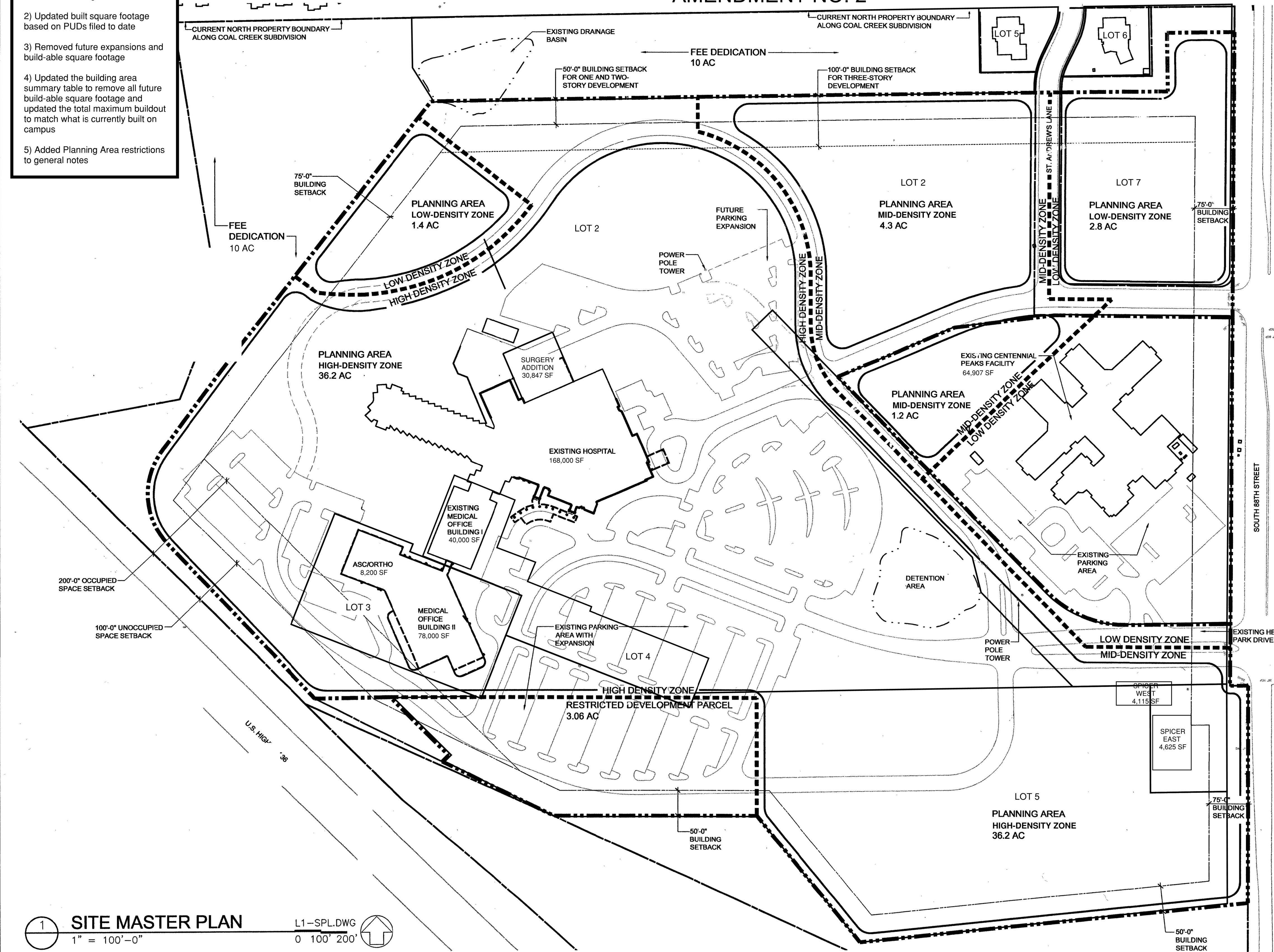


***If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application**

AMENDMENT CHANGES

- 1) Updated planning areas to better align with the platted boundaries based on the Health Park Subdivision Filling 6 Final Plat
- 2) Updated built square footage based on PUDs filed to date
- 3) Removed future expansions and build-able square footage
- 4) Updated the building area summary table to remove all future build-able square footage and updated the total maximum buildout to match what is currently built on campus
- 5) Added Planning Area restrictions to general notes

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THE FOLLOWING GUIDELINES PROVIDE A STANDARD OF CHARACTER FOR DEVELOPMENT:

- * "CAMPUS"-TYPE DEVELOPMENT OF UNIFIED AND CONSISTENT SITE AND ARCHITECTURAL ELEMENTS.
- * CLUSTERED AND INDEPENDENT BUILDINGS OF 1-4 STORIES, POSSIBLY WITH BASEMENTS.
- * COMMON MEDICAL USES.
- * OPEN SPACE NETWORK OF LAWN AND PLANTING AREAS ENHANCING VIEWS AND CONNECTED WITH PEDESTRIAN PATHS.
- * LOGICAL AND SEQUENTIAL VEHICULAR AND PEDESTRIAN CIRCULATION SYSTEMS.
- * HIGHLY DISTRIBUTED PAVED PARKING AREAS TO CONVENIENTLY SERVE EACH FACILITY, VISUALLY BUFFERED BY LANDSCAPING.

