

June 01, 2022
KTGY Project: 210512

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Julia Duncan
Town of Parker
Development Review Division
Town Hall – 20120 East Mainstreet
Parker, CO 80138

RE: Compark Village South Design Updates

Dear Ms. Duncan,

As final designs of the project developed, there have been a few updates to the exterior elevations of each of the residential buildings as well as the clubhouse and maintenance shed buildings. Working through several interior updates to make for the best possible tenant experience, certain elements on the exterior of the building have shifted to accommodate these changes. While ultimately there have been subtle changes, the design intent of the proposed balance of future and farmhouse modern style holds true throughout.

Clubhouse Fenestration and Door Changes:

The clubhouse window heights were updated, per the development of the interior layout and furniture placement. The co-working and leasing areas will have desks against some of the windows, which prompted raising the bottom of the windows to above desk level for better user experience and avoid visibility of clutter from the outside. To create consistency across the building, we updated all the clubhouse windows to be the same height. We also switched some windows for doors to allow direct access to the pool bathroom, pool equipment room, and water entry room.

Maintenance Shed Building:

Building was further developed to create a break in volume and materiality.

Apartment Buildings Fenestration and Door Changes:

As we continue to develop the units with the client, some of the windows and balconies were shifted to align with the updated layouts to create a better tenant experience, and to assure compliance with applicable codes. Material upgrades were also made in some areas, such as the use of brick walls with a top cap in lieu of ground level patio railing. In addition, some doors were added for utility rooms on the side elevations to allow maintenance access.

Respectfully,

Daniela Gomez, AIA
303.389.6069 Direct

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