

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Portercare Adventist Health System

Meeting #: 1

Date/Time: Monday January 13, 2025, 6:00p.m. (Adjourned at 7:05p.m.)

Meeting Location: Castle Rock Adventist Hospital Conference room

Councilmember District: Councilmember Dietz'

Applicant's Proposal:

The applicant, Boulder Associates, is proposing to construct a new medical office building to include a freestanding emergency department. The proposed project is located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway. See attached presentation.

Attendees

Applicant Representatives:

Matt Gal, AdventHealth

David Nelson, AdventHealth

Lars Nilsson, AdventHealth

Jim Siedler, Boulder Associates

Abby Waldo, Boulder Associates

Andrew Holcomb, Boulder Associates

Trever Kregg, Turner Construction

Public Attendees:

6 In-person Attendee:

3 Online/Phone Attendees

Town Staff Attendees:

BrieAnna Simon, Senior Planner, Town of Castle Rock

Councilmember Dietz

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the proposed site development plan. The applicant provided a presentation showing the proposed design of the site including proposed building entrances, access connections, grading of the site, landscaping, and proposed onsite amenities. The applicant showed the proposed building elevations.

Questions Presented to Applicant:

Q: Where will the ambulances be accessing the building and how many ambulance trips are anticipated at this location?

A: The applicant stated the ambulance entrance in the rear of the building, furthest away from the residential homes. The applicant anticipates 1-3 monthly trips, with

ambulances leaving this location to bring patients to the main AdventHealth Hospital location. General ambulance trips will not drop patients off at this location but bring these individuals to the main AdventHealth Hospital location.

Q: Will there be a hospital sign on the interstate directing people to this location?

A: The applicant stated signage for this project will be provided. However, this site will only be an emergency room and urgent care facility on the first floor, with primary care on the second-floor.

Q: What will the hours of operation be for this facility?

A: The applicant stated the second-floor primary care offices will operate weekdays 8:00a.m. to 5:00p.m. The urgent care facility hours have not been finalized at this time but anticipate this facility only being open on week days. The Emergency Room facility will be open 24 hours.

Q: Why is there an entrance into the site adjacent to the residents on Plum Creek Parkway?

A: The applicant stated the entrance off Plum Creek Parkway is the only full movement intersection for the whole commercial corner. This entrance is needed for all of the businesses at this corner.

Q: The previous application on this property had the rear of the building facing the residents and pushed to the corner. Why can't this building be situated the same way?

A: If the rear of the building was going to face Plum Creek Parkway, then the emergency room entrance would be located facing the residential homes.

Q: What is the proposed height of the building and maximum height requirement?

A: The applicant stated the zoning limits the building to 35 feet in height to the parapet. Currently, the project is proposing to have a height of 32 feet to the parapet and 39 feet to top of the rooftop screening.

Q: Will the rooftop mechanical be covered? Can the rooftop mechanical be relocated off the roof? Residents are concerned about seeing this equipment from adjacent homes, which are at a higher elevation.

A: The applicant stated the rooftop mechanical units need to remain on the roof and are not covered. The applicant stated they will provide more perspectives from adjacent elevations of this equipment.

Q: The proposed elevations show a lot of windows on the second floor. Will the lights on the second floor be able to be turned off when the primary care facility is not in operation?

A: The applicant stated this floor does not need to have the lights on at all times and will work with the primary care facilities to turn off lights outside of business operations.

Q: Does the sign on the second floor of the building have to have lights?

A: The applicant stated the sign package has not been determined at this time but will work through this concern with residents.

Q: Will there be lights in the parking lot?

A: The applicant stated the parking lot will have lighting. A perspective including the parking lot lighting and lighting plan can be provided at the next neighborhood meeting.

Q: What is the grade of the parking lot adjacent to the residential homes? Residents would like to see more landscaping along the street to provide screening.

A: The applicant stated the parking lot is expected to be below the grade of the street with a 4-7 foot retaining wall. The applicant will bring additional perspectives to the next neighborhood meeting.

Q: What are the empty areas shown on the site plan?

A: The applicant stated these are open areas at this time. These areas could be used for future expansion of the site. The site allows for an additional 15,000 square foot expansion. Any expansion will be required to go through this same process in the future.

Q: Will this site have a helipad?

A: The applicant stated this site does not meet the requirements for a helipad.

Q: What is the projected number of employees? What is the expected number of patients to be treated at this location per day?

A: The applicant stated this facility is anticipated to have 10-15 staff members per shift for the Urgent Care and Emergency Room facilities, with 14-15 visits per day. The second floor is anticipated to have 20 employees, with 30-35 visits per day. AdventHealth has approximately 800 total employees between all of the Castle Rock locations.

Q: What is the anticipated timeframe for this project to break ground?

A: The applicant stated they are anticipating mid-May to break ground on this site with a 12 month buildout timeframe.

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Portercare Adventist Health System

Meeting #: 2

Date/Time: Monday March 10, 2025, 6:00p.m. (Adjourned at 6:45p.m.)

Meeting Location: Castle Rock Adventist Hospital Conference Room

Councilmember District: Councilmember Dietz'

Applicant's Proposal:

The applicant, Boulder Associates, is proposing to construct a new medical office building to include a freestanding emergency department. The proposed project is located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway. See attached presentation.

Attendees

Applicant Representatives:

David Nelson, AdventHealth

Lars Nilsson, AdventHealth

Jeremy Pittman, AdventHealth

Lisa Hinton, AdventHealth

Jim Siedler, Boulder Associates

Public Attendees:

4 In-person Attendee:

5 Online/Phone Attendees

Town Staff Attendees:

BrieAnna Simon, Senior Planner, Town of Castle Rock

Councilmember Dietz

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the proposed site development plan. The applicant provided a presentation showing the proposed design of the site including proposed building entrances, access connections, lighting, and landscaping. The applicant showed the proposed building perspectives with the proposed landscaping screening.

