

January 14, 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 medical office building, within the Lanterns PD, planning area P-14. The site consists of roughly graded, undeveloped land, and is listed as Parcel No. 2505-233-04-001 located within Lot 2, Block 2, Heckendorf Ranch Filing No. 2. The site is located on a 5.169 acre parcel, at the West corner of Crystal Valley Parkway & Plum Creek Boulevard. The site is neighbored by Domino's Pizza and Crystal Valley Wine & Spirits to the West and residential developments to the North and East. Castle Rock Fire Station 152 is located on the opposite side of Crystal Valley Parkway. For the folks in the neighboring communities, this project will provide convenient access to emergency and primary care services.

The construction of the new, two story medical office building will occur in a single phase. The overall gross building area is 24,535 S.F. The 12,422 S.F. ground floor of the medical office building will function as an emergency department and is planned to be open 24hrs a day. The second floor will function as clinical space and is planned to open during normal business hours from 7a.m to 7 p.m. The building's main, public entrance and drop off canopy face East, and is accessed by a right only turn off of Crystal Valley Parkway, or by a South access point off Plum Creek Boulevard. An access road also borders the West edge of the property and will function as the service and ambulance access to the site. Ambulance traffic will be minimal, primarily only used in scenarios when a patient is transported from the emergency department to a higher acuity level facility.

The site plan layout proposes to utilize the existing access from the property located northwest of the project site. The access from Plum Creek Boulevard will utilize existing full movement access. The access from Crystal Valley Parkway is designed as a right-in only. The proposed medical office building is located in the central portion of the project site. The ambulance drop-off area is located to the west of the building and the surface parking lot is located to the southeast. Parking for the project will be provided with 119 parking stalls, of which 5 are designated as ADA accessible spots. There are 3 additional police parking stalls located within the ambulance drop-off area. This arrangement is expected to provide adequate circulation for patients, employees, emergency vehicles, and delivery trucks.

The orientation of the building on site screens the ambulance entry and emergency department functions, as well as the trash & generator enclosure, from the residential developments to the North and East. The building pad and parking have been recessed into the site, with MSE retaining walls planned along the East and North edges of the parking lot. With the building pad and parking sited approx. 14' below Crystal Valley Parkway, the neighboring properties views to the West are preserved. The project also seeks to preserve open space. Approximately 62% of the site remains 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 project will be designed to meet the requirements of the Town of Castle Rock Municipal Code and all adopted building codes without variance. The building is planned to be 32' to the top of parapet and 39' to the top of the mechanical screenwall. The facades will be comprised of a number of 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, slat ceilings. The mechanical screenwall will be painted metal deck on HSS tube steel supports, and will conceal all air handling units, condensing units and exhaust fans.

Utilities serving the site consist of proposed fire and domestic water service lines, a remote FDC water line, irrigation lines, sanitary sewer service lines, a decontamination tank, and storm sewer within roads and landscaped areas. Water, irrigation, and sanitary service lines will connect to the existing public water and sanitary lines within the project site.

Proposed private storm infrastructure will connect to existing public storm infrastructure in the Crystal Valley Parkway R.O.W. Water quality and detention for the project site is provided by an existing detention pond located northwest of the site.

The project will also include the installation of dry utilities including fiber optic, gas, and electric lines.

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 providing 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