

October 7, 2011

Karen Callaway
Development Services
Development Service – City and County of Denver
1501 W. Colfax Avenue, Dept, 203
Denver, CO 80202-5330



Re: PROJECT INITIATION – NJH GOVE INTERIM PARKING LOT

Dear Karen:

As the Applicant on behalf of National Jewish Health, please accept this Project Initiation submittal to set a Pre-Application meeting to begin the preliminary discussions about this proposed parking lot on the Gove School property located along Colorado Boulevard between East 14th and East 13th Avenue in Denver. The property is currently zoned U-SU-C, and G-MU-5 but a rezoning application has been submitted to initiate the process to change to a CMP-H and CMP-H2. The rezoning was supported by the Denver Planning Board on September 21, 2011 and is anticipated to be approved by Denver City Council in November. The initial plans for the proposed use on this site are for parking for National Jewish Health staff. We are anticipating that we will be moving forward with a Development Plan process in the near future for the parking lot as an interim use, until such time that National Jewish Health plan for actual building development.

Project Concept. We want to create a surface parking lot for National Jewish Health that will be constructed in two or more phases on the recently purchased Gove School property. The first phase will include up to 350 spaces with another 150 +- spaces being constructed at a future time. This interim parking lot is intended to serve as staff parking for National Jewish Health until such time as NJH is able to expand their campus and research facilities on the Gove property. The upcoming Site Development Plan for this parking lot will include a phased parking plan, storm water detention, utilities, lighting and landscaping to meet all city review and approval standards for parking lot construction.

In the attached documents, you will find a Project Initiation form, Civil Narrative, Vicinity Map, Zoning Map, Alta Survey and Conceptual Site Plan that describe the proposed development. We look forward to discussing it in more detail at the Pre-Application/Concept meeting soon. Please let me know when you have that meeting scheduled.

Sincerely,

DAVIS PARTNERSHIP ARCHITECTS, PC

Lynn A. Moore, FASLA, RLA
Principal
Cc: NJH Ron Berge

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National Jewish Hospital – Gove Parking Lot

Conceptual Design - Civil Narrative

General

The project is situated east of Colorado Boulevard, between East 13th and 14th Avenue, in Denver Colorado, and contains approximately 7.5 acres. Gove Middle School exists on the site, along with an asphalt parking lot, access drive to Ash Street, gravel and asphalt pedestrian paths extend through the site, providing access to an asphalt playground and grassy play field. Demolition of the School building is expected to occur before this project starts, and is not a part of this project. Other site improvements will remain. The proposed project includes improvements to the existing parking lot and adding parking spaces south of the existing lot. Parking proposed on the site will serve National Jewish Hospital facilities in the area. The site will be designed in compliance with the City and County of Denver Standards.

Property and Legal

The property is bound on all four sides by public the right-of-way of Colorado Boulevard, 13th and 14th Avenues, and Ash Street. Internally, the property is known as Block 7 and Block 8 of Bellevue West, each having forty-eight 50 foot wide lots. Blocks 7 and 8 are separated 60 feet by vacated Albion Street right-of-way. Other than reservations per ordinance for the Albion Street vacation, there are no known easements encumbering the property.

Utilities

A full complement of utility main lines exist near the site perimeter including sanitary sewer, water, storm sewer, electrical, cable, and fiber optics. It is assumed that service lines for water, sanitary, gas, electric and telecom services to the Gove Middle School will be cut off as part of the building demolition. A 4-inch domestic water and 4-inch fire service connects to the north side of the existing building and are connected the water main in 14th Avenue. Tap and meter credits for the water service could be available if an alternative development plan were pursued. Four fire hydrants exist across the Street at each of the site's four corners. Two sanitary mains are aligned north-south through the midpoint of Blocks 7 and 8, each connecting to a main in 13th Street. These main lines do not serve other properties and are expected to be abandoned or demolished as part of the project. The proposed parking will not require many utility's other than storm sewer and electrical for parking lot lighting.

