

UCHealth – University of Colorado Hospital Lots 4 & 6 Expansion

University of Colorado Design Review Board
Analysis & Concept Design
April 9, 2020

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A. Introductions

A/E Team



Martin & Martin – Civil and Structural Engineering



Dig Studio – Landscape Architecture

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B. Project Description

Project Goals & Objectives

1. Provide immediate parking relief while Lot 2 goes offline for the construction of planned structured parking.
2. Create a landscaped campus edge along Colfax that helps screen lots 4 and 6 and enhances the pedestrian environment in a way that works with future growth of the campus.

Parking Projections

	2017/2018	2019 ²	2020	2021	2022	2023 ³	2024	2025	2026 ⁴	2027	2028	2029
Population Growth												
Inpatient	620	684	684	684	684	787	787	787	859	859	859	859
Outpatient	4,639	5,396	5,666	5,949	6,247	6,559	6,887	7,231	7,593	7,972	8,371	8,790
Employee	6,350	6,383	6,442	6,501	6,560	7,197	7,263	7,330	7,801	7,874	7,948	8,022
Vendors	100	200	200	1,000	150	100						
Total	11,609	12,563	12,991	14,134	13,641	14,642	14,937	15,349	16,253	16,705	17,178	17,670
Parking Demand												
Inpatient	542	598	598	598	598	687	687	687	750	750	750	750
Outpatient	1,021	1,188	1,248	1,310	1,375	1,444	1,516	1,592	1,672	1,755	1,843	1,935
Employee	4,321	4,343	4,383	4,423	4,464	4,897	4,942	4,988	5,308	5,358	5,408	5,458
Vendors		100	100	800	-850	-50	-100					
Total	5,884	6,229	6,328	7,131	5,587	6,978	7,146	7,267	7,730	7,863	8,001	8,144
Effective Supply¹												
Inpatient	402	402	402	402	402	402	402	402	402	402	402	402
Outpatient	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040
Employee	3,608	4,653	4,558	3,798	4,606	3,513	3,608	3,608	3,608	3,608	3,608	3,608
Total	5,050	6,095	6,000	5,240	6,048	4,955	5,050	5,050	5,050	5,050	5,050	5,050
Adequacy/Deficiency												
Inpatient	(140)	(196)	(196)	(196)	(196)	(286)	(286)	(286)	(349)	(349)	(349)	(349)
Outpatient	19	(148)	(207)	(270)	(335)	(404)	(476)	(552)	(632)	(715)	(803)	(895)
Employee	(713)	310	175	(625)	142	(1,383)	(1,334)	(1,380)	(1,700)	(1,750)	(1,799)	(1,850)
Total	(833)	(34)	(228)	(1,090)	(389)	(2,073)	(2,096)	(2,217)	(2,680)	(2,813)	(2,951)	(3,094)

¹ Effective Supply: the maximum number of parking spaces that can realistically be used within a given system. The number of spaces supplied to each user group is estimated based on peak efficiency usage remaining at 95% of total inventory

² Opening of Capri Lot (Net 1,200 spaces)

³ Tower III completion (Net 103 beds, 576 Employees)

Sunset of Capri Lot (Net loss -1,200 spaces)

⁴ Tower III opens more floors(Net gain 72 beds, 403 Employees)

