



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Mark Pierson, RTA Architects
FROM: Paul Workman, Senior Planner
DATE: October 3, 2018
SUBJECT: SP18-081 Site Plan for Medical Office Building at Parker Adventist

Listed below are the Planning Division's comments related to your applications, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:

Paul Workman

EMAIL: pworkman@parkeronline.org

PHONE: 303.805.3327

GENERAL PROJECT COMMENTS:

1. For your reference, any future approvals of this Site Plan are final. The Planning Division will use this plan set to determine compliance at the time of inspection for Certificate of Occupancy. Therefore, any changes to an approved Site Plan need to be reviewed and approved by the Planning Division through the appropriate process prior to inspection.
2. The Planning Division has referenced certain section of the Land Development Ordinance (LDO) and the Commercial, Industrial, and Multi-Family Design Standards (CIMF). A copy of these document are available at:
[LDO](#)
[CIMF](#)
3. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
4. Signage was not reviewed, nor was it approved as part of this review. All signage will need to obtain a separate sign permit for all signage.
5. Please be aware that the Planning Division has the ability to charge an additional review fee for any application that requires more than three review cycles.

SITE PLAN:

General Comments:

1. **Generally speaking the site plan does not provide the details for things like the trash enclosure, generator pad enclosure, tables, etc. Please ensure that site plan and landscape plan are consistent and elevations for these types of elements are provided in future submittals.**

Comment Addressed: Yes No

Response:

Trash Enclosure and Generator Enclosure locations have been shown on Sheet 2 of 12 and Sheet 3 of 12. Trash Enclosure and Generator Enclosure elevations have been shown on Sheet 9 of 12.

2. **Please remove the signature blocks for the site plan. Staff will electronically stamp the final version of the Site Plan.**

Comment Addressed: Yes No

Response:

The signature blocks have been removed from the drawing sheets.

Sheet 1 of 11 (Cover Sheet):

1. **Please update the Town's contact information as redlined.**

Comment Addressed: Yes No

Response:

The town's contact information has been corrected per the redlines.

Sheet 2 of 11 (Site Plan):

1. **Please label/identify all of the pavement treatments on this sheet.**

Comment Addressed: Yes No

Response:

Pavement treatments have been labeled on the sheet.

2. **In order to meet III.1.Dof the CIMF, please add a sidewalk connection between the existing sidewalks on the northwest side of the site.**

Comment Addressed: Yes No

Response:

A 5' attached sidewalk has been added from Crown Crest Blvd. to the existing ramp/sidewalk at the Southwest of the proposed building.

3. **Please relocate the bike racks to meet Section 13.06.060.d.1 of the LDO.**

Comment Addressed: Yes No

Response:

Per CIMF 13.06.060.d.1, the bicycle parking has been relocated "near building entrances", and are "visible from the primary entrance of the land use they serve."

4. Please add the square footage of the building inside the building footprint.

Comment Addressed: Yes No

Response:

The square footage of the building has been added to the drawing.

5. The site plan needs to incorporate benches or some other pedestrian amenity at the front elevation to meet III.1.C.1.

Comment Addressed: Yes No

Response:

Benches have been provided at the front elevation.

6. Please add a sidewalk to the north side of the southern parking lot as redlined to meet III.1.D.3.

Comment Addressed: Yes No

Response:

The sidewalk along the southern end of the northern parking lot is meant to serve both lots (northern and southern). Per conversation with Paul Workman on October 12, it was agreed adding another sidewalk across the drive aisle is redundant and is therefore not provided.

7. Please add all setbacks to this sheet.

Comment Addressed: Yes No

Response:

Per the Crown Point Center Development Guide (3rd Amendment), the required setbacks for "Commercial/Office/Hotel District" (9.2.1) is noted in Section 9.2.1.3.3 Minimum Setback. The section states in part, "Thirty (30) feet shall be required in areas abutting perimeter and interior public streets and the boundaries of the Planning Area", and "no minimum setback will apply adjacent to property lines which merely separate uses whether or not under separate or different ownerships". The only applicable setback requirement for our project is the Thirty (30) feet for the portion of the property along Crown Crest Blvd., which is an abutting perimeter street. The required setback has been shown on Sheet 2 of 12.

