



## City of Lone Tree Planning Commission Agenda Tuesday, May 27, 2014

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**Meeting Location:**  
**Meeting Procedure:**

City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway

The Lone Tree Planning Commission and staff will meet in a public Study Session at 6:00 p.m. in the lower level of the Civic Center. The Regular Meeting will be convened at 6:30 p.m. in the City Council meeting room. Contact Kelly First, [Kelly.first@cityoflonetree.com](mailto:Kelly.first@cityoflonetree.com) if special arrangements are needed to attend (at least 24 hours in advance). Comments from the public are welcome during the Public Comment portion of the meeting (brief comments on items not appearing on the regular meeting agenda). Those persons requesting to comment on an agenda item will be called upon by the Chair. If you have any questions please contact Kelly First, Community Development Director, at [Kelly.first@cityoflonetree.com](mailto:Kelly.first@cityoflonetree.com), or 303-708-1818.

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### 6:00 p.m. Study Session Agenda

1. Administrative Matters
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### 6:30 p.m. Regular Meeting Agenda

1. Opening of Meeting / Roll Call
2. Conflict of Interest Inquiry
3. Public Comment
4. Minutes of the May 13, 2014 Planning Commission Meeting
5. Presentations
6. Sky Ridge Medical Center, 10<sup>th</sup> Amendment to SIP. Project # SP14-05R.  
*10101 RidgeGate Parkway. This application requests approval for a third medical office building on the north side of the campus*
7. Adjournment

**MINUTES OF THE**  
Lone Tree Planning Commission Meeting  
May 13, 2014

**Lone Tree Civic Center**

**1. Attendance**

In attendance were:

Martha Sippel, Chair  
Dave Kirchner, Vice-Chair  
Rhonda Carlson, Planning Commissioner  
Roy Kline, Planning Commissioner  
Stephen Mikolajczak, Planning Commissioner  
Herb Steele, Planning Commissioner

Commissioner Gary Godden was absent

Also in attendance from City staff were:  
Kelly First, Community Development Director  
Jennifer Drybread, Senior Planner

**2. Regular Meeting Call to Order**

Chair Sippel called the meeting to order and noted there was a quorum.

**3. Conflict of Interest**

There were no conflicts of interest stated.

**4. Minutes of the April 22, 2014 Planning Commission Meeting**

Commissioner Kirchner moved, and Commissioner Steele seconded, to approve the minutes. The motion passed unanimously.

**5. Presentations**

Comprehensive Plan Discussion Guest speakers: Diane Leavesley, Executive Director, Douglas County Housing Partnership; John Cotten, City of Lone Tree Public Works Director (Major Transportation Projects); Jennifer Drybread, City of Lone Tree Senior Planner (Complete Streets and wrap-up of speaker discussion).

Ms. Leavesley commended the City for its existing Comprehensive Plan principles promoting a spectrum of housing choices and affordability, and cited policies in the

Comprehensive Plan as well as the RidgeGate Planned Development provision to provide primary housing east of I-25.

Ms. Leavesley said the Douglas County Housing Partnership (DCHP) is a multi-jurisdictional housing authority formed by an Intergovernmental Agreement in 2003. As such, they have access to federal funding that they use to help people with their housing needs. DCHP provides homeownership programs, housing counseling and rental housing, assisting those making under 80% of the area median income. In Douglas County that means families with incomes \$60,000 or less. In Lone Tree, the DCHP has offered foreclosure counseling since 2008, assisting 73 residents starting in 2010. Approximately half of those families were able to stay in their homes through repayment or loan modification. Approximately one-quarter of them sold their homes through short sales (2010-2012) and another one-quarter sold for a profit (2013-2014). Two families experienced foreclosure.

Ms. Leavesley described several of the projects that DCHP is involved with including Lincoln Pointe Lofts, Auburn Ridge Senior Apartments and the Apex at Meridian. The Apex is opening in July of this year with 156 units. There are 450 families currently on the waiting list to live there. She said many of the people already work in the area but want to live closer, or live more affordably. They are also hearing from seniors who want to live near their children and grandchildren and be close to light rail.

Ms. Leavesley described the benefits of affordable housing including job creation (during construction and through increased consumer spending as a result of increased residual income); reduced likelihood of foreclosure due to appropriate loans and budgeting; attraction and retention of employees; and, attraction of businesses who say the ability of their work force to live nearby is an important factor in their site selection. She added that affordable housing reduces traffic congestion and air pollution and shared information from a recent report from the National Housing Conference about the role of affordable housing in creating jobs and stimulating local economic development.

Ms. Leavesley said that 75% of Douglas County residents leave the County each day for work. She concluded by noting that the City of Lone Tree has grown by an impressive 146% in population since 2000.

Commissioner Kirchner commented about housing programs in many mountain towns where there are various covenant restrictions relative to length of ownership or increased value. Ms. Leavesley responded that they do not have a similar program here.

Commissioner Steele inquired about rent control, project ownership and the process for being accepted as a resident, particularly when a project has more interested renters than units available. Ms. Leavesley said the application process is administered by trained staff and is documented and verified to meet Federal

Housing and Urban Development (HUD) requirements. Ownership can vary but they are typically owned and managed by private entities subject to HUD controls. She said in the case of the Apex project, applicants are vetted on a first come, first served basis. She added that studies have shown that residents in Douglas County actually need 17% of affordable housing stock. She said they are not even close to meeting that need, but try to chip away at the problem.

Commissioner Kline inquired about the percentage of ownership versus rental units. Ms. Leavesley said she did not have an exact number. She said there are 200 families participating in the program overall. Commissioner Kline asked about for-sale condominium units. Ms. Leavesley said they do not currently offer those, although they would love to in the future. They are trying to build up their net worth to be able to partner in those types of projects in the future.

Commissioner Carlson asked whether there were affordable projects in the Town of Parker. Ms. Leavesley said there is Parker Hilltop, and there is also a project in Highlands Ranch. She said Douglas County has not seen new projects in some time due to the effect of interest rates and other financial factors. She said the Apex project was feasible because Shea Homes put up a lot of its own equity.

Commissioner Carlson asked how we could get closer to meeting the need for 17% affordable housing in Douglas County. Ms. Leavesley said at one time, Douglas County required developers to either build a certain amount of affordable units or provide cash-in-lieu. She said the County no longer does that and that economic conditions have made it difficult to address this concern.

Chair Sippel invited public comment and noted that there were no members of the audience requesting to speak.

Ms. Leavesley concluded her presentation and provided the Commissioners with copies of her slides and the report she had referenced.

Mr. John Cotten, City of Lone Tree Public Works Director, presented information about various transportation improvement projects including the I-25 Lane Balancing Project, C-470 widening, southeast light rail extension, the pedestrian bridge over Lincoln Avenue, the Kaiser Walk and Wheel Grant and Study, the circulator shuttle program, County Line Road interchange improvements, and RidgeGate Parkway widening east of I-25.

Commissioner Steele commented that a project like C-470 serves people who might otherwise pass through the City, and takes the burden off local streets. Mr. Cotten noted that this is an example where there may not be a direct benefit to Lone Tree residents, as most do not use C-470, although the City Council understands the importance of regional coordination and regional transportation improvements.

Commissioner Steele asked how much bike or pedestrian traffic is expected at the pedestrian bridge over Lincoln Avenue. Mr. Cotten said he hopes there will be quite a bit as it will align with strong trail connections north and south of Lincoln. Mr. Steele asked if the bridge would need a center support. Mr. Cotten said they hope to avoid that through innovations in design, but it is possible.

The Planning Commission asked several questions for clarification and additional information about the various projects. Relative to discussion on bike and pedestrian systems, Commissioner Sippel commented that the Willow Creek trail tunnel under C-470 is not a very inviting place. Commissioner Steele commented about high traffic speeds on Yosemite Street going north from Lincoln Avenue. Commissioner Kline asked about the circulator shuttle route to the Entertainment District. Mr. Cotten said that it can be a way for employees to get back and forth to lunch or services in that area without having to use a car.

Commissioner Mikolajczak commented about tolling interstates and why there seems to be such a problem in getting funding to pay for transportation improvements. Mr. Cotten elaborated on the larger problem with aging infrastructure and the need for roads to be rebuilt, not just maintained. Commissioner Mikolajczak asked whether the circulator shuttle would be run by alternative fuels. Mr. Cotten said that was a consideration in the proposals but that it is hard to get vehicles like that.

Chair Sippel invited public comment. Ms. Adrienne Leonard, representing TW Telecom at 10475 Park Meadows Drive, said she attended the meeting in hopes of learning more about possible transportation improvements along Park Meadows Drive that would improve pedestrian connectivity and access for Park Ridge Buildings One and Six. She indicated that they are working with the City on the shuttle program and have met with staff about access in the area. She said there are not good pedestrian connections between the two buildings and there are difficulties with vehicles trying to exit the Park Ridge One building turning left toward Lincoln Avenue. She said there are difficulties at Park Ridge Six because there is no designated right or left turn lanes at the signal, which causes backups. She said she found the presentations tonight very interesting and she just wanted to share TW Telecom's interest and answer any questions. Hearing no further comments on the matter, Chair Sippel introduced the next speaker.

Jennifer Drybread provided a brief presentation about Complete Streets, which is a term used to refer to streets that are for everyone, no matter who they are or how they travel. She discussed aspects of Complete Streets including safety, comfort and convenience and showed various examples of such streets and places where streets had been retrofitted to accommodate bikes, pedestrians, and buses in addition to cars. She reiterated Mr. Cotten's earlier comments about how this issue will be evaluated as part of the Kaiser Walk and Wheel Grant study, which is termed the "Community Wide Complete Streets Plan".

Commissioner Kirchner asked whether they should wait on consideration of Complete Street policies for the Comprehensive plan until the study is completed. Staff agreed that would be appropriate.

Commissioner Steele commented about the timing of walk signals for pedestrians and how in some places along Yosemite Street such as at Heritage Hills Circle and the library, there does not seem like enough time for the elderly or people with kids to get across. Mr. Cotten replied that there are timing standards based on the width of a street and ADA standards. He said that crossing time is extended when the pedestrian call button is used and, in some cases, that time is taken from the left turn signal. He said there are usually trade-offs and they try to accommodate most of the people.

Commissioner Mikolajczak encouraged staff to continue the research and said that accommodating bikes is important to the vitality of an area. He cited numerous examples in and around downtown Denver where the design of streets accommodates everyone and draws people in to the area.

Chair Sippel and Commissioner Steele encouraged staff to evaluate what other similar cities are doing and learn from their examples. Mr. Cotten said the Kaiser study will include that type of research.

Ms. Drybread summarized the process of evaluating the Comprehensive Plan and provided a handout regarding all of the related topics and speakers that the Planning Commission had heard so far this year. She discussed the next steps in the process including development of recommendations in June and a report to the City Council in July. Ms. Drybread encouraged Commissioners to review the existing Comprehensive Plan and consider what issues might need to be added, updated, or changed. She also handed out a worksheet that is intended as a fun, visioning exercise, and asked Commissioners to fill it out and bring to the next meeting to discuss.

## **6. Adjournment**

There being no further business, Chair Sippel adjourned the meeting at 9:00 p.m.

These minutes have been reviewed and confirmed by

\_\_\_\_\_ (name), on \_\_\_\_\_ (date)



CITY OF LONE TREE  
STAFF REPORT

**TO:** City of Lone Tree Planning Commission  
**FROM:** Kelly First, Community Development Director  
**DATE:** May 21, 2014  
**FOR:** May 27, 2014 Planning Commission meeting  
**SUBJECT:** Sky Ridge Medical Center SIP, 10<sup>th</sup> Amendment  
Site Improvement Plan # #SP14-05R

Owner:  
HCA – HealthONE, LLC  
d/b/a Sky Ridge Medical Center  
10101 RidgeGate Parkway  
Lone Tree, CO 80124

Representative:  
Kevin Pasewalk  
Davis Partnership Architects  
2301 Blake Street Suite 100  
Denver, CO 80205

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**Planning Commission Meeting Date:**  
**City Council Hearing Date:**

**May 27, 2014**  
**June 17, 2014**

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**A. REQUEST:**

Amendment to the Site Improvement Plan (SIP) for Sky Ridge Medical Center for construction of a third medical office building (MOB).

**B. LOCATION:**

Sky Ridge Medical Center is located west of I-25 in the RidgeGate Planned Development. The proposed medical office building is on the north side of the site near the parking structure, which is currently under construction.

**C. BACKGROUND:**

The original Sky Ridge Medical Center SIP was approved by the City in 2000 and included the hospital and two MOB's. The master plan for the campus anticipated

future expansion of the hospital, additional MOBs and structured parking, subject to approval of amendments to the SIP. Several amendments to the campus have been approved over the years, including hospital expansions in 2004 and 2007; a surface parking lot south of the campus in 2005; and, the Denver Air Life hangar and crew quarters building on the east side of the hospital in 2010. In 2013, the City approved a major SIP amendment at the campus that included expansion of the hospital, relocation of the detention pond and construction of a parking structure. The footprint of the proposed MOB was included on that SIP for purposes of site planning, landscape coordination and drainage and parking calculation, but details were deferred to a later SIP amendment.

#### **D. DESCRIPTION:**

The proposed medical office building is 128,000 square feet and four stories. It will include a pediatric emergency department, ambulatory surgery center and various women's and pediatric services. The building will be physically connected to the surgery expansion area of the hospital, providing an integration of services and interconnected system of circulation.

##### Zoning:

The site is zoned Planned Development (PD), and is located in the Commercial Mixed Use (C-MU) zone of RidgeGate. The proposed uses are permitted in that zone.

##### Subdivision:

The proposed MOB will be located on Lot 5 of the plat known as RidgeGate Filing 2, 2<sup>nd</sup> Amendment. As designed, a small portion of the building encroaches onto an adjacent lot. As a result, it is necessary to adjust the lot lines so that the MOB is located entirely on one lot. This is a separate application that is being processed administratively to adjust the lot line. There are no concerns with the adjustment, although it must be completed prior to final approval of this SIP. This is recommended in a condition of approval for tracking purposes.

##### Access:

A sublevel building entrance with adjacent vehicular drop off is provided on the north side of the building and is located across from the parking structure. The north entry will primarily be used by the MOB tenants. First floor building entrances on the south and west sides of the building serve different functions related to the Women's Center and Pediatric Emergency Department.