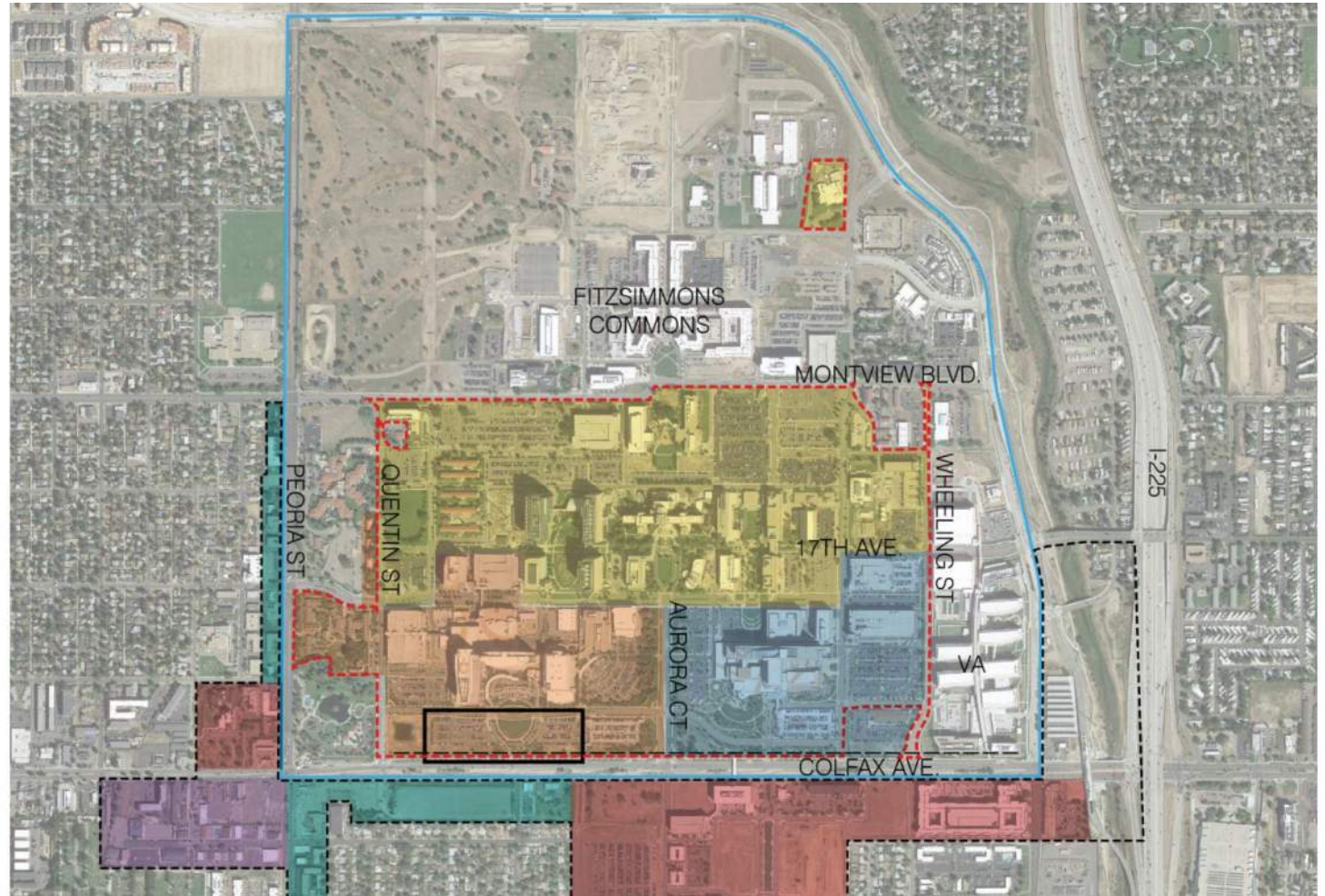
Context of Project – Campus



Context of Project – Campus and Area Zoning

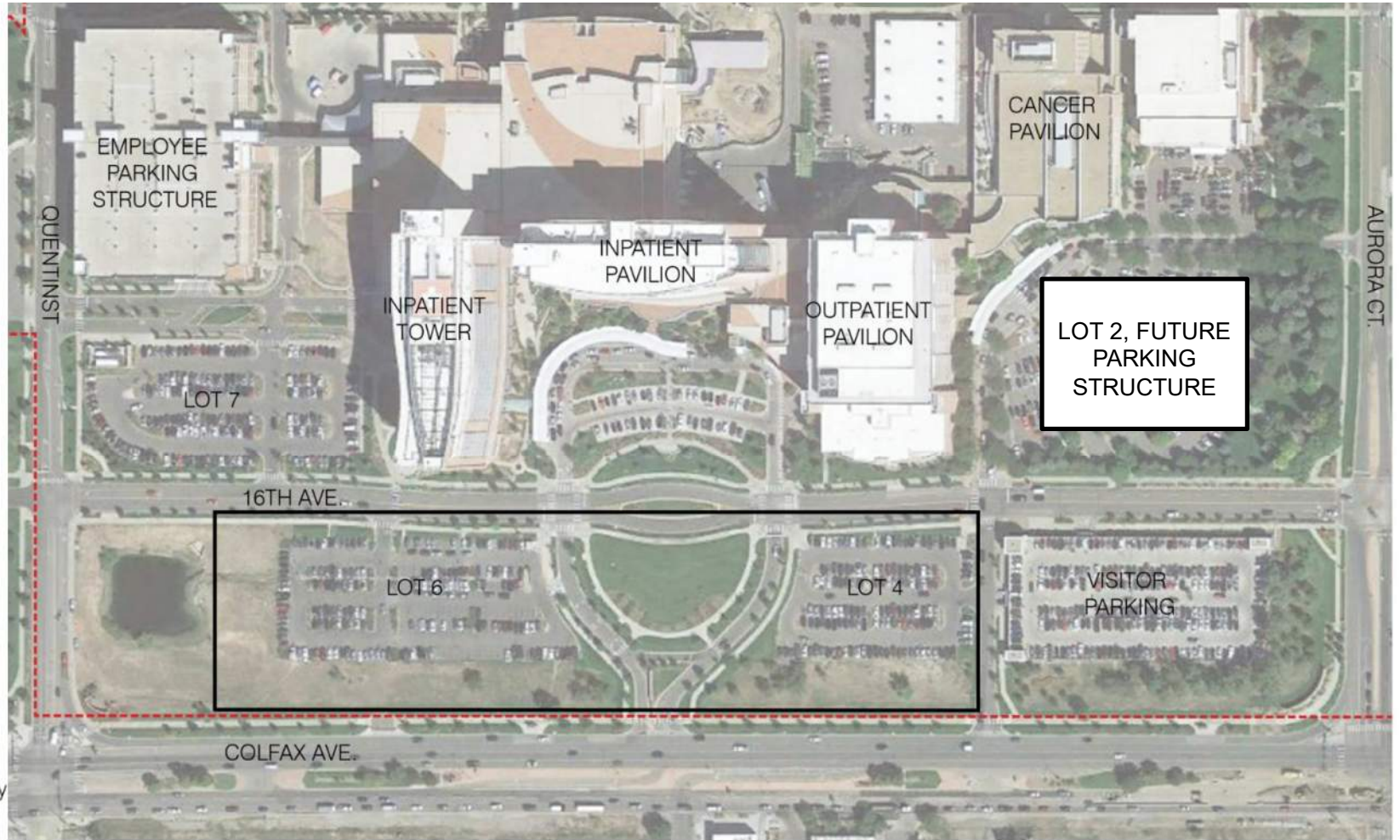
The Fitzsimmons stretch of the Colfax corridor is currently undergoing redevelopment with properties on the south side of the street zoned to include retail and mixed-use with an urban street presence inviting pedestrian activity.

- 2012 MP Study Area
- - - Medical Campus Boundary
- Project Boundary
- University of Colorado
- UCHealth
- Children's Hospital Colorado
- Approximate Building Setback (+/- 65' from curb; set by south facade of VA)
- Fitzsimmons Boundary Area District
- Retail/Mixed Use (zoned)
- Small-Scale Retail (zoned)
- Shopping Center (zoned)



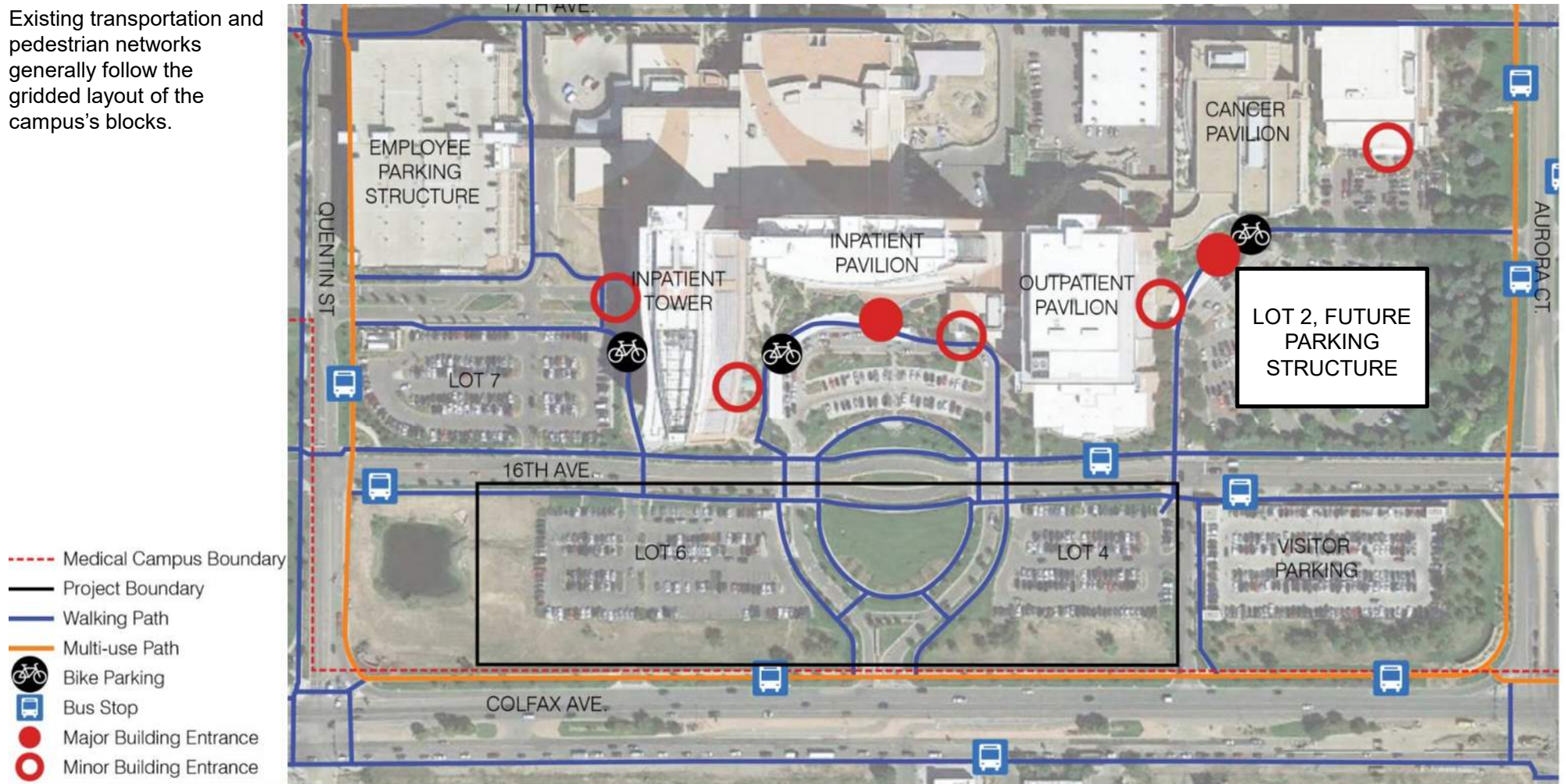
Context of Project – Site Location

Lots 4 and 6 lie in the blocks between 16th Avenue and Colfax, south of the inpatient and outpatient facilities.



Analysis – Connectivity

Existing transportation and pedestrian networks generally follow the gridded layout of the campus's blocks.

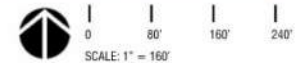
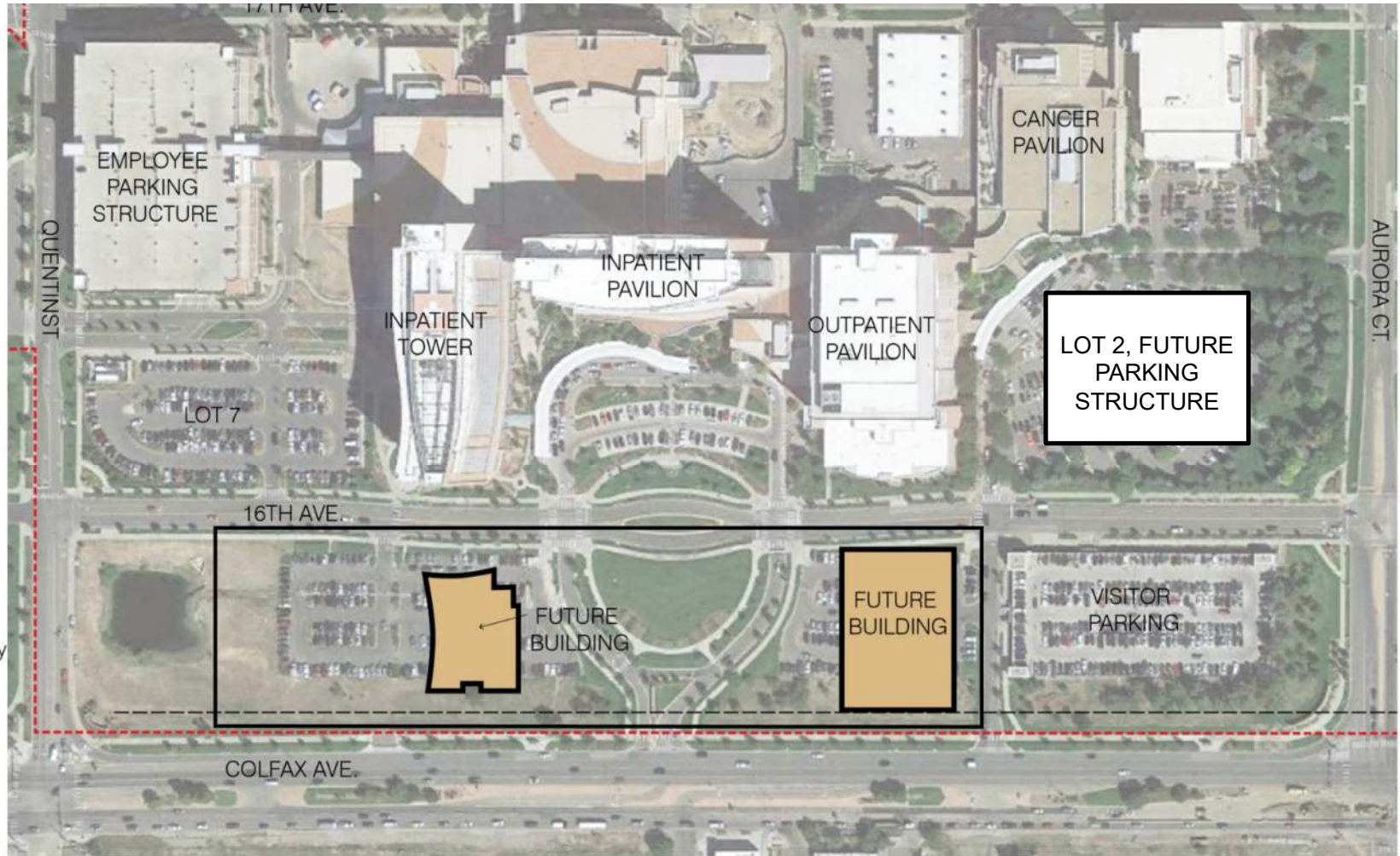


