



August 7, 2026

Letter To:

RE: SDP26-0030, Healthspan Medical Office Building, Lot 6G-3A-1

Town of Castle Rock

Development Services

100 Wilcox Street

Castle Rock, CO 80104

Dear Lauren Gleason,

Boulder Associates Architects, on behalf of Healthspan Development LLC, respectfully submits a Site Development Plan to 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 south 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 northeast, Service Street Tire & Auto Repair across Sol Danza Drive to the northwest, and Castle Rock Fire Station 154 and The Ivy Castle Rock across Prairie Hawk Drive to the west and south.

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. This consolidated facility will expand access to specialized outpatient medical and aesthetic care for Castle Rock residents and the surrounding region. The building is planned to be open during normal business hours from 7am to 7pm. The overall gross building area is 23,522 GSF, with 11,824 SF GFA at the ground floor and 11,698 SF GFA at the second floor. The building is located to the southerly corner of the site with the main entrance facing Sol Danza Drive.

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. Construction of the new Healthspan project will occur in a single phase.

Surface parking is adjacent to Sol Danza Drive and Virtuoso Loop with 89 total parking stalls, of which (4) are designated as ADA accessible and (2) as Electric Vehicle Charging Stations (EVSE) sized for Van Accessibility, which count as (4) standard spaces per Colorado Revised Statute 31-23-315. Per the state-adopted Colorado Model Electric Ready and Solar Ready Code, future EV parking types EVRS, EVCS, & EVCL are also identified on the site plan.

Existing and proposed easements are depicted on the submitted site plan and are in coordination with the Castle Rock Development Company, Black Hills Energy, and CORE Electric. Along the easterly property line, the project proposes a 5'-0" CORE Utility Easement. Along Virtuoso Loop at the side that boundaries the Healthspan development, the project proposes an 8'-6" utility easement for Black Hills Energy and a 6'-0" sidewalk easement.

A cast-in-place stamped concrete retaining wall is planned along Prairie Hawk Drive to make up the approximate 13' grade change from Prairie Hawk Drive to the proposed building finish floor and parking pad elevation, allowing vehicular access to feasibly tie into Sol Danza Drive and Virtuoso Loop.



New plantings are provided throughout the site and parking lot islands and meet the Town's landscape requirements. Location and spacing of trees and bushes, as well as materiality of garden walls and planters, meet the Colorado Wildfire & Resiliency Code.

Wet utilities serving the site are fire and domestic water service, irrigation service, sanitary sewer service, and storm sewer within roads and landscape areas. All will connect to existing stub-outs within the project site. Proposed private storm infrastructure will connect to existing storm infrastructure to the northeast of the site. These flows are conveyed to the Filing 17 Regional Detention Pond, which outlets to East Plum Creek. The project will also include the installation of dry utilities, including electric and telecommunications.

A 26'-0" wide Fire Aerial Apparatus Access Road is planned for the drive parallel to the north side of the building, with the FDC located at the westerly end of the north façade. A new on-site fire hydrant will be located in the island adjacent to the entry drive aisle within approximately 65 ft of the building-mounted FDC.

The project will be designed to meet the Town of Castle Rock Municipal Code, The Meadows PD, the Colorado Model Electric Ready and Solar Ready Code, the Colorado Wildfire Resiliency Code, and all adopted building codes without variance. The building height is proposed to be 32'-4" to top of parapet and 41'-4" to top of mechanical screening, matching or exceeding the height of roof-top equipment. The façade is comprised of adhered stone veneer with precast concrete sills, wood-look metal panel with battens, prefinished metal lap-seam panel, and prefinished louvers for sun-shading. Exposed soffits at overhangs, canopies and the rooftop mechanical screen will be clad with the same wood-look metal panel used at the façade. The trash enclosure will be clad with the same adhered stone veneer as the building façade. All finish materials of the façade are non-combustible to meet the Colorado Wildfire Resiliency Code.

This project supports the Town's 2030 Vision and Comprehensive Master Plan and its Four Cornerstones. It furthers Community Services and Thriving Economy by expanding specialized outpatient healthcare access and adding employment within Town limits; Responsible Growth as infill development on an already-entitled parcel coordinated with the future Virtuoso Loop Extension; and Distinct Town Identity and a quality-built, protected natural environment through its high-quality façade materials, landscape design, and compliance with the Colorado Wildfire Resiliency Code and Colorado Model Electric Ready and Solar Ready Code.

Boulder Associates and Healthspan Development LLC 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. We appreciate your time and consideration.

Sincerely,

BA

Cassie Walck | Senior Associate

Attachments: Healthspan MOB Site Development Plan Package