Pedestrians accessing the site from the north can enter the building at the north MOB entrance, or hospital entrance – both located across from the parking garage. A sidewalk system on the west side of the loop road provides access from outlying

parking areas into the project entries. A traffic/circulation exhibit is attached for informational purposes.

The parking lot serving this MOB is accessed from the loop road on the project's west side. A one-way circular vehicular drop off is provided at the Women's Center entrance and crosswalks are demarked at other pedestrian crossings throughout the lot.

Parking:

The project is compliant with the City's parking standards. Although 75 parking spaces will be removed due to the new construction, there will be a total of 99 new parking spaces added. A new 995-car parking garage is currently under construction just north of this MOB. Overall, the campus is compliant with requirements, providing a total of 2,612 spaces.

A future light rail stop will be located immediately north of the campus, although the timing for completion is not yet confirmed. In the interim, the hospital is a key partner in the City's Circulator Shuttle Program, which will be operational this fall, and will provide transportation between the hospital and Lincoln Station. Similarly, Sky Ridge operates its own shuttle service that will continue to offer on-campus related services.

Although the campus is compliant with bike parking standards overall, staff has requested that an additional bike rack be provided for convenience of users of this MOB. The location is currently being evaluated and will be shown on plans in time for City Council review.

Grading:

Significant grade changes on this site are addressed through the building design and a large retaining wall that is needed to bring parking and utilities to grade with the main level building. The main retaining wall wraps along the loop road, with its highest point of about 15 feet located at the north side of the parking lot, tapering down in height toward the parking lot entry for the MOB. A portion of the wall also screens trash dumpsters and utility equipment located in the parking lot. This wall will be highly visible to those entering the campus from Sky Ridge Avenue and, as such, was the subject of much discussion at the RidgeGate Design Review Committee (DRC) meetings (minutes included). Efforts were made to reduce the height of the wall as much as possible and make it an attractive focal point. The highest point of the wall will be faced with natural Colorado stone in the same color and pattern used elsewhere throughout the campus and will contain signage for the campus. The remainder of the wall is predominantly brick, with pilasters, fencing and lighting details that also tie in with design elements used elsewhere on the campus.

A second retaining wall is needed on the northeast side of the building and will screen the building's generator. The wall is brick with a precast cap. At the request of the DRC, a steel screen cover will be added to the top of that wall for safety and to reduce visual impacts of the generator from building occupants.

Building Design:

The proposed building design complies with RidgeGate and City Design Guidelines. The materials and colors are complementary to the overall context of the campus, and yet the building design is distinctive. The massing of the building is reduced through a base, middle, top and various articulations. Pilasters and window patterns create a strong vertical rhythm and depth. Building entryways are accentuated with cantilevered canopies. Building materials are brick and curtain wall glazing. Rooftop mechanical units will be screened behind the building parapet.

Landscaping:

New landscaping and irrigation is compliant with City requirements. The RidgeGate DRC worked closely with the applicant to ensure that plant selection was well-suited to this particular climate and slope conditions. Vegetation has also been designed to accentuate architectural features including entryways and to soften the retaining wall.

As with any SIP amendment application, staff has inspected the existing site for landscaping violations and has worked with the applicant to identify and correct areas where trees must be replaced or added. Of note is that the "healing garden" located just east of the existing medical office building has been removed to accommodate construction equipment. The healing garden will be replaced in its entirety upon completion of this project. As is standard practice, all site landscaping will be inspected prior to issuance of final occupancy permits by the City.

Lighting:

Project lighting is compliant with City standards. The design of light fixtures matches those of the existing campus.

Trash:

Four trash dumpsters are located at the north end of the parking lot. Dumpsters will be screened from view by masonry walls and a metal gate system. The location of the dumpsters was the subject of considerable discussion at the RidgeGate DRC meetings, as the site presents limited options for a location that is both functional and reduces visual impacts. In the proposed location, the enclosure will be out of the drive aisle view corridor. Additionally, the applicant has coordinated with the trash service provider to ensure that the size and location is acceptable and to schedule service to occur prior to regular MOB hours to minimize conflict with MOB visitor

traffic. A man door has been provided on the west side of the enclosure to allow access for daily trash drops without using the gates that would block traffic lanes.

**E. SERVICE PROVIDERS:**

Water:	Southgate Water District
Sanitation:	Southgate Sanitation District
Police:	Lone Tree Police
Fire:	South Metro Fire Rescue Authority
Metro District:	Rampart Range Metro District

**F. REFERRALS:**

Referrals were provided to all Lone Tree Homeowners Associations and key review agencies. There were no significant concerns raised as part of the referral process. Comments of a general and instructional nature were provided by the City Engineer, Fire District and Tri-County Health.

The RidgeGate Design Review Committee met on several occasions to review this project and work with the applicant to resolve issues related primarily to site and landscape design. The DRC conditionally approved the project on April 8<sup>th</sup>. Minutes from the meetings and applicant responses are included in the packet for reference.

**G. STAFF FINDINGS AND RECOMMENDATIONS:**

Staff finds that the SIP amendment, project # SP14-05R, meets the intent of the Site Improvement Plan section of the code, including conformance with the Comprehensive Plan, Zoning Code, Subdivision Code and the City's Design Guidelines.

Recommended Motion:

Staff recommends approval of #SP14-05R with the following conditions:

1. The SIP is subject to final approval by the City of Lone Tree Public Works Department.
2. Prior to final approval, the corresponding lot line adjustment for RidgeGate Section 15 Filing 2, 2<sup>nd</sup> amendment, shall be approved by the City and recorded.

END



**City of Lone Tree**

Department of Community Development  
2220 Kimmer Drive Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818 Fax 303-225-4949

**DEVELOPMENT APPLICATION FORM**

◆ OFFICE USE ONLY ◆

PROJECT NAME: SkyRidge Medical Center, 10<sup>th</sup> amndt

PROJECT FILE # SP14-05R

REQUEST: SIP Mayor Amndt MOB3

**SITE LOCATION:**

(Nearest Intersections)

**OWNER:**

Name MEDICAL OFFICE BUILDINGS OF COLORADO III, LLC

Address: CORPORATION SERVICE COMPANY 2711 CENTERVILLE ROAD SUITE 400

Phone:

FAX:

DATE SUBMITTED: 4-8-14

accepted (incomplete)

FEES: \$2000

(Engineering fees are not included)

**AUTHORIZED REPRESENTATIVE:**

Name: KEVIN PASEWALK

Fax: 303-861-3027

Address: 2301 BLAKE ST. SUITE 100

Email: KEVIN.PASEWALK@DAVISPARTNERSHIP.COM

Phone: 303-861-8555

Business/Project Name: DAVIS PARTNERSHIP ARCHITECTS

**LEGAL DESCRIPTION (site address):**

**PROJECT INFORMATION:**

Subdivision Name: RIDGEGATE

Filing #: 15 FILING 2 2ND AMENDMENT Lot # (if appropriate): LOT 3-A1 TRACTE-1A

Block #:

Planning Area # (if PD) C/M-U#2

PRESENT ZONING: PLANNED DEVELOPMENT (When rezoning) - PROPOSED ZONING NA

GROSS ACREAGE: 42.55 # of units (residential) NA

Unit type: NA

FIRE DISTRICT: SOUTH METRO FIRE RESCUE

METRO DIST: RAMPART RANGE

WATER: SOUTHGATE WATER

ELEC: XCEL

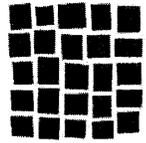
SEWER: SOUTHGATE SANITATION

GAS: XCEL

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made or initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: (i) annexation; (ii) zoning or re-zoning, including any development plan for zoning within the Planned Development (PD) District; (iii) preliminary PD or PUD site plan, or related design guidelines or development standards; (iv) final PD or PUD site plan; (v) Site Improvement Plan; (vi) any master or general development plan, sub-area plan, site plan or similar development plan, however denominated, which may be provided for under any PD development plan or any other zoning; (vii) Sketch Plan, Preliminary Plat or Final Plat; or (viii) any amendment made to any of the foregoing, as applied for or as approved. To the best of my knowledge, the information contained on this application is true and accurate.

APPLICANT SIGNATURE: 

Date: 04/04/14



**DAVIS**  
**PARTNERSHIP**  
**ARCHITECTS**

April 25, 2014

City of Lone Tree  
Sky Ridge Medical Center

- I. Project Representative:**  
Kevin Pasewalk  
Davis Partnership Architects  
2301 Blake Street  
Denver, CO 80205  
303-861-8555
- II. Project Location:**  
**10107 Ridgeway Parkway**  
**Lone Tree, Colorado 80124**
- III. Project Zoning:**  
Planning Area C/M-U Zone 4
- IV. Project Narrative:**

Sky Ridge Medical Center is an existing full service hospital situated in the City of Lone Tree. It is located on a 42.55 acre parcel just south of Sky Ridge Avenue and west of I-25 and currently includes approximately 425,650 SF of hospital and 234,000 SF of existing medical office buildings (MOB). The proposed MOB is situated at the northwest corner of the Sky Ridge campus on a 99,898 SF (2.293 acres) lot adjacent to the Surgery Expansion. This medical office building will add an additional 128,000SF of new Type I construction to ensure the ability to accommodate any tenant type now and in the future. The building consist of four levels with 31,000SF floor plates and a 4,000SF sub level entrance lobby that is accessed from the north portion of the existing loop road encompassing the campus. The sublevel entrance is provided to accommodate large elevation changes that exist across the proposed site and allows for the main entry of the building to front patients utilizing the specialty services of the campus entering from Sky Ridge Avenue. This north entry is to be utilized by primary MOB tenants. The south side of the building will have a second entrance that primarily serves the proposed hospital tenants. This allows for a safer less congested traffic flow around the building and provides for the urgent services of the proposed Women's Center and Pediatric Emergency Department to be separate from the traffic and patient flow for all other MOB tenants. The main level and 3rd level of the MOB match the floor elevations of the main hospital and surgery expansion; this ensures integration and connectivity to the hospital

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allowing streamline patient and employee access between facilities as necessary. This connectivity will maximize programmatic flexibility for all current and future hospital functions.

The Sky Ridge Medical Center is located within the RidgeGate master planned community. This and the surrounding sites are zoned Planned Development. Uses include commercial, future office, mixed-use, residential, and open space. The proposed medical office building will complement the architectural character of the Planned Development while blending with the existing hospital campus. The primary exterior materials for the MOB will be brick and storefront glazing matching the materials used on the surgery expansion at the Spine and Joint Center; a component of the campus that will be closest in proximity to the proposed MOB. Brick detailing will incorporate banding and brick cornices that are found throughout the campus. Glazing proportions vary at the base mid-section and top of the building in a similar manner to the proportions applied to the main hospital. The relationship of the brick and glazing is derived from both the main hospital and the newer additions. The design strategy is to make the MOB a cohesive campus element that ties all of the architectural components together and reinforces the campus atmosphere. The composition of the building massing and materials reflect the importance of longevity and quality applied to the design which enhances the campus as well as the surrounding community.

The facilities use of high quality durable materials is a reflection of the commitment to sustainability by the owner and the design team. The building enclosure includes fluid applied air barrier and 3" of continuous cavity insulation. The air barrier will provide a dynamic and flexible layer within the wall assembly to control air infiltration and maximize energy performance of the building. The continuous insulation is fastened to the exterior using brick ties to minimize penetrations and maximize this thermal layer. The brick support angles are offset from the building structure to allow the insulation to run behind the angle uninterrupted further enhancing the thermal performance of the building.

The owner of has engaged Group 14 to assist with the implementation of the Xcel Energy's Energy Design Assistance program. We have holistically reviewed the building MEP systems and exterior enclosure to maximize the energy performance of the building. Lighting controls and automated building systems have been integrated into the mechanical and electrical design to enhance the buildings overall energy performance. LED lighting is the primary lighting source for scope of the core shell spaces e.g. elevator lobbies, building entries and circulation corridors. Low flow water fixtures have been implemented to minimize water consumption within the building and native landscape species have been selected to minimize the need for site irrigation.

The location of the MOB stretches the campus towards the proposed light rail station at Sky Ridge. The proximity to the station makes the proposed MOB a convenient destination for employees and patients traveling to the new facility and allows ease of utilization of public transit.

The overall building height is approximately 82'-6" from the main entry access point on the north side of the building to the top of the highest building

parapet. The proposed facility will stand as the tallest building on the northern portion of the campus, two to three stories taller than the adjacent campus facilities. This enhances the visibility of the campus from the adjacent I-25 highway and Light Rail corridor. The building height will improve patient navigation to the campus and encourage light rail usage by extending a substantial addition of the campus towards the Lincoln Light Rail Station.

Enhanced landscape is planned on all three side of the building. Large swaths of frontage are to be preserved between the loop road, the building and the associated surface parking. Landscape composition and species will be similar to landscape design submitted in the Women's Center and Surgery Additions SIP. All site and building features are planned to enhance the important view from the loop road and future light rail transit stop both for pedestrians and vehicles, staff and visitors alike.

It should be noted that this project has modified the scope of work to the SIP 9<sup>th</sup> amendment as it relates to the accessible ramp on the north side of the surgery expansion. The MOB plan now included an entrance from the loop road that necessitates an elevator. It has been determined that the ADA path from the garage can be routed through the MOB via the elevator to reach the hospital. The total path length is comparable and the overall travel way is preferable since it is covered and conditioned space. As such we are able to eliminate the serpentine ramp. The new rout improves the ease of access for anyone with a physical limitation that will be using the expansion facilities.

With an anticipated opening of 10/01/2015 the proposed medical office building will facilitate the hospital's ability to serve the public health requirements of the expanding population in the City of Lone Tree. This addition to the campus will further expand the services offered by Sky Ridge to its growing community and surrounding regions.



## City of Lone Tree Design Guidelines

### Statement of Design Intent

Using this form, or a separate page, please describe how the project meets the intent of the City of Lone Tree Design Guidelines, including the City's Core Design Principles. (If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well).

Please use the outline below as a guide in formulating your response. You may also use this opportunity to describe particular strengths, unique features, sustainable practices, or innovations that distinguish the design of the project, as well as any particular opportunities or challenges that should be considered. This Statement of Design Intent is intended to encourage thoughtful consideration of design guidelines and to give project reviewers and decision makers a more thorough understanding of the project.

