

Pine Canyon Narrative

Planned Development Plan Amendment: Project Narrative

December, 2013

Pine Canyon has explored many design alternatives over the last several decades. Design alternatives have included the property as a high end golf course private residential community, some portions of the property as exclusively office/commercial, and several variations in between. In addition the Pine Canyon property has explored what both the Pine Canyon and Scott property could potentially look like if they were developed concurrently, and independently. A sketch plan was presented to the Town of Castle Rock in June of 2012 that included a master plan concept for a mixed use residential community for both Pine Canyon and the Scott Property. At this time the ownership for the Pine Canyon property is moving forward with a refinement of the design concept that was presented at the Sketch Plan informal presentation but is focused on the Pine Canyon portion of the property. At the time of the Sketch Plan presentation there was a strong opportunity for a faith based college that had an interest in a significant portion of the property. Through this process it became apparent that the fact that Pine Canyon is not currently annexed into Castle Rock is an impediment to potential large scale economic opportunities for both the property and the Town of Castle Rock.

Over the past couple of decades the Walker Family has created both a very high density plan and a very low density plan for this property, and it is apparent that neither of those plan options was found to be viable over the past years of testing the market. This Planned Development Plan (PDP) application proposes a zoning for this property to create a plan for this Castle Rock neighborhood that **is exceptional in design and quality** and also is **feasible** based on current and foreseeable market conditions through the creation of a unique mixed use community with a flexible zoning proposal that will allow the project to respond to market conditions in an appropriate and timely manner. This newly created plan also places Pine Canyon as a significant contributor of key community design and public open space features that will truly enhance the 'hole in the doughnut' of Castle Rock for all residents of the Town.

The overall theme and character for Pine Canyon has been established to ensure visual harmony within the community, an appropriate and consistent image within its alpine style setting, and a richness of visual character. The master plan is derived in many ways from studying national and state parks, where active use has been successfully introduced into exceptional natural places. For that reason, the project theme and character for Pine Canyon has been based on architectural and landscape concepts found most often in those parks, where the overriding objective was to build in harmony with nature.

At Pine Canyon there is a parallel intent "to create a holistic community where our residents can live-work and play, while enjoying the pleasures of a spectacular Colorado environment, in a community and in homes that seem to be a natural extension of the landscape."

The Tradition - The Pine Canyon design concept extends a distinctive American architectural and landscape tradition. It has evolved from four primary sources:

- The rustic buildings of pioneers.
- The Adirondack style, where the desire to enhance the sense of living-in-the woods led to highly developed rustic architecture and managed landscapes.
- The Arts and Crafts movement, which drew on traditions of craftsmanship developed over centuries here and in other cultures.
- The naturalistic approach to landscape design.

At Pine Canyon the intent is to take the next step in that tradition, to develop styles of architecture and landscape that capture the spirit of those historic sources, while meeting the needs of a new, different population and their homes in a contemporary community.

The roads and structures built in the community will incorporate the spirit and often the specific characteristics of traditional styles because those earlier practices still make sense in the Pine Canyon setting.

At the same time today's codes and technology, combined with the individual lifestyles and visions of the new residents, will create a new generation of designs for Pine Canyon, and new ways of "building in harmony with nature".

Pine Canyon is designed to respect and fulfill the following:

- The community shall be designed with creative solutions to the age-old issues of mountain type conditions. These solutions are often represented in traditional alpine buildings throughout Colorado. Buildings should not be designed as reproductions or literal translations of historic vernacular styles, but shall reflect the sound design principles of historical precedent.
- To provide compatibility between buildings and their natural setting. The siting and massing of buildings shall create a comfortable fit between architecture and landscape, thereby blending human made improvements into the natural setting.
- To establish an overall image or 'feel' to the architecture that meets the expectation of this Colorado landscape. As a contrast to more urban developments, Pine Canyon is intended to feel like a mountain retreat, a place to enjoy a balance between nature and human-built environments. Buildings shall use forms that convey a sense of protection from the weather, indigenous materials that visually link the architecture to the surrounding environment, colors that blend into the natural earth and vegetation, artistry in detail that portrays the cultural and natural history of the site and Colorado.
- To respond to the opportunities and demands of the climate. Pine Canyon will make water conservation a priority from the beginning. The water plan will incorporate everything from yard size and plant selection to the size and creation of neighborhood parks and community recreational spaces as well as traffic planning and placement of green spaces. The design of the community shall include functional and visual responses to climate considerations such as solar orientation with warm decks and view windows, protection from prevailing winds, sheltered entries and pedestrian areas, roof overhangs, thermal protection, and energy conservation techniques.
- To respect the community context. Both the overall community of Pine Canyon, and the individual villages shall have an existing identity. Design of buildings shall reinforce the existing images that are central to a consistent identity for the area, rather than emphasizing the anomaly of architectural style.

This PDP application proposes permitting up to 1,555 residential units, (235 of which are anticipated as hotel/resort units), with 33% of the site designated as public parks, trail corridors, open space, or school uses. This proposal includes many highlights and superior design elements, some of which include:

- A flexible zoning proposal to allow for significant economic development opportunities which include a hotel/spa, convention facility, an education campus, office and retail opportunities.

- Open space setbacks to further buffer existing residences along the south edges of the property, a retail restriction zone to buffer our southern neighbors, and compatible land uses.
- The dedication of ROW for Woodlands Boulevard, along with a unique road section for Woodlands Boulevard that will promote economic development along this corridor.
- A unique and exceptional community in that it is being planned for water conservation from the beginning stages.
- Dedication of a significant and important area of open space along Plum Creek.
- Pine Canyon has the opportunity to be a significant employment generator for the Town of Castle Rock.

This proposed PDP is in compliance with all applicable Town of Castle Rock codes and standards as well as in line with the Town's Vision 2020 plan, Comprehensive Master Plan, and the Douglas County Intergovernmental Agreement. Compliance with the applicable portions of the aforementioned documents is outlined below.

• *Town of Castle Rock Vision 2020:*

Castle Rock's Vision 2020 plan was created to drive the vision of the community through the year 2020. Within this plan, four (4) Town Cornerstones were identified as follows: Town Identity, Community Planning, Community Services, and Local Economy. This application for the Pine Canyon Property meets the intent and goals of those applicable items within the Town Cornerstones. The following identifies how this PDP meets the applicable Town Cornerstone criteria:

Cornerstone: Town Identity

Intent: To preserve Castle Rock's character as a distinct and physically separate community that is the center of Douglas County.

Goals:

- *Preserve Castle Rock's historic buildings and small-town atmosphere.*

Response: The Pine Canyon Property is undeveloped with some structures on the west side of the property in the area to be dedicated as open space, none of the structures are of historic significance, and are located away from the more historic areas of Castle Rock and its downtown. While the Cramer homestead structures are not of historic significance we believe that there is an opportunity for the Town (if it is desired) to keep the structures and incorporate the area into an interpretive open space area. As part of this PDP application, the Cramer homestead will remain located within dedicated open space.

- *Design new commercial, office and industrial developments in such a way as to appropriately fit within the context of the existing 'town-like' scale and architectural character.*

Response: The proposed zoning for Pine Canyon anticipates areas of potential commercial, office and industrial development. The intent for these areas is to help create a full mixed use community, and augment the existing non-residential uses that currently exist in the Town. We anticipate uses and scale that are complimentary to the existing town scale and architectural character.

- *Plan new residential development at a neighborhood scale and character through appropriate setbacks, street landscaping, sidewalks, and architectural design.*

Response: Careful consideration has been made in the preparation of this PDP to accomplish this goal on the property. Anticipated development along the southern edge of the eastern portion of the property is consistent with existing adjacent residential lots to provide appropriate neighborhood transition and scale sensitivity. Setbacks of open space are also used between the various neighborhoods, where appropriate, to provide adequate buffering of clusters of homes and to further accentuate the connected open space network that is proposed throughout the community. Street landscaping, sidewalks, and architecture, while not yet designed, are anticipated to meet Castle Rock standards and to integrate with the natural character in the area. At the time these elements are designed the applicant is committed to working with Town Staff to ensure that successful design solutions are created while meeting the intent of Town standards and regulations. In addition, we have had independent meetings with our neighbors to the south, some of whom about the property. We prepared cross sections, and developed a computer model to show our neighbors the proposed edge conditions along the property boundary, and will continue to work with our neighbors as specific designs are developed.