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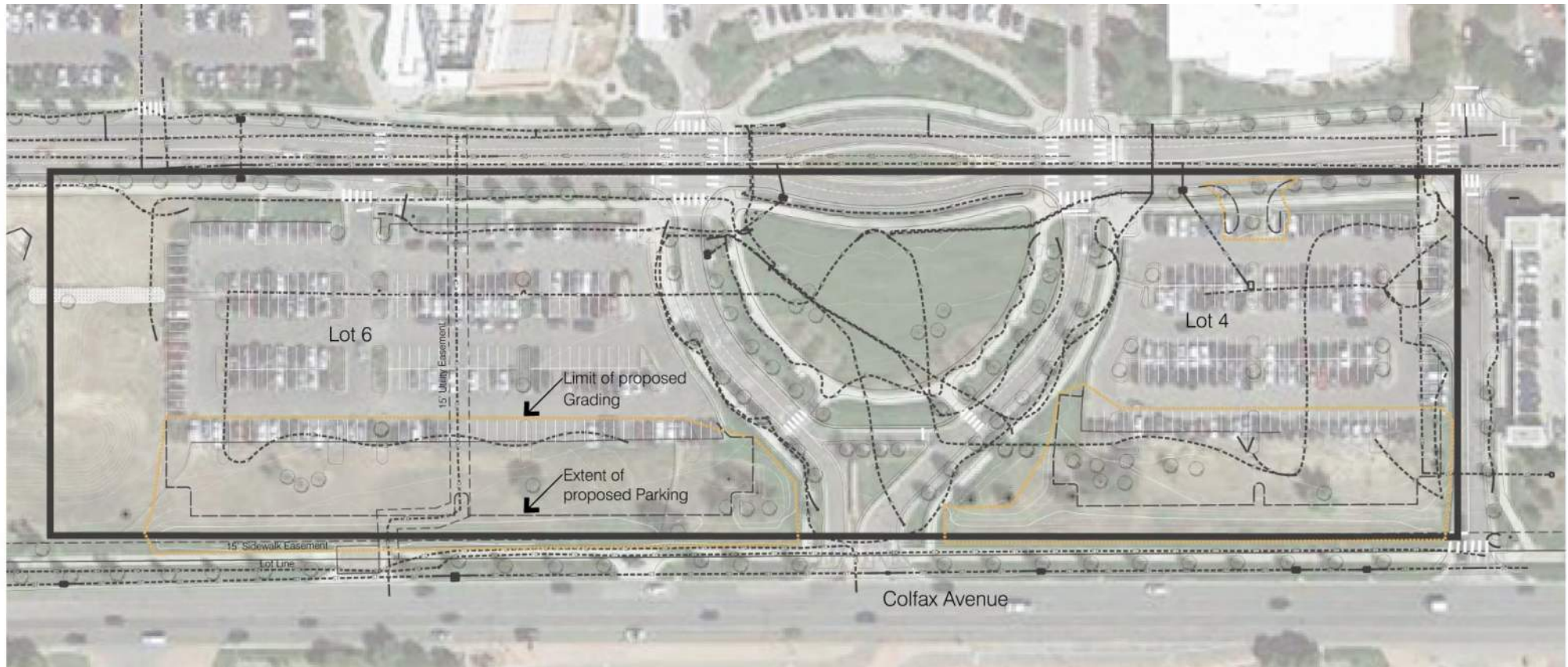
Analysis – Future Build-out

The 2012 Campus Masterplan calls for the blocks between 16th Avenue and Colfax to be developed with future uchealth buildings.

*The surface parking lot expansions in this proposal will not inhibit development of the 2012 Campus Master Plan



Analysis – Site Survey

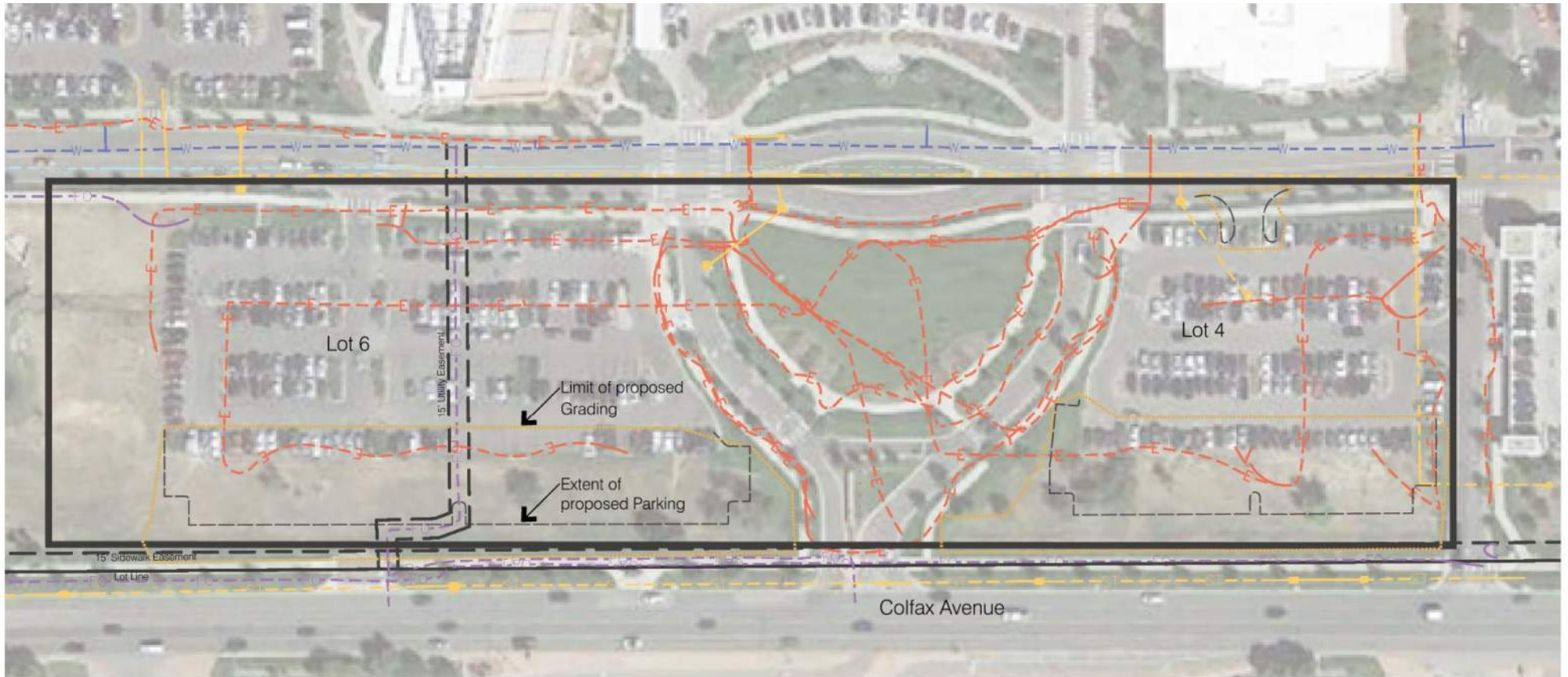


1. Minimal impact to existing parking operations.
2. Parking island placement designed to mimic existing parking lot spacing