**Project Name:**     **Sky Ridge MOB III**    

**Location:**     **10107 Ridge Gate Parkway, Lone Tree, CO 80124**    

#### 1. Overall Design Concept:

*Briefly describe the use and overall concept for the project as a whole.*

The proposed medical office building will house a pediatric emergency department, ambulatory surgery center, and various women's and pediatric services. The project will allow Sky Ridge Medical Center to expand specialty services focused on serving women and children in Lone Tree and the surrounding communities. The facility will add approximately 130,000 square feet 4 stories of premium office space. MOB III will attract high quality specialty physicians to the campus, insuring the highest quality of care for patients served by these new services.

#### 2. Context and Site:

*Describe how the project relates functionally and visually to the context of the surrounding area (consider issues of form and character; the natural environment; vehicular and pedestrian access and circulation systems, etc.).*

Site features have been laid out to provide logical, efficient pedestrian and vehicular circulation sympathetic to the adjacent existing built environment. Planting and hardscape materials were selected to be consistent with in-place campus elements and to provide visual interest. Parking areas are included to provide the maximum number of spaces possible within close proximity to the proposed building improvements. Finally, significant elevation changes within the construction area have been handled by the inclusion of a significant retaining wall. This wall has been designed to with numerous architectural elements that are accompanied by extensive complementary plantings in order to appear as a design feature rather than a simple utilitarian component.

#### 3. Public Realm

*Describe how the project contributes to an inviting, safe and functional public realm (consider public spaces, street/sidewalk – level experience, lighting, landscaping and signage).*

The building features entrances on both the north and south sides of the building. This design strategy is intended to separate the traffic flows, both vehicular and pedestrian for visitors using the critical services of the Pediatric ED and the Hospital's Women's Center from the traffic flows for the rest of the MOB. Providing separate entrances allows more streamlined, safe and efficient use of the site. The project has added sidewalks providing connectivity between the new and existing facilities surrounding the MOB as well as the surrounding lots, parking structures and future light rail station. Landscaping has been maximized around the building and throughout the parking lot. Landscaping and site design are laid out to provide a safe and visually stimulating approach to the building. The building and site are well lit to insure safety to visitors and employees on site in the evening. Lighting strategies on the building highlight the architectural features and detailing on the building adding visual transitions to the façade of the building throughout the day.

#### **4. Architectural Design**

*Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high quality design (consider building form and composition, façade composition and articulation, materials and colors and lighting).*

The primary objective of the architectural design is to enhance the image of the campus while remaining sensitive to language and style of the existing facilities. The exterior materials for the facility are modular brick and curtain wall glazing similar to existing materials on the campus. The primary field brick color will match the brick used on the existing campus and will be a running bond pattern. The accent color is used strategically to provide variation in the building façade. The accent brick is used at the base of the building to break up large sections of brick wall particularly on the north side of the building, thus providing more pedestrian scale detailing while reinforcing the base of the building. The accent brick is used to highlight the structure of the building at columns; the strong vertical pilasters create rhythm across the façade and add depth to the masonry detailing. The façade is further broken down into a top middle and base proportions through the use of varying glazing sizes and brick accent banding. These strategies complement the architectural character of the Planned Development while blending with the existing hospital campus.



April 8, 2014

Mr. Kevin Pasewalk  
Davis Partnership Architects  
2301 Blake Street, Suite 100  
Denver, CO 80205-2108

**RE: Sky Ridge MOB III DRC Review**

Mr. Pasewalk:

The RidgeGate DRC has reviewed the Design Development (DD) submittal package. The DRC approves the submittal subject to addressing the DRC's comments (as noted on the attached graphics) regarding the absence of trees and with your submittal to the City of Lone Tree for your Site Improvement Plan. Also, additional consideration should be given to the following DRC comments:

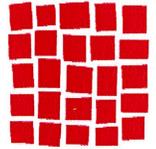
1. The stone retaining wall material should extend around the exterior of the trash enclosure at the upper area.
2. Will there be uplighting on the site wall pilasters, or only on the building pilasters?
3. Provide louver or visual cover to the equipment well as discussed.
4. Stone wall entry signage - what size sign and illumination is proposed.
5. Is the sloped grade at the retaining wall excessive for landscaping?
6. Landscaping is not addressed in the newly created beds on the upper level on either side of the transformer/trash zone and needs to be shown. It seems odd that one parking space remains to the west.

The DRC will confirm incorporation of these design elements in the Construction Document (CD) stage of the DRC approval process. Please advise the RidgeGate DRC should you have any questions or need to request additional modifications to this application.

Regards,

  
Darryl Jones  
RidgeGate DRC Administrator

May 20, 2014



**DAVIS**  
**PARTNERSHIP**  
**ARCHITECTS**

## Ridge Gate Comment Responses

1. Plans have been revised to show stone on the wall that has stone on the front face (the back wall of the trash enclosure). The sidewalls are brick and match the rest of the site wall that is extended above grade.
2. No up-lighting will be provided on the wall.
3. Louver gate has been added to the plans.
4. There is no illumination of the sign. Dimensions are as provided on Sheet G2.01
5. The sloped grade is fine for landscaping.
6. Landscaping is addressed in the landscaping sheets. We assume you are referencing the 3D rendering that does not show all of the landscaping.

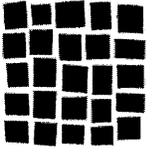
### DENVER OFFICE

2301 Blake Street, Suite 100  
Denver, CO 80205-2108  
T 303.861.8555  
F 303.861.3027

### VAIL OFFICE

0225 Main Street, Unit C101  
Edwards, CO 81632-8113  
T 970.926.8960  
F 970.926.8961

[www.davispartnership.com](http://www.davispartnership.com)



**SD Review Comment Responses:**

**DRC Comments:**

**Site Plan and Landscape Plan**

1. Consider terracing the landscape area along the north retaining wall west end to help with grade.
  - Grading has been revised to reduce the wall height.
2. Retaining wall is focal point. Develop and present materials and wall details. Consider using the stone used at the retail building across from Target. The DRC does not support using formed concrete for the retaining wall.
  - The wall has been revised to incorporate brick and rock veneers that match the hospital's existing materials. Most of the wall will be brick.
3. If using columns to break up retaining wall, do not hide them with plants.
  - Pilasters have been accented with the climbing roses placed to the side. Regimenting the planting configuration strictly to the pilaster spacing will reinforce the geometry of the retaining wall, thus defeating the softening intent of the naturalistic landscape design.
4. Explore a stairway through retaining wall for pedestrian connection.
  - The sidewalk has been removed and the stairway would not be utilized. It would also change the geometry of the parking greatly reducing the number of available spaces.
5. Consider deleting the sidewalk along the north side of the retaining wall and adding landscaping.
  - Sidewalk is deleted.
6. Consider revising or deleting the serpentine ADA ramp at the women's entrance.
  - The ramp has been removed and the accessible path will utilize the elevators in the MOB.
7. Up-light the retaining wall to increase interest and security.
  - The owner's preference is to utilize sconces for down-lighting, which have been incorporated into the design. Details are included in the re-submittal.
8. Add lighting details to plans.

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- Lighting details added.

### **Architecture**

1. Consider accent lighting along the north building wall.
  - Accent lights have been added at entry doors. Pilasters are to be accented with up lighting
2. Identify mechanical equipment locations on plans and provide details
  - Generator and transformer locations have been located on the site drawings. The generators are planned to be located in a yard on the North East corner of the building where the surgery center ramp was previously located. The enclosure for the generators is a brick wall with stone cap that is burned and generously planted to reduce the scale and impact of its placement. The site transformer will be located adjacent to the trash enclosure on the North West corner of the building.
3. Check plans for consistency in glazing specs.
  - The maximum reflectance factor of .20 is within the specifications for the glazing that has been selected for the project. The glazing color is Viracon VE2-2M. The reflectance factors are as follows: interior .11, exterior .09.
4. Provide glazing material sample.
  - Glazing material Sample will be provided with material board. Material board will be presented at DD presentation meeting.
5. Provide materials and color board sample.
  - Material board will be presented at DD presentation meeting.
6. The Design Review Committee approves the direction of the architecture as presented.
  - Further architectural detail development will be presented at DD presentation.

**RidgeGate Commercial Design Review Committee  
Sky Ridge Medical Center - Medical Office Building III  
Schematic Design  
January 30, 2014**

**In attendance for the Design Review Committee:**

Al Colussy, Klipp/gkkWorks  
Marc Applebaum, Applebaum Architects  
Craig Karn, Consilium Design

**In attendance for the City of Lone Tree:**

Kelly First

**In attendance for Sky Ridge:**

Maureen Tarrant, Sky Ridge Medical Center  
Diane Cookson, Sky Ridge Medical Center  
Julie Eck, Davis Partnership  
Wendi Eckborg, Davis Partnership  
Kevin Pasewalk, Davis Partnership  
Matt Lackey, Gresham Smith Partners  
Brennon Clayton, Gresham Smith Partners  
Jeff Johnson, Calcon

**Project Overview:**

The applicant reviewed the site plan and way finding signage program. The retaining wall concept at the north side of the site was introduced. Materials are initially conceptualized to be a formed concrete to be stained in order to look like stone and the wall is broken up with pilasters which are conceptualized to be brick. A sidewalk along the wall was added for pedestrian connection. Architecturally, the garden level was opened up to allow for pass through pedestrian connection. Glazing proportions were scaled back. Lower level glazing now appears as wainscot with store front glazing at the entrance. Additional pedestrian connections were added at the north, west and east of the building.

**DRC Comments:**

**Site Plan and Landscape Plan**

- Consider terracing the landscape area along the north retaining wall west end to help with grade.
- Retaining wall is focal point. Develop and present materials and wall details. Consider using the stone used at the retail building across from Target. The DRC does not support using formed concrete for the retaining wall.
- If using columns to break up retaining wall, do not hide them with plants.
- Explore a stairway through retaining wall for pedestrian connection.
- Consider deleting the sidewalk along the north side of the retaining wall and adding landscaping.
- Consider revising or deleting the serpentine ADA ramp at the women's entrance.
- Up-light the retaining wall to increase interest and security.
- Add lighting details to plans.

### **Architecture**

- Consider accent lighting along the north building wall.
- Identify mechanical equipment locations on plans and provide details
- Check plans for consistency in glazing specs.
- Provide glazing material sample.
- Provide materials and color board sample.
- The Design Review Committee approves the direction of the architecture as presented.

### **Next Submittal:**

- Schematic Design plans developed to appropriate detail in Design Development submittal.
- Architectural details and lighting treatments including landscape and irrigation plans.
- Perspective rendering and/or 3D computer model and/or photo simulation.
- Building materials and color board, including glass material.
- Retaining wall details, including materials.

**The meeting ended at 4:45pm. The applicant was conditionally approved to the Design Development phase of the Design Review process.**

**RidgeGate Commercial Design Review Committee  
Sky Ridge Medical Center - Medical Office Building III  
Pre-Submittal  
December 10, 2013**

**In attendance for the Design Review Committee:**

Al Colussy, Klipp/gkkWorks  
Marc Applebaum, Applebaum Architects  
Craig Karn, Consilium Design  
Dick Marshall, NV5

**In attendance for Sky Ridge:**

Julie Eck, Davis Partnership  
Wendi Eckborg, Davis Partnership  
Kevin Pasewalk, Davis Partnership  
David Rhyne, Davis Partnership  
Jeff Johnson, Calcon

**Project Overview:**

- 4 story building, with 30,000 square foot floor plates.
- Building is visible from I-25.
- Separate north and south sides. North side is for general care physician and lobby access.
- 13-14 feet of grade separation for loop road and upper parking on the west and south side of building.
- There will be a connection between the Medical Office Building and surgery center on the 3<sup>rd</sup> floor. Additional connections are on the garden level connecting the surgery center to the east and pediatrics on the west side. To discharge on the south side and to the women's center on the 3<sup>rd</sup> floor.
- Main building entry will be on the north side with a drive under porte cochere canopy.
- Changed window patterning and materials. New building will consist of brick and not pre-cast, corbeling, soldier courses and vertical pilasters.
- Parking structure pedestrian access will release into the existing and new buildings.

**DRC Comments:**

- No trees on the east end of the building facade changes the character.
- The DRC likes the terraced wall approach. Be creative to break up wall.

- Consider using precast for the upper portion, above the band, or consider stucco up top (above band) with precast detailing. Also consider using a monolithic brick with lighter color to match precast.
- Address continuity between the old buildings and new.
- Emulate glass proportions.
- Rich detailing and good departure from the existing hospital architecture.
- Additional issues to address:
  - Northwest corner wall
  - Southwest connection
  - Circulation confusion
  - ADA entry from garage – can it be cleaned up and combined?
- It is important to clearly design circulation.
- Clarify pediatric and women’s center vehicular circulation and access points.
- Screen mechanical equipment on roof and jog in roof parapet.

**Next Submittal:**

- Schematic Design submittal requirements
- Landscape and irrigation plan
- Grading plan
- Develop architecture
- Signage plan
- Lighting plan

**The meeting ended at 2:35am.**



CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: April 30, 2014

**Project Name and File Number:** Sky Ridge Medical Center, 10thAmdt #SP14-05R (MOB3)

**Project Type:** Site Improvement Plan Major Amendment

**Comments Due By:** May 20, 2014

If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

~~X~~ We have no comments regarding this proposal

Please note the following concerns this organization has:

PROVIDE AN AUTOTURN EXHIBIT

See attached letter for comments regarding this proposal

Organization Name: SMFR

Your name: CHIP KERKHOVE

Your signature:  Date: 5/12/14

This project may be subject to public meetings. Please check the City's web site ([www.cityoflonetree.com](http://www.cityoflonetree.com)) for posted agendas or contact this office. Thank you for your consideration.

Kelly First

Community Development  
Director

## PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.  
9220 Kimmer Drive Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818  
Fx: 303-225-4949  
[kelly.first@cityoflonetree.com](mailto:kelly.first@cityoflonetree.com)

RECEIVED APR 30 2014

Attn: Greg Weeks



CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: April 30, 2014

**Project Name and File Number:** Sky Ridge Medical Center, 10thAmdt #SP14-05R (MOB3)

**Project Type:** Site Improvement Plan Major Amendment

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If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: C.O.L.T. Public Works / Engineering

Your name: GREGORY WEEKS

Your signature: Greg Weeks Date: 5-19-14

This project may be subject to public meetings. Please check the City's web site ([www.cityoflonetree.com](http://www.cityoflonetree.com)) for posted agendas or contact this office. Thank you for your consideration.

