



SP25-053 Site Plan Adjustment

To: Town of Parker – Planning Department

From: Century Living Division

Date: May 6th, 2025

Re: Compark Village South, Parker, CO

Approval Requested:

Century Living is proposing to revise the Site Plan elevations of Layout C of Building 10 and Layout D of Building 9. 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 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.

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 previous Site Plan adjustments, 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 A reflects 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 C and Layout D 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.
- 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.