



City of Centennial
Planning Dept.
13133 E Arapahoe Road
Centennial, CO 80112

Re: E. Smoky Hill Road – Free Standing Emergency Room

PSUB-25-00053 - Letter of Intent

To Whom it may Concern:

We are submitting this Letter of Intent, on behalf of HCA HealthOne LLC, for the proposed Free Standing Emergency Room (FSER) project, located at 20741 E. Smoky Hill Road, Centennial, CO 80015 in coordination with the City of Centennial to permit this exciting project and proceed towards construction.

A Free Standing emergency Room (FSER) is a licensed facility that is structurally separate and distinct from a hospital, providing a mix of urgent and emergency care services. The FSER will offer better access to fast, quality care, resulting in shorter wait times for the surrounding neighborhoods and community. The facility will be staffed 24 hours a day, 7 days a week by physicians, physician's assistants, nurse practitioners, and nurses trained in delivering emergency care.

The proposed FSER site is located at 20741 E. Smoky Hill Road (Parcel ID: 2073-23-2-28-001) and is a part of the Huntington-Smoky Hill Park N Ride Subdivision. This site is currently a +/- 2.540 acre parcel, zoned CG (General Commercial), vacant lot with the eastern portion containing parking spaces.

The proposed project consists of the construction of a +/-11,150 SF state of the art Free Standing Emergency Room, with a dumpster and generator enclosure. Included in the scope of construction is the re-working of the existing parking on site, the addition of new drive aisles and parking, as well as associated water, sanitary sewer, and stormwater infrastructure improvements.

The proposed project will also include a Re-Plat to subdivide the existing parcel into a +/-1.437 acre FSER parcel and a +/-1.103 acre parcel. There are currently existing access and utility easements on the subject property. The existing utility easements are intended to remain as is; however, the existing access easement will be relocated.

Additional site details are outlined below:

Contact Information:

Developer:

HCA HealthOne LLC
4900 S Monaco Street, Denver, CO 80237
303.788.2500

Property Owner:

Covenant Community Church of Aurora
1250 S Buckley Road, Unit 1146, Aurora, CO 80017

Applicant/Engineer:

Jack Parker, Senior Project Manager, Principal
Catalyst Design Group
1524 Williams Drive, Suite 201, Murfreesboro, TN 37129
615.622.7200
jparker@catalyst-dg.com

Site Information:

Existing Zoning: CG – General Commercial
Existing Land Use: Vacant / Parking Lot
Proposed Land Use: Free-Standing Emergency Room (FSER)
Project Area: +/- 1.437 acres

Building Information:

Proposed Building Height: 30'

Proposed Building Square Footage: +/- 11,150 SF

Site Access:

Vehicular Access: The proposed FSER will utilize the existing shared access drive in conjunction with the Sprouts Farmers Market. The shared access, and proposed FSER access, will have vehicular connection to E. Smoky Hill Road & S. Picadilly Street.

Pedestrian Access: The proposed FSER will utilize the existing sidewalk network located in the shared access drives. Pedestrian access will be provided from both E. Smoky Hill Road & S. Picadilly Street. Additionally, directly adjacent to the project area on E. Smoky Hill Road is an existing bus stop and another bus stop is located on the shared access drive just east of the project area.

Stormwater Management:

The proposed FSER will utilize the existing stormwater management pond located north of the Sprouts building, which was designed to treat and detain the stormwater runoff for the Huntington – Smoky Hill Park & Ride Subdivision, which encompasses the project area.

Approval Process:

1. Pre-Submittal Meeting with City Staff
2. Virtual Community Meeting
3. Final Plat / Re-Plat
 - Director Approval
4. Site Plan Approval
 - Planning & Zoning Commission Public Hearing Approval
5. Site Civil Construction Documents
6. Development & Building Permit

Projected Construction Schedule:

Anticipated Construction Start: Spring of 2026

Anticipated Construction Completion: Winter of 2026

Our intent with the Virtual Community Meeting is to discuss the proposed Free Standing Emergency Room project with the community as we continue to work with the City staff to progress towards construction of the project. If you have any questions about the proposed project, please leave your questions and comments on the Virtual Community Meeting page so we can continue our dialogue.

Best Regards,

Catalyst Design Group

A handwritten signature in blue ink, appearing to read 'W. Blissard', with a stylized flourish at the end.

Wesley Blissard, PE
Design Engineer