



# HIGHLANDS RANCH

## COMMUNITY ASSOCIATION

### DEVELOPMENT REVIEW COMMITTEE

**AGENDA**  
**May 10, 2023**  
**6:00 P.M.**

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**MEETING LOCATION- In person**  
**Northridge Recreation Center, Crestone Peak**  
**8800 S Broadway**  
**Highlands Ranch, Colorado 80126**

6:00 PM Call to Order – Roll Call

6:02 PM Approval of Meeting Minutes for [April 12, 2023](#)

6:05 PM Introduction: resubmittal UHealth Highlands Ranch Hospital Addition – W. Bryant

6:10 PM [UHealth, 1500 Park Central Drive](#) – Presentation/ Commentary

- **Campus Parking Impact-** In studying the code requirements & refining the proposed parking solution, we exceed the minimum code required for parking; and hence will not need to ask for any variance.
  - Parking Required: Based on the applicable codes, we need to provide 1 space per 400sf of 'total gross floor area' which amounts to 1,844 parking spaces (of which 82 spaces need to be ADA spaces).
  - Parking Provided: The design provides 1,907 parking spaces (of which 92 spaces are ADA spaces).
- **Campus Traffic Impact**
  - The traffic study has been submitted to Douglas County and is still being reviewed. The design team is committed to working with Douglas County to address any comments or requirements related to the traffic study.
- **Hospital Penthouse & Stair**
  - The design team has closely reviewed the location, size, and design of the penthouse on the hospital expansion. Based on all the engineering equipment required to support the hospital expansion, the penthouse is as small as possible. The total height of the new penthouse (with parapet) is 3'- 4" higher than the penthouse on the current hospital. This is intentionally done to ensure that the parapet on the new penthouse is tall enough to hide the equipment that sits on the roof of the penthouse and to meet the life-safety code requirements to provide fall protection for any maintenance staff.
  - As observed in the developed renderings, the penthouse's footprint is smaller than the footprint of the bed tower expansion; and the overall design & materials align with the existing hospital and create a seamless aesthetic.
- **Hospital Noise Impact @ CUP Yard**
  - Based on HRCA's concern, an acoustic consultant was engaged to study the impact of adding a generator & cooling tower to the existing Central Utility Plant Yard. The study reveals a +2 to 3db projected increase in noise level; this change is barely perceptible.



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Based on this study, it can be confirmed that the additional equipment will not cause any noise challenges.

**6:25 PM**      [Introduction: resubmittal of UHealth Highlands Ranch Medical Office Building – W.Bryant](#)

- **MOB Building Orientation**

- Based on the HRCA's concerns associated with possible lighting challenges (car traffic, parking stalls, etc.) to homes across the street, the design team did re-investigate the proposed location and orientation of the proposed MOB. Having tested & revisited multiple site planning options again, it was determined that the previously proposed solution is still the preferred direction that the client(s) & design team would want to take. It best aligns with the site context, Douglas County & other code requirements, simplified vehicular & pedestrian circulation, enhanced wayfinding & building access and UHealth's goal to maintain flexibility to grow & add additional buildings on the campus as the community continues to grow.
- In response to the HRCA concerns, the design team has specified parking pole lights with a shroud to block light where appropriate; and has modified the site design along SSG Chris Falkel Dr. to provide a screen wall and additional landscaping to meet the code required screening requirements.

- **MOB Building Design**

- Based on feedback from the HRCA, the design team has made minor revisions to the design of the MOB's front elevation and entry element height. Based on these refinements, the building meets Douglas County's code requirements; and embraces the pre-established design language that already exists on the site.

**6:55 PM**      **Non-Agenda Resident Comment** - Residents who wish to comment must sign in with HRCA staff.

**7:00 PM**      **Adjourn**

### **DRC Meeting Access Information**

Mandatory attendance for DRC members

Time: May 10, 2023 6:00 PM Mountain Time

Join Zoom Meeting

<https://us06web.zoom.us/j/84443344488?pwd=UVVYcEczVG9TeGYzMGNmYXZRUpJQT09>

Meeting ID: 844 4334 4488

Passcode: 127898