

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Portercare Adventist Health System

Meeting #: 3

Date/Time: Monday, July 28, 2025, 6:00p.m. (Adjourned at 6:20p.m.)

Meeting Location: Castle Rock Adventist Hospital Conference Room

Councilmember District: Councilmember Dietz's

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

John Davidson, AdventHealth

Lisa Hinton, AdventHealth

Jen Thomas, AdventHealth

Jim Siedler, Boulder Associates

Braden Frey, Turner Construction

Maricarmen Tamez, Turner Construction

Trever Kregg, Turner Construction

Kelly Sherman, Turner Construction

Public Attendees:

2 In-person Attendee:

1 Online/Phone Attendees

Town Staff Attendees:

Councilmember Deitz

BrieAnna Grandy, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the proposed site development plan. The applicant provided a presentation showing the changes in the proposed site design from the previous neighborhood meeting including proposed sidewalk connection along the internal access road, increased vegetation size at planting, and removal of sign lighting facing the residential development. The applicant showed the proposed building and site perspectives. The applicant went over the upcoming public hearing schedule and dates of August 14, 2025 for Planning Commission and September 2, 2025 for Town Council.

Questions Presented to Applicant:

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

A: The applicant stated they anticipate approximately 15 urgent care visits and approximately 10 emergency room visits per day. The project proposes three primary care providers on the second floor of the building with approximately 10-12 patients per day.

Q: Can you walk through the proposed changes in landscaping from what occurred at the second meeting?

A: The applicant showed the proposed building and site perspectives with the proposed landscaping screening. The applicant stated the renderings show an accurate representation of the qualities and sizes of landscaping on the site. The perspectives also show the proposed retaining wall and how this will screen headlights from view of the adjacent residential properties.

Q: Will the property be conforming to the Town of Castle Rock's Coloradoscape?

A: The applicant stated they will be conforming to the Town of Castle Rock standards. The large open areas shown on the plan will be native grass and not permanently irrigated.

Q: During construction will there be a way to ensure no trucks are staging on Plum Creek Parkway in front of the residential neighborhood? Additionally, can we ensure no engine breaking is used in this neighborhood?

A: The applicant stated the construction has been planned to have all trucks stage on the site and not in the roadway. When meeting with the drivers, the applicant will request no engine breaking to be used.

Q: What is the anticipated timeline to break ground on this project?

A: The applicant stated they plan to move very quickly after the Town Council meeting. The project is anticipated to break ground middle to late September, with construction slated for one year.

Q: Comments provided by adjacent residents:

- The neighbors appreciate the responsiveness the applicant has shown on this project.
- The neighbors appreciate this site is not a gas station.
- Residents like the larger trees being provided at planting.
- Residents think the sidewalk along the roadway is a good idea and will be utilized.