Roadway

A new site access to 14th Avenue is proposed on the north side of the site, aligned directly across from Albion Street with another access proposed on the south from 13th Avenue. As 14th Avenue is a one-way eastbound road, this access will facilitate right-in, right-out access. As 13th Avenue is a one-way westbound road, this access will facilitate right-in, right-out access. The new access points will serve as principal access for the proposed parking area.

Grading and Drainage

The site presently drains from east to west from the high side along the frontage of Ash Street toward the middle of the site, then from north to south to a low point near the middle of the site's frontage with 13th Avenue. A storm inlet at this low point collects drainage and a pipe conveys flows to a chase under the sidewalk which outfalls in the curb and gutter of 13th Avenue. Drainage from this outfall flows west along 13th to an inlet at the corner of Colorado Boulevard and 13th Street. This inlet is connected to the storm main in Colorado Boulevard. Property between the building's north and west frontage, drains to the curb and gutter then to an inlet near the corner of 14th Avenue and Colorado Boulevard. The southerly and westerly portion of the site is supported by an existing retaining wall, located along the back of the sidewalk. The wall ranges from zero to approximately 4 feet in height. Portions of the wall may be within the right-of-way.

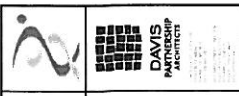
The proposed site will include re-grading portions of the site to facilitate the new access at 14th Avenue and modifications to the existing parking lot. Expansion of the existing parking lot south toward 13th Street is expected which will require re-grading of the area for standard design. It is contemplated that a water quality and detention pond will be constructed near the southeast corner and south side of the site, based on the disturbed areas to minimize increase watershed to the surrounding area. Drainage collected in this pond will be discharged to 13th Avenue, or the storm system near the intersection of 13th Avenue and Colorado Blvd.

Other

A pedestrian bridge crosses Colorado Boulevard from the midpoint of the site's frontage with Colorado Boulevard. This bridge is expected to be demolished as part of the building demolition.