Kelly First  
Community Development  
Director

## PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.  
9220 Kimmer Drive Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818  
Fx: 303-225-4949  
[kelly.first@cityoflonetree.com](mailto:kelly.first@cityoflonetree.com)

9222 Teddy Lane  
Lone Tree, Colorado 80124



Ph: 303-662-8112  
Fax: 303-792-9489  
www.cityoflonetree.com

## CITY OF LONE TREE

Department of Public Works

May 19, 2013

City of Lone Tree  
Kelly First, Planning Manager  
9220 Kimmer, Suite 100  
Lone Tree, CO 80124

Re: SP14-05R (MOB #3)  
RidgeGate Sec 15, Fil. 2, Amd. 2  
Sky Ridge Medical Center - MOB #3  
Project No. 061-364

Dear Kelly:

We have reviewed the SIP referral for the above referenced Project.

The package submitted and reviewed consists of the following documents:

- Site Improvement Plan (12 sheets), dated 4/25/14, by Davis Partnership Architects
- Narrative letter & application

Our comments on the SIP are provided below.

### General Comments

1. Only those sheets within the SIP set for which we have specifically identified comments are listed below. **Comments provided also may apply to other sheets/locations in the Project documents.** The applicant's professional(s) should verify that the item(s) are addressed throughout the documents consistently, as applicable.
2. The Public Works/Engineering SIP Review fee for this Project, per the adopted standard review fee schedule (re: SIP – Major Amendment) is \$3,000.00. The payment was submitted on 5/9/14.
3. A Site Improvement Plan Improvements Agreement (SIPIA) will not be needed for the proposed Project, as none of the included improvements fall within existing City ROW.
4. A new Grading, Erosion and Sedimentation Control (GESC) Permit was not required for this Project. Rather, the existing GESC Permit(s) for the ongoing Sky Ridge Campus expansion work was modified (will be modified) to incorporate the MOB #3 related construction work.

5. The proposed MOB #3 Project appears to result in minor impacts to the hard surface and drainage addressed within the Phase III drainage report submitted for the ongoing SRMC expansion project(s). Accordingly, a new Phase III drainage report or major revision to the current applicable Phase III drainage report will not be required for this addition. Rather, we had requested that Gresham Smith and Partners (GS&P), the site Civil Engineer for the hospital on this Project, submit a “Drainage Conformance Letter” noting what, if any, overall site imperviousness revision this Project will result in, and documenting that the existing drainage system and detention pond are adequately sized to address those impacts. We have received, and placed on file, that requested Drainage Letter, and are satisfied that the overall campus, including the proposed MOB #3 Project, remains in conformance with approved campus wide drainage system design. Specifics of the immediate MOB #3 site drainage design remain under review.
6. Detailed Civil Construction Drawings (CD’s) have not yet been submitted for the site. The CD’s will need to be submitted, and approved, prior to final City Engineering approval of the SIP.

### Specific Comments

7. Sheet C201 – Site Layout Plan:
  - a. While we have no objections, we are curious why some of the drive and on-site parking spaces are shown constructed in concrete, while other areas of the drive and parking are indicated as asphalt surfaced. We would appreciate clarification of the reasoning/design considerations of this aspect.
  - b. The apparent transition between asphalt and concrete in the southwest row of parking (north-west and south-east of 16” space number) is unclear. The asphalt/concrete hatching does not show a clear demarcation between concrete and asphalt in this area.
  - c. The indicated (striped) 5’ foot wide concrete walk area between the two rows of parking NW of the building is “at grade” with the adjacent concrete parking. With likely vehicle overhang from the parking on either/both sides of the walk, this indicated walk may be of limited usefulness as a walkway.
8. Sheet C300 – Site Grading and Drainage Plan:
  - a. What appear to be Type C inlets are shown in twelve (12) locations on the site. They are not specifically labeled on/in the SIP sheet(s).
  - b. The rim spot elevation(s) for the each of the inlets should be provided. The spot elevations are provided on two, but not on the other ten.
  - c. We are unclear what is being shown/proposed at the south-west corner of the MOB (at the corner between the MOB #3 and the Women’s Center). It appears to be a decorative walk feature (roughly at grade), possibly some form of bench/seating areas at the ends of each arched walk section. However, this is unclear. Appropriate note(s) and possibly even an additional cross-section cut view through this area, may be appropriate to provide clarification.
  - d. The grading in the area between the sidewalk and building face, near the southwest corner of the MOB building, needs further clarification (perhaps in an appropriate blow-up detail of this area). Additional details, including rim elevation(s) of the indicated 24” nyoplast inlets, should be provided to clearly document drainage away from the face of the building and adequate drainage collection in this area.
9. Sheet C605 – Retaining Wall Cross Sections:
  - a. The provided cross-sections show/indicate retaining walls greater than 4’ in height. A full structural wall design submittal, signed/sealed by a Colorado Structural PE, must be submitted for review/approval prior to construction of the retaining walls.

10. Sheet L200 – Landscape Plan:

- a. We have no comments on the specifics of the landscape plan, as pertains to type and locations of plantings.
- b. We do note that there are various sizes of rectangle and square boxes/shapes scattered throughout this plan which are not labeled, and which do not appear to be part of the landscaping. We suspect these are a CADD anomaly – perhaps from a drawing file layer that did not get appropriately “turned off” when this sheet was plotted. These shapes either should be labeled/explained, or removed from the landscape plan sheet.

11. We have no comments on the other sheets within the SIP Plan set, as they address details/items typically not part of the Engineering reviews.

**CONCLUSION**

The general concept of the proposed MOB #3 site, as presented in SIP SP14-05R appears acceptable to Engineering/Public Works. We have no objection to recommendation of SIP approval, subject to the above noted issues being appropriately addressed.

Please feel free to call me with any questions or comments at 303-662-8112.

Sincerely,



Gregory A. Weeks, PE, LEED ® AP  
City Engineer



May 12, 2014

Kelly A. First  
City of Lone Tree  
9220 Kimmer Drive, Suite 100  
Lone Tree, CO 80124

RE: RidgeGate, Section 15, Filing 2, 2<sup>nd</sup> Amendment, Sky Ridge Medical Center  
TCHD Case No. 3148

Dear Ms. First:

Thank you for the opportunity to review and comment on the Site Improvement Plan for the proposed Medical Office Building at Sky Ridge Medical. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental health regulations and potential recommendations for site improvements to encourage safe pedestrian and bicycle use, and has the following comments.

#### **Food Service Plan Review**

The site plan did not indicate whether a retail food establishment is planned for the building. Since medical buildings often include small retail food establishments, we have included information about the plan review process.

Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before start of construction. We recommend that the City of Lone Tree require the plan review and approval be completed before issuing the restaurant a building permit. The applicant shall call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at [http://www.tchd.org/pdfs/how\\_to\\_open\\_food\\_est.pdf](http://www.tchd.org/pdfs/how_to_open_food_est.pdf).

#### **Community Planning for Healthy Behaviors**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. At the project site level, TCHD encourages applicants to incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. To further encourage active transportation to the site, TCHD encourages the applicant to include bicycle parking facilities for employees and visitors.

Sky Ridge MOB  
TCHD Case No. 3148  
May 12, 2014  
Page 2 of 2

TCHD would like to commend the applicant for locating the project near an existing light rail stop.

### **Solid and Hazardous Waste Assessment and Management**

Federal and state regulations require management of potentially hazardous wastes to prevent environmental contamination and worker exposure to toxic materials.

TCHD has consulted with Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials and Waste Management Division and recommends that medication disposal should be combined with hazardous waste to limit liabilities and training.

1. Inventory containers on the property that have been used to store solid or liquid hazardous materials or waste, or that are proposed for continued use. Dispose all empty containers that are damaged (e.g., rusted, cracked, etc.) or that are otherwise unsuitable for future use in compliance with applicable federal, state and local regulations.
2. Properly dispose or recycle any residual liquid or solid wastes that are in the inventoried containers.

Please contact CDPHE Hazardous Materials and Waste Management Division at 303-692-3320 for more information.

Please feel free to contact me at (720) 200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Kathy Boyer, REHS  
Environmental Health Specialist  
Tri-County Health Department

CC: Sheila Lynch, Keith Homersham, TCHD

SIP SHEET INDEX		
NUMBER	Sheet Name	Sheet Issue Date

01 C - Civil

1 of 12	SITE LAYOUT	04/25/14
2 of 12	SITE GRADING AND DRAINAGE	04/25/14
3 of 12	RETAINING WALL CROSS SECTION	04/25/14

02 L - Landscape

4 of 12	LANDSCAPING PLAN	04/25/14
5 of 12	IRRIGATION PLAN	04/25/14

02.1 ES - Site Lighting

6 of 12	SITE PHOTOMETRICS	04/25/14
7 of 12	SITE LIGHTING AND FIXTURES	04/25/14

04 A - Architectural

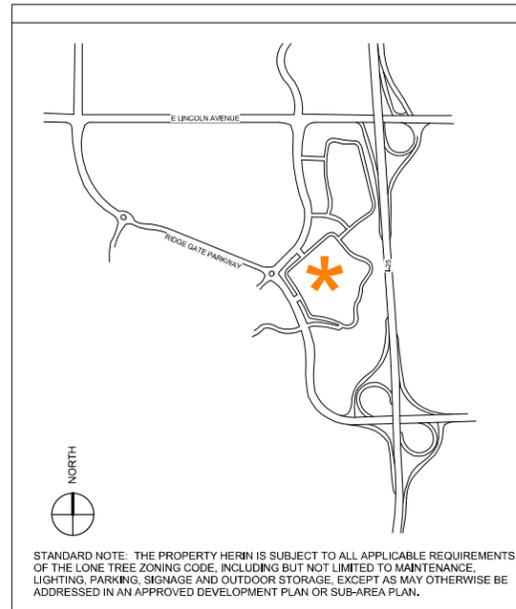
8 of 12	WALL ELEVATIONS	04/25/14
9 of 12	WALL ELEVATIONS	04/25/14

07 A - Architectural

10 of 12	BUILDING ELEVATIONS	04/25/14
11 of 12	BUILDING ELEVATIONS	04/25/14
12 of 12	ROOF LEVEL CROSS SECTIONS	04/25/14

## RIDGEGATE - SEC. 15 FILING 2, 2ND AMENDMENT

LOT 3-A1 AND TRACT E-1A  
 PLANNING AREA C/M-U #2  
 SKY RIDGE MEDICAL CENTER, 10TH AMENDMENT RELATED MEDICAL OFFICE BUILDING III  
 PROJECT # SP14-05R, AMENDING SP00-40



STANDARD NOTE: THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SIGNAGE AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.

Vicinity Map

<p><b>OWNER</b></p> <p>MEDICAL OFFICE BUILDINGS OF COLORADO III, LLC          CORPORATION SERVICE COMPANY          2711 CENTERVILLE ROAD, SUITE 400          WILMINGTON, DE 19808</p>
<p><b>ARCHITECT</b></p> <p>DAVIS PARTNERSHIP ARCHITECTS          2301 BLAKE STREET, SUITE 100          DENVER, CO 80205          P. 303.861.8555          CONTACT: WENDIEK BORG</p>
<p><b>LANDSCAPE DESIGN</b></p> <p>GRESHAM SMITH AND PARTNERS          1400 NASHVILLE CITY CENTER          511 UNION STREET          NASHVILLE, TN 37219          P. 615.770.8100          CONTACT: TERRY MULVANEY</p>
<p><b>CIVIL ENGINEER</b></p> <p>GRESHAM SMITH AND PARTNERS          1400 NASHVILLE CITY CENTER          511 UNION STREET          NASHVILLE, TN 37219          P. 615.770.8100          CONTACT: MATT LACKEY</p>
<p><b>OTHER ENGINEERING</b></p> <p>STRUCTURAL CONSULTANTS INC.          3400 E. BAYAUD AVENUE, SUITE 300          DENVER, CO 80209          P. 303.399.5154          CONTACT: CHRIS TAYLOR</p> <p>CATOR RUMA @ ASSOCIATES, CO.          896 TABOR STREET          LAKEWOOD, CO 80401          P. 303.232.6200          CONTACT: JIM LAZZERI</p>

APPROVAL CERTIFICATE	
THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH CITY REGULATION, AS APPROVED BY THE CITY ON (DATE).	
BY:	_____
NAME:	Community Development Director
TITLE:	_____
DATE:	_____
BY:	_____
NAME:	City Engineer
TITLE:	_____
DATE:	_____
BY:	_____
NAME:	Mayor
TITLE:	_____
DATE:	_____
THE OWNER(S) OF THE LAND DESCRIBED HEREIN, HEREBY AGREE(S) (1) TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT (2) THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER (S) SHALL ALSO BE BOUND. THE SIGNATURES OF THE OWNER(S) BELOW INDICATE THAT ANY REQUIRED AUTHORIZATION TO ENTER THIS AGREEMENT, INCLUDING ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.	
(NAME OF OWNER)	_____
(SIGNATURE OF OWNER)	_____
(PRINTED NAME AND TITLE)	_____
STATE OF _____	_____
COUNTY OF _____	_____ ss.
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, BY _____	
WITNESS MY HAND AND OFFICIAL SEAL.	
MY COMMISSION EXPIRES:	_____
(NOTARY PUBLIC) APPROVAL BY THE CITY OF LONE TREE DOES NOT SIGNIFY THAT THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) HAS BEEN SATISFIED. THE APPLICATION IS RESPONSIBLE TO ENSURE THAT SAID ADA REQUIREMENTS HAVE BEEN MET.	