- *Preserve open space areas in and surrounding Castle Rock to protect the Town's natural beauty, ridgelines, and scenic views, and to maintain a physical separation from surrounding communities.*

Response: Much attention was paid to the development of open space within the Pine Canyon property. As part of this application, 33% of the site is designated as publically accessible parks, open space or school uses. The planning areas were designed to preserve many of the natural drainages, densely vegetated areas, and scenic views from, into and through the site. Additionally, as part of this PDP application, the primary ridges have been preserved as open space areas, or utilized as roadway alignments with significant buffers and trail connections. As has been identified in the original sketch plans that were prepared for the combined Scott and Pine Canyon property we are proposing over 20 acres of the heavily treed area, that when combined with the anticipated Scott dedication area will create a significant forested natural park area, centrally located in the eastern portion of the property. We anticipate the development of passive recreation in this forested area, primarily trails as well as a trail head etc.

- *Support the development of Castle Rock as a self-sufficient community.*

Response: Pine Canyon is being planned with this specifically in mind. The anticipated land uses and flexible zoning promote a holistic community where residents can live, work, and play all within the newly planned community. We have highlighted the area west of I-25 as an employment district and will be working diligently with the Town of Castle Rock Economic Development team to identify large scale employers to move into this highly visible area, while still respecting the town-like character of this vibrant and growing community.

Cornerstone: Community Planning

Intent: To ensure the Town is carefully planned to accommodate the needs of existing and future residents while preserving and protecting Castle Rock's Town identity and quality of life
Goals:

- *Accommodate future growth through logical infill development.*

Response: The Pine Canyon Property is essentially surrounded by the Town of Castle Rock and as such is certainly a logical infill location for development.

- *Provide adequate Town water supply through careful planning and financial investment.*

Response: The Pine Canyon team has been working diligently with the Town on water issues for almost two years to date. The property has over 700 acre feet of water that would be eligible for dedication; however, at this time we are requesting to make water dedications at the time of final plats. This would ensure that the water use could be accurately determined for the ultimate proposed use as it goes through the detailed final design process. In addition we understand that the Town of Castle Rock is currently undertaking a significant review of the water dedication requirements, and our team is committed to working with the Town to create standards for a water efficient community. We are hopeful that we may be the first community to create and utilize these newly crafted water efficient standards, and we believe that we will be leading the way towards a unique and exciting water efficient community that can be used as an example for future development throughout the Town and beyond.

- *Encourage a broad range of housing types to provide for all household types, ages, and income ranges within the community.*

Response: The Pine Canyon Property PDP will permit and encourage a variety of lot sizes, and housing types, which in turn will provide opportunity for a variety of home sizes and varying home prices. Pine Canyon is being planned as a truly mixed use community providing opportunities to ‘live, work and play’, studies across the nation have proven that communities that offer this balanced planning approach appeal to a broader and more diverse set of residents, which will in turn support a broad range of housing types for all household types, ages, and income ranges.

- *Maintain a physical separation from surrounding communities.*

Response: The Pine Canyon PDP proposes an open space area, building height restriction, as well as a retail restriction area adjacent to our southern neighbors. The Scott property runs the full length on the northern boundary on the eastern side of the property, and we have coordinated with our neighbor to make sure to maintain access locations in the desired locations for the Scott property. In addition, in a more global sense Pine Canyon is essentially an infill property in Castle Rock, and has been anticipated for development for many years. The development of Pine Canyon will not detract from maintaining a physical separation from the surrounding communities.

