



April 9, 2024
Revised July 8, 2024

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**RE: AdventHealth Aurora Highlands (#1778218)
NW Corner Main Street and Warm Springs, Aurora, CO
Letter of Introduction**

KH: Text updated

within The

KH: Text updated

Dear Ms. Bickmire,

Please accept this letter as our introduction to the City of Aurora of a phased development of AdventHealth located within the planned hospital/medical center in the Aurora Highlands development.

The first phase of the development consists of a free-standing emergency department and medical office building and helipad to support the emergency department with associated visitor and staff parking, utility and landscape improvements (the "Project"). Attached hereto is the site plan package showing the location of the Project within PA-54 of the Aurora Highlands Subdivision and improvements associated with the Project. The Project will be known as AdventHealth Aurora Highlands and is being developed by AdventHealth.

KH: Text updated

The

KH: Text updated

Master Plan

With a sacred mission of Extending the Healing Ministry of Christ, AdventHealth is a connected system of care for every stage of life and health. A shared vision, common values, and a strategic focus on whole person care unifies the system's more than fifty hospital campuses in diverse markets throughout nine states. AdventHealth Aurora Highlands is an expansion into the Aurora community to bring compassionate care and world-class healthcare expertise.

PROJECT LOCATION

The Project (first phase) consists of the development of a portion of the overall 37.78-acre site located southeast of 38th Avenue and E470 in the City of Aurora, County of Adams, Colorado (the "Site"). More specifically the Site is Lot 1, Block 1 The Aurora Highlands Subdivision Filing No. 22. The Site is surrounded by E470 to the west, regional water quality and detention ponds (PA-51) with 38th Avenue beyond to the north, North Main Street to the east, and Future Warm Springs Avenue and pad sites for future development to the south.

KH: Text updated

KH: Acknowledged. Text updated.

Although not currently built, the ROW is dedicated and the road is required for this development, so don't refer to Warm Springs as "future"

pad sites for future development

PROJECT DESCRIPTION

The Site is anticipated to be developed in phases over the next 20 years with the first phase consisting of an approximate 87,600 SF medical office building including an emergency department, helipad, trash and utility yard and associated parking, utilities, and landscaping to support the Project. Most of the improvements associated with the Project are anticipated to be constructed within the Site boundaries except for possible utility and access connections to North Main Street and Warm Springs Avenue and drainage outfall into the existing regional water quality and detention facility. Full buildout of the Site will consist of a fully operational hospital totaling approximately 600,000 square feet, additional medical office buildings spread around campus. The Site is part of The Aurora Highlands Master Development, which has phases of the public infrastructure and residential subdivisions that are currently under construction. Required infrastructure and improvements consisting of parking, drive aisles, landscape, and utilities are anticipated to be completed at each phase and as necessary to support the Project.

KH: More clarity has been added to the adjustments as requested. Signage has been removed from this SDP submission and a Creative Signage Plan to be submitted separately for review.

Adjustment request should outline what is permitted vs. what is proposed, why, and are any measures proposed for mitigation.

PROPOSED PROJECT ADJUSTMENTS

The Project is currently requesting the following adjustments:

- City Code Section 146-4.7.5(e)
Adjustment to phase the design and installation of the Special Landscape Buffer along E-470. The overall Aurora Highlands development will design and permit the landscaping within the special landscape buffer to provide consistency and continuity of the landscape design along the entire subdivision's frontage.
- City Code Section 146-4.10.5(e)
Adjustment to allow for the Site Plan to be considered as a property with multiple users to allow additional wall sign for each public street or highway. The building is a unique destination property for outpatient and emergency services and wayfinding from adjacent streets and interstate is paramount for public access and recognition. Considering the EMERGENCY designators as the additional sign, the design proposes a branding sign for each elevation and a single monument sign off of Main Street – total count five with four additional signs.
- City Code Section 146-4.10.8
Adjustment to consider the site a 'Large, Integrated Development'. With future development of the hospital, the site may be considered a 'Large, Integrated Development' and is a development in an MU-R zone district with consideration for signage that exceeds limitations within Section 146-4.10.8. Current design includes a single monument or ground sign at the primary entrance off of Main Street as well as a 'marquee' type sign for visibility from E-470 identifying the development which is set back significantly from E-470.

HELIPAD DETAILS

A helipad is proposed as part of the Project to provide rapid care and transport emergency department patients to a full-service hospital quickly, if necessary, as there is no current trauma in the area. The helipad proposed with the Project is located along the west side of the Site near E-470, west of the proposed buildings. The location is approximately 885-feet from the eastern property line of Main Street. Main Street has a right-of-way of 114-feet. Takeoffs and landings are anticipated to be north-south orientation traveling over E-470. An encumbrance survey and appropriate FAA application for the helipad is currently being pursued. The first phase is comparable to AdventHealth Steamboat Springs and is anticipated to roughly have 12 landings/take-offs per year while operating as a free-standing emergency department. At full buildout and operating as a hospital, it is anticipated that the helipad will have 2.75 landings/take-offs per month for a yearly total of 33.

center?
KH: Yes. There are no trauma facilities in the immediate area of the Site. Text has been updated to provide more clarity.