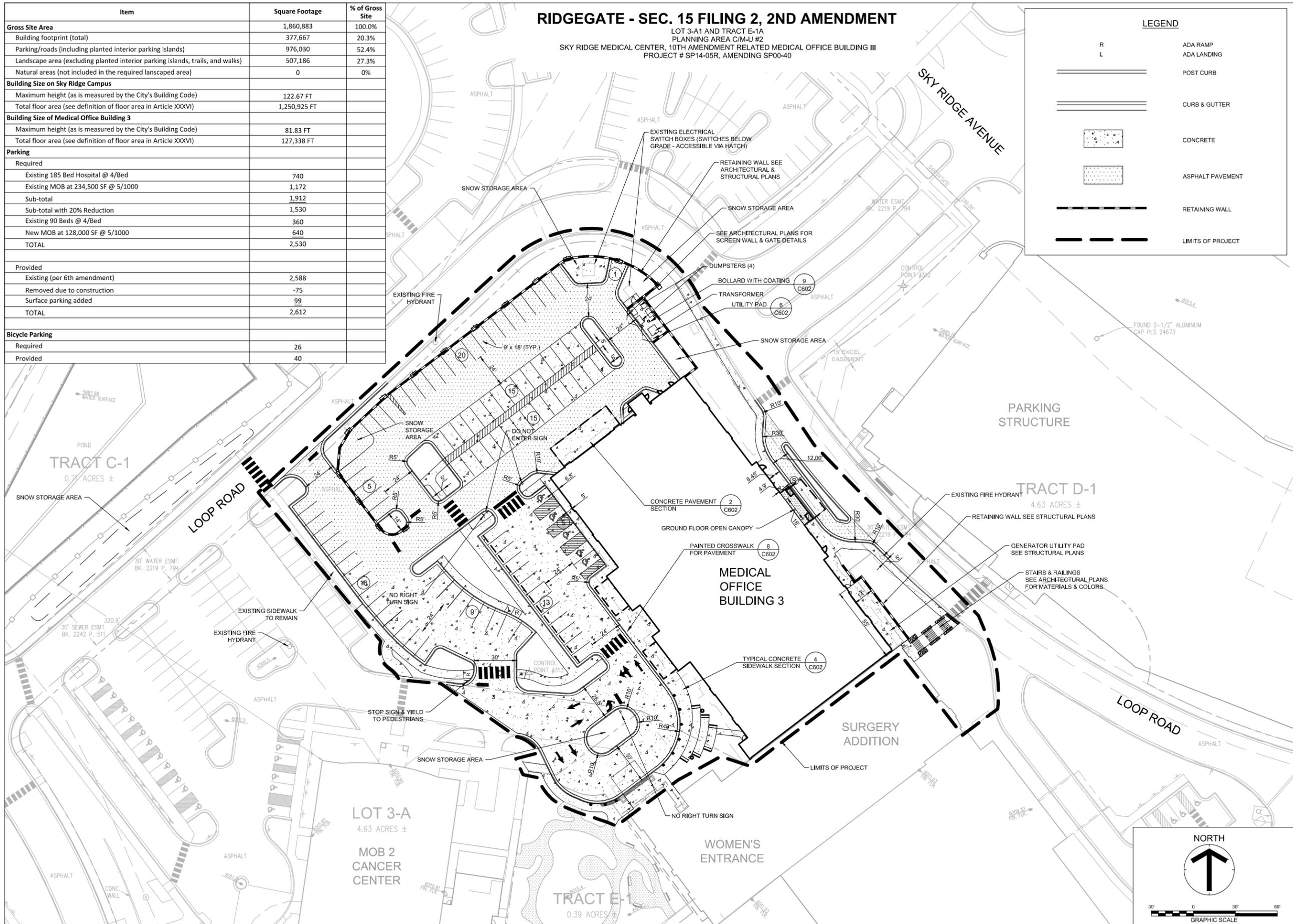
April, 25 2014  
 COVER

# RIDGEGATE - SEC. 15 FILING 2, 2ND AMENDMENT

LOT 3-A1 AND TRACT E-1A  
 PLANNING AREA C/M-U #2  
 SKY RIDGE MEDICAL CENTER, 10TH AMENDMENT RELATED MEDICAL OFFICE BUILDING III  
 PROJECT # SP14-05R, AMENDING SP00-40

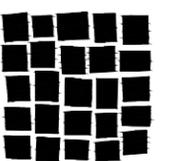
Item	Square Footage	% of Gross Site
<b>Gross Site Area</b>	1,860,883	100.0%
Building footprint (total)	377,667	20.3%
Parking/roads (including planted interior parking islands)	976,030	52.4%
Landscape area (excluding planted interior parking islands, trails, and walks)	507,186	27.3%
Natural areas (not included in the required landscaped area)	0	0%
<b>Building Size on Sky Ridge Campus</b>		
Maximum height (as is measured by the City's Building Code)	122.67 FT	
Total floor area (see definition of floor area in Article XXXVI)	1,250,925 FT	
<b>Building Size of Medical Office Building 3</b>		
Maximum height (as is measured by the City's Building Code)	81.83 FT	
Total floor area (see definition of floor area in Article XXXVI)	127,338 FT	
<b>Parking</b>		
Required		
Existing 185 Bed Hospital @ 4/Bed	740	
Existing MOB at 234,500 SF @ 5/1000	1,172	
Sub-total	1,912	
Sub-total with 20% Reduction	1,530	
Existing 90 Beds @ 4/Bed	360	
New MOB at 128,000 SF @ 5/1000	640	
TOTAL	2,530	
Provided		
Existing (per 6th amendment)	2,588	
Removed due to construction	-75	
Surface parking added	99	
TOTAL	2,612	
<b>Bicycle Parking</b>		
Required	26	
Provided	40	

LEGEND	
R	ADA RAMP
L	ADA LANDING
---	POST CURB
---	CURB & GUTTER
[Pattern]	CONCRETE
[Pattern]	ASPHALT PAVEMENT
---	RETAINING WALL
---	LIMITS OF PROJECT



**ICT**  
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 FAX (615) 346-3550  
 www.ictomasson.com  
 ICT Project No. 146020

**GRESHAM SMITH AND PARTNERS**  
 1400 Nashville City Center  
 511 Union Street  
 Nashville, TN 37219  
 615.770.8100  
 www.gspnet.com



**DAVIS PARTNERSHIP ARCHITECTS**

Denver | 2301 Blake Street, Suite 100  
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MAY 13, 2014

SITE LAYOUT PLAN

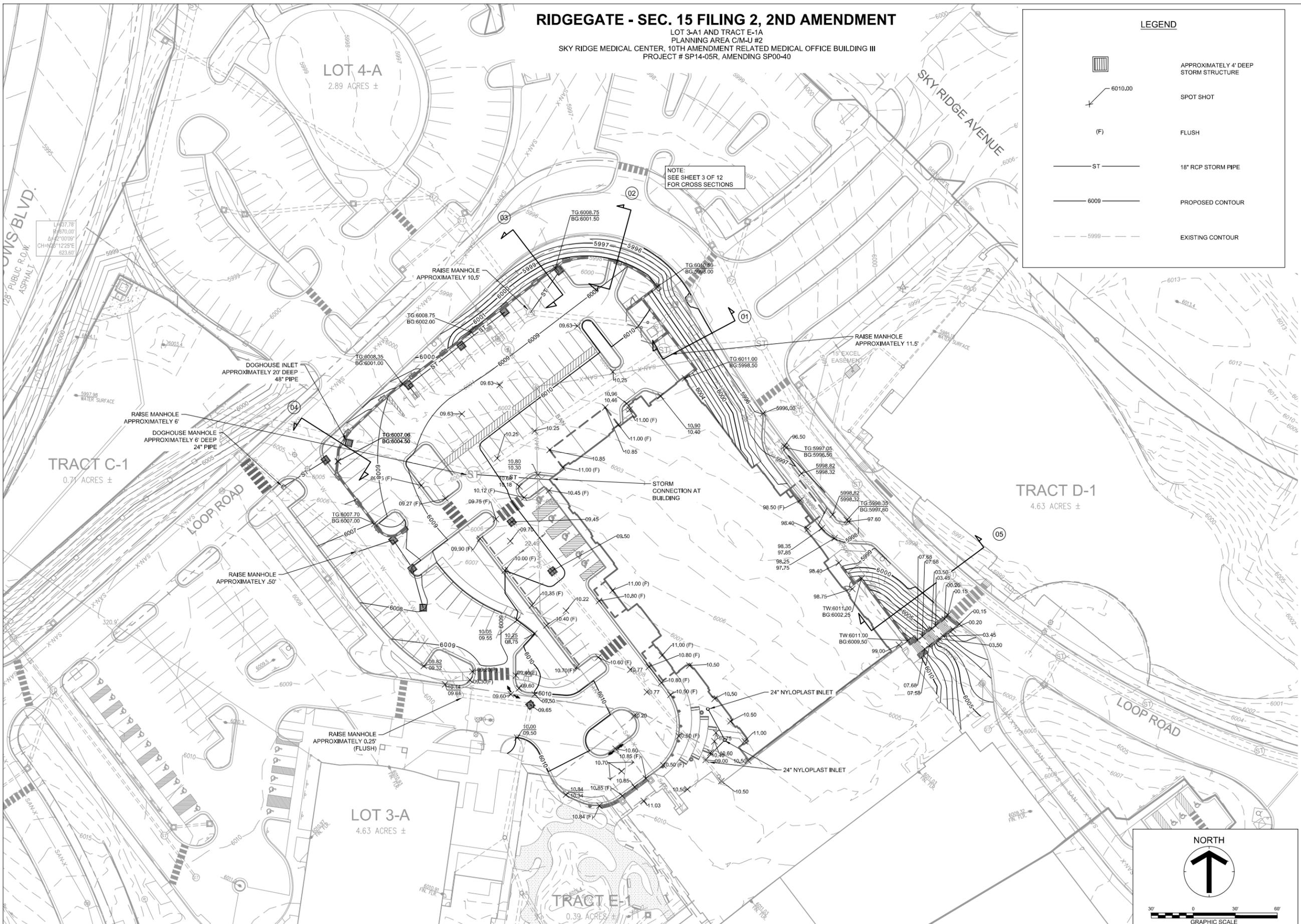
SHEET 1 OF 12

**C201**

# RIDGEGATE - SEC. 15 FILING 2, 2ND AMENDMENT

LOT 3-A1 AND TRACT E-1A  
 PLANNING AREA C/M-U #2  
 SKY RIDGE MEDICAL CENTER, 10TH AMENDMENT RELATED MEDICAL OFFICE BUILDING III  
 PROJECT # SP14-05R, AMENDING SP00-40

LEGEND	
	APPROXIMATELY 4' DEEP STORM STRUCTURE
	SPOT SHOT
	FLUSH
	18" RCP STORM PIPE
	PROPOSED CONTOUR
	EXISTING CONTOUR



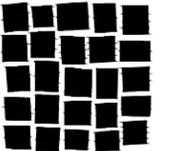
NOTE:  
 SEE SHEET 3 OF 12  
 FOR CROSS SECTIONS



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**DAVIS PARTNERSHIP ARCHITECTS**

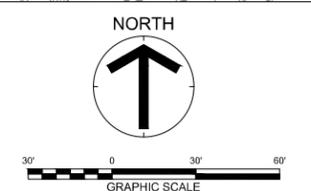
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April 25, 2014