- *Establish an interconnected and diverse transportation system including local and regional trail, roadway, and public transit linkages.*

Response: Major Roadways are designed within the Pine Canyon Property to efficiently move residents and guests throughout the site, while minimizing external impacts to the extent possible. Additionally, with the planned open space and parks, trail connections are made both internally and external to the site. Pine Canyon will provide a new east west link from Front Street all the way to Founders Parkway, will dedicate the ROW for the long anticipated extension of Woodlands Parkway, and with the development adjacent to Liggett Road, upgrades are anticipated for Liggett Road.

- *Plan and provide for high-quality open space areas to accommodate community events, active and passive recreation, trail linkages, natural buffers, and environmental preservation.*

Response: The public parks and open space areas provided within this PDP application were thoughtfully planned for use and enjoyment by Town residents both onsite and offsite. Six park areas are identified on the eastern portion of the property, and all residents will be within ¼ mile of one of the six park areas. We have also identified a 25 acre parcel in addition to the approximately 40 acre dedicated open space area along Plum Creek on the west side of the property. The dedication and future community park on the west side of the property is a natural extension of the Town of Castle Rock open space and regional trail that currently exists both north and south of this dedication area on the west side of Pine Canyon.

- *Require new development to adequately mitigate fiscal, environment, and social impacts.*

Response: This PDP application includes a financial impact analysis detailing and verifying the fact that proposed development of this property will be an economic benefit to the Town of Castle Rock. In addition we are proposing a mix of uses, thereby creating a more complete community in which our residents will have the opportunity to live, work, and play.

- *Adhere to local plans, policies and regulations that set the standard for high quality development.*

Response: As evidenced in the responses provided above, this PDP application adheres to local plans, policies and regulations that set the standard for high quality development.

Cornerstone: Community Services

Intent: To ensure that all necessary community services are provided to support the public interest and well-being of all Castle Rock residents and businesses.

Goals:

- *Provide and maintain cost effective, efficient infrastructure facilities including water, sewer, drainage, streets, and trails.*

Response: The infrastructure proposed for the Pine Canyon Property is planned to be as efficient as possible with minimal impact to existing services. Development of this property, as proposed, helps fund off site road improvements. On-site streets will generally be constructed to Town standards, or in certain cases we will work with the Town on creative ways to minimize disturbance in sensitive areas through alternative road standards. Additionally, given the infill location of this property there will be very minimal offsite infrastructure required for the efficient development of this property.

- *Design streets, trails and public transit facilities to match the scale and character of the community, utilizing such elements as street trees and other kinds of landscaping.*

Response: Design of these elements, while in the early stage, is expected to meet Town of Castle Rock standards which will provide consistency throughout the Pine Canyon Property. Trails and open space are significant contributions to the public of Castle Rock, replicating the typical character and scale of neighborhoods in the Town. Landscaping will be designed to meet both Town standards as well as to highlight and enhance the natural existing character found on the property, while maintaining the overall goal of a water efficient community.

- *Provide and maintain the highest quality public safety services for the Town, including fire, police, and emergency medical services.*

Response: The dedicated neighborhood park site provides street frontage to allow emergency access and surveillance opportunities. Infrastructure and roadways will be designed and constructed per Town standards which are intended to meet the public safety needs for future residents. In addition a significant portion of the property is anticipated to be developed as non-residential tax generating uses which will help support the Town's public safety services.

- *Support the continued provision of high quality schools for our children and additional educational opportunities for the community as a whole.*

Response: The applicant has had several meetings with the Douglas County School District representative. At this time we are proposing a 5 acre dedicated school site, which is adjacent to the Scott property. The applicant has also had several meetings with Charter Schools that have expressed an interest in serving the property; however, if the school site were needed to serve both the Scott and Walker properties we anticipate that additional land could be negotiated adjacent to this proposed site. The proposed school location is adjacent to an approximately 6 acre park area.

Cornerstone: Local Economy

Intent: To promote economic self-sufficient and long-term stability of the local economy to provide residents with a broad range of employment opportunities and to provide the Town with a healthy tax base.

