

MINUTES OF THE
Lone Tree Planning Commission Meeting
May 27, 2014

Lone Tree Civic Center

1. Attendance

In attendance were:

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

Commissioner Rhonda Carlson was absent

Also in attendance from City staff were:

Kelly First, Community Development Director

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 May 13, 2014 Planning Commission Meeting

Commissioner Kirchner moved, and Commissioner Steele seconded, to approve the minutes. The motion passed unanimously with Commissioner Godden abstaining due to absence at the May 13th meeting.

5. Sky Ridge Medical Center SIP, 10th amendment. Project SP14-05R.

Ms. Kelly First introduced the project, describing the nature of the application, project location, review process and staff recommendation, which is that the Planning Commission recommend approval of SP#14-05R with two 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, 2nd amendment, shall be approved by the City and recorded.

Mr. Kevin Pasewalk, Davis Partnership Architects, provided an overview of the proposed medical office building, describing the site within the overall context of the medical campus, the access points, grade, building architecture and materials. He explained that the building will consist of the same brick as used elsewhere in the campus, although a darker color and added architectural detailing with brick have been introduced.

Commissioner Kirchner noted the various drop-off locations on the plan and asked for clarification on the routes to those areas. It was clarified that the route taken by the ambulances would be different than that of the other general traffic. He asked about the potential for traffic congestion. Mr. Pasewalk described how the majority of the traffic for the building will be separated based on the nature of the user. He described how the site will be signed appropriately to direct users. Commissioner Kirchner asked whether there were any thoughts about additional parking on the campus. Ms. Diane Cookson, VP of Business Development for Sky Ridge, responded that, although the site meets the City's minimum parking requirements, they are looking at several other scenarios to provide additional parking over time, and as they have the capital to construct.

Commissioner Godden pointed out a labeling error on the elevation sheet and clarified that the rooftop screening material will be metal. He also suggested that in cases like this where there is elevated parking adjacent to a roadway, it is important to consider how to reduce the potential for headlight glare from vehicles. He suggested that raising the height of the retaining wall may help with that. Mr. Matt Lackey, Gresham Smith Architects, stated that the wall had already been raised another 6" to account for that issue. (This will be reflected on revised plans).

Commissioner Mikolajczak asked whether Sky Ridge was unique in providing so many different services at one location. The applicant replied that this is a fairly typical situation at major hospitals. The applicant responded to a question regarding the nature of the ambulatory service and said it was for transport. Commissioner Mikolajczak asked staff about the condition of approval regarding the corresponding lot line adjustment. Ms. First stated that it involves a minor adjustment of a lot line to ensure that the building is wholly within a single lot. Commissioner Mikolajczak inquired about the snow storage area being designated in the same area as the switch box location. Mr. Lackey responded that the unit is below grade and is completely encased so that no moisture will get in. Commissioner Mikolajczak inquired whether the healing garden would be installed back to the way it was or if there were other improvements planned. Mr. Lackey said it will be replaced more or less the way it was previously, with the exception of some changes associated with a new Linear Accelerator unit planned along the side of the second medical office building. Commissioner Mikolajczak said he was

confused by the way some of the sections were labeled in the plans, and also asked why the site couldn't be sloped instead of using retaining walls. Mr. Lackey described the geometry and design of the walls in more detail and said there is approximately 11 feet of grade change on the site, which is too steep to get the parking to work otherwise. Commissioner Mikolajczak asked whether there would be special paving to help direct pedestrians where to go. Mr. Lackey responded there will be signage to direct people.

Commissioner Kline noted that most people approaching the site will notice the wall first rather than the building. He said he was initially concerned about the appearance of the wall but feels it has good detailing. He asked for clarification regarding the detail and drainage of the glass canopies on the building, to which Mr. Pasewalk provided clarification.

Commissioner Steele commented that the project is an asset to the Community and is very attractive. He said he wanted to inquire further about the drop off issue that had been raised earlier. He asked how much of the building would be a pediatric focus. Mr. Pasewalk responded that it will be all for women and children's services, with the pediatric emergency use taking up about half of the first floor. Commissioner Steele commented that there is often anxiety associated with a hospital visit and wondered if the design could be more children-friendly to soften it and make it a more friendly experience. Mr. Pasewalk noted that they are aware of the user-base but wanted the exterior of the building to tie in with the rest of the campus. He said the interior of the building will have curvilinear forms and shapes and colors that are friendly. Commissioner Steele asked if children would be dropped off at this location rather than the existing emergency drop off at the hospital. The applicant confirmed that is the case. Commissioner Steele said that the circulation diagram was useful on paper but people will take the shortest route. He expressed concern that signage was not included in the packet for Planning Commission review. Ms. First noted that signage is reviewed and approved by the City separately on an administrative basis. Commissioner Steele asked about the flow of water on the site. Mr. Lackey described how the sheet flow and routing to the detention pond maintains the existing drainage pattern.

Chair Sippel said it was difficult to get oriented at the site because of all the construction. She said the video clip was helpful but asked that the renderings in the packet be labeled with the direction they are taken from. She asked Darryl Jones, Coventry Development, whether the DRC was satisfied with applicant's responses to the issues raised in the DRC approval. Mr. Jones responded yes. She noted that the landscape plan calls for Cologreen junipers and questioned how well they can be established in the area near the retaining wall. She suggested that a landscape architect be consulted on that matter. Ms. Julie Eck, of David Partnership Architects, responded that they have used this landscape treatment elsewhere with success.

Commissioner Mikolajczak said he was curious why the dumpsters needed to be outside in the parking lot area at all and whether there was a more central location on the campus. Mr. Pasewalk responded that the surgery center would be producing a lot of waste and the location was convenient for the users of the building. He said that each medical office building has its own dumpsters. He clarified that hazardous waste is handled according to strict requirements and has a special pick up. Commissioner Mikolajczak said he likes the distinctiveness of the architecture and the spatial relationships of the windows and pilasters. He thinks the glass canopies are a nice feature.

Commissioner Steele asked where the circulator shuttle would pick up and drop off. Ms. Cookson said that would occur at the main entrance to the hospital.

Chair Sippel asked staff about the overall condition of the landscaping throughout the campus. Ms. First said there would be a final check of landscaping to ensure there are no violations outstanding prior to final certificates of occupancy.

Commissioner Kirchner motioned to approve SP#14-05R with the following two 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, 2nd amendment, shall be approved by the City and recorded.

Commissioner Kline seconded the motion, which passed unanimously.

6. Adjournment

There being no further business, Chair Sippel adjourned the meeting at 7:55 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 6/10/2014 (date)