

# Master Site Development Plan

## Application Narrative

**Introduction.** Aurora Mental Health Center, Inc. (“AuMHC”) owns an existing 50,000 square foot building on a 7.03-acre site at 1290 South Potomac Street in Aurora, Colorado (“Property”) and intends to demolish this existing building and to subdivide the Property into three (3) separate parcels for the development of three (3) new buildings on this Potomac Care Campus (“Campus”) comprising a maximum of 120,000 square feet. Each of the three organizations and service providers were selected to offer a continuum of care for the targeted population.

**Acute Care Safety Net.** The Campus is intended to provide the surrounding community a safety net by providing needed acute care services. The Campus will deploy the latest design and programming to support trauma informed care considerations. A critical component of the Campus is the outdoor landscaped areas intended to promote healing.

**Campus Site Plan.** The redevelopment of the Campus is shown on the attached Campus Site Plan which contains the following common elements.

- Entry Plaza / Forecourt. Entry Plazas will be featured at all three buildings and will be inviting and calming pedestrian spaces that will have the following elements: enhanced paving, seating options, bike racks, raised planters, and ornamental plantings. The design of these plazas shall be consistent with the architecture and provide a seamless transition between the landscape and the building.
- Therapeutic Garden. The therapeutic garden will be a plant dominated environment purposefully designed to facilitate interaction with the healing elements of nature. There will be accessible pathways through the garden with small seating areas made for quiet individual contemplation or small outdoor meetings for therapy. The plantings will be sensory oriented and will be focused on color, texture, and fragrance.
- Campus Loop. The Campus Loop will be a pedestrian pathway that goes around the entire perimeter of the Property. The Loop be almost a half mile long and will feature benches along the way for resting and trees for shade. The Campus Loop will be a great way to get outside and exercise without having to leave the Campus.
- Patios. Each building will have a patio space of varying size. The patios will be spaces to sit and relax in, dine in, and socialize in. They will feature enhanced concrete paving, movable tables and chairs, shade trees, and ornamental plantings.
- Open Lawn. The Open Lawn will be the center of the Campus Quadrangle space and will be the most flexible amenity on the Campus. It will be a serene and calming environment to walk around and relax in. It will also be a place that can

hold events and large gatherings as well a place for informal games and sports to be played on.

- Outdoor Classroom. The Outdoor Classroom will be a flexible space that can host a variety of gathering sizes. It can be used for larger lectures brought in by users of the Campus, for small therapy sessions, or just for sitting and relaxing. It will feature linear concrete seat walls with sod in between them and a small area at the front for the presenter/speaker.
- Outdoor BBQ + Seating. There will be two Outdoor BBQ + Seating areas on Campus. These areas will be used for events and casual gatherings. They will feature built-in grills with countertop space, shade structures, movable tables and chairs, and ornamental plantings.
- Rain Garden. The Rain Garden will serve multiple functions for the Campus. The main function will be to act as a green infrastructure feature that cleans stormwater that lands on the site before being discharged. In addition to the main green infrastructure function, it will also be a beautiful spine that will flow the entire length of the Campus Quadrangle space. It will be filled with native and ornamental plantings and will have pedestrian bridges that connect one side of the Rain Garden to the other.
- Community Garden. There will be two Community Gardens on the Campus. These gardens will be therapeutic for the employees, residents, and patients that use them. Each garden will feature raised garden plots with an integrated irrigation system for ease of maintenance. There will be seating options around the gardens and each will have their own shed for tools and materials.

**Phasing.** These new buildings will be constructed in phases as shown (**Phasing Plan** included). All three occupier entities will share common elements on the Campus including entry drive, storm water detention, perimeter ring road, pedestrian and bicycle pathways, parking and the outdoor landscaped open areas as shown on the Campus Site Plan. Most of these components will need to be installed along with the Acute Care treatment building prior to the future development of the additional two buildings.

