

April 8, 2024

Castle Rock Planning Department
100 N. Wilcox St.
Castle Rock, CO 80104



RE: AdventHealth FSED, Clinic and Future ASC

- **Project Description**

Site improvement as listed below:

- Phase 1 is proposed to be a two-story, 24,000 sf building which would house a freestanding emergency department (FSED) on the first floor and a primary care clinic on the second floor. The FSED would be open on a 24-hour basis, but individual patients would not be on premises for more than 24 hours. The Clinic would operate on a M-F 8-5 basis. Phase 1 parking provided is approximately 98 spaces.
- Phase 2 is proposed to be a one-story, 14,000 sf building, and would accommodate an ambulatory surgery center (ASC) and potentially additional clinical space. This phase, including the ASC would operate on a M-F 7-5 basis. Phase 2 parking is approximately 89 spaces.

- **Questions**

- We'd like to confirm our current understanding of the Town's Site Planning process and requirements.
- Parking is shown at 5 stalls per 1000 sf, but the practical need for this facility type is a little bit less than that. Are these numbers open for discussion?
- Are rooftop mechanical screens included in maximum building height or are they excluded?
- Can the right-in only ramp to the site from the north off Crystal Valley Parkway be moved closer to the roundabout of the Parkway and Plum Creek Boulevard?

Sincerely,

Jim Siedler, AIA
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Senior Associate

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