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Analysis – Utilities

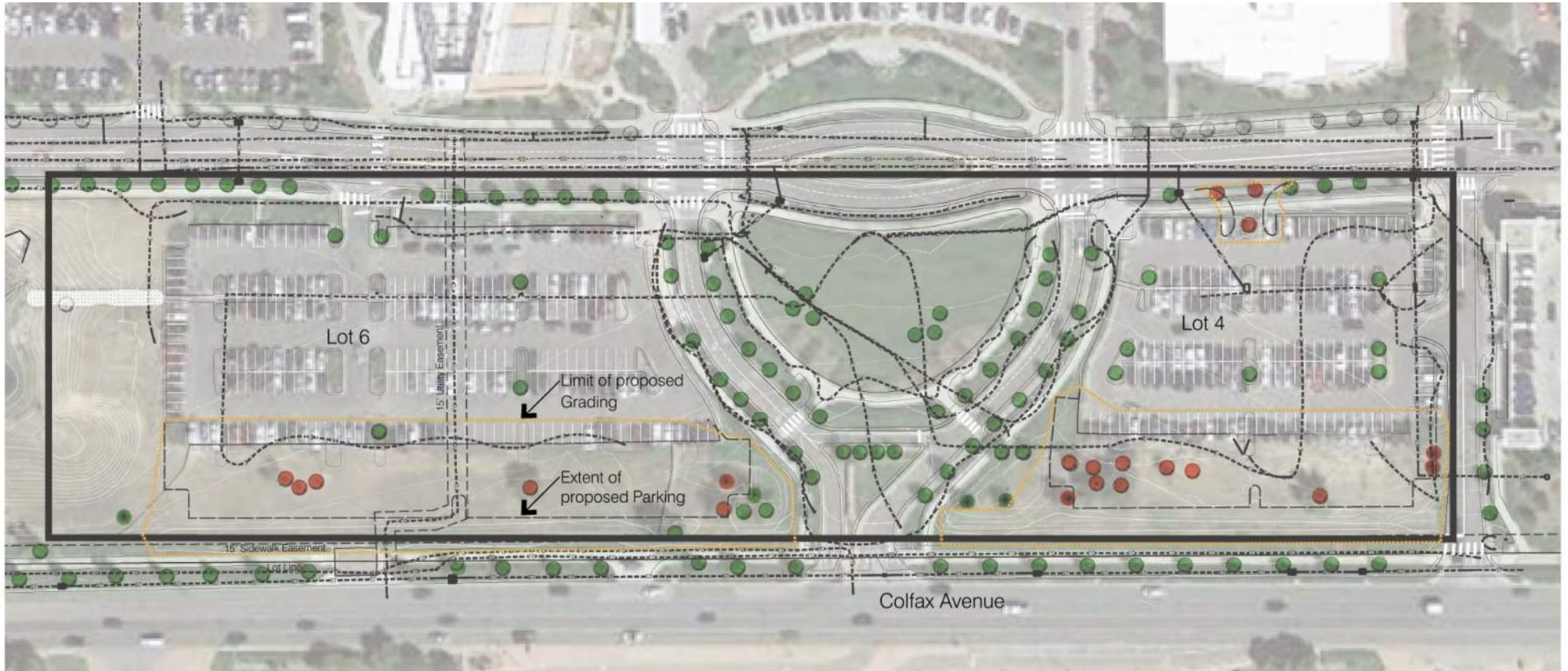


- Medical Campus Boundary
- Existing Stormwater Sewer
- Existing Sanitary Sewer
- Existing Electrical
- Existing Water
- Existing Fiber Optic

1. No proposed water/sewer taps
2. Parking expansion will surface drain to existing storm/drainage infrastructure in compliance with the Master Drainage Study.
3. Regional detention/water quality provided downstream.
4. Minimal utility work to provide electric for proposed parking lot lighting.

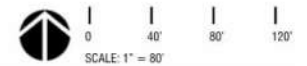


Analysis – Impacted Trees



- Tree To Be Removed
- Tree To Be Saved

Trees to be removed: 20



Analysis – Site Photos



Keyed photo (see next two slides)

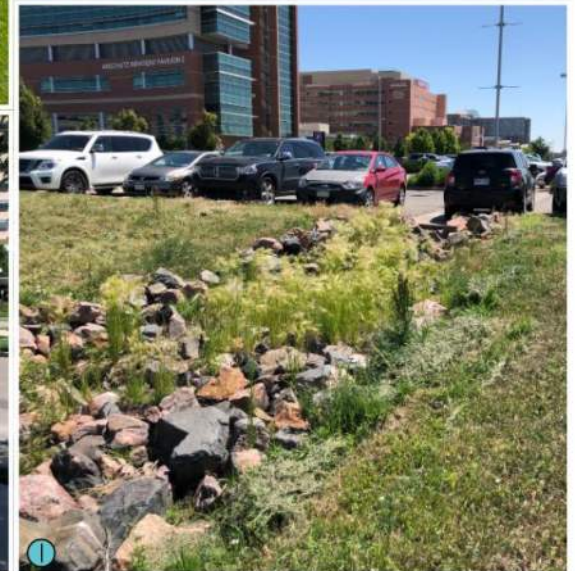


Analysis – Site Photos



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Analysis – Site Photos



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C. Concept

Concept – Site Plan



Parking Counts

Existing Spaces Removed:	37
New Spaced Added:	166
Net Additional Parking Spaces:	129



Concept – Site Plan: Lot 4



Parking Counts

Existing Spaces Removed:	8
New Spaced Added:	63
Net Additional Parking Spaces:	55

Garden Wall at Entry New Row of Street Trees Light Pole Shrub Screening Lawn Berm Existing sidewalk to remain Future Crusher Fines Path



Concept – Site Plan: Lot 6



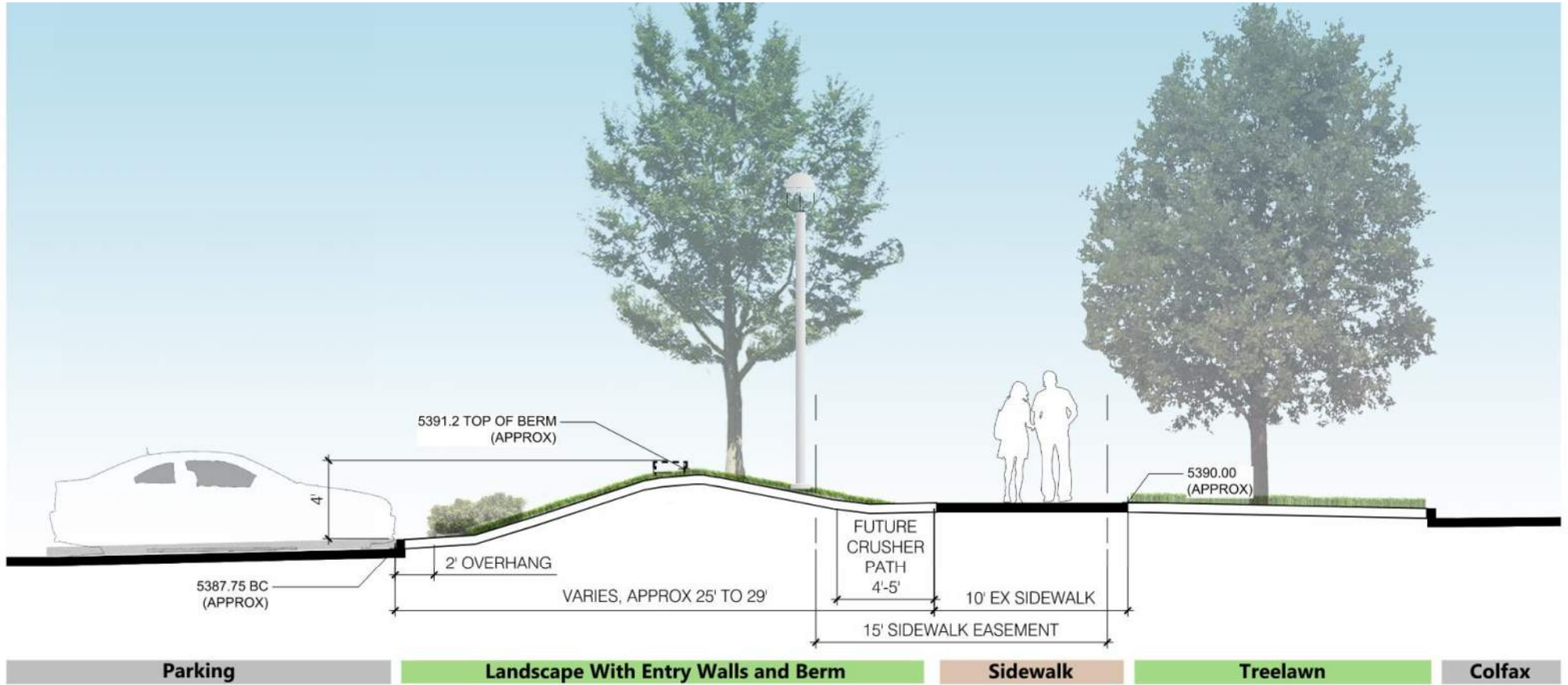
Parking Counts, Lot 6

Existing Spaces Removed:	29
New Spaced Added:	103
Net Additional Parking Spaces:	74

