

**PARKER MOB III**

Applicant: PKR MOB III, LLC  
7350 East Progress Place, Suite 106  
Greenwood Village, CO 80111

Revise based on  
addressing comments  
from Douglas County.

**PROJECT NARRATIVE**

## Site Design Standards

1. General – Basic Site Information: The proposed project site is located on the campus of the Parker Adventist Hospital located at 9395 Crown Crest Blvd. The property is currently zoned Planned Development (PD) and is part of the Crown Point Center Planned Development District. The site is Southeast of the intersection of the hospital main entry off of Crown Crest Blvd in an area that is currently mostly undeveloped land and a small area of temporary parking. The area within the proposed project boundary is 6.43 acres. The site is proposed to be constructed at one time with no phased construction.
2. Adjacent Sensitivity: The site does not have any existing significant natural features. It was graded and seeded with native grasses as part of the original hospital development.
3. Site Development: The building is sited on a tangent to the existing curving main entry drive to the hospital and just to the east of the drive. This location is on a relatively flat portion of the site and would allow for the possibility of future construction to the east of the proposed building.
4. Building Location and Orientation: The building is located near Crown Crest Blvd., the primary street adjacent to the property, and parking is located to the side of the building. The entry façade is oriented to the pedestrian plaza at the front of the building, which in turn connects to pedestrian sidewalks throughout the site parking.
5. Pedestrian Access: There are numerous sidewalks that are part of the proposed site. First, a pedestrian sidewalk exists to the north of the proposed site along the perimeter of the property boundary with Crown Crest Blvd. Second, another pedestrian sidewalk exists to the west of the proposed site that connects the perimeter to the interior of the hospital campus. Third, the parking lots have been provided with new pedestrian sidewalks that lead to the pedestrian plaza at the front of the building. Finally, a new pedestrian sidewalk has been provided to the south of the building to connect to existing sidewalks leading to the Sierra MOB to the west and to the hospital.
6. Vehicular Access: There are two vehicular access points that will serve the proposed project site – the existing main entry drive to the northeast and the existing access road to the southeast. These two main access points allow for easy access from the north or south from Crown Crest Blvd. There are two main drive aisles that are part of the site layout. The first extends the existing drive aisle to the south of the Sierra MOB into the proposed project site and allows for access to the site from the main entry drive. The second runs just south of the proposed building and allows for a drop-off area immediately in front of the building, similar to the existing drop-off at the Sierra MOB. A separate dedicated drive is also provided for ambulance pickup at the southwest side of the building.
7. Parking: The parking lots that are part of the proposed site layout are arrayed into four (4) distinct lots. This scheme breaks down the scale of the overall parking lot area into smaller “rooms”. Each of the four lots is also provided with pedestrian walkways and perimeter and

interior landscaping. Accessible parking is provided immediately to the east of building and a dedicated pedestrian walkway leads directly to the main building entry.

8. Screening: The proposed trash enclosure and generator enclosure (See Sheet 2 of 12 and 9 of 12) are located at the interior of the site in order to keep them out of view from adjacent properties and public streets. In addition, the enclosures for both are both designed to incorporate elements and materials from the main building to better harmonize with the overall project design. Screening for rooftop units is provided by screen walls that also matches the materials and color of the main building.

#### Architectural Standards

1. General – Basic Building Information: The proposed building is a 5-story, 115,333 gross floor area, Medical Office Building (MOB). The building will primarily provide office space for physicians and other health care related functions. The first floor will also house a pediatric emergency department.
2. Mass and Scale: The proposed building has a clear base that varies in height from one to two stories and is articulated with manufactured stone veneer. The middle of the building, floors three through five, are treated with a mix of stucco finish and metal panels. The top of the building is expressed through varying parapet heights and cornices, including “tower” elements that identify the two entries to the building. The first-floor portion of the building includes a mix of full height windows, ribbon windows, and accent details that differentiate it from the upper floors. 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.
3. Architectural Elements and Articulation/Building Materials: At the main façade, the two entries to the building are clearly identified by individual canopies, raised parapets, and distinctive “tower” roof elements. The main façade incorporates a number of varying materials, including manufactured stone veneer, stucco, metal panel, and accent details. The side facades incorporate corniced parapets and the same mix of materials and accents as the main façade. The rear façade emulates main façade, including the raised parapets, varying materials, and accent details.
4. Colors: The colors of the selected materials match the colors of the existing materials that have been used throughout the hospital campus.
5. Roofing: The proposed building has a “flat” roof. So, in order to create visual interest, the top of the building is expressed through varying parapet heights, including “tower” elements that identify the two entries to the building, and corniced parapets. Rooftop mechanical units are hidden from view by the use of a metal screen wall that matches the metal panel accents elsewhere on the building.