Goals:

- *Seek a balanced mix of commercial and residential growth.*

Response: A fundamental goal in the preparation of the PDP for Pine Canyon is to create a balanced community including commercial and residential opportunities.

- *Recruit quality employers to provide jobs for Town residents and to diversify the local economy.*

Response: As part of this application a financial impact study was commissioned to evaluate the anticipated economic benefit of the proposed diversified community. We have identified two large planning areas D-6, and D-7, as potential employment areas, and will continue to work with the Town of Castle Rock Economic Development Council to recruit high quality employers for these areas. D-3 has been identified for potential retail uses. In addition D-4 is anticipated as a Resort Hotel that could include a Spa and Conference facilities, this use would provide employment and help facilitate the recruitment of additional quality employers to the Town of Castle Rock while further diversifying the local economy.

- *Establish a higher educational facility in Castle Rock to provide support and training for a diversified workforce.*

Response: The potential for a higher educational facility in Castle Rock is being accommodated and pursued with the Castle Rock Economic Development Council in planning area D-6. The planning team for Pine Canyon has prepared detailed planning concepts for a higher educational facility in this area, and we continue to work towards finding the right candidate for the property and the Town of Castle Rock in this unique and exceptionally well located area.

- *Encourage the use of public/private partnerships as a means of accomplishing the Town's economic development goals.*

Response: The development team for Pine Canyon has been working towards this goal in a number of manners. Our team includes a team of natural resource specialists and licensed engineers [BC1] and hydrologists that are currently working with Town staff on developing standards for water conservation that can be implemented into the Town code. The goal is consistent with the Town's desire for water conservation as well as the water conservation objectives of Pine Canyon. In addition the Pine Canyon team has devoted significant resources to working with the Town of Castle Rock Economic Development Council to provide designs and materials for the EDC team to recruit potential employers and non-residential users to the property.

- *Direct available community resources to strategic areas and projects that would most greatly benefit the Town.*

Response: The development of the Pine Canyon Property will provide for a variety of housing types, and several identified areas for office, education, retail, and commercial opportunities, which in turn will bring in a variety of residents to provide a stable and growing workforce for the Town. The financial impacts of the build out of this property as planned will have very similar effects on the Town's budget as the other existing and proposed residential neighborhoods in the Town, and with the addition of non-residential opportunities the financial impact study shows a positive benefit to the Town of Castle Rock.

2020 Comprehensive Master Plan

The Town of Castle Rock 2020 Comprehensive Master Plan is intended to provide, among others, the Town and developers direction when looking at short-term and long-term growth. This application took into account the Town of Castle Rock 2020 Comprehensive Master Plan when undergoing design and planning of the property. The following are examples of how this proposed PDP Amendment is meeting the applicable principles and policies of the Town's Comprehensive Master Plan.

- Chapter 4: Growth Management

- *Principle GM-1: Growth Management in Castle Rock: Growth shall be carefully planned in an orderly, cost-effective, equitable, fiscally responsible and environmentally sound manner.*

Response: The Pine Canyon Property was carefully planned to develop responsibly and meet the needs of the Town. A significant portion of the property is planned to be non-residential, tax generating uses. This development meets this principle and the subsequent policies in many ways. First, this project will be developed in an orderly fashion in conjunction with the other residential neighborhoods in the area. By building near existing development, costs to install infrastructure are reduced and existing infrastructure is being maximized in this area of Town. Additionally, the site is planned to not only serve the future residents of the new neighborhood, but also the Town of Castle Rock residents as a whole. The publicly accessible open space and parks dedications, much of which are natural drainage corridors, or ridgelines and heavily vegetated areas, will provide connections to local trails. The parks will also serve as local and regional gathering spaces for active and passive recreation. Overall, this proposal truly enhances the Town in significant, fiscally responsible and environmentally sound ways.

- *Principle GM-2: Adequate Facilities and Level of Service: Adequate community facilities and levels of services shall be provided for when considering the timing and location of development.*

Response: Phasing of this project will occur in a logical and cost-conscious manner. This PDP application includes an anticipated phasing plan that ensures that infrastructure is provided to new residents both capably and efficiently. All appropriate fees and costs will be paid as a part of development as well. Levels of service, as required by the Town, standards will be met throughout development of the property and associated improvements.

