: FW: Continuing the Healthcare District Plan Public Hearing to May 16th.

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

From: Gleissner, Chris R. - CPD [mailto:Chris.Gleissner@ci.denver.co.us]
Sent: Tuesday, April 17, 2007 3:52 PM
To: Al Davis; bgravell@crlclassmates.com; Carla Madison; Cathe Mitchell; Chuck Brantigan; Dave Walstrom; Dave Webster; David Lampe; Dennis Parr; Ferd Belz; Henry, Michael - Board of Ethics; Jim Wiseman; JR Ronczy; Leslie Lipstein; Matt Keelin; Michael Savone; Ogboli, Tony - PW Transportation; Schmeling, Karl H. - PW DES; Smith, Christopher A. - OED; Steve Le Moine; Tom Curriگان; Weaver, David J - PW TES
Cc: Ittelson, Ellen T. - CPD
Subject: Continuing the Healthcare District Plan Public Hearing to May 16th.

All,

I am going to ask that Planning Board continue tomorrow's public hearing for the Uptown Healthcare District Plan to May 16th to allow for further discussion and input on some final issues relating to wording within the plan and new issues that I'm attempting to understand from Public Works regarding the plan. I am uncomfortable moving the adoption forward given the short notice for last Monday's meeting to discuss language changes. I believe the short notice prohibited some members of the task force from attending and did not give the adequate time that I need to provide the appropriately worded language for the plan.

I apologize for the delay. You may still attend on Wednesday April 18th at 3pm to give public testimony, but again, I am requesting that the approval be continued until May 16th.

Chris Gleissner

Chris Gleissner
Associate City Planner
City of Denver
p: 720.865.2938
f: 720.865.3056