



SP21-118 Site Plan Adjustment

To: Town of Parker – Planning Department

From: Century Living Division

Date: April 1st, 2025

Re: Compark Village South, Parker, CO

Approval Requested:

Century Living is proposing to revise the Site Plan to include elevations of the mirrored Layout C of Building 6 and mirrored Layout B of Building 7. Revisions to the elevations include the change in siding materials to provide more confidence in the waterproofing assembly at the balconies and the solid metal balcony railings have been replaced with vertical steel railings to allow for more natural light to the unit interiors. In accordance with previous Site Plan adjustments, the mirrored elevations also reflect the removal of windows for building code compliance and the perforated metal panel for the mechanical screening has been replaced with Trex Decking material in the Clam Shell color to better shield the rooftop condensers from view. Lastly, given the increasing use of electric vehicles, Century Living desires to install one dual electric vehicle charger at each building to provide charging capabilities to residents of the community.

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 previous Site Plan adjustment, 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, the elevation of the mirrored Layout D reflects corner balconies be finished with horizontal siding, which will provide more confidence in the performance of the building envelope. 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.
- The original architectural design for Layout B and Layout C included solid metal panels for balcony railings at select locations. However, the operations team has noted that current residents dislike these balcony railings due to the heat they absorb and the reduction of natural light that is blocked from entering the unit. As a result, Century Living is proposing replacing the solid metal panels with vertical railings to reduce the area for heat to be held and allow natural light to pass through to the balcony and ultimately unit interior.

- During the Site Plan process Century Living and the design team worked towards providing as many windows as possible. Unfortunately, as mentioned in the prior Site Plan adjustment, due to the small size of several side facades at, the percentage of exterior openings exceeds what is allowed under building code. As a result, a column of windows at the north side of Building 7 were removed. Additionally, the size of the windows as originally drawn did not meet the wind load requirements and were divided horizontally.
- The originally approved perforated metal panel did not adequately screen the rooftop mechanical equipment. As a result the panel was replaced by Trex decking material in the Clam Shell color to best match the color of the asphalt roof shingle. The new screening method results in approximately 8% opacity as compared to the 63% opacity of the perforated metal panel and shields the condenser units from public view within the community.
- The original Site Plan did not include electric vehicle chargers, but as interest in electric vehicles has grown, Century Living thought it would be best to add one dual charging unit at each building to cater to residents that own these vehicles. This change is expected to be beneficial to the leasing success of the project and appeal to a wider range of prospective tenants.