

June 16, 2026

City of Castle Pines
Planning and Zoning
7437 Village Square Drive, Suite 200
Castle Pines, CO 80108



RE: Elizabeth MOB SIP Submittal

Site: Canyonside Subdivision Filing No. 2, Lot 3

Landowner: Portercare Adventist Health Systems
9395 Crown Crest Blvd.
Parker, CO 80138
Attn: David Nelson

Architect: Boulder Associates
1426 Pearl St., Suite 300
Boulder, CO 80302
Attn: Jim Siedler

Boulder Associates Architects, on behalf of AdventHealth, respectfully submits a Site Improvement Plan (SIP) to the City of Castle Pines for the proposed development of a new medical office building, within the Canyons subdivision. The site is zoned as Mixed-Use Community (MU-C) and consists of 5.78 acres of roughly graded, undeveloped land on the southeast corner of Castle Pines Parkway and Canyon Forge Drive.

The construction of the new 24,535 S.F. two-story medical office building (MOB) will occur in a single phase. The ground floor of the MOB will be an emergency department (ED), and the second floor will function as clinical space. The ED is a 24 hour facility and the clinic hours of operation will be from 7a.m to 7 p.m. The building's main, public entrance and drop off canopy face west and is accessed off Canyon Forge Drive. An ambulance canopy is located on the east side of the building. Ambulance traffic would be minimal, primarily only used in scenarios when a patient is transported from the emergency department to a higher acuity level facility.

The site plan layout proposes to utilize Canyon Forge Drive as the main access point to the site. The proposed medical office building is located in the central portion of the project site. Patient and visitor parking is located north of the building and staff parking, service access, and ambulance entry is to the south. Parking for the project will be provided with 92 standard parking stalls, of which 2 are EV stations. There are 5 designated as ADA accessible spots, of which 1 is an EV station. This arrangement is expected to provide adequate circulation for patients, employees, emergency vehicles, and delivery trucks.

The project will be designed to meet the requirements of the City of Castle Pines Municipal Code, the Canyons Design Review Board, and all adopted building codes without variance. The building is planned to be 32' to the top of parapet and 39' to the top of the mechanical screenwall. The facades will be comprised of a number of finish materials including stone and accent brick, with precast concrete, EIFS with revealed panels, aluminum composite panels and accents, and

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anodized aluminum storefront and curtainwall window systems. Exposed soffits at overhangs and canopies will be clad with wood look, slat ceilings. The mechanical screenwall will be painted metal deck on HSS tube steel supports, and will conceal all air handling units, condensing units and exhaust fans.

Boulder Associates and AdventHealth request your review of the submitted Site Improvement Plan and associated checklist requirements. Please let us know if we can help with any questions or providing any further details related to this submission. Thanks in advance for your time and consideration.

Thank you again, and we look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Siedler", with a stylized, flowing script.

Boulder Associates, Inc.

Jim Siedler | Senior Associate