8. Please add the bike parking calculations per 13.06.040.c.1.

Comment Addressed: Yes No

Response:

Bike parking calculation, per 13.06.060.c.1, has been added to Sheet 2 of 12.

9. Please remove the "Existing" column from the parking requirements as it appears that the project can meet the parking requirement without using any of the existing parking.

Comment Addressed: Yes No

Response:

The existing column has been removed from the parking requirements.

10. Please show the calculation for the parking requirements for this building (calculation provided as a redline).

Comment Addressed: Yes No

Response:

Parking requirements have been revised to show calculations only for the proposed building.

11. The references to the parking areas needs to be included in the landscape plan information for staff to determine compliance.

Comment Addressed: Yes No

Response:

Parking areas are shown on Sheet 5 of 12.

12. Please add a pedestrian crossing to the front of the building as redlined.

Comment Addressed: Yes No

Response:

The requested pedestrian crossing at the front of the building has been added per the redlines on Sheet 2 of 12.

Sheet 3 of 11 (Landscape Plan):

1. Please add the site distance triangles to this sheet and make sure that the new trees within the Crown Crest Boulevard are not located within the site distance triangle. If they are in the site distance triangle, please relocate these trees behind the sidewalk.

Comment Addressed: Yes No

Response:

Site distance triangles have been added to Sheet 4 of 12 and the new trees along Crown Crest Blvd. are not in the triangle.

2. The corner of the two drives (southwest corner) needs to have enhanced landscape treatments per CIMF III.1.C.4.

Comment Addressed: Yes No

Response:

Enhanced landscape treatments have been provided at the southwest corner per the comment and redlines on Sheet 4 of 12.

3. Please add additional street trees to the tree lawn adjacent to Crown Crest Boulevard to meet 13.06.070.m.3.c.

Comment Addressed: Yes No

Response:

Additional trees, planted at 30' on center have been added at the requested location on Sheet 4 of 12.

4. **Please provide the seed mixes for the native seed areas to meet the approved mixes of the Town (provided on this sheet).**

Comment Addressed: Yes No

Response:

Native seed mixture information (Douglas County Low Grow Native Seed Mixture) is shown on Sheet 5 of 12.

5. **Please revise "Non-irrigated Native Seed" to "Temporarily Irrigated Native Seed" per 13.06.070.j.2.e.**

Comment Addressed: Yes No

Response:

Label has been updated as requested on Sheet 4 of 12.

6. **Please consider revising the landscape material inside of the parking lot from native seed to a rock mulch. As proposed, this material could be difficult to maintain.**

Comment Addressed: Yes No

Response:

Owner agrees to maintain this native seed area as required under the Land Development Ordinance.

7. **The transformer on the south side of the site needs to be screened.**

Comment Addressed: Yes No

Response:

The transformer is now screened as requested with additional landscaping as shown on Sheet 4 of 12.

Sheet 4 of 11 (Landscape Notes and Details):

1. **This landscape plan needs to include the landscape notes from Section 13.06.070.k of the LDO.**

Comment Addressed: Yes No

Response:

Maintenance notes have been added to Sheet 5 of 12.

2. **"Landscape Code Requirements"**

a. **Please add a table for grass allocations to determine compliance with 13.06.070.f.**

Comment Addressed: Yes No

Response:

"Turf Area Requirement" table has been added to Sheet 5 of 12.

b. Please add an overall site landscape table to determine compliance with 13.06.070.I.

Comment Addressed: Yes No

Response:

Overall landscape area has been added and planting quantities calculated to the data chart on Sheet 5 of 12.

c. The "Interior Parking Lot Islands" needs to show that this is 10% of the parking lot area per 13.06.070.o.2.

Comment Addressed: Yes No

Response:

Interior Parking Lot Island area and percentage has been added to the "Parking Lot Landscape Requirement" table on Sheet 5 of 12.

d. The "Additional Parking Lot Area" needs to be a part of the overall site landscape requirements.

Comment Addressed: Yes No

Response:

Per discussion between Paul Workman and Greg Gauthier, this area has also been applied to the overall site area requirement.