SITE GRADING AND DRAINAGE PLAN

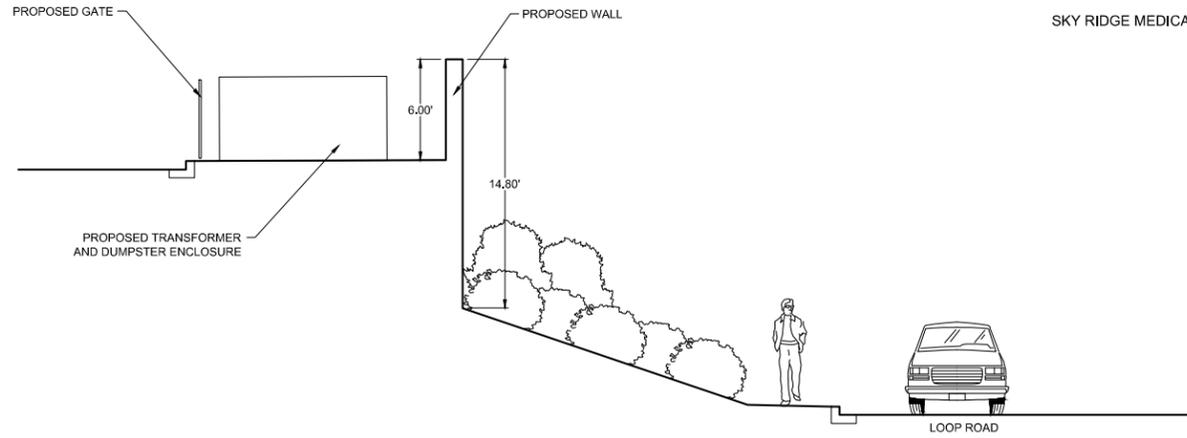
SHEET 2 OF 12

**C300**

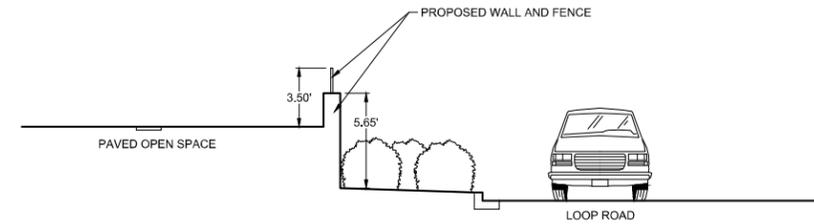


**RIDGEGATE - SEC. 15 FILING 2, 2ND AMENDMENT**

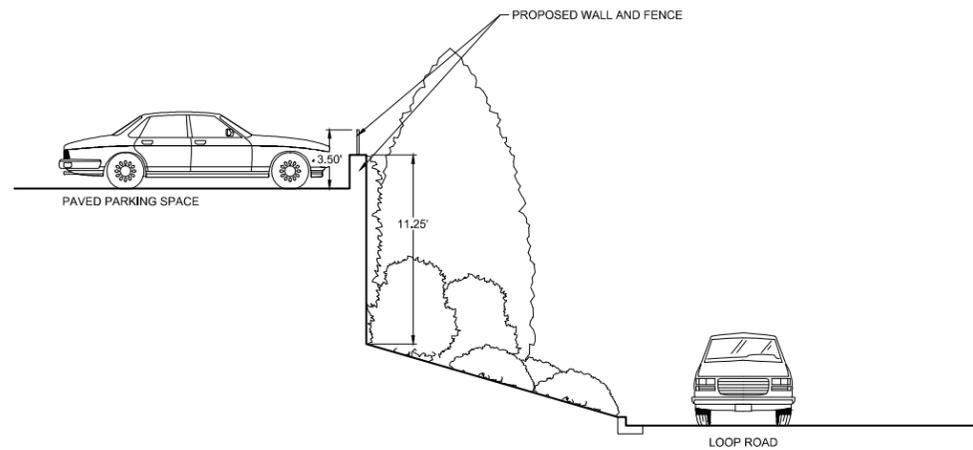
LOT 3-A1 AND TRACT E-1A  
 PLANNING AREA C/M-U #2  
 SKY RIDGE MEDICAL CENTER, 10TH AMENDMENT RELATED MEDICAL OFFICE BUILDING III  
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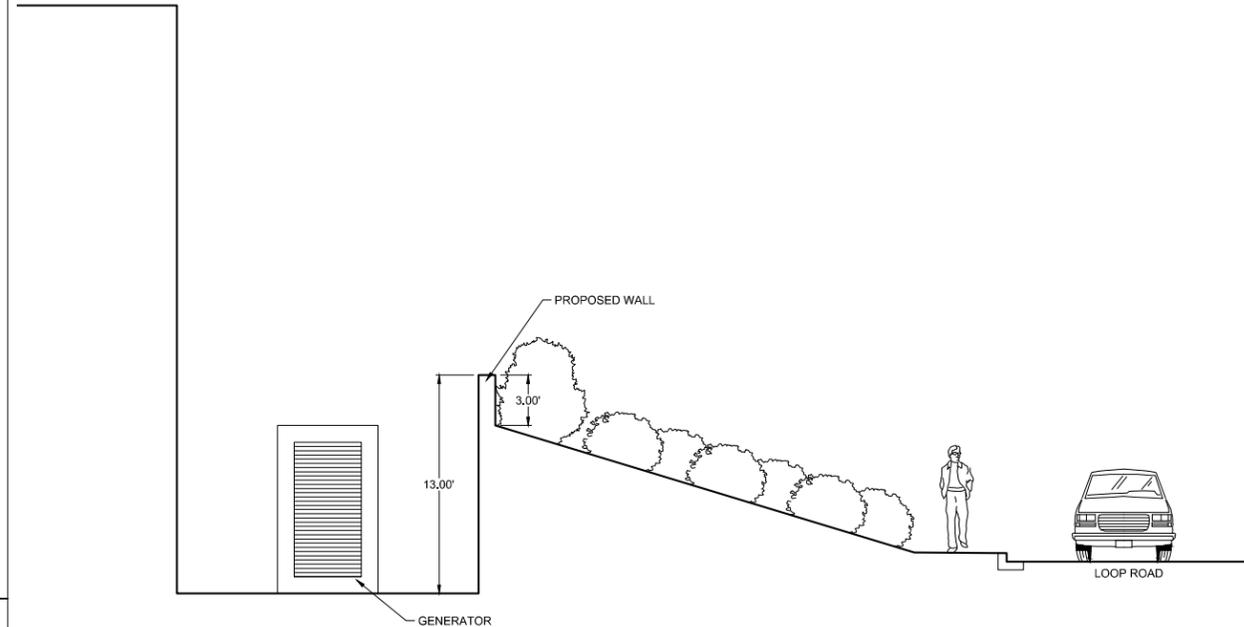
**1** WALL SECTION - LOCATION 1  
NOT TO SCALE



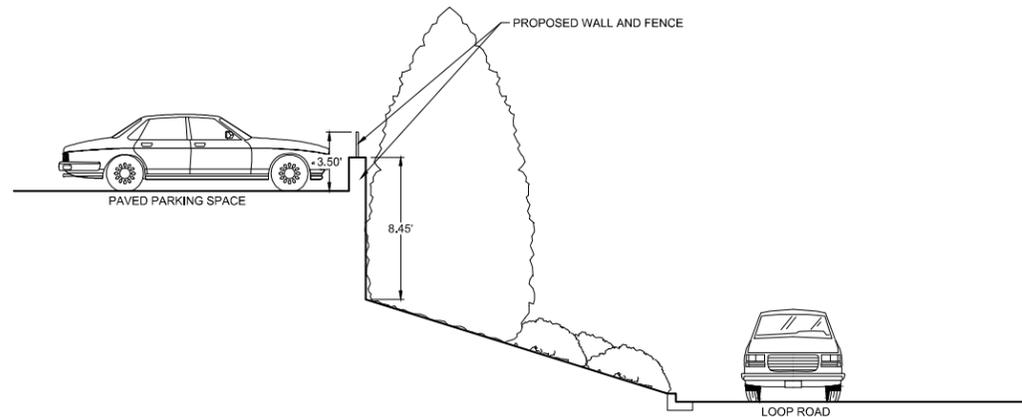
**4** WALL SECTION - LOCATION 4  
NOT TO SCALE



**2** WALL SECTION - LOCATION 2  
NOT TO SCALE



**5** WALL SECTION - LOCATION 5  
NOT TO SCALE



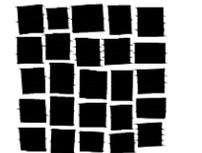
**3** WALL SECTION - LOCATION 3  
NOT TO SCALE



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April 25, 2014

RETAINING WALL  
 CROSS SECTIONS

SHEET 3 OF 12  
**C605**



**RIDGEGATE - SEC. 15 FILING 2, 2ND AMENDMENT**

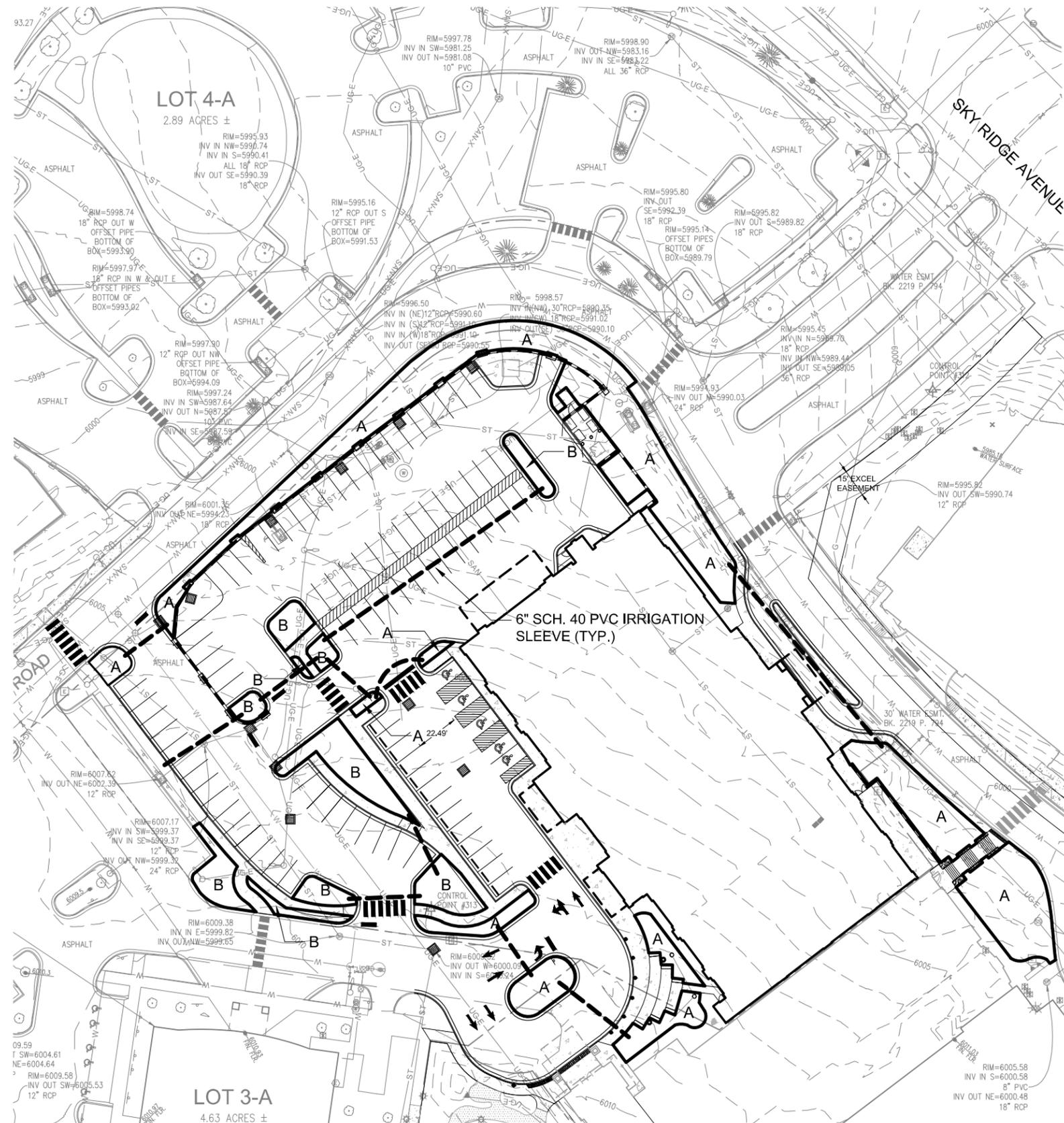
LOT 3-A1 AND TRACT E-1A  
 PLANNING AREA C/M-U #2  
 SKY RIDGE MEDICAL CENTER, 10TH AMENDMENT RELATED MEDICAL OFFICE BUILDING III  
 PROJECT # SP14-05R, AMENDING SP00-40

**KEY**

- A - SUBSURFACE DRIP SYSTEM
- B - TURF SPRAY HEADS

**NOTES**

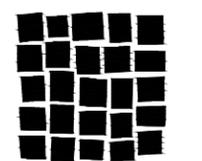
1. DRIP AND SPRAY ZONES SHALL BE PLACED ON SEPARATE CONTROL VALVES.
2. PROPOSED IRRIGATION AREAS SHOWN CONSIST OF A MODIFICATION TO THE EXISTING IRRIGATION SYSTEM AND SHALL UTILIZE THE EXISTING BACKFLOW PREVENTER, SYSTEM CONTROLLER, WEATHER/RAIN SENSOR AND MASTER VALVE.
3. ACCEPTABLE EQUIPMENT MANUFACTURERS:  
 A. SUBSURFACE DRIP TUBING / EMITTERS: NETAFIM USA  
 B. ZONE CONTROL / QUICK COUPLING VALVES: TORO, RAIN BIRD  
 C. SPRINKLER HEADS: TORO, HUNTER, RAIN BIRD



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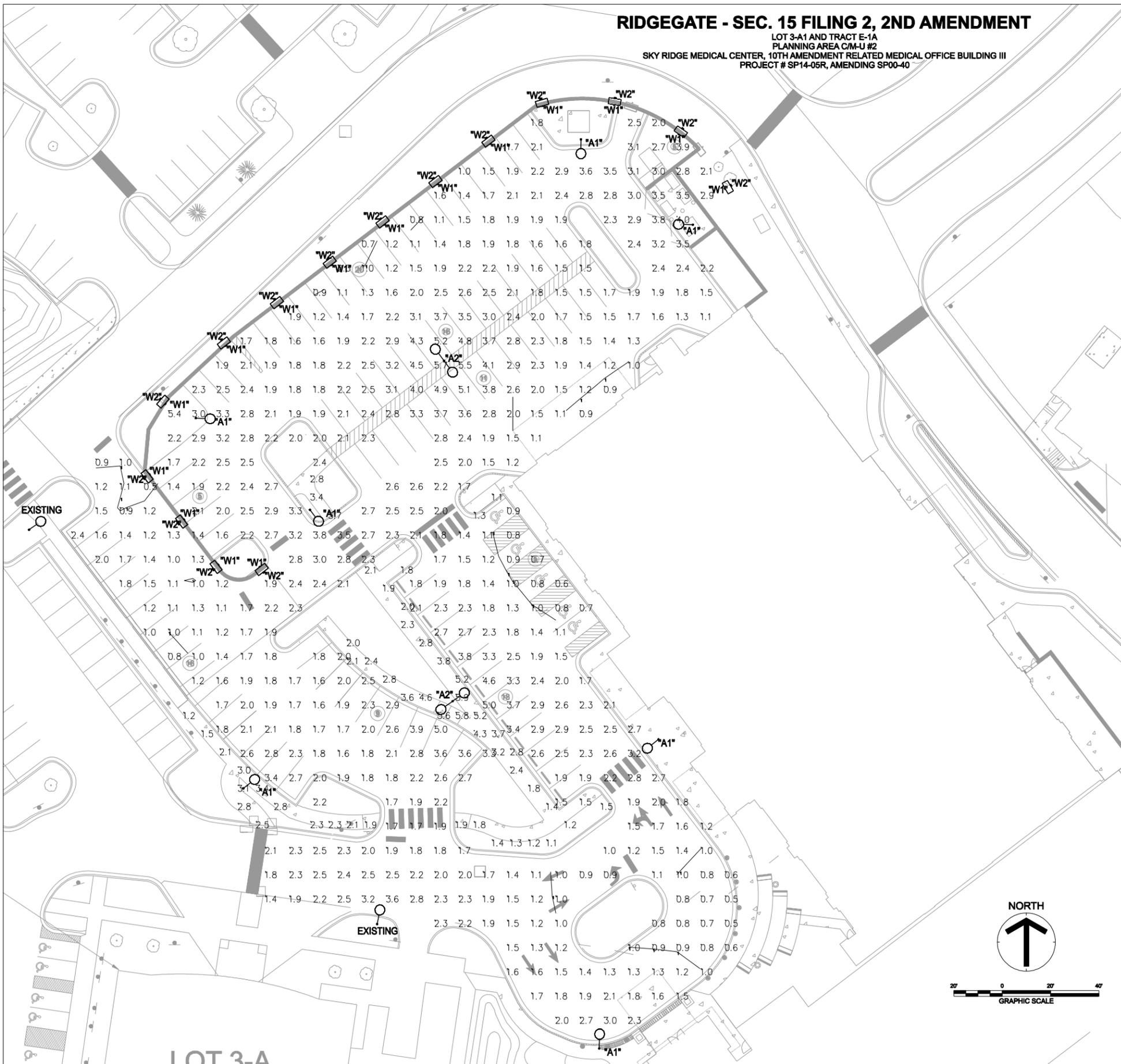


IRRIGATION PLAN

SHEET 5 OF 12  
**1200**

# RIDGEGATE - SEC. 15 FILING 2, 2ND AMENDMENT

LOT 3-A1 AND TRACT E-1A  
 PLANNING AREA C/M-U #2  
 SKY RIDGE MEDICAL CENTER, 10TH AMENDMENT RELATED MEDICAL OFFICE BUILDING III  
 PROJECT # SP14-05R, AMENDING SP00-40



Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
○	"A1"	7	KIM LIGHTING RAB28/320MH-ED30C AT 30' AFG	HERITAGE STYLE LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH HIGH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS	320 WATT COATED, MH ED30 LAMP, HORIZONTAL POSITION, RATED AT 30080 INITIAL LUMENS	30080	0.72	320
○	"A2"	2	KIM LIGHTING RAB28/320MH-ED30C AT 30' AFG	HERITAGE STYLE LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH HIGH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS	320 WATT COATED, MH ED30 LAMP, HORIZONTAL POSITION, RATED AT 30080 INITIAL LUMENS	30080	0.72	320
—	"W1"	15	BETACALCO E207610-BL	820 7610-BL	LED 3000K	282	0.75	7.8
□	"W2"	15	BETACALCO 312241	WRAP SQ II	LED	882	0.75	18.5