Future Crusher Fines Path Existing sidewalk to remain New Row of Street Trees Light Pole Shrub Screening Lawn Berm Garden Wall at Entry



Concept – Sections

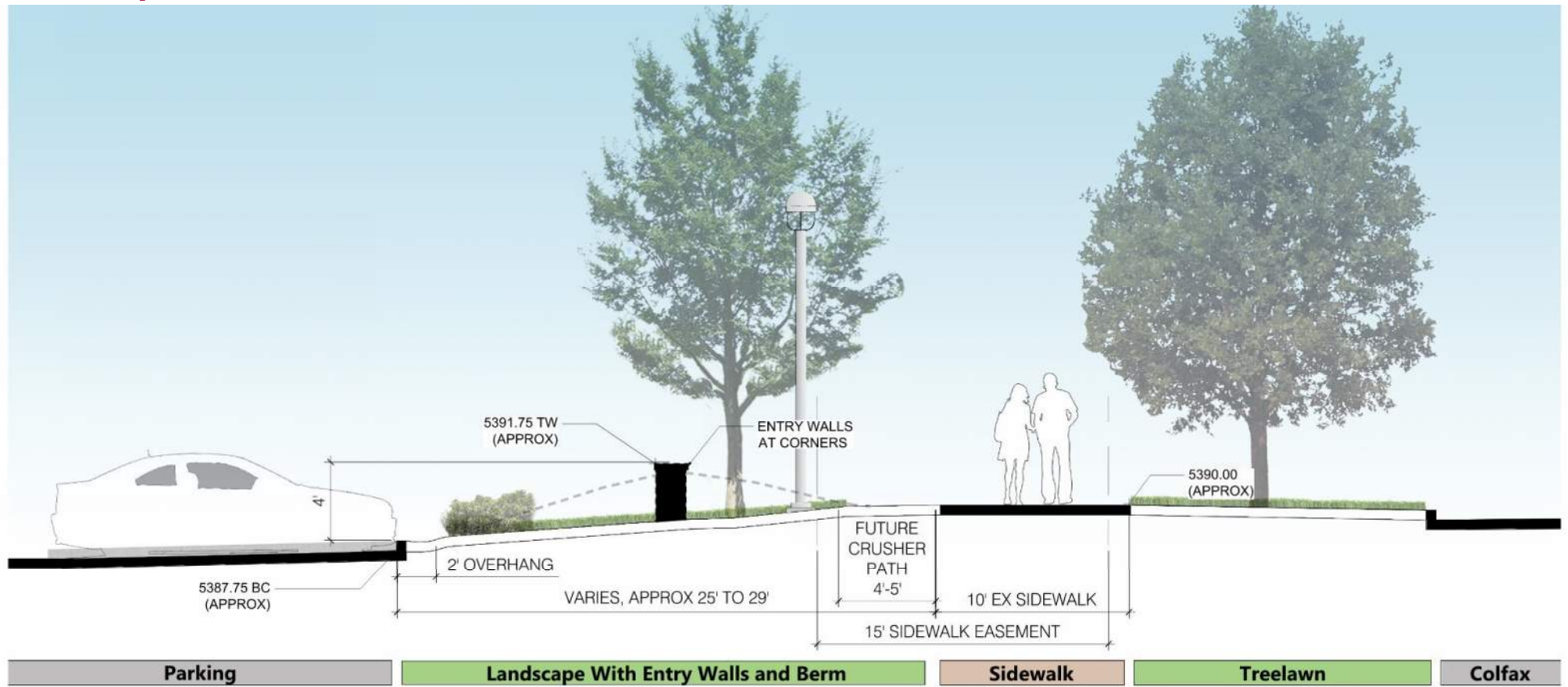


NOTE: Per survey, Sidewalk Easment does not strictly align with sidewalk.

Typical Section B: Through Berm



Concept – Sections



NOTE: Per survey, Sidewalk Easment does not strictly align with sidewalk.

Typical Section B: Through Garden Wall



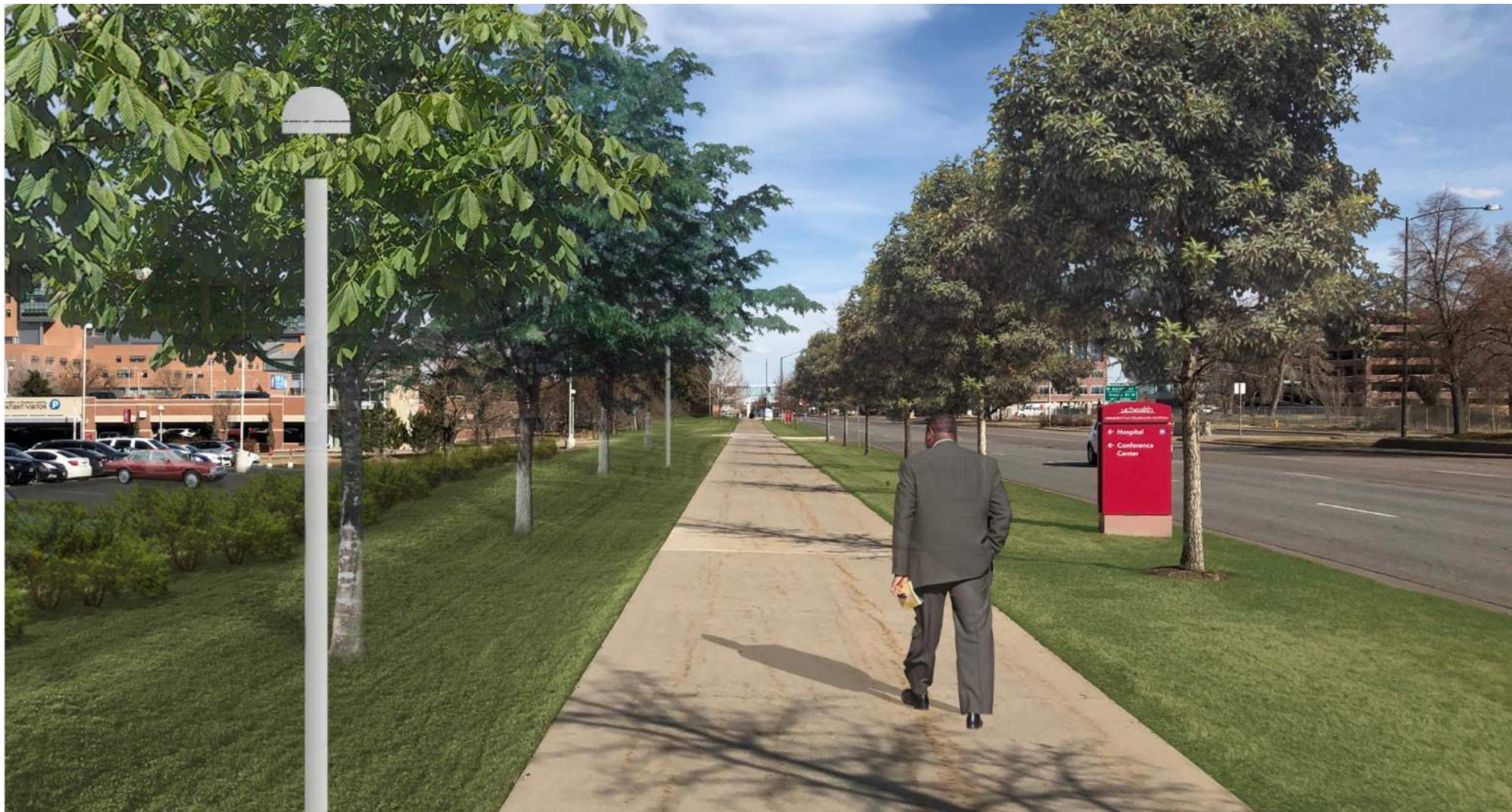
Concept – Photo Montage



View Looking East, Lot 4 (Before)



Concept – Photo Montage



View Looking East, Lot 4 (After, Lawn Berm Option)

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Concept – Photo Montage



View Looking East, Lot 4 (After, Native Seed Berm Option)



Concept – Photo Montage



View Looking West, Lot 6 (Before)

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Concept – Photo Montage



View Looking West, Lot 6 (After, Lawn Berm Option)



Concept – Photo Montage



View Looking West, Lot 6 (After, Native Seed Berm Option)