3. Please edit the bike rack notes for readability.

Comment Addressed: Yes No

Response:

Updated site furnishing details, including bike rack information, has been added to Sheet 6 of 12.

4. Please revise color of the bike rack from silver to black.

Comment Addressed: Yes No

Response:

Color of bike rack is noted as "Black Texture Powder Coat" as shown in the "Site Furnishing Notes" on Sheet 6 of 12.

Sheet 5 of 11 (Tree Preservation Plan):

1. The provided table needs to have a column that indicates if the tree will be removed or if it will remain per 13.10.110.e.3.b.

Comment Addressed: Yes No

Response:

A column has been added to the table as requested on Sheet 3 of 12.

2. The provided table needs identify which trees are governed by 13.10.110.e. Not all of these trees qualify for mitigation.

Comment Addressed: Yes No

Response:

The size of each tree is provided. A note has been added stating, "None of the trees that are proposed to be removed meet the minimum requirements for mitigation.", on Sheet 3 of 12.

3. For those trees that qualify under 13.10.110.e, the applicant must demonstrate that there is not a reasonable alternative to the removal of these trees, prior to them being removed. (13.10.110.e.2).

Comment Addressed: Yes No

Response:

A note has been added stating, "None of the trees that are proposed to be removed meet the minimum requirements for mitigation.", on Sheet 3 of 12.

4. For those trees that qualify under 13.10.110.e, a monetary value needs to be placed on these trees and a fee will be due prior to the approval of the Site Plan that is equal to the value of the trees (13.10.110.f.2).

Comment Addressed: Yes No

Response:

None of the trees that are proposed to be removed meet the minimum requirements for mitigation, so no fee is required.

General Elevation Comment(s):

1. Please ensure that all building heights are provided in accordance with the definition for "Building Height" in 13.02.010.

Comment Addressed: Yes No

Response:

The "finished grade" around the building is at a constant elevation of 5843.5' (Elevation 100'-0"). In accordance with 13.02.010, the building height shown on the drawings are from 5843.5' (Elevation 100'-0") to the highest element on each elevation. The height to the top of the mechanical screen at the interior of the roof is also shown.

2. Please show all building mounted utility equipment and how it will be screened/painted to match the building or note that there will not be any beyond what is shown.

Comment Addressed: Yes No

Response:

The only building mounted utility equipment is the Intermountain Rural Electrical Association (IREA) switch gear on the west side of the building as shown on Sheet 8 of 12. This equipment has been noted to be painted to match the stone veneer (STN-1) behind the equipment.

3. Generally speaking the building needs to provide a more distinguishable "top" per CIMF III.2.A.2.

Comment Addressed: Yes No

Response:

Additional projecting stucco trim elements (Color: S-3) have been added to all four sides of the building to create a well defined top that is distinguishable from the bottom and middle below. A graphical "dimension" has also been added to each elevation view to identify the bottom, middle and top of the building.

Sheet 6 of 11 (Exterior Elevations):

1. **East Elevation. This elevation will be the most visible elevation from Crown Crest Boulevard. Therefore, staff is extremely sensitive to this elevation. With that in mind, staff has the following comments on this elevation:**

a. **This elevation needs to provide an additional element to meet the CIMF. Staff would recommend awnings, but is open to a variety of solutions.**

Comment Addressed: Yes No

Response:

The first-floor level of the East Elevation of the building sits approximately 10'-12' below Crown Crest Blvd such that the lower portion of the building is not readily visible from Crown Crest Blvd. The doors serving this side of the building are from an exit corridor and an exit stair. Given the secondary nature of this elevation and the lack of visibility from Crown Crest Blvd. we do not feel it is appropriate to add more elements to the façade. We believe current façade, including the varied massing elements and mix of materials creates sufficient visual interest.

b. **The pedestrian entrance on this elevation needs to have additional treatments. Staff understands that this does not need to look like a customer entrance, but it needs to be enhanced.**

Comment Addressed: Yes No

Response:

