



Architects & Planners Inc.

December 18, 2020

Nick Nelson
Senior Planner
Jefferson County Planning and Zoning
100 Jefferson County Pkwy
Suite 3550
Golden, CO 80419

RE: Conifer Center Rezone ODP Submittal – Evacuation Plan Impact Narrative

Nick,

We received the 2nd Referral Response Letter for Conifer Commons (renamed Conifer Center) which included a request for an evacuation plan demonstrating the impacts of the proposed development would have to the surrounding community in case of emergency. Site circulation would be formally addressed in a Site Development Plan review if the rezoning is granted. The attached narrative is intended to address a high-level understanding of site evacuation in the case of an emergency.

Staff requests an evacuation plan demonstrating the impacts the proposed development would have to the surrounding community in case of emergency.

Scenario 1

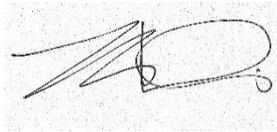
Please see attached exhibit 1 diagram for anticipated site circulation. A primary access road will connect Light Lane to each of the three proposed use areas with the road terminating in a loop road at use Area 1. Use areas 2 and 3 also would also utilize an internal loop of circulation from the primary access road. Given the fire protection standard requirement of two separate access points to a site, an emergency access will be proposed to the rear of the Safeway building connecting to primary access road. The adjacent commercial center circulation will provide the second means of site access. In the event of an emergency evacuation, the anticipated population of the site that is on site would have access to the commercial center and out to US 285 or Light Lane to US 285. The projected maximum occupant load of the site is between 400 and 600 persons in a maximum of 188 units. Vehicle traffic in the case of an emergency evacuation might approach 250 – 300 vehicles maximum. Evacuation density is based on time of day of evacuation and the duration given for evacuation.

Scenario 2

Please see attached exhibit 2 diagram for possible alternative site circulation. The area masterplan states an objective of the continuation of Main Street to Pleasant Park Road to facilitate increased density to the Activity Center. The extension of Main Street to Pleasant Park Road would require a transportation easement through private property and unlikely to occur.

An alternative to the intent of the masterplan would be to connect Light Lane to Pleasant Park Road for north and south site access. While Foothills Housing I, LLC does not control the site to the south of the proposed rezoned site, there have been discussions of a land ownership transfer or common goal of connected sites and a circulation study has been generated by PWN Architects and Planners. Please see attached circulation study in exhibit 2. Scenario 2 would allow evacuation in two different directions, to Light Lane/Safeway Emergency Access and to Pleasant Park Road. Conversations are active between the two land ownership parties.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Davis', is centered below the text 'Sincerely,'.

Tom Davis, AIA, NCARB, LEED AP
Senior Associate Architect
PWN Architects and Planners

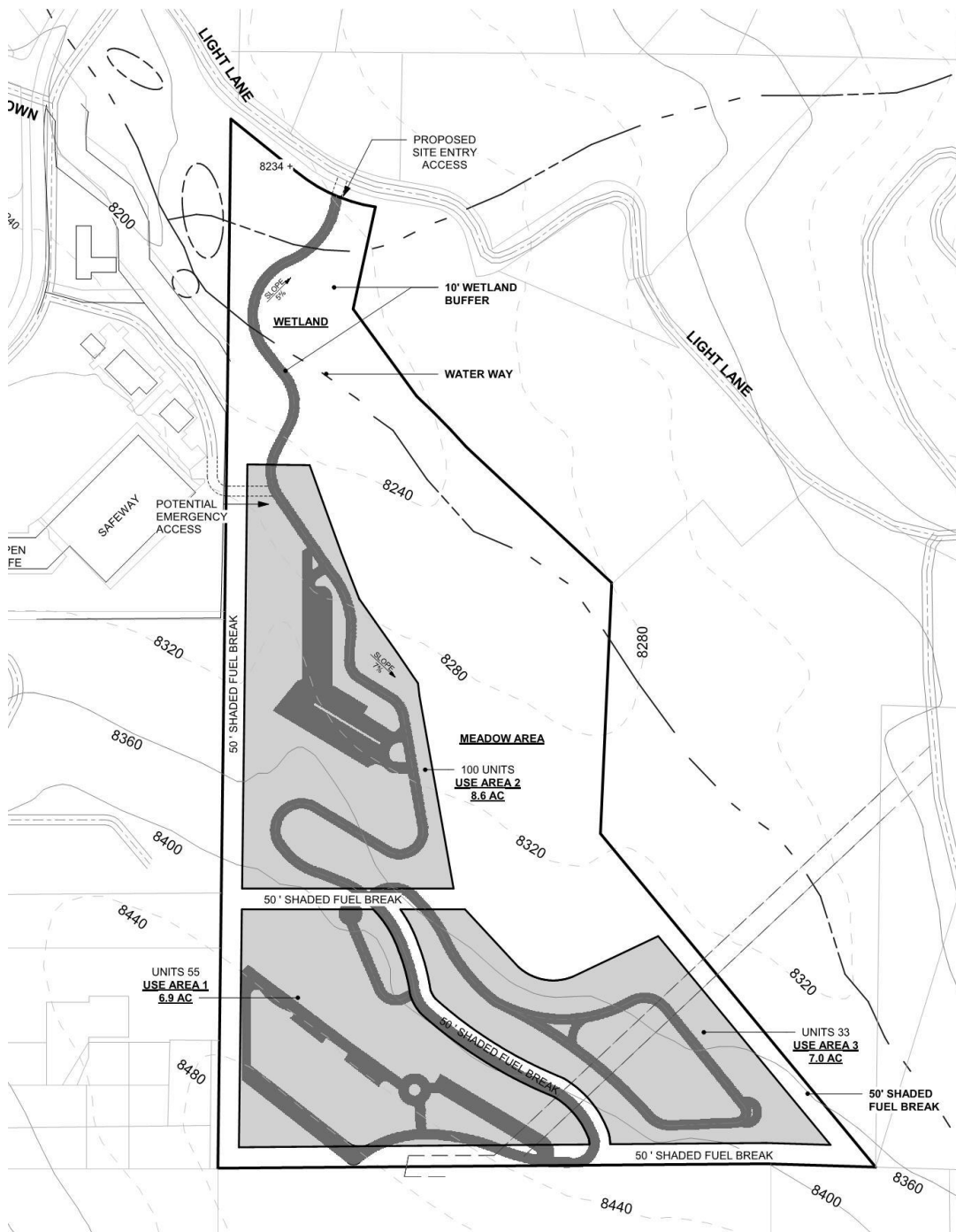


Architects & Planners Inc.

Exhibit 1 – Scenario 1

12/18/20

Emergency Evacuation Impact Narrative





Architects & Planners Inc.

Exhibit 2 – Scenario 2

12/18/20

Emergency Evacuation Impact Narrative

