

June 19, 2026

Town of Castle Rock
Development Services
100 Wilcox Street
Castle Rock, CO 80104



RE: Healthspan Medical Office Building, Lot 6G-3A-1 at Prairie Hawk Drive and Sol Danza Drive

Boulder Associates Architects, on behalf of Healthspan LLC respectfully submits a request for a Pre-Application (PPA) meeting with the Town of Castle Rock for the proposed development of a new medical office building within The Meadows PD, land use C-O-I. The site consists of roughly graded, undeveloped land and is legally described as Lot 6G-3A-1, The Meadows Filing No.17, Area No. 4, Amendment No. 17, County of Douglas, State of Colorado. It is located on a 1.793 acre parcel at the west corner of Prairie Hawk Drive & Sol Danza Drive. The site is neighbored by Little Sunshine's Playhouse of Castle Rock Daycare to the east, undeveloped land to the north, Service Street Tire & Auto Repair to the west across Sol Danza Drive, and Castle Rock Fire Station 154 and The Ivy Castle Rock to the south across Prairie Hawk Drive.

The new, two-story medical office building will function as clinical space consisting of dermatology, wellness, medspa & plastics practices including an outpatient 'office based' surgery space that will be QUADA accredited. The overall gross building area is 23,668 SF with 11,834 SF GFA at the ground floor & 11,834 SF GFA at the second floor.

The main vehicular access to the site is via Sol Danza Drive with secondary access from the future Virtuoso Loop Extension. Virtuoso Loop is planned to be extended in the future from Limelight Avenue to connect to Sol Danza Drive, forming the northerly boundary of this site. Construction of the Virtuoso Loop extension is expected to be complete by the start of construction of the Healthspan Project. The parking for the project will be provided with 88 total parking stalls, of which 4 are designated as ADA accessible. Existing and proposed easements are depicted on the submitted site plan and are in coordination with the Castle Rock Development Company.

The building is located to the southerly corner of the site with the main entrance facing Sol Danza Drive. Retaining walls are planned along Prairie Hawk Drive to makeup the approximate 10' grade change from Prairie Hawk to the anticipated building finish floor and parking pad elevation to allow vehicular access to feasibly tie into Sol Danza Drive and Virtuoso Loop. New plantings will be provided throughout the site and parking lot islands and will meet the Town's landscape requirements.

The project will be designed to meet the Town of Castle Rock Municipal Code, The Meadows PD and all adopted building codes without variance. The building is expected to be approximately 35'0" to top of parapet and 40'-0" to top of mechanical screening. A 26'-0" wide Fire Aerial Apparatus Access road is planned for the drive parallel to the entire north side of the building.

1426 Pearl Street, Suite 300, Boulder, Colorado 80302
O: 303.499.7795

Utilities serving the site are fire and domestic water service, irrigation & sanitary sewer service lines and storm sewer. All will connect to existing stub-outs within the project site. The project will also include the installation of dry utilities including electric, gas and telecommunications.

Please see below for the Design Team's questions to be addressed at the PPA:

- Confirm that the project is not within the Wildfire Resilience Overlay District that will become effective on 7/1/2026.
- The team requests approval to consider re-working the sidewalk easement along Virtuoso Loop from flow-line to back of sidewalk.
- Confirm the Town finds it acceptable for the proposed CORE easement to overlap the sidewalk easement.
- Confirm there are no parking screening requirements at the private roadways, Sol Danza Drive and Virtuoso Loop
- Regarding the Town Landscape Area Calculations, clarify if landscape within a vehicular overhang can be included in the landscape area.
- Confirm that both Fire & Domestic water can utilize the existing 8" water stub-out to the project site
- Confirm location of remote Fire Department Connection
- Confirm if there are any tap fees associated with existing service stub-outs to the project site
- Confirm that no future grease trap stub-out is required by Plum Creek Water Reclamation Authority for Medical Office Use
- The Team requests the available water pressure to the project site.

Boulder Associates & Healthspan LLC request a Pre-Application (PPA) meeting with the Town of Castle Rock for the proposed development of a new medical office building as described above. We appreciate your time and consideration.

Sincerely,



Boulder Associates, Inc.

Cassie Walck | Senior Associate