1. DEVELOPMENT WILL BE SUBJECT TO THE CITY OF LOUISVILLE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES AS AMENDED FROM TIME TO TIME.
2. JOAN WILL NEED TO DEMONSTRATE HEIGHT NEEDED FOR MEDICAL OFFICES IN THE HIGH DENSITY ZONE GREATER THAN 6' (INCLUDING ROOFTOP MECHANICAL).
3. FREESTANDING CHURCHES SHALL REQUIRE SPECIAL REVIEW USE APPROVAL.
4. DESIGNATED PLANNING AREAS ARE RESERVED EXCLUSIVELY FOR NON-STRUCTURAL SITE IMPROVEMENTS AND SHALL NOT CONTRIBUTE TO THE CALCULATION OF FUTURE BUILDABLE SQUARE FOOTAGE. ACCEPTABLE USES WITHIN THESE AREAS INCLUDE OPEN SPACE, LANDSCAPING, AND SURFACE PARKING. NO VERTICAL CONSTRUCTION OR ELEVATION STRUCTURES SHALL BE PERMITTED WITHIN THESE BOUNDARIES.

USES INTENDED TO SERVE OR SUPPORT THE PRIMARY FUNCTION OF HEALTH CARE OF THE CAMPUS.

- professional, business, & administrative offices
- hospitals & medical clinics
- diagnosis, treatment, & care of human ailment
- doctor's offices
- pharmacies
- mental health centers
- nursing & rest homes
- small & large child care centers
- convalescent & retirement homes
- guest residences

- overnight accommodations for families/visitors of hospital bound or terminally ill patients
- restaurants, cafeterias, or cafes for use by patients, visitors, staff, & employees
- for rehabilitative needs of patients or general fitness of staff
- banking establishments to serve staff and employees of campus
- medical equipment stores, libraries, gift shops, or other medically related goods for campus, not general public, consumption
- evolving uses of health care industry
- places of worship typically found within religiously affiliated health care facilities
- internal campus open space and trails for private/public use and access
- surface and structured parking

50' FROM NORTH PROPERTY BOUNDARY FOR ONE AND TWO-STORY DEVELOPMENT
100' FROM NORTH PROPERTY BOUNDARY FOR THREE-STORY DEVELOPMENT
75' FROM SOUTH 88TH STREET R.O.W.
50' FROM SOUTH PROPERTY BOUNDARY
200' FROM U.S. 36
TOTAL CURB 225.00 FEET

BUILDING HEIGHT GUIDELINES

- 14'-0" FLOOR TO FLOOR HEIGHT
- 14'-0" BASEMENT HEIGHT
- 14'-0" PARAPET HEIGHT
- 14'-0" MECHANICAL PENTHOUSE HEIGHT

BUILDING HEIGHT PARAMETERS

- **LOW DENSITY ZONE: 1-2 STORIES**
 - 35'-0" MAXIMUM BUILDING HEIGHT FOR RESIDENTIAL STYLE STRUCTURES WITH PITCHED ROOFS
 - 28'-0" MAXIMUM BUILDING HEIGHT FOR ALL OTHER STRUCTURES
 - 32'-0" PARAPET HEIGHT
 - 42'-0" MECHANICAL PENTHOUSE HEIGHT
- **MID-DENSITY ZONE: 2-3 STORIES**
 - 42'-0" MAXIMUM BUILDING HEIGHT
 - 46'-0" PARAPET HEIGHT
 - 56'-0" MECHANICAL PENTHOUSE HEIGHT
- **HIGH DENSITY ZONE: 4 STORIES MAXIMUM PLUS BASEMENT**
 - 63'-0" MAXIMUM BUILDING HEIGHT
 - 67'-0" PARAPET HEIGHT
 - 77'-0" MECHANICAL PENTHOUSE HEIGHT

- RESTRICTED DEVELOPMENT PARCEL

THE DEVELOPMENT OF THIS PARCEL IS RESTRICTED TO SURFACE PARKING. NO STRUCTURES OF ANY KIND ARE ACCEPTED ON THIS PARCEL.

(parking structures are allowed on the campus except for within the restricted area)			
	Gross Area (SF)	Parking Ratio (Spaces/SF)	Parking Provided
EXISTING FACILITIES			
Hospital	176,000		
MOB I	40,000		
MOB III/ASC	86,200		
	Total	3.5/1,000	1,059
PROPOSED FACILITIES			
High Density Zone		3.5/1,000	
Mid-Density Zone		5/1,000	
Low Density Zone		6/1,000	

TOTAL ACREAGE	<u>BUILDING AREA SUMMARY</u>		
63.14 acres (2,750,378 SF)	EXISTING FACILITIES:		
	Avista Hospital		198,847 SF
	MOB I		40,000 SF
ZONING:	MOB II/ASD		86,200 SF
EXISTING FACILITIES:	Centennial Peaks facility		64,907 SF
PC2D-C'	Spicer Residences	east-	4,625 SF
		west-	4,115 SF
PROPOSED FACILITIES:			
PC2D-C'			
	subtotal		398,694 SF
	<u>FUTURE PHASES:</u>		
	Planning Areas (Buildable SF)		0 SF
	Total Maximum Buildout		398,694 SF

1675 LOGAN ST.
SUITE 500
DENVER, COLORADO 80202
303.832.3272
smithgroup.com

Kimley»Horn

1125 17TH ST
SUITE 1400
DENVER, CO 80202
303.228.2300
kimley-horn.com

ISSUE/REVISION	DATE	NO.
GDP AMENDMENT	5/2/2025	

AVISTA ADVENTIST
HOSPITAL

100 HEALTH PARK DR.
LOUISVILLE, CO

CENTURA HEALTH

GENERAL
DEVELOPMENT PLAN
AMENDMENT NO. 2

DRAWN BY	TEAM
CHK'D BY	TEAM
SHEET FILE	

SHEET NUMBER:

1 OF 1

D.P.A. PROJECT #

0062500