



## SP21-118 Site Plan Adjustment

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**To:** Town of Parker – Planning Department

**From:** Century Living Division

**Date:** July 25<sup>th</sup>, 2024

**Re:** Compark Village South, Parker, CO

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### Approval Requested:

Century Living is proposing to revise select corner balconies at two of the apartment building layouts. The revisions include a change in material to provide more confidence in the waterproofing assembly at both Layout C and Layout D, as well as the addition of a post to ensure the structural integrity of the cantilevered balconies at Layout D. These proposed changes will be applicable to Building Layout C (Buildings 3, 6, and 10) and Building Layout D (Buildings 1, 4, and 9).

### Overview:

- The Site Plan (SP21-118) was approved by the Town of Parker Planning department on October 10, 2022 to develop 10 residential apartment buildings, one clubhouse, and one maintenance shed totaling 300 for-rent multifamily units and 8,871 square feet of commercial space.
- As shown in the approved Site Plan elevations, Century Living and the design team had initially intended to continue the façade materials into the balcony returns to the apartments. During the application of the exterior finishes there were concerns from the construction team and framing subcontractor regarding the waterproofing assembly of the materials in the original design. As a result, Century Living is proposing that all balconies be finished with horizontal siding, which will provide more confidence in the performance of the building envelope. The proposed change will only impact select corner balconies and these areas are bubbled in blue on the Site Plan Adjustment documents submitted in conjunction with this narrative. Century Living believes this proposed replacement in balcony material is beneficial to the ongoing operations of the apartment buildings to negate any possible water intrusion and has minimal impact to the overall appearance given the small area being modified.
- At the time of Site Plan approval, Century Living and the design team had intended to construct cantilevered balconies on the corner of Building Layout D. However, after a third-party review of the drawings, these floating balconies did cause structural concern for both the reviewer and construction team, noting that without a post for support there would be substantial flex in the landing when under load by a resident. As such Century Living is proposing to add a post at both far corners of the balcony to better stabilize the landing. The proposed change will only impact balconies at one corner of Building Layout D and these areas are bubbled in blue on the Site Plan Adjustment documents submitted in conjunction with this narrative. This is the same corner as the proposed material change to horizontal siding as described above in this same narrative.

Century Living believes that the proposed posts will mitigate any resident concern of the structural integrity of the balconies.

- In summary Century Living is proposing to adjust balconies at one corner of Building Layout C and one corner at Building Layout D, for better constructability, improved waterproofing, and perceived resident safety.