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.1 fc	5.8 fc	0.6 fc	11.6:1	4.2:1
Sidewalk	+	2.7 fc	5.9 fc	1.1 fc	5.4:1	2.5:1

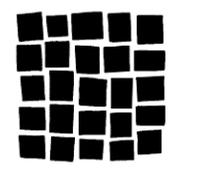
TRACT D-1  
 4.63 ACRES ±



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 L.C. Thomason Associates, Inc.  
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 ICT Project No. 140020

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 811 Union Street  
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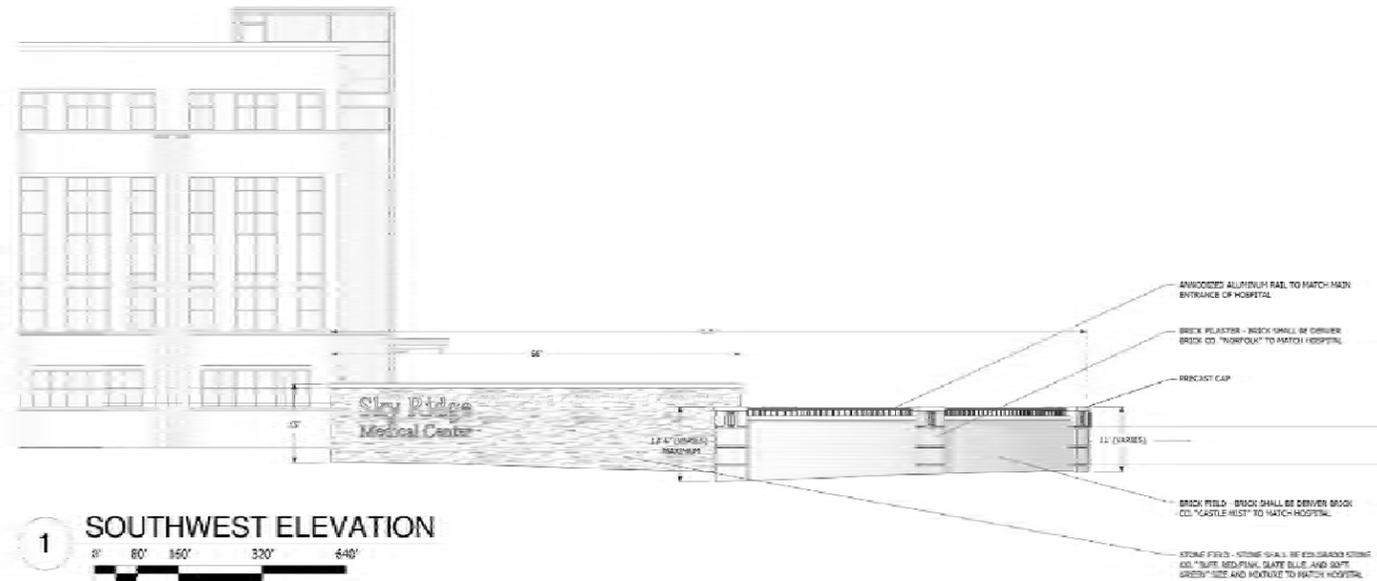


DAVIS  
 PARTNERSHIP  
 ARCHITECTS

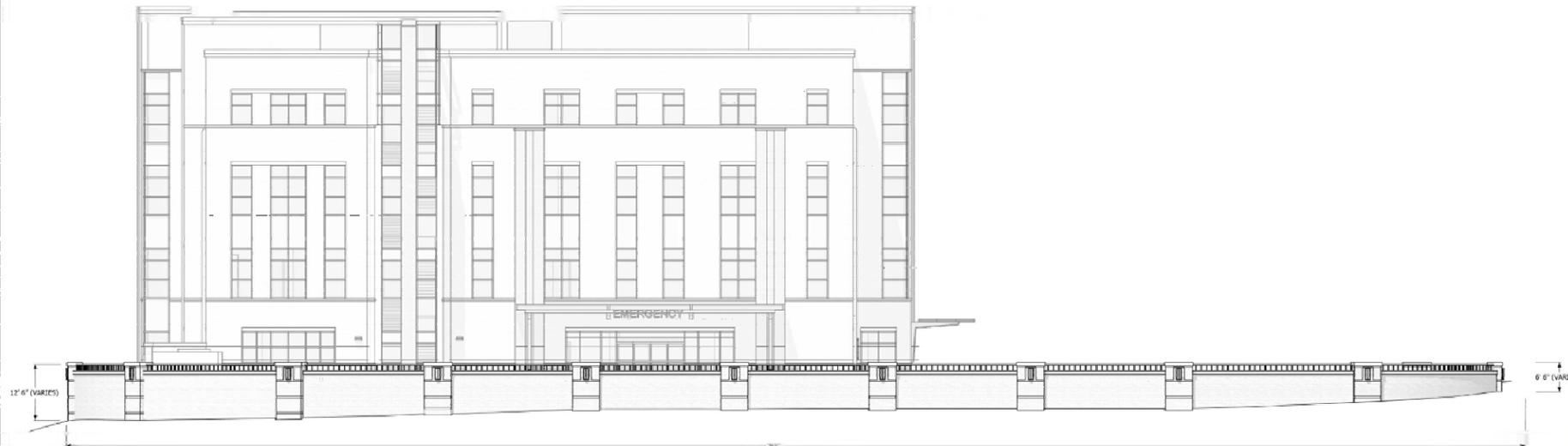
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April, 04 2014  
 SITE PHOTOMETRICS  
**ESP.01**  
 6 OF 12

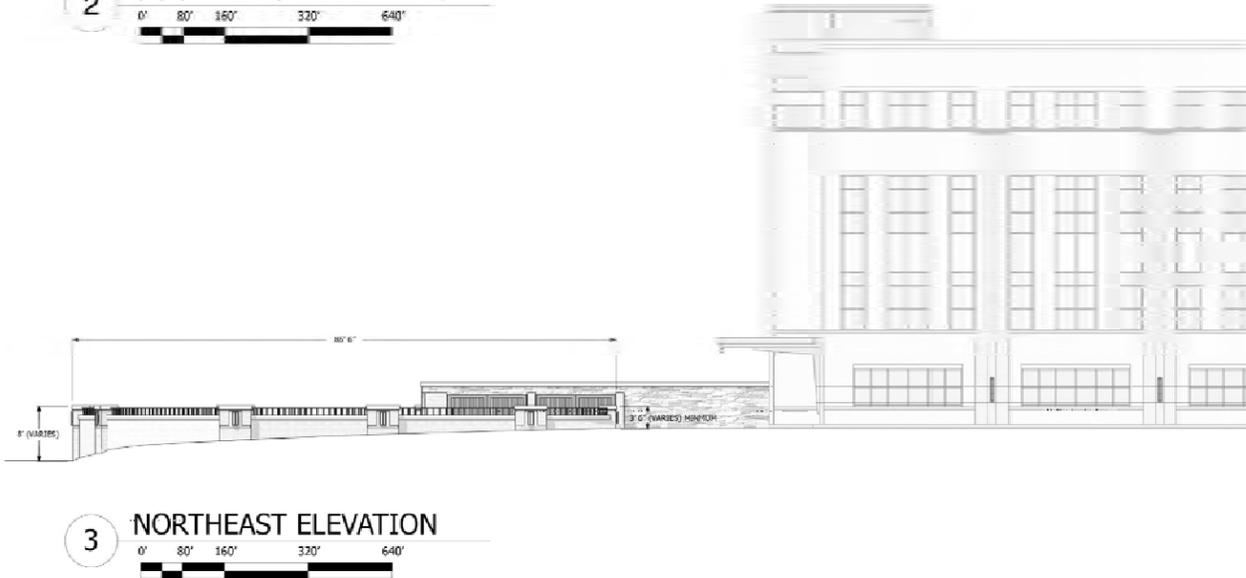




1 SOUTHWEST ELEVATION



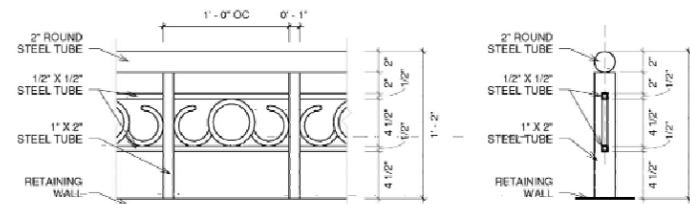
2 SOUTHEAST ELEVATION



3 NORTHEAST ELEVATION



EXAMPLES OF EXISTING FENCE DESIGN ON SITE - INTERIOR AND EXTERIOR



4 FENCE DETAIL



EXAMPLES OF EXISTING BRICK AND STONE MATERIALS

MATERIAL MANUFACTURERS:

ACME BRICK COMPANY  
3024 ACME BRICK PLAZA  
FORT WORTH, TX 76109-4104

COLORADO STONE COMPANY  
1635 NORTH MAIN STREET  
LONGMONT, CO 80502

"NORFOLK"  
SIZE AND COURSING TO MATCH EXISTING HOSPITAL

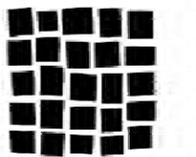
"BUFF, RED/PINK, SLATE BLUE, AND SOFT GREEN"  
SIZE AND MIXTURE TO MATCH EXISTING HOSPITAL



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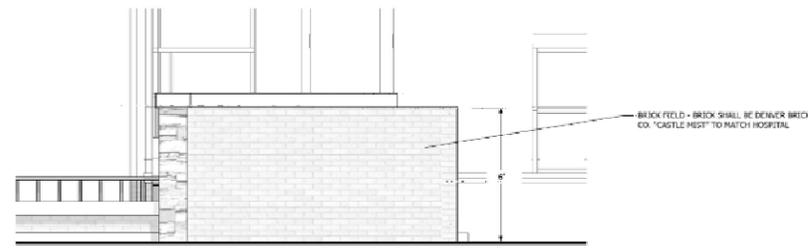
DAVIS PARTNERSHIP ARCHITECTS

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Denver, CO 80205 | 303.861.8555  
Vail | 0725 Main Street, Unit C101  
Edwards, CO 81632 | 970.920.8960

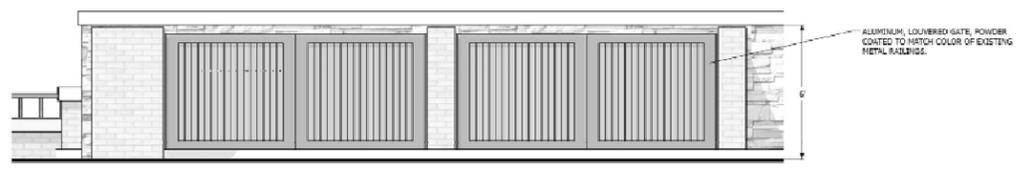
April 25, 2014

WALL ELEVATIONS

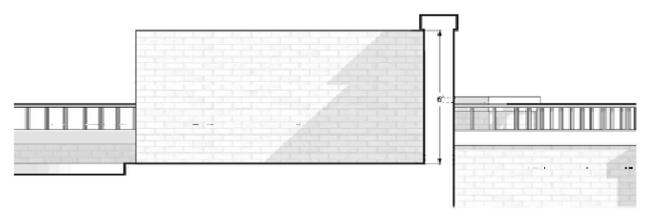
SHEET 8 OF 12  
**A101**



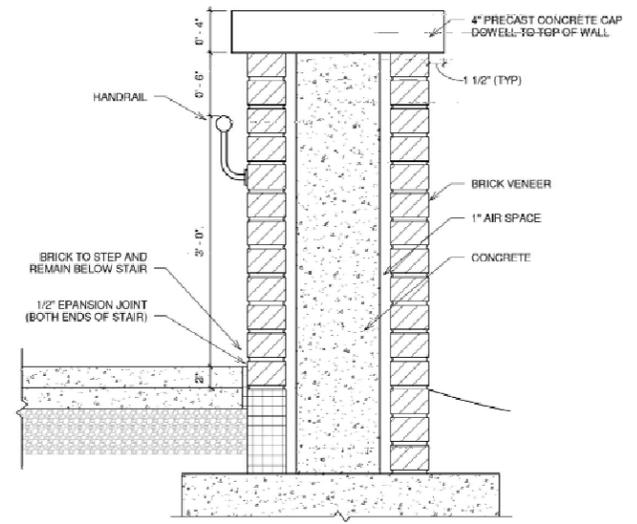
5 ENCLOSURE ELEVATION A  
0' 2' 4' 8' 12'



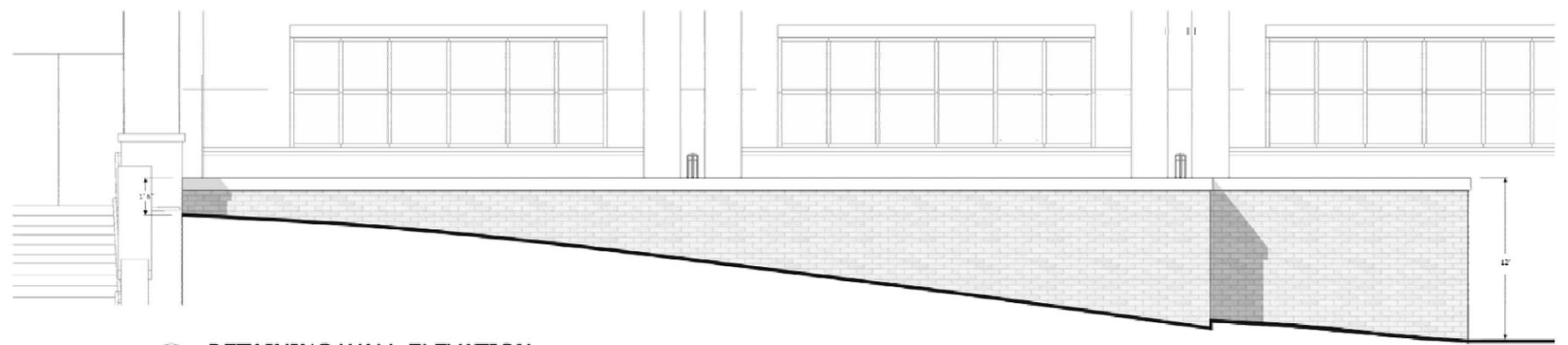
6 ENCLOSURE ELEVATION B  
0' 2' 4' 8' 12'



