



July 12<sup>th</sup>, 2024

Ani Karabashian  
City of Aurora  
15151 E. Alameda Pkwy. #2300  
Aurora, CO 80012

Dear Ms. Karabashian,

It is our pleasure to provide this letter of introduction on behalf of Healthpeak Properties for the Galen College of Nursing and HCA Healthcare Center for Clinical Advancement Campus. The project location (the site) is a vacant, 6.21-acre lot located at 1650 S Potomac Street, Aurora CO, 80012 and is currently zoned multi-use office-industrial (MU-OI). The proposed use is a 77,648 square-foot nursing school with a floor area ratio of 0.29.

The applicant is requesting a minor site plan amendment to remove the railing from the lower tier of the detention pond retaining wall. Consistent with City code, gates will be added to prohibit public access to the area between the walls.

*1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.*

The approved site plan demonstrated consistency with the comprehensive plan. The proposed amendment does not affect this criteria.

*2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.*

There are no impacts on city infrastructure or public improvements with this minor amendment.

*3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.*

Not applicable with this amendment.

*4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and*

*integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.*

The environmental considerations relating to the detention pond remain unchanged from the approved site plan. The only proposed change to this area is the aforementioned railing removal.

*5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.*

An updated landscape plan has been provided with this amendment application. The proposed changes do not affect the actual landscape.

*6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, Revised 3/4/2002 facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.*

The proposed amendment provides a safer configuration for the public by prohibiting access between the walls. Additionally, there will be less infrastructure to maintain in the pond.

*7. Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.*

Not applicable with this amendment.

*8. Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.*

Not applicable with this amendment.

*9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages*



*to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.*

Not applicable with this amendment.

*10. Street standards. Public and private streets included in the site plan shall conform with city street standards.*

Not applicable with this amendment.

Please see below for property owner and design team contact information:

Owner

Healthpeak Properties  
5050 South Syracuse Street, Suite 800  
Denver, CO 80237  
Phone: 720-428-5400

Engineer/Applicant

Roth Lang Engineering Group  
6855 S. Havana Street., Suite 600  
Centennial, CO 80112  
Phone: 303-841-9365

Architect

BHDP Architecture  
302 West Third Street, Suite 500  
Cincinnati, OH 45202  
Phone: 513-271-7017

Landscape Architect

Oxbow Design Collaborative  
209 N. Kalamath Street, Unit 6  
Denver, CO 80223  
Phone: 303-819-1545

Electrical Engineer

CMTA  
1100 Sycamore Street, Suite 400  
Cincinnati, OH 45202  
Phone: 513-429-4404



On behalf of ownership and the design team, we look forward to working with the City of Aurora. Please do not hesitate to reach out to any member of team with questions.

Sincerely,

Tyler Sandt, P.E.  
Roth Lang Engineering Group

CC:  
Matt Herb, A.I.A. Healthpeak Properties  
Michael Spruill, P.E., Healthpeak Properties  
Kevin Roth, P.E., Roth Lang Engineering Group