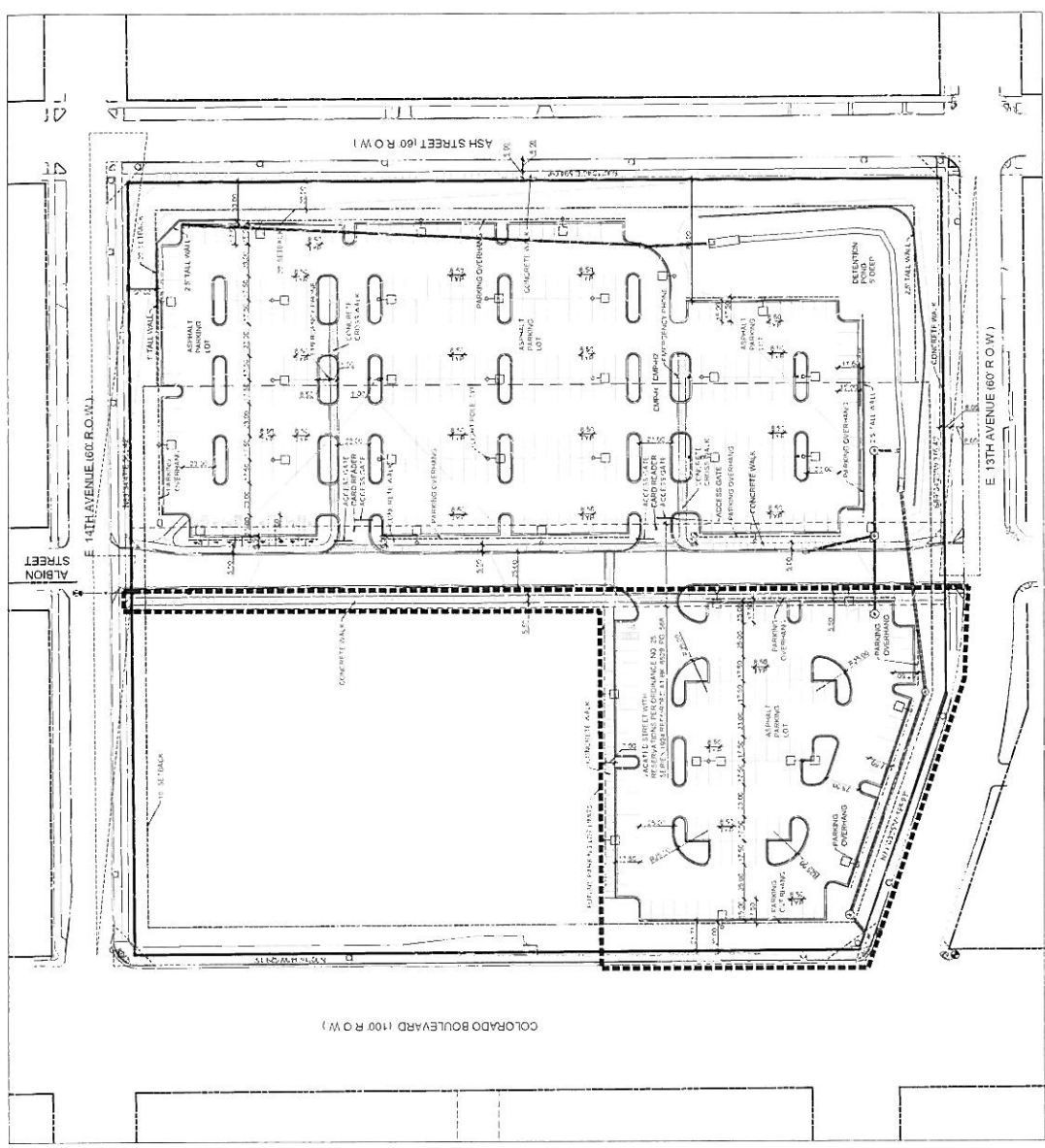
NATIONAL JEWISH HEALTH GOVE PARKING LOT DEVELOPMENT PLAN

NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 07 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
 LOCATED AT THE INTERSECTION OF COLORADO BOULEVARD AND E. 14TH AVENUE



DEVELOPMENT PLAN
 NATIONAL JEWISH HEALTH GOVE PARKING LOT

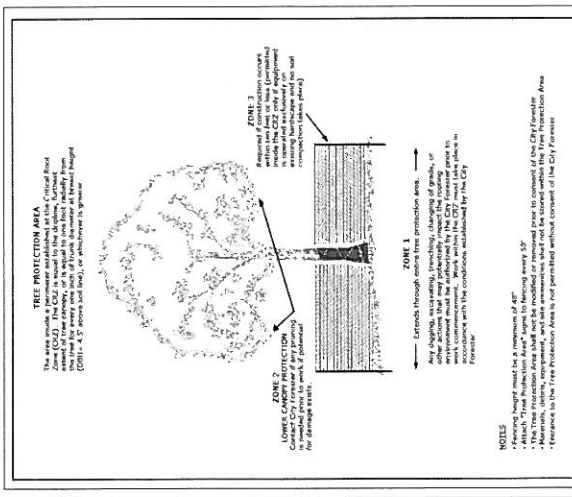
12.21.11
 3 of 7



SITE PLAN
 SCALE: 1" = 40'-0"

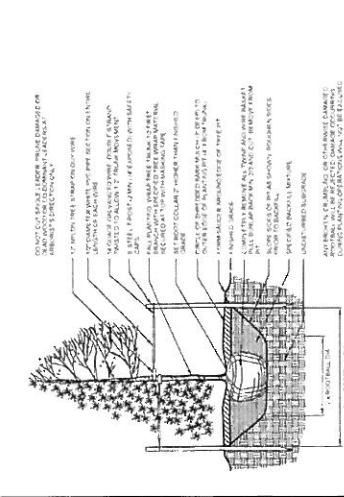
SITE PLAN
 SCALE: 1" = 40'-0"

12.21.11
 3 of 7



NOTES

1. Existing height must be a minimum of 40'.
2. The Tree Protection Area shall be established by the City Forester.
3. Materials, utility equipment, and site accessories that will be stored within the Tree Protection Area shall be removed from the site prior to construction.
4. Refer to the City Forester for any questions regarding the Tree Protection Area.



Sod Area Tree Planting Detail
 SCALE: 1" = 40'-0"