

Comments from the Mesa Committee regarding the Application for a PUD zone approval from Penrose-St Francis Health Services for their Centennial-Fillmore medical campus

Through the invitation of Penrose-St Francis Health Services (PSF) and the good offices of Dave Munger of CONO, representatives of the Mesa Neighborhood Organizations (the Mesa Committee) have been meeting with PSF to discuss the design of the medical campus at the Northeast corner of Fillmore and Centennial. We have agreed to the following Statement of Intent:

Penrose-St Francis Health Services and the Mesa Committee are committed to a partnership of collaboration in the design and construction of an aesthetically pleasing world class medical campus. Our common goal is to create a design that compliments the character of the Mesa by honoring its unique natural setting, protecting the scenic and environmental quality of the mountain backdrop, incorporating open space elements, and minimizing impacts to adjacent neighborhoods. We aspire to create a medical campus the community will be proud of, as it propels health care in the Pikes Peak region to a new level of excellence.

With the planned acquisition of the closed asphalt plant, PSF has submitted a revised plan to rezone the 80 acre parcel to PUD and to obtain approval of a concept plan. Once the revised PUD is approved, the next step is the approval of a more detailed development plan. It is this phase which will provide the design details of the project, specifically determine the actual height within the envelope approved by the revised PUD. The PUD process requires that a maximum height be set in this early stage before the overall design is established in the development plan.

Members of the Mesa Committee desire to have Chapter 6 more seriously considered in the development of properties in this area. It is in Chapter 6 of the Comprehensive Plan that the City ties its identity with the 'natural setting at the foot of Pikes Peak and its foothills'. We have declared as a community that the Mesa area is a critical element in the city's mountain backdrop. Chapter 6 sets out the Objectives, Policies and Strategies related to Community Character and Appearance and provides guidance to how the man-made environment is to be integrated into its natural environment.

Height is one of the critical elements in the many design features that influence how effectively development is integrated into this natural environment. PFS has requested a maximum height of 165' in its PUD zone. The Mesa Committee views this as an arbitrary number which simply sets a height that is not to be exceeded. The effectiveness of the integration of the Penrose Medical Campus will be determined by the overall design, including actual height, as established in the development plan. In a recent announcement, the news article stated that PSF intends to build a hospital tower of 9 to 10 stories. With the design phase yet to begin, the Mesa Committee looks forward to exploring a design of the medical campus in the development plan process with PFS which is most compatible with the natural environment and character of the Mesa. The Mesa Committee believes that minimizing the actual tower height will be an important part of the final design.