

January 22, 2025

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



RE: CRAH Crystal Valley MOB, Plum Creek Boulevard & Crystall Valley Parkway

Boulder Associates Architects, on the behalf of AdventHealth respectfully submits a Site Development Plan to the Town of Castle Rock, for the proposed development of a new, two story medical office building (MOB), within the Lanterns PD, planning area P-14. The site is located on a 5.169 acre parcel, at the West corner of Crystal Valley Parkway & Plum Creek Boulevard.

Topographic survey results show existing site grades range from an elevation of approximately 6,367 ft at the Eastern corner, and gradually slopes towards the West/Northwest, to approx. 6,340 ft. along the Western edge and Northwest corner. The site is comprised of grass and shrub cover. There are no unique site features, such as rock formations, historic sites, or other similar irreplaceable features. Prior earthwork activities are apparent across the project site.

In January and October of 2024, Olsson Engineering conducted a geotechnical exploration to assess subsurface conditions and offer geotechnical recommendations for the medical office building. The exploration involved drilling four geotechnical borings on site, from approximately 35 ft to 40 ft deep, in order to provide subsurface insights and earthwork recommendations for the proposed structure. The subsurface soils at the site are comprised of fill materials, native clays, native sands, claystone, bedrock, and sandstone bedrock. Potentially expansive soils were encountered on the project site which will require partial removal and replacement with properly compacted structural fill, for support of the building structure. Undocumented fill materials were encountered and appear suitable for reuse as structural fill. This project lies outside of the flood plain. Subsurface water was encountered at depths between 34 ft – 36 ft (6,323 ft and 6,320.5 ft). Water levels are expected to fluctuate over time with variations in precipitation, site grading, drainage, and adjacent land use. Based on the findings from the geotechnical exploration, the site is generally suitable for the proposed construction, utilizing a shallow foundation system.

Residential development borders the North and East edges of the site. There are hillside and mountain views to the West. Guided by the Skyline/Ridgeline Protection Regulations, the project seeks to preserve those views by minimizing building height, and by recessing the building pad and parking lots as far into the site as possible, while still maintaining ADA accessible access from the existing, public right-of-way. Zoning allows a maximum building height of 35 ft for this site. The top of roof elevation is designed 3 ft lower than the maximum, at 32 ft. The building pad and East parking lot will be recessed approximately 14' below the elevation of Plum Creek Boulevard. The intent is neighboring, residential properties across Crystal Valley Parkway and Plum Creek Boulevard are able to view **over** the proposed MOB. The project also seeks to preserve open space and natural drainage ways. Approximately 62% of the site will remain open or landscaped space. New plantings will be provided throughout the site, parking lot islands, and along the public right of way.

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The site plan layout proposes to utilize existing vehicular points of access from Plum Creek Boulevard right of way to the Southwest and the existing commercial property to the Northwest. A proposed right-in only from Crystal Valley Parkway right of way will provide direct access for emergency vehicles and patients. The Westernmost access drive has been located to generally align with existing utilities to provide access within paved areas. The drive slopes at approximately 5% for most of the alignment with a small portion sloping at 8% to tie back to the existing drive cut on the Northwest end of the property. Disturbance to existing slopes to the West of the Westernmost drive access are limited to a small area along the Northwest property extents, leaving most of the existing, sloped terrain undisturbed along the Western property line. Grading within the right of way is limited to the proposed right-in only. An attached walk is provided along the right-in only lane with a tree lawn and drainage swale to the South to maintain existing drainage patterns.

Engineered site grades do not exceed a 4:1 slope to minimize erosion in landscaped areas. Sediment control measures will be utilized in areas of disturbance to control erosion and sedimentation to downstream receiving waterways during construction activities.

This project prioritizes the long-term needs of wildlife habitat and corridors. As documented on CMP Map 9.1 Wildlife Resources, the site is classified as 'Moderate Habitat Value'. The documented wildlife movement corridors remain unaffected by the proposed development. On a smaller scale, by preserving over 60% open space on site, neighboring habitats remain linked through multi-directional connections.

The facades will be comprised of a number of non-combustible finish materials including stone with precast concrete accents, EIFS with revealed panels, aluminum composite panels and accents, and anodized aluminum storefront and curtainwall window systems. Exposed soffits at overhangs and canopies will be clad with wood look, metal slat ceilings. The mechanical screenwall will be painted metal deck on HSS tube steel supports. Canopy roofs will be clad with standing seam metal panels. In addition to non-combustible finish materials, a defensible barrier will be provided around the perimeter of the MOB, where landscaping will utilize drought-tolerant, low-flammable plantings.

Boulder Associates and AdventHealth request your review of the submitted Site Development Plan and associated checklist requirements. Please let us know if we can help with any questions or provide any further details related to this submission. Thanks in advance for your time and consideration.

Sincerely,

Boulder Associates, Inc.

Jim Siedler | Senior Associate

Attachments: CRAH Crystal Valley MOB Site Development Plan Package