

July 29, 2024

Stephen Gubrud  
City of Aurora Planning  
15151 E. Alameda Parkway  
Aurora, CO 80012

**RE: Letter of Introduction – Aurora Center for Health, Wealth, & Well-Being DA#2332-01**

Dear Stephen,

Salud Family Health is proposing the Aurora Center for Health, Wealth & Well-Being on the 24.97-acre site. This site is located at the southwest corner of East Colfax Avenue and North Airport Boulevard. This site is zoned as a mixed-use corridor (MU-C), which allows for a diverse range of uses that will benefit both future residents and the existing community.

The Aurora Center for Health, Wealth & Well-Being is envisioned as a health care campus that will provide future site users and existing community members the opportunity to live, play and work. The site proposes mid to high-density affordable residential units, financial consulting services and retail and commercial uses that will focus on healthy alternatives for food and food production. The health campus will also have a park component that will allow for community gatherings and open space for flexible uses such as active and passive play and exploration, a destination for rest and relaxation and a catalyst for community interaction.

Public infrastructure will include a public roadway and private drives through the site to provide vehicular access to the various lots. This ISP package will include the following improvements:

Roadway Improvements:

Roadway improvements will be constructed to aid in vehicular access to and from the site. These improvements include:

- Three Lane Collector: Existing East Colfax Avenue.
- Private Drive Access: East Colfax Avenue, Norfolk Street, & North Airport Boulevard.
- Two Lane Collector Street Access: Norfolk Street & North Airport Boulevard.

Grading and Drainage Improvements:

Grading and drainage improvements will be implemented to manage stormwater effectively. A detention pond will be constructed on Lot 5 during this phase of the project.

Landscape Improvements:

The ISP landscaping plan includes enhancements along the following areas:

- South section of East Colfax Avenue.
- East section of Norfolk Street.
- West section of North Airport Boulevard.
- 14th Avenue.
- West sections of Lots 2 and 3.

Additionally, the ISP will feature a park located on Lot 4 and a detention pond with walking trail in Lot 5.



2953 South Peoria Street, Suite 101  
Aurora, Colorado 80014  
303.770.7201 fax 303.770.7132

The ownership and design team are comprised of the following members:

Property Owner:

Salud Family Health Centers  
203 S. Rollie Avenue  
Fort Lupton, CO 80621  
303.892.6401  
Attn: John Santistevan, CEO



Architect:

TW Beck Architects  
P.O. Box 57  
Estes Park, CO 80517  
970.586.3913  
Attn: Thomas Beck, AIA, NCARB



Landscape Architect:

THK Associates, Inc.  
2953 S. Peoria Street, Suite 101  
Aurora, CO 80014  
303.770.7201  
Attn: Kevin Shanks  
Grace Batey



Engineers:

R&R Engineers  
1635 W. 13th Ave.  
Denver, CO 80204  
303.753.6730  
Attn: Doug Bach, PE  
Tim Stackhouse, PE LEED AP ND



Traffic Consultant:

LSC Transportation Consultants, Inc.  
1889 York St  
Denver, CO 80206  
303.333.1105  
Attn: Chris McGranahan, PE, PTOE



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Per City of Aurora Code, Section 146-405(F) the project is justified as proposed in the following ways:

1. This proposed project will comply with the applicable standards in the UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.
2. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve this proposed development, and any burdens on those systems have been mitigated to the degree practicable.
3. This site plan is designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by this proposed development and to integrate those areas into the site design.
4. The proposed project will improve and expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.
5. This site plan is compatible with surrounding uses in terms of size, scale and building façade materials.
6. This proposed project will mitigate any adverse impacts on the surrounding area to the degree that is practicable.

Salud Family Health and the design team look forward to working with the City of Aurora on this exciting project. Please don't hesitate to contact me should you have any questions.

Regards,

*Grace Batey*

Grace Batey  
THK Associates, Inc.  
303-770-7201