- *Principle GM-3: Intergovernmental Agreements: Development at urban level densities shall occur within incorporated areas.*

Response: As required by the IGA with Douglas County, the Pine Canyon Property is proposing annexation into the Town of Castle Rock.

- *Principle GM-4: Sub-Area Plans: Sub-Area Plans shall conform to the Comprehensive Master Plan for implementation of its principles and policies.*

Response: N/A.

- *Principle GM-5: Infill Development and Annexations: Future annexation shall include only areas with the potential for growth in a fiscally and environmentally sound manner as consistent with the goals and policies of the Master Plan.*

Response: Pine Canyon is a logical infill development and annexation area. Services are either on the perimeter of the property or within very close proximity.

○ *Principle GM-6: Financing Improvements and Fiscal Impacts: Economic feasibility and fiscal responsibility in all capital improvement projects shall be ensured.*

Response: Through the use of Metro District financing as a vehicle for funding of public infrastructure, the fiscal responsibility is identified and capital improvements have a funding mechanism. We have provided a service plan to verify that the debt mechanism is structured so as to not impose an unreasonable level of public or private debt on the property. Up to five (5) special districts (“Districts”) are intended to be organized as part of the Pine Canyon development (the “Development”). The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the public improvements necessary for the Development. The Districts shall finance the public improvements from its revenues and by and through the proceeds of debt to be issued by the Districts. The Service Plans approving the district will be prepared in accordance with Title 11 Chapter 2 of the City’s Municipal Code and will utilize similar financial structures, restrictions and safeguards as other special districts previously approved by the City, including a mill levy cap of 50 mills for debt and operations of the districts until such time as debt within a district is less than half of its assessed valuation. The Developer has engaged D.A. Davidson to prepare a financial plan for the proposed districts and to phase the issuance of bonds to serve the Development as growth occurs. The financial plan will support a finding that the debt to be imposed upon property within the Development is not unreasonable and that the public infrastructure and improvements can be financed and constructed at a rate commensurate with development and within the mill levy cap. The obligations of the districts shall not constitute a debt or obligation of the City.

○ *Principle GM-7: Sunset Provisions and Vested Rights: Zoning and related development agreements shall reflect current land use demands and market conditions.*

Response: The proposed zoning is intentionally flexible in nature so that within the confines of the zoning, as well as verification through the future entitlement efforts, we will be able to meet both current and future market demands.

▪ Chapter 5: Residential Principles and Policies

○ *Principle LU-1: Cohesive, Safe, and Desirable neighborhoods: Cohesive residential areas are safe, attractive desirable places to live.*

Response: The Pine Canyon Property is a well-planned, highly attractive community for future residents. Multiple lot sizes, and housing types are proposed to provide housing variety. Extensive publically accessible open space is provided for the Pine Canyon Property community and Castle Rock residents as a whole. The overall plan utilizes the existing topography and vegetated areas to create a sense of community that will make this a place where people want to live. Streets will be a key community design element that promotes safety, cohesiveness and attractive areas through landscaping, lighting, sidewalks and other identifiable signage and design elements.

○ *Principle LU-2: Integrated Community Elements: Integrated patterns of population densities, transportation networks and community services enhances functionality within the Town.*

Response: In addition to providing an east west route from Front Street to Founders Parkway, Pine Canyon will dedicate a significant addition of ROW for the Woodlands Boulevard extension. We have proposed a unique street design for a portion of Woodlands Blvd that will mitigate potential traffic impacts to the surrounding neighborhood, and will ultimately provide an additional north south access route.