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Concept – Plant Palette

Trees



Gymnocladus dioica
Kentucky Coffee Tree



Catalpa speciosa
Catalpa



Gleditsia trianthos 'Shademaster'
Shademaster Honey Locust

Shrubs



Syringa pubescens 'Miss Kim'
Miss Kim Lilac



Spiraea nipponica 'Snowmound'
Snowmound Spirea



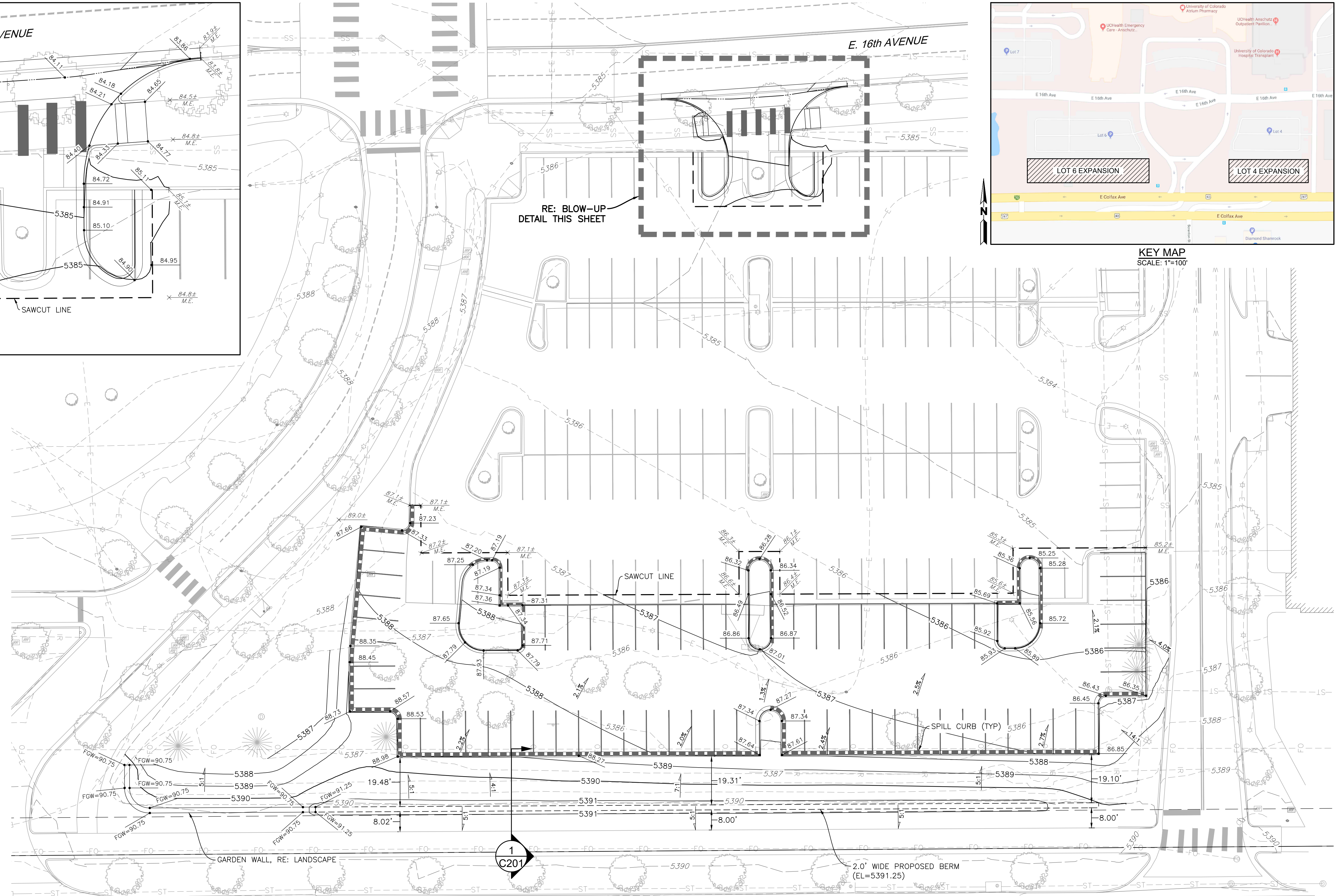
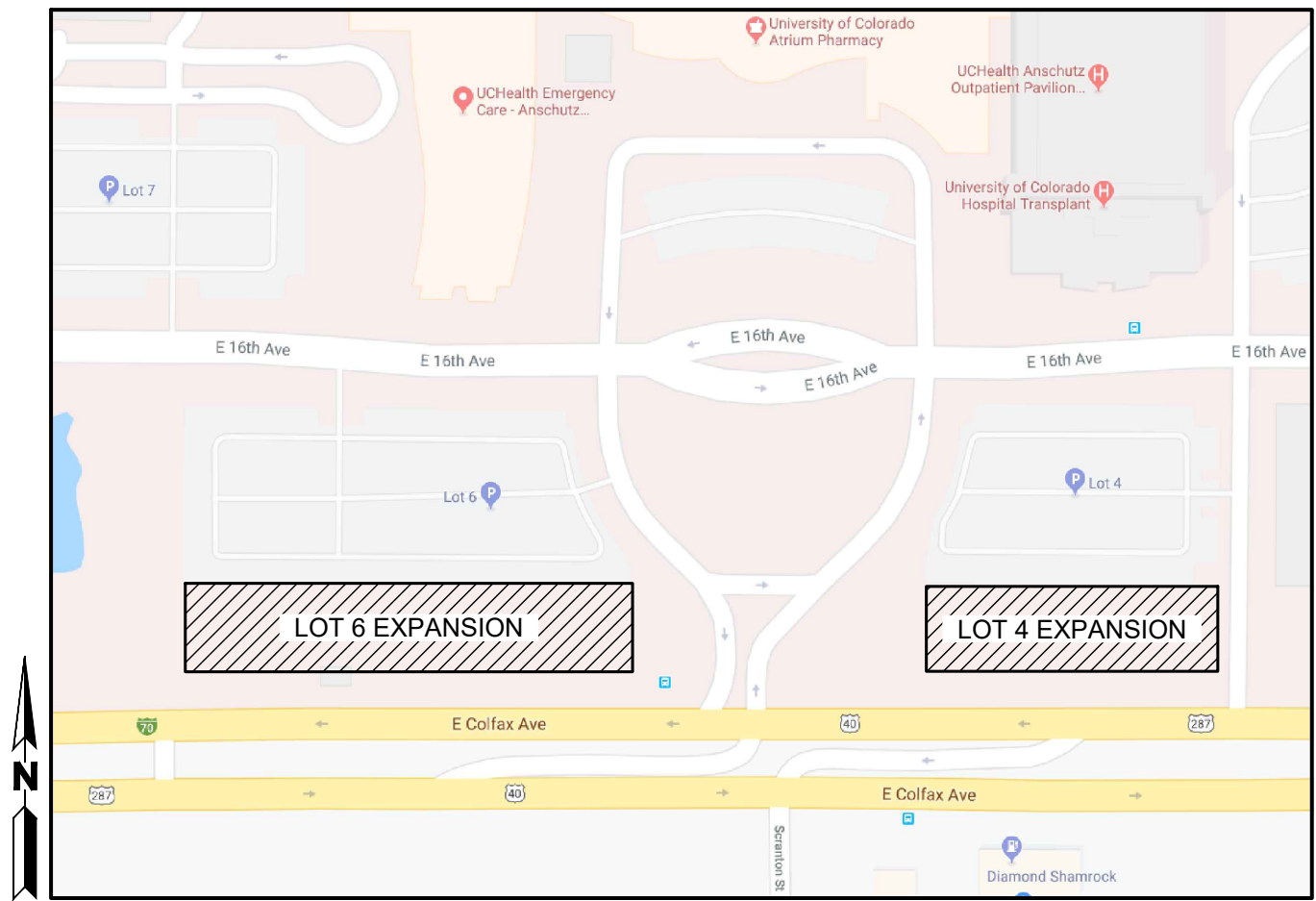
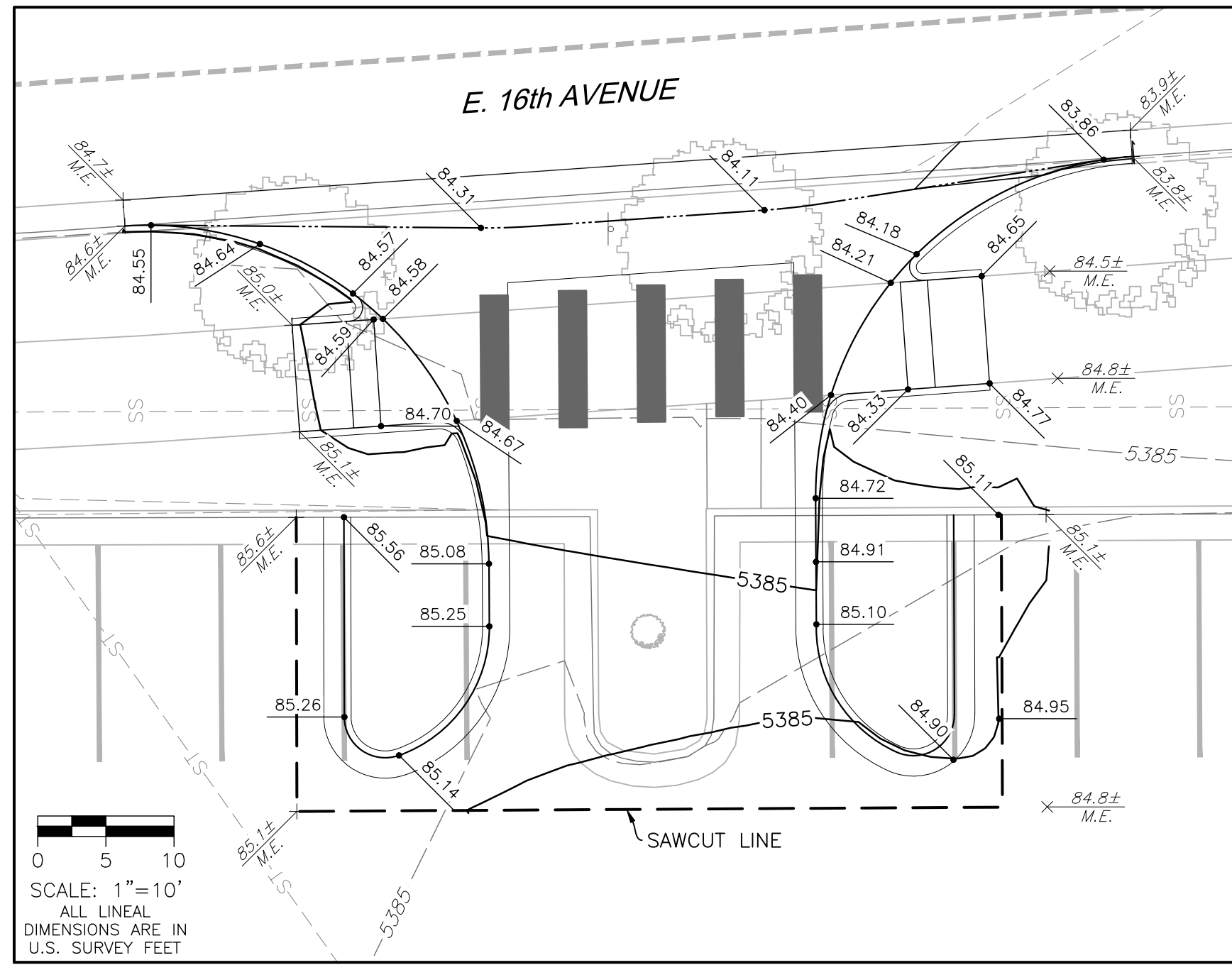
Cornus sericea 'Kelsey'
Kelsey Dogwood



Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass

D. Appendix

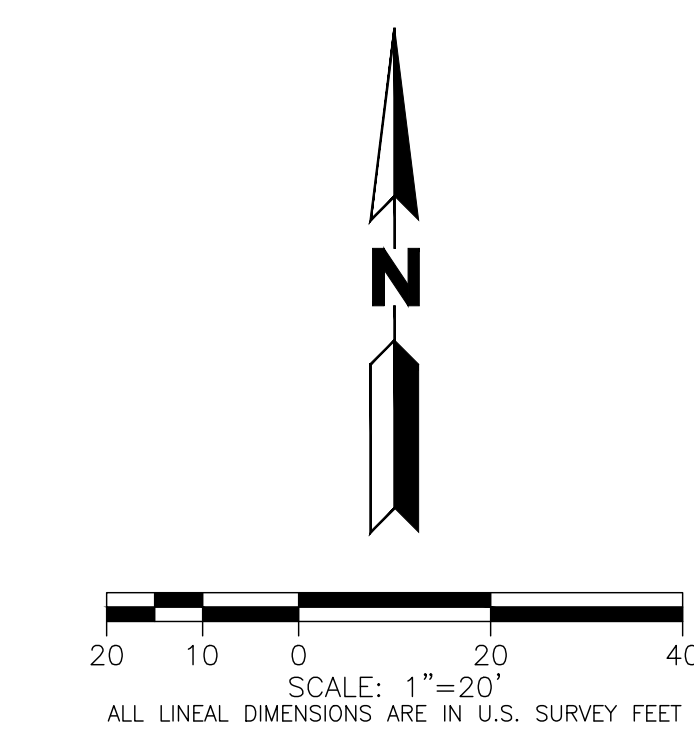
PLOT DATE: Tuesday, March 17, 2020 1:00 PM LAST SAVED BY: JHOWE
 DRAWING LOCATION: \\mms\civil\martin\local\civil\PALING\19.0875-UCHealth - Parking Lots 4 & 6 Expansion\PLANS\C200 - PRKG LOT 4 - GRADING & UTIL.dwg



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	CUT	FILL	NET EARTHWORK
GROSS *	190 CY	1,190 CY	1,000 CY (IMPORT)

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**UCHealth - FITZSIMONS CAMPUS
 PARKING LOTS 4 & 6 EXPANSION**

No.	Issue / Revision	Date	Name
1	FOR REVIEW	03/18/20	REF

Job Number: 19.0875
 Project Manager: R. FRANKENBERGER
 Design By: J. HOWE
 Drawn By: D. BEHM
 Principal in Charge: S. PALING

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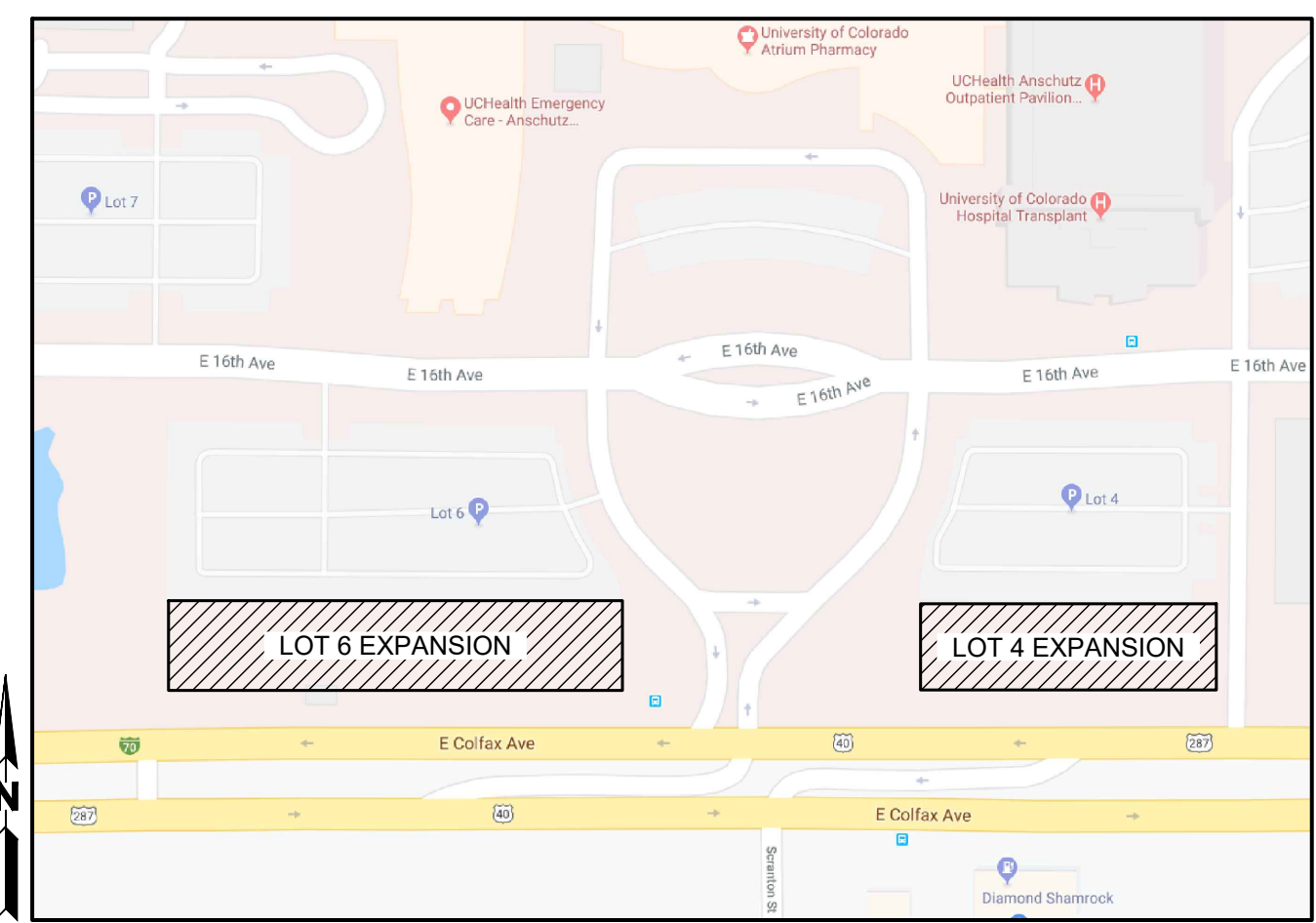
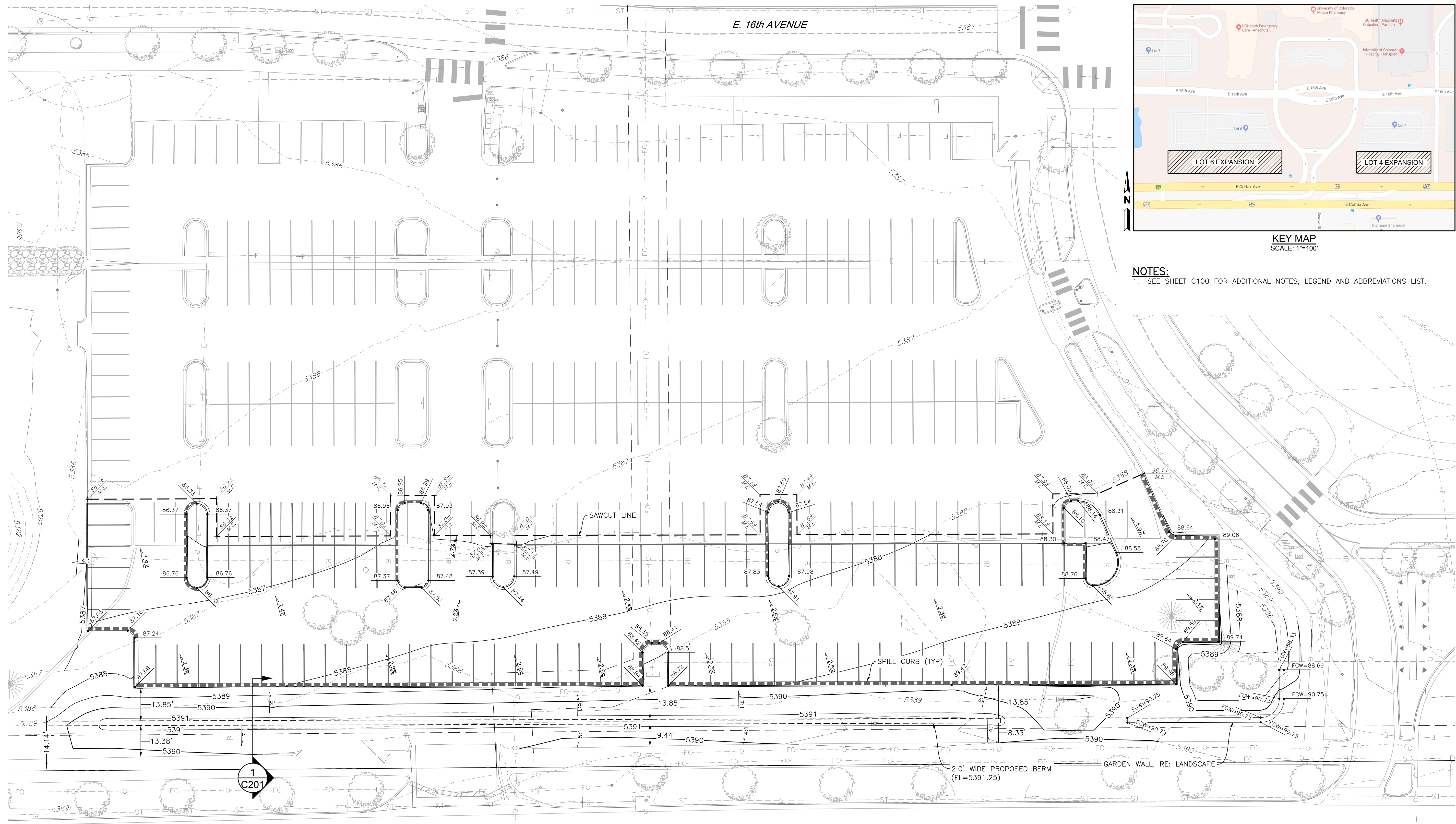
C200
 3 OF 6