In phase 1, AuMHC will develop a new ground-up 50,000 square foot Acute Care treatment building upon the Campus. In subsequent phases (Phasing Plan included), the remaining land area will be developed by both Aurora Housing Authority (“AHA”) who intends to develop up to a new 40,000 square foot affordable housing building comprising approximately 40 units for qualified candidates requiring permanent supportive care and Stride Community Health Center (“Stride”) who intends to develop up to a 30,000 square foot medical clinic.

**Timeline.** In August 2021, Boulder Associates was hired to lead the site planning design for the new Campus for AuMHC. Over the course of several months, a site plan concept for the proposed new acute care campus was created and submitted to the City of Aurora (“City”) through the Office of Development Assistance.

On January 13, 2022, the City conducted a pre-application meeting and presented its comments to all parties. The City determined that the redevelopment of the Campus will require what they call a Master Site Development Plan ("MSDP") showing the entire site's civil design (grading, utilities, storm water, etc.) along with the proposed phasing for each of the three (3) buildings. This MSDP will be processed through the City concurrently with the replat or Subdivision process. In addition, a separate Site Development Plan application will be required and process for each individual building.

As a result of the City's comments, AuMHC modified the site plan concept and again on May 18, 2022 met with key City departments to solicit feedback. The site plan was again modified and resulted in the attached Campus Site Plan concept.

**Variance Requests.** The Campus Site Plan requests variances for the following:

- Underground Detention. During May, 2022, the civil engineer, Joe Coco with CKE Engineering, presented arguments supporting the need and viability of allowing a portion of the storm water demand to be contained below a portion of a parking area on the eastern portion of the Property. On June 6<sup>th</sup>, the **City approved** the underground storm water with conditions.
- Parking. The applicant is requesting a reduction in the the code required parking of 242 spaces. The applicant hired Fox Tuttle to conduct a study of peak parking demand requirements. On May 6<sup>th</sup>, the **Parking Study** was completed and herewith is being presented to the City with this application. The Parking Study is supported by national data, location traffic counts and plans to share parking between all three occupiers whose operating hours vary during the 24-hour day. The Parking Study shows that at peak demand the Campus will require 166 parking spaces. But since the City will only allow a twenty-five percent (25%) reduction (from 242), we request approval to provide 182 parking spaces on the Campus. The attached Campus Site Plan concept shows is currently showing 194 parking spaces.
- Perimeter Fence. The applicant is requesting a variance to the City's requirement that states: "Where screen walls and fences are permitted between property lines, they shall be placed at the inward edge of the buffer and shall not be used as a mechanism to reduce the buffer width less than required or prohibit the installation of the required landscaping unless permitted as stated in Table 4.7-2." We respectfully request that the City allow us to place the fence on the property line on the outward edge of the buffer. There will be a trail that goes around the property as an amenity and we don't want to have the fence right at the edge of the trail. We will use the buffer landscaping to separate the trail from the fence. The fence we are using will be a 6' tall ornamental steel fence that will be mostly transparent. You will be able to see through the fence to the buffer landscaping provided on the inward side of the fence.
- Intersection Reimbursement. The City has requested that AuMHC pay its proportionate share or 25% (\$114,185) of the total costs (\$456,740) to improve the intersection of Potomac & Louisiana. AuMHC respectfully requests a reduction

in this amount. According to the attached **Traffic Impact Study**, the data currently shows AuMHC trips were calculated to be 5.8% of the AM peak hour traffic and 7.5% of the PM peak hour traffic (average of 6.6%). Therefore, AuMHC requests a reduction to \$30,145 ( $\$456,740 \times 6.6\%$ ). Raising additional money for these types of improvements creates a hardship for these non-profit entities whose limited capital sources and on-going resources are scarce.

**Operation Plans.** Each of the three occupier organizations completed and we are herewith providing an overview of each operation.

**Landscaping.** The City has requested a concept landscape plan which is attached.

**Design Guidelines.** As an exhibit to each land lease, we will provide guidelines that will assure a uniform design consistency and quality for the entire Campus. These guidelines will include building design criteria, allowed materials, landscape palette, site lighting, signage (campus and individual building), etc. which will inform the design criteria for the Acute Care building and the other buildings.