- *Principle LU-3 Residential Infill: Infill development shall demonstrate compatibility with, and sensitivity to, existing neighborhood characteristics that promotes harmonious transitions between neighborhoods.*

Response: Adjacent properties have been developing over the past decade or so. During the planning of this property, extensive efforts were made to assure compatibility with existing, adjacent neighborhoods. Open space buffers have been provided that are greater in depth than the adjacent, off-site open space buffers. Also, this proposal is committing to building height restrictions that are equal to or greater than those located directly adjacent. On the east side of the property, the largest lot sizes in the Pine Canyon Property are planned, in order to appropriately transition from the larger lots located directly adjacent in the Escaverra property. In summary, this plan clearly strives to transition adequately with all edge land uses while clustering additional density in the central portions of the property. As mentioned previously we have had several meetings with our neighbors, and have developed cross sections through the property along the edge conditions, as well as developed a 3-dimensional computer model to evaluate the edge conditions of the proposal.

- *Principle LU-4: Environmentally Sensitive Development: Residential development preserves natural features and visual assets.*

Response: The Pine Canyon Property features a variety of vegetative types and mix of ridges and drainages. Residential planning areas were planned to minimize impacts to drainage ways, ridges and heavily vegetated areas. Additionally, care was taken to ensure that a vast majority of homes will be placed to minimize negative visual impacts looking both onto the site and off the site.

- *Principle LU-5: Adequate Commercial and Industrial Development: Adequate commercial and industrial facilities and services will be provided to meet the needs of the community and surrounding areas.*

Response: The proposed Pine Canyon PD includes significant areas of commercial opportunities. In addition, on the west side of Liggett Road we anticipate the potential for some light industrial uses adjacent to the existing railroad ROW.

- *Principle LU-6: Compatible Development: New and redeveloped commercial and industrial development will be compatible with adjacent uses which will minimize and enhance the quality of the development.*

Response: The proposed areas for commercial development are generally located adjacent to Front Street, Founders Parkway, Liggett Road, or are internal to the property. These areas have been strategically located to take advantage of the major movement corridors, and we have included provisions in the proposed zoning to minimize any impact to the existing adjacent uses through a buffer and height restriction, as well as a specified no retail development zone in the southeast corner of the property adjacent to the existing Escaverra residential area.

- *Principle LU-7: Mineral Extraction: Mineral extraction must demonstrate a positive benefit to the Town.*

Response: NA.

- *Principle LU-8: Interchange Districts.*

Response: NA.

- Chapter 6: Transportation Principles and Policies

- *Principle T-1: Integrated Transportation System: A well planned and integrated transportation system moves people and goods in a safe and efficient manner.*

Response: The road network within the Pine Canyon Property will efficiently move people throughout the site. The road network was designed to provide a much needed east west connection from Front Street to Founders Parkway, and will provide ROW for a significant portion of the missing section of Woodlands Boulevard.

○ *Principle T-2: Environmental Impacts: Well-planned transportation systems shall minimize potential visual and environmental impacts.*

Response: The collector road network included in the PDP was designed to work with the existing contours and minimize impacts to naturally vegetated areas to the extent possible. Additionally, local streets will be built to Town of Castle Rock standards unless a specific variance/waiver is requested at the time of detailed design efforts.

▪ Chapter 7: Water Principles and Policies

○ *Principle CS-1: Water Supply: Acquire the privately held ground water rights remaining within the Town and in strategic locations outside of the Town boundaries.*

Response: The property has over 700 acre feet of water that would be eligible for dedication; however, at this time we are requesting to make water dedications at the time of final plats.

○ *Principle CS-2: Water Supply Regional Interaction and Cooperation: Participate in the development of the regional water resources to secure an imported renewable water supply.*

Response: While this is a much larger goal than a project like Pine Canyon can have any meaningful influence on, Pine Canyon certainly supports the goal of a renewable water supply, and through the continuing dialogue on water conservation for the community we hope to play an important role in the future of efficient water use in new communities.

○ *Principle CS-3: Integrated Water System*

Response: The Pine Canyon Property will utilize the Town of Castle Rock water system designed to Castle Rock standards and specifications.

○ *Principle CS-4: Planned Water Service Area: Provide water services to all citizens and commercial or industrial users within Planned Service Area Boundaries.*

Response: Water infrastructure for the Pine Canyon Property will be provided in an efficient manner consistent with the phasing plan included within this PDP application.

