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PROJECT NARRATIVE

UCHealth – Castle Rock

***Parcel ID: 235127229005,
235127107012, 235127107008***

Parcel Address: 0 Atrium Dr

April 29, 2026

UCHealth is proposing to develop a 50,000 SF medical office building located at the NE corner of Promenade Parkway and Atrium Dr in the Town of Castle Rock. The project site encompasses 3 parcels, zoned PD, within the Promenade at Castle Rock PDP, totaling approximately 4.45 acres of currently undeveloped land. The proposed site plan for this development would include a two-story building, with 250 parking spaces. Two access points for the site are proposed along Atrium Dr. No direct access is proposed to Promenade Parkway. The site is located outside any floodplain area per FEMA Map 08035C0167G, and includes over 30' of grade change. The surrounding properties contain commercial uses, and the site is within a commercial area.

Project Questions:

- Will a traffic study or letter be required during the development of this site?
- Are there any special architectural standards that will need to be met?
- Is detention required on-site, or is off site detention available? Is underground detention permitted?
- Are as-built drawings required?
- Can you confirm that this is a permitted use for this zoning and that no rezone would be required?
- Would there be any neighborhood meetings required?
- Would there be any planning commission or city council meetings required?
- Do you anticipate any pushback from the City or the community on these projects?
- Is there the necessary utility infrastructure to service this use?