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 CONSULTING ENGINEERS
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 MAIN 303.431.6100 MARTINMARTIN.COM

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PARKING LOT 4 GRADING AND
 UTILITY PLAN

PLOT DATE: Tuesday, March 17, 2020 1:00 PM LAST SAVED BY: JHOWE
 DRAWING LOCATION: \\mms\civil\martin\local\civil\PALING\19.0875-UCHealth - Parking Lots 4 & 6 Expansion\PLANS\C201 - PRKNG LOT 6 - GRADING & UTIL.dwg

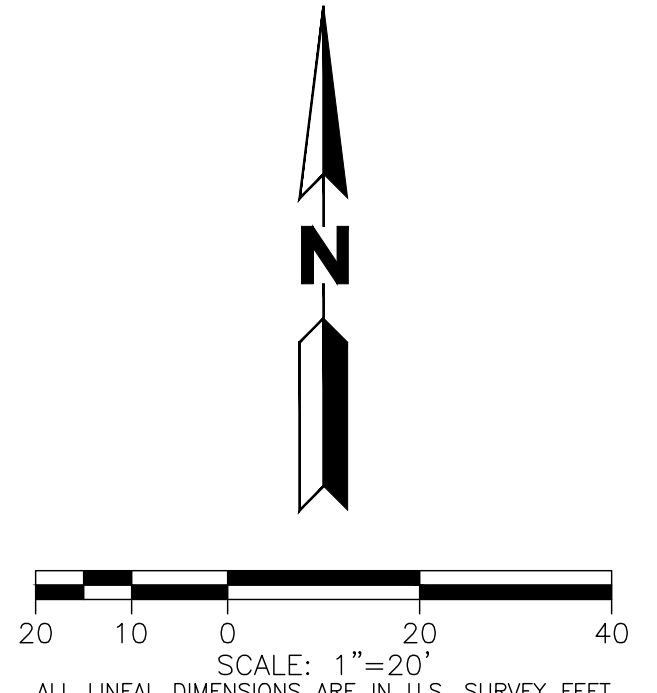
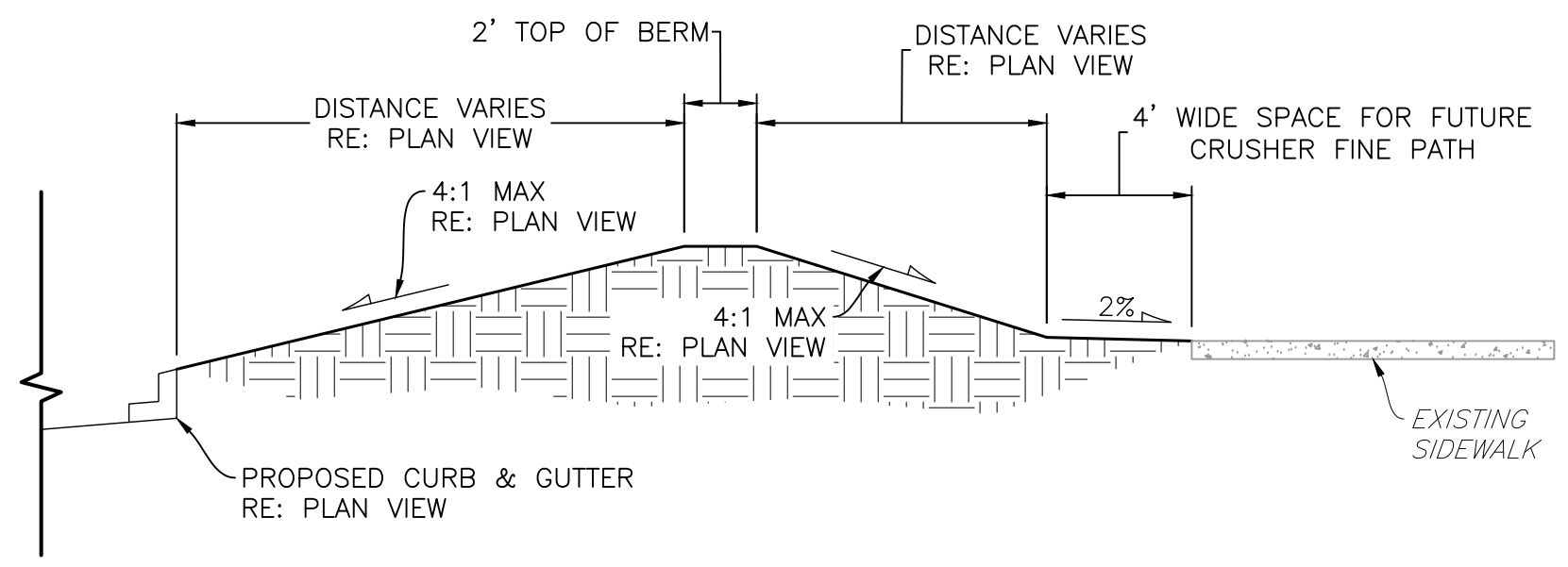


NOTES:
 1. SEE SHEET C100 FOR ADDITIONAL NOTES, LEGEND AND ABBREVIATIONS LIST.

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UCHealth - FITZSIMONS CAMPUS
PARKING LOTS 4 & 6 EXPANSION

PARKING LOT 6 GRADING AND UTILITY PLAN

No.	Issue / Revision	Date	Name
1	FOR REVIEW	03/18/20	REF

Job Number: 19.0875
 Project Manager: R. FRANKENBERGER
 Design By: J. HOWE
 Drawn By: D. BEHM
 Principal in Charge: S. PALING

Sheet Number:

C201
 4 OF 6

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