

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Portercare Adventist Health System

Meeting #: 2

Date/Time: Monday March 10, 2025, 6:00p.m. (Adjourned at 6:45p.m.)

Meeting Location: Castle Rock Adventist Hospital Conference Room

Councilmember District: Councilmember Dietz'

Applicant's Proposal:

The applicant, Boulder Associates, is proposing to construct a new medical office building to include a freestanding emergency department. The proposed project is located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway. See attached presentation.

Attendees

Applicant Representatives:

David Nelson, AdventHealth

Lars Nilsson, AdventHealth

Jeremy Pittman, AdventHealth

Lisa Hinton, AdventHealth

Jim Siedler, Boulder Associates

Public Attendees:

4 In-person Attendee:

5 Online/Phone Attendees

Town Staff Attendees:

BrieAnna Simon, Senior Planner, Town of Castle Rock

Councilmember Dietz

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the proposed site development plan. The applicant provided a presentation showing the proposed design of the site including proposed building entrances, access connections, lighting, and landscaping. The applicant showed the proposed building perspectives with the proposed landscaping screening.

Questions Presented to Applicant:

Q: Will there be a helicopter pad?

A: The applicant stated there will not be a helicopter pad at this location.

Q: How will ambulances enter and leave the site?

A: The applicant stated there is a right-in-right out off Crystal Valley Parkway at the shared access with the existing businesses. To travel west from the site the southern access point needs to be used to access the roundabout.

Q: When ambulances enter or exit the site, will lights and sirens be on?

A: The applicant stated they plan to work closely with EMTs to establish a policy.

Q: Has a traffic study been completed for this project? Can a left turn movement be added to Crystal Valley Parkway?

A: The applicant stated a traffic impact analysis has been completed. This analysis can be found on the Town's Development Activity website. This analysis has shown no additional improvements are needed to the intersections based on the proposed project.

Q: What is the anticipated number of visits per day?

A: The applicant stated they anticipate between 20-30 urgent care visits and 8-10 emergency room visits per day.

Q: Will there be any lighting on the roof?

A: The applicant stated there will be no lighting on the roof of the building.

Q: Where will the signs be located on this building?

A: The applicant stated there will be signage on the west, north and east side of the building. The signage on the east side will be on the second story of the building and include a lighting element.

Q: Would the second story signage on the east side of the building be able to be removed or only include first floor signage on the east side? Residents are concerned with the lighting of this sign.

A: The applicant stated signage on the east side of the building is needed for directional signage. This signage needs to be on the second floor due to grading and landscaping on the site.

Q: Will there be any signage on the freeway directing to this emergency room?

A: The applicant stated if the facility is not a full hospital they cannot have hospital signage on the freeway.

Q: Who is anticipated to occupy the second floor of the building?

A: The applicant stated this has not been determined at this time but anticipate AdventHealth employees.

Q: Will the windows on the second floor have shades?

A: The applicant stated there will be shades with the ability to close on the second story windows.

Q: Would this property be able to coordinate with the adjacent property for overflow parking when events on the adjacent property occur after hours?

A: The applicant stated they will look into this further.

Q: What is the anticipated timeframe for this project to break ground?

A: The applicant stated they are anticipating July to break ground on this site with a 12 month buildout timeframe.