The first-floor level of the East Elevation of the building sits approximately 10'-12' below Crown Crest Blvd such that the lower portion of the building is not readily visible from Crown Crest Blvd. The doors serving this side of the building are from an exit corridor and an exit stair. Given the secondary nature of this elevation and the lack of visibility from Crown Crest Blvd. we do not feel it is appropriate to add more elements to the façade. We believe current façade, including the varied massing elements and mix of materials creates sufficient visual interest.

c. **The electrical equipment on this side of the building needs to be relocated to an elevation that is not adjacent to Crown Crest Boulevard.**

Comment Addressed: Yes No

Response:

The Intermountain Rural Electrical Association (IREA) switch gear has been relocated to the west side of the building as shown on Sheet 8 of 12. This equipment has been noted to be painted to match the stone veneer (STN-1) behind the equipment.

d. **The parapet on this elevation needs to have the same parapet treatment as is on the south elevation.**

Comment Addressed: Yes No

Response:

The East and West elevations have a cornice incorporated into the design on each side of the center massing element that houses the exit stair. This treatment emulates the existing Sierra building to the south, and is consistent with the architecture of the main hospital building.

Sheet 8 of 11 (Bridge and Site Enclosures Elevations):

1. **“STN – 1” was not found on the color and material board, please provide this color for staff’s review.**

Comment Addressed: Yes No

Response:

Per conversation with Paul Workman on October 12, the STN-1 is the manufactured stone veneer – Cherry Creek Ledge – manufactured by Sunset Stone that is on the material board.

2. Please consider painting the top of the bridge S-3 to give this element a “top”.

Comment Addressed: Yes No

Response:

A projecting stucco trim element (Color: S-2) has been added to the bridge parapet to create the requested “top” – see bridge elevations on Sheet 9 of 12.

Sheet 10 of 11 (Site Lighting Photometric Plan):

1. Please add the foot-candles at the south property line (the drive aisle) for staff to determine compliance with 13.10.140.c.7.

Comment Addressed: Yes No

Response:

A calculation area has been added to the south property line area at the drive aisle to show compliance with 13.10.140.c.7. A maximum of 1.0 fc is shown at the property line.

2. The uniformity table does not meet 13.10.140.e.3.b. Please revise for compliance.

Comment Addressed: Yes No

Response:

Site lighting has been adjusted and one new pole added. The calculations now show an average to minimum ratio of 3:1 in compliance with 13.10.140.e.3.b.

3. Please show the foot-candles adjacent to the building to determine compliance with 13.10.140.e.2.

Comment Addressed: Yes No

Response:

Calculation areas have been added around the building (hardscape areas) and identified on the plans. The landscaped area on the northwest side of the building is not included since the existing pole lighting is to remain and was approved under a previous project. There are no new hardscape/pedestrian portions in this area. New exterior building mounted lighting on this side of the building consist of façade uplighting only, which do not contribute to the ground lighting in this area.

PROJECT NARRATIVE

1. Staff has provided minor comments on this document in order to further clarify the information.

Comment Addressed: Yes No

Response:

CONSTRUCTION PLANS

1. Please update the Town’s contact information as redlined.

Comment Addressed: Yes No

Response:

The project narrative has been updated to clarify the location of the trash and generator enclosure, and to address "Mass and Scale" comments.

2. Please ensure that the site plan sheet is updated to reflect the changes to the Site Plan application.

Comment Addressed: Yes No

Response:

The site plan sheet has been updated to incorporate changes.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. At the time this letter was drafted, the following agencies have provided comments for the applicant to address. **It is in the applicant's best interest to continue to monitor the project in TRAKiT as additional comments may be posted after the release of this letter.**

- Town of Parker Building Division
- Cottonwood Water and Sanitation District
- Fire Life Safety
- Intermountain Rural Electric Association (IREA)
- Public Service Company of Colorado (Xcel)
- Town of Parker Public Works/Engineering
- Tri-County Health Department (TCHD)

Comment(s) Addressed:

Yes No

Response:

A written response to the Outside Referral Agency Comments has been provided in the "Initial Submittal Comment Responses" spread sheet that is part of the submittal.

Parker MOB III, LLC, Patricia Wassik

Property Owner

November 26, 2018

Date

RTA Architects, Mark E. Pierson

Project Representative

November 26, 2018

Date