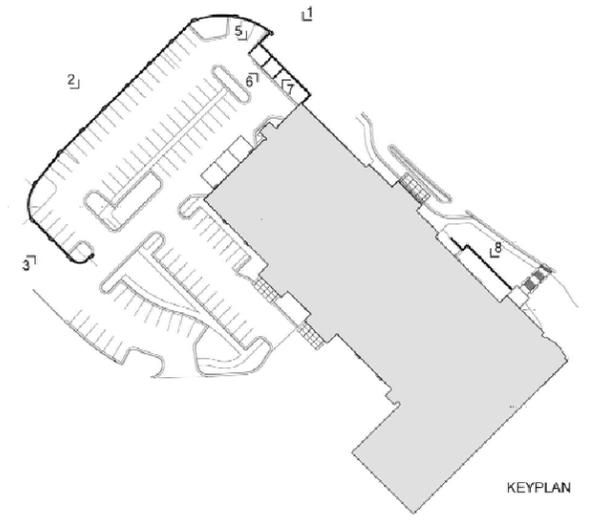
7 ENCLOSURE ELEVATION C  
0' 2' 4' 8' 12'



9 STAIR SECTION  
0' 6\"/>

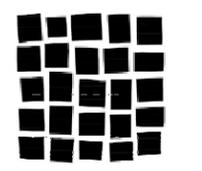


8 RETAINING WALL ELEVATION  
0' 2' 4' 8' 12'



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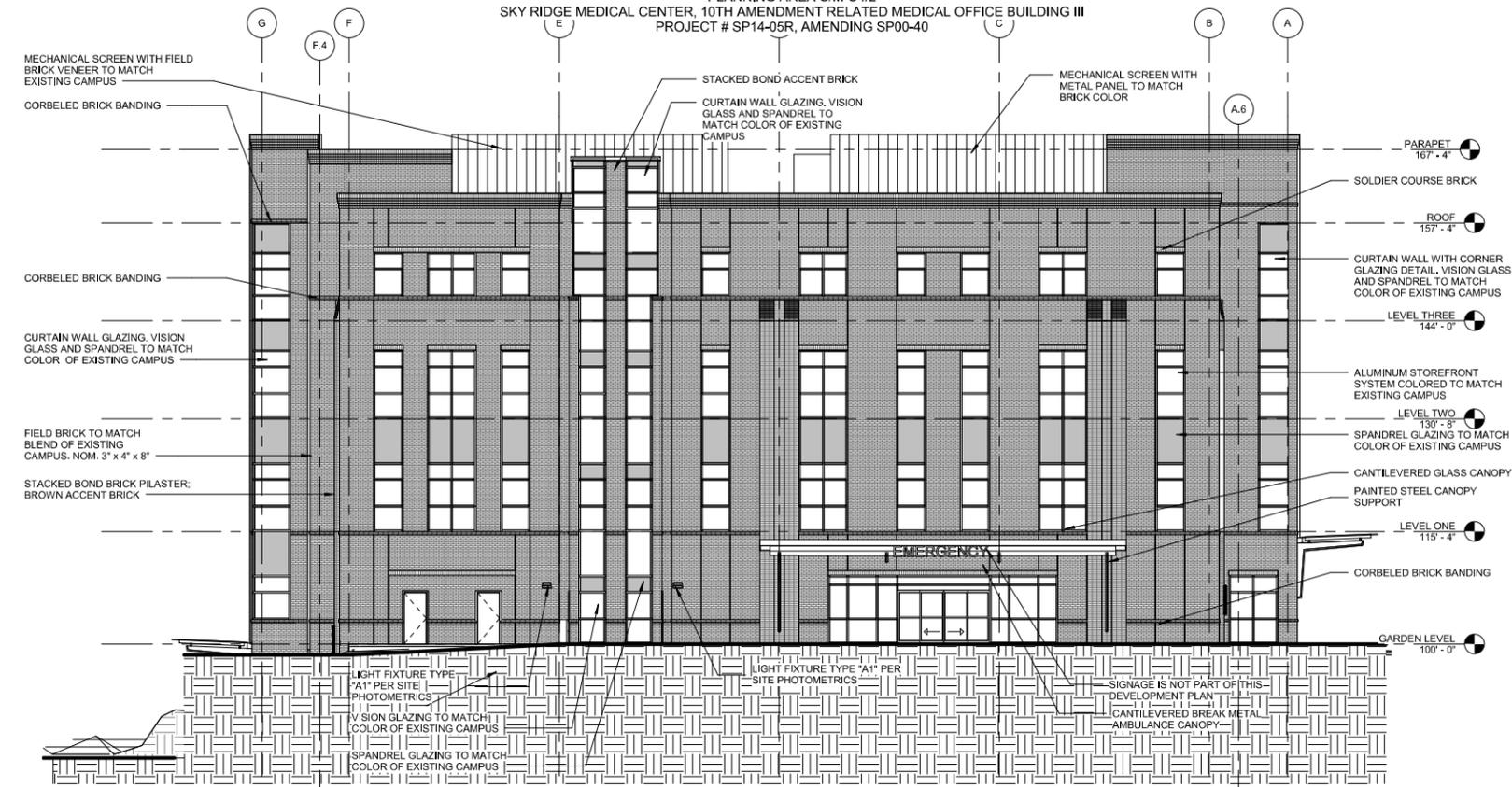
April, 25, 2014  
WALL ELEVATIONS

SHEET 9 OF 12  
**A102**

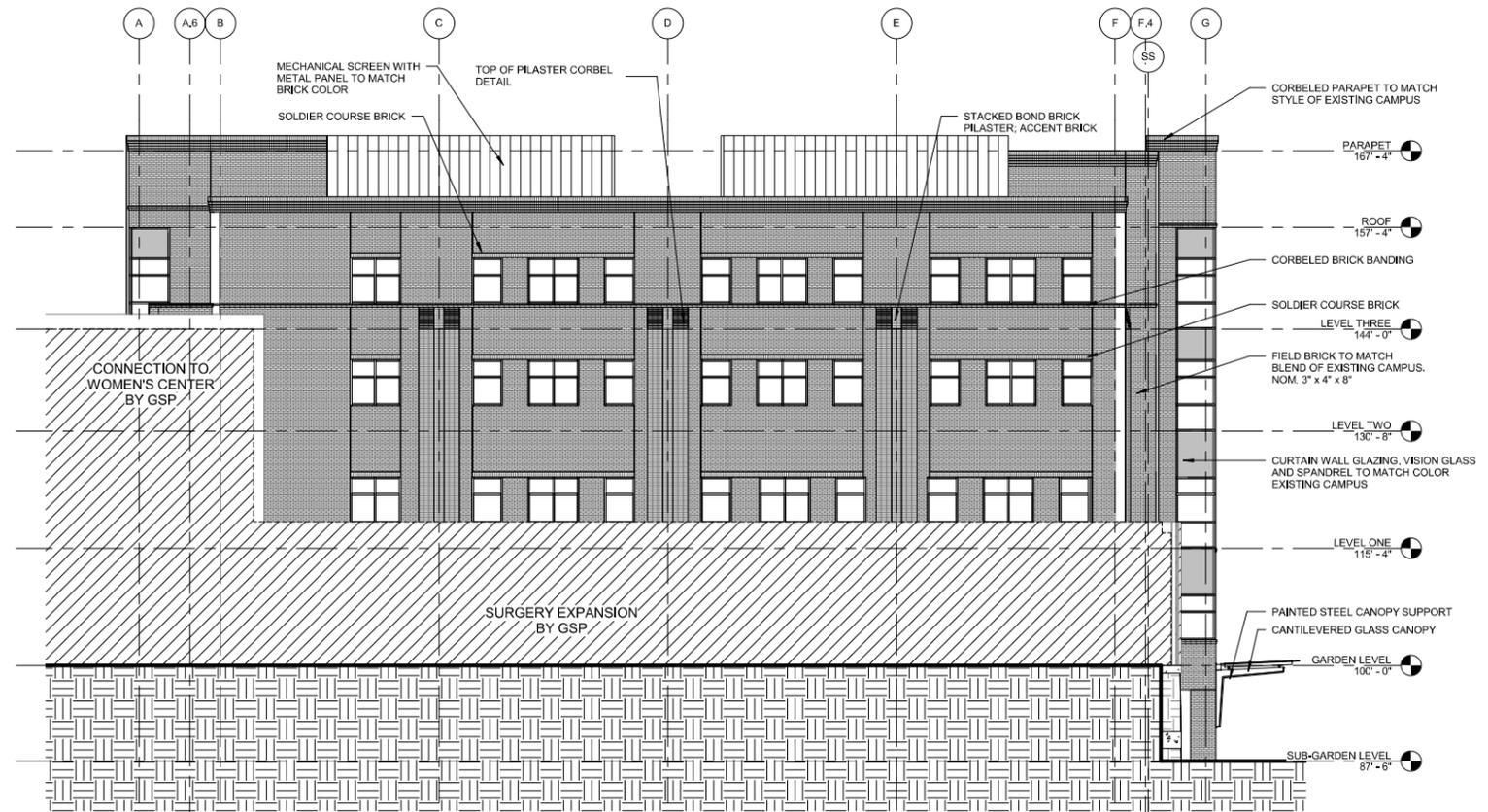


**RIDGEGATE - SEC. 15 FILING 2, 2ND AMENDMENT**

LOT 3-A1 AND TRACT E-1A  
 PLANNING AREA C/M-U #2  
 SKY RIDGE MEDICAL CENTER, 10TH AMENDMENT RELATED MEDICAL OFFICE BUILDING III  
 PROJECT # SP14-05R, AMENDING SP00-40



**1 BUILDING ELEVATION - WEST**  
 3/32" = 1'-0"



**2 BUILDING ELEVATION - EAST**  
 3/32" = 1'-0"



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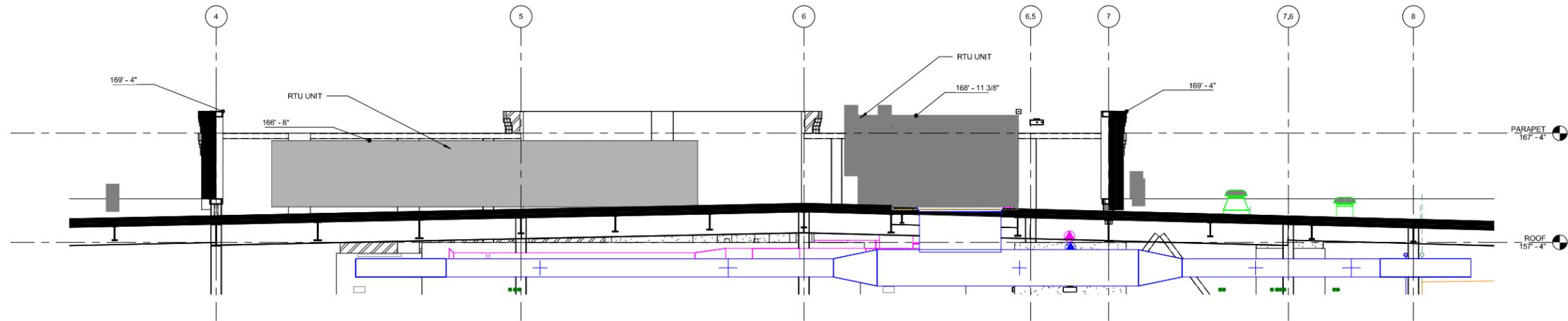
**DAVIS PARTNERSHIP ARCHITECTS**

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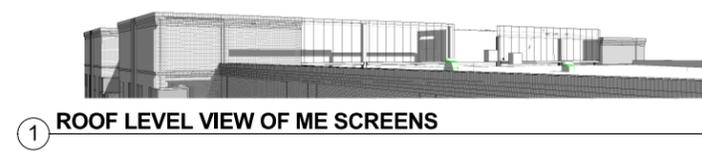
April, 25 2014  
**BUILDING ELEVATIONS**

**RIDGEGATE - SEC. 15 FILING 2, 2ND AMENDMENT**

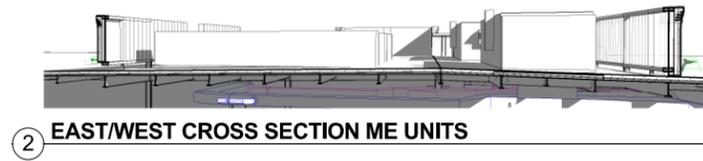
LOT 3-A1 AND TRACT E-1A  
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 PROJECT # SP14-05R, AMENDING SP00-40



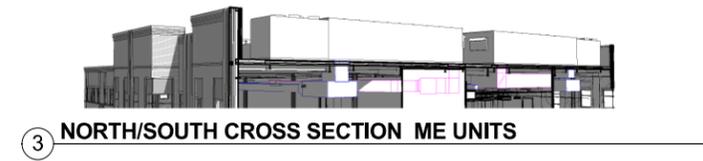
④ **EAST/WEST CROSS SECTION**  
 3/16" = 1'-0"



① **ROOF LEVEL VIEW OF ME SCREENS**



② **EAST/WEST CROSS SECTION ME UNITS**



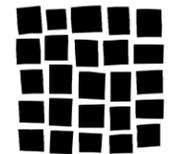
③ **NORTH/SOUTH CROSS SECTION ME UNITS**



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April, 25 2014  
**ROOF LEVEL  
 CROSS SECTIONS**

**RIDGEGATE - SEC. 15 FILING 2, 2ND AMENDMENT**

LOT 3-A1 AND TRACT E-1A  
PLANNING AREA C/M-U #2  
SKY RIDGE MEDICAL CENTER, 10TH AMENDMENT RELATED MEDICAL OFFICE BUILDING III  
PROJECT # SP14-05R, AMENDING SP00-40



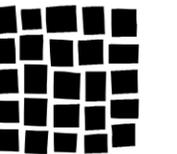
L.E. Thomasson Associates, Inc.

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April, 25 2014

PERSPECTIVE

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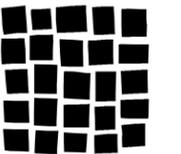
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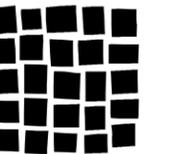
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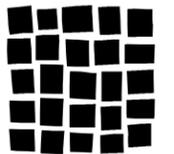
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