Questions Presented to Applicant:

Q: Will there be a helicopter pad?

A: The applicant stated there will not be a helicopter pad at this location.

Q: How will ambulances enter and leave the site?

A: The applicant stated there is a right-in-right out off Crystal Valley Parkway at the shared access with the existing businesses. To travel west from the site the southern access point needs to be used to access the roundabout.

Q: When ambulances enter or exit the site, will lights and sirens be on?

A: The applicant stated they plan to work closely with EMTs to establish a policy.

Q: Has a traffic study been completed for this project? Can a left turn movement be added to Crystal Valley Parkway?

A: The applicant stated a traffic impact analysis has been completed. This analysis can be found on the Town's Development Activity website. This analysis has shown no additional improvements are needed to the intersections based on the proposed project.

Q: What is the anticipated number of visits per day?

A: The applicant stated they anticipate between 20-30 urgent care visits and 8-10 emergency room visits per day.

Q: Will there be any lighting on the roof?

A: The applicant stated there will be no lighting on the roof of the building.

Q: Where will the signs be located on this building?

A: The applicant stated there will be signage on the west, north and east side of the building. The signage on the east side will be on the second story of the building and include a lighting element.

Q: Would the second story signage on the east side of the building be able to be removed or only include first floor signage on the east side? Residents are concerned with the lighting of this sign.

A: The applicant stated signage on the east side of the building is needed for directional signage. This signage needs to be on the second floor due to grading and landscaping on the site.

Q: Will there be any signage on the freeway directing to this emergency room?

A: The applicant stated if the facility is not a full hospital they cannot have hospital signage on the freeway.

Q: Who is anticipated to occupy the second floor of the building?

A: The applicant stated this has not been determined at this time but anticipate AdventHealth employees.

Q: Will the windows on the second floor have shades?

A: The applicant stated there will be shades with the ability to close on the second story windows.

Q: Would this property be able to coordinate with the adjacent property for overflow parking when events on the adjacent property occur after hours?

A: The applicant stated they will look into this further.

Q: What is the anticipated timeframe for this project to break ground?

A: The applicant stated they are anticipating July to break ground on this site with a 12 month buildout timeframe.

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Portercare Adventist Health System

Meeting #: 3

Date/Time: Monday, July 28, 2025, 6:00p.m. (Adjourned at 6:20p.m.)

Meeting Location: Castle Rock Adventist Hospital Conference Room

Councilmember District: Councilmember Dietz's

Applicant's Proposal:

The applicant, Boulder Associates, is proposing to construct a new medical office building to include a freestanding emergency department. The proposed project is located west of the intersection of Plum Creek Boulevard and Crystal Valley Parkway. See attached presentation.

Attendees

Applicant Representatives:

David Nelson, AdventHealth

Lars Nilsson, AdventHealth

John Davidson, AdventHealth

Lisa Hinton, AdventHealth

Jen Thomas, AdventHealth

Jim Siedler, Boulder Associates

Braden Frey, Turner Construction

Maricarmen Tamez, Turner Construction

Trever Kregg, Turner Construction

Kelly Sherman, Turner Construction

Public Attendees:

2 In-person Attendee:

1 Online/Phone Attendees

Town Staff Attendees:

Councilmember Deitz

BrieAnna Grandy, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant gave a summary of the proposed site development plan. The applicant provided a presentation showing the changes in the proposed site design from the previous neighborhood meeting including proposed sidewalk connection along the internal access road, increased vegetation size at planting, and removal of sign lighting facing the residential development. The applicant showed the proposed building and site perspectives. The applicant went over the upcoming public hearing schedule and dates of August 14, 2025 for Planning Commission and September 2, 2025 for Town Council.

Questions Presented to Applicant:

Q: What is the anticipated number of visits per day?

A: The applicant stated they anticipate approximately 15 urgent care visits and approximately 10 emergency room visits per day. The project proposes three primary care providers on the second floor of the building with approximately 10-12 patients per day.

Q: Can you walk through the proposed changes in landscaping from what occurred at the second meeting?

A: The applicant showed the proposed building and site perspectives with the proposed landscaping screening. The applicant stated the renderings show an accurate representation of the qualities and sizes of landscaping on the site. The perspectives also show the proposed retaining wall and how this will screen headlights from view of the adjacent residential properties.

Q: Will the property be conforming to the Town of Castle Rock's Coloradoscape?

A: The applicant stated they will be conforming to the Town of Castle Rock standards. The large open areas shown on the plan will be native grass and not permanently irrigated.

Q: During construction will there be a way to ensure no trucks are staging on Plum Creek Parkway in front of the residential neighborhood? Additionally, can we ensure no engine breaking is used in this neighborhood?

A: The applicant stated the construction has been planned to have all trucks stage on the site and not in the roadway. When meeting with the drivers, the applicant will request no engine breaking to be used.

Q: What is the anticipated timeline to break ground on this project?

A: The applicant stated they plan to move very quickly after the Town Council meeting. The project is anticipated to break ground middle to late September, with construction slated for one year.

Q: Comments provided by adjacent residents:

- The neighbors appreciate the responsiveness the applicant has shown on this project.
- The neighbors appreciate this site is not a gas station.
- Residents like the larger trees being provided at planting.
- Residents think the sidewalk along the roadway is a good idea and will be utilized.