



September 20, 2023

Stephen Gubrud  
City of Aurora – Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

Re: Letter of Introduction  
Children's Hospital of Colorado, Children's Clinic  
Lot 1, Forest Trace Filing No. 1  
Aurora, CO

Mr. Gubrud,  
Kimley-Horn and Associates, Inc. is pleased to submit a Minor Amendment Application for the above-referenced project on behalf of Children's Hospital of Colorado (the "Lessee") and Covalus (the "Client Representative"). General project information and anticipated scope of work are further summarized below.

Children's Hospital of Colorado proposes to convert the existing Medical Office Building located at 23770 East Smoky Hill Road, southeast corner of E-470 and East Smoky Hill, to a Children's Clinic. More specifically, the site is  $\pm 3.38$  acres and located on Lot 1, Forest Trace Subdivision Filing No. 1, City of Aurora, Count of Arapahoe, State of Colorado. The existing site is developed with a 39,908 square foot medical office building and associated parking, drive aisles, utility infrastructure, and landscaping. The existing site improvements has a recorded Contextual Site Plan (with wavier) known as Emerus Hospital at Forest Trace.

The proposed Project has limited exterior improvements consisting of the removal of two (2) existing parking spaces and landscaping south of the existing building to accommodate a fenced sport court area to support the new Children's Clinic. Additionally, two (2) parking spaces are being added to the northern parking field that was approved as a previous Minor Amendment and is currently under construction.

We hope this letter assists in your review of the Minor Amendment package. We are excited to work with the City on this amazing project and look forward to delivering a project that the City and this project team are extremely proud of and will be a highlight for Aurora and all involved. Should you have any questions or comments during your review, please contact me at 303-228-2300.

Sincerely,  
**KIMLEY-HORN AND ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Erin Griffin".

By: Erin Griffin, PE  
Project Manager