ADVENTHEALTH AURORA HIGHLANDS OPERATIONS PLAN

AdventHealth's anticipated operations for Phase 1 consists of the following:

- Emergency Department
 - Hours of Operation: 24 hours
 - Number of employees per shift: 6
 - Number of shifts: 2
- Outpatient Imaging
 - Hours of operation: 24/7
 - Number of employees per shift: 2
 - Number of shifts: 2
- Clinic
 - Hours of operation: 8:00 am (0800) to 5:00 pm (1700)
 - Number of employees per shift: 30
 - Number of shifts: 1

How many potential offices/practioners could be in the medical office component. Include a high level summary for those.

KH: Specific details regarding the number of offices, services, providers, doctors, and staff within the Clinic during Phase 1 and in future phases has not been established at this time. Our "best guess" of the number of providers has been added to the letter.

MASTER PLAN AMENDMENT

The Project is located within the Master Plan (the "MP") for The Aurora Highlands. The Site is located within PA-54 of the MP which is located within Village 2. An amendment (Amendment 3) to the MP that includes the non-residential/commercial design standards is currently under review with the City.

KH: Text updated

A master traffic study for The Aurora Highlands dated August 2019 has been approved by the City of Aurora. A traffic study for the proposed project is included within this Site Plan Submittal. The Project incorporate approved final access improvements on the required site plan and construction documents.

KH: Text updated

The property is fully served by Aurora Water with potable water and sanitary sewer. The Aurora Highlands Master Utility Report – Amendment 2 approved March 28, 2023 outlines the latest utility assumptions and infrastructure for the Site. Stormwater detention and water quality is provided regionally within Pond 8507. A Pond Certification Report for Pond 8507 was approved by the City on September 8, 2021. The Aurora Highlands Master Drainage Report – Amendment 3 approved September 22, 2021 outlines the overall drainage assumptions and design for the Site. Dry utility service exists at or within the adjacent right-of-way.

add this label to the pond on the site plan

CITY OF AURORA CRITERIA FOR APPROVAL

The Site Plan for the Project complies with Section 146-5.4.3.B.2.c. of the City Code. The section below outlines each approval criteria and how the Site Plan for the Project complies.

- 1) The application complies with the applicable standards in this 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.
 - a) The Project will comply with all applicable standards in the UDO, applicable codes, and the Aurora Highlands Master Plan except for the requested adjustments. elaborate and include justification
- 2) The City's existing infrastructure and public improvements, including but not limited to wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the development, and any burdens on those systems have been mitigated where practicable.
 - a) The Project is located within the Aurora Highlands and has a Master Utility Plan and Master Drainage Plan which the Project was accounted for in the capacity calculations and infrastructure sizing. KH: Adjustment description has been added to provide clarity.
- 3) Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.
 - a) The Project has been designed to accommodate the existing Tributary W pipe and overflow channel and the district provided and maintained trail and landscaping along E-470.
- 4) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.
 - a) The Project is located within the Aurora Highlands Master Plan which consists of a planned network of trails and streets within the subdivision and connection to adjacent uses.
- 5) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

- a) The Project complies with the applicable sections within the UDO and the non-residential guidelines in the Aurora Highlands Master Plan.
- 6) The application mitigates any adverse impacts on the surrounding area to the degree practicable.
 - a) The Project has provided a design as allowed by the UDO and the Master Plan that attempts to mitigate impacts to the surrounding uses to the extent practicable.

PROJECT CONTACTS

Contacts for the property owner and project consultants are listed below for reference.

Owner

AdventHealth
(NE Denver/Highlands LLC c/o Centura)
David Nelson
6061 S Willow Dr
Greenwood Village, CO 80111
(937)825-2493

Owner's Representative

ADAMS
Valerie Wilkins
336 Broad Street, Suite 300
Rome, GA 30161
(720)799-3041

Architect

HKS
Dale Clingner
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Denver, CO 80202
(720)927-1650

Civil Engineer

Kimley-Horn and Associates, Inc.
Erin Griffin, PE
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111
(303)228-2307

Landscape Architect

Kimley-Horn and Associates, Inc.
Chris Hepler, PLA
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111
(303)228-2319

Surveyor

Kimley-Horn and Associates, Inc.
Darren Wolterstorff, PLS
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111
(720)739-3134

Traffic Engineer

Kimley-Horn and Associates, Inc.
Curtis D. Rowe, PE, PTOE
6200 South Syracuse Way, Suite 300
Greenwood Village, CO 80111
(303)228-2300

We appreciate your attention to this project and look forward to meeting with you and collaborating with your staff to fully entitle and build another successful project in the City of Aurora. Should you have any questions please contact me at 303-228-2307 or erin.griffin@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Erin Griffin, P.E.
Project Manager