○ *Principle CS-5: Infrastructure Planning: Water facilities shall provide for ultimate development within the Planned Service Area.*

Response: Water infrastructure for the Pine Canyon Property will be provided in an efficient manner consistent with the phasing plan included within this PDP Amendment application. The design will take into account the potential maximum buildout of the project.

○ *Principle CS-6: Wastewater Service Area: Wastewater services shall provide for ultimate development within the Planned Service Area.*

Response: Wastewater infrastructure for the Pine Canyon Property will be provided in an efficient manner consistent with the phasing plan included within this PDP application. The design will take into account the potential maximum buildout of the project.

- *Principle CS-7: Storm Water Management: Protect water quality and mitigate impacts to receiving waters.*

Response: A phase I drainage plan prepared in accordance with Town of Castle Rock standards is included with this PDP application. Water quality standards will be met per Town standards.

- *Principle CS-8: Floodplain Management: Reduce hazards of floods to life and property.*

Response: We are not proposing any development in the modest floodplain area located on Pine Canyon. The floodplain is limited to an area adjacent to Plum Creek, and we are proposing that area to remain as open space, and outside of the floodplain area future park facilities could be developed.

- *Principle CS-9: Emergency Needs Evaluation: New Development proposals shall provide for emergency needs.*

Response: The Pine Canyon Property application plans include infrastructure and roadways that will be designed to meet emergency needs as defined by Town standards.

- *Principle CS-10: Construction and Staffing of Additional Facilities: Fire protection and emergency services shall be provided.*

Response: The Pine Canyon development team anticipates working with Town staff as we move into the more detailed planning efforts for the property. As proposed Pine Canyon provides significant additional tax revenue to the Town that will support the potential for construction and staffing of additional fire and emergency services as warranted.

- *Principle CS-11: Emergency Cooperation: Cooperate with other emergency service providers.*

Response: NA

- *Principle CS-12: Wildfire Prevention Design Standards: Reduce wildfire risk to residents and property.*

Response: As the Pine Canyon development team moves towards the more detailed planning efforts we will propose design standards and specific requirements to mitigate the risk of wildfire on the property.

- *Principle CS-13: Provide Adequate Law Enforcement as the Town Grows: The safety of the citizens shall be provided by the adequately and carefully coordinating law enforcement resources concurrent with population growth.*

Response: One of the benefits of the proposed PD Zoning for Pine Canyon is the significant amount of non-residential, tax generation uses being proposed. As part of the planning process for Pine Canyon a fiscal impact study was commissioned, and it is anticipated that at completion the project will generate significant tax revenue to the Town of Castle Rock that will help facilitate additional law enforcement resources as warranted.

- *Principle CS-14: Availability of Health Care Facilities: Health care facilities shall be available to all Town residents.*

Response: With the addition of the recently opened Castle Rock Adventist Hospital/Centura Health facility the Town of Castle Rock has a new major health care option for Town residents.

- *Principle CS-15: Educational Support: Support the highest quality education facilities and service possible for existing and future Castle Rock residents.*

Response: The applicant has had several meetings with the Douglas County School District representative. At this time we are proposing a 5 acre dedicated school site, which is adjacent to the Scott property. The applicant has also had several meetings with Charter Schools that have expressed an interest in serving the property; however, if the school site were needed to serve both the Scott and Walker properties we anticipate that additional land could be negotiated adjacent to this proposed site. The proposed school location is adjacent to an approximately 6 acre park area.

- *Principle CS-16: Future demands for utilities: The provision of utilities shall keep pace with demand and anticipate needs and demands for our community.*

Response: As part of this application a Master Utility study has been prepared to evaluate the major utility demands and likely routes for the ultimate development of the Pine Canyon property. This study will be used to help facilitate discussions with the various utility providers as the proposal moves through the referral process.

- *Principle CS-17: Efficient and Effective transmission systems: Maximize the efficiency and effectiveness of transmission and distribution systems.*

Response: The more detailed design efforts will follow after the annexation and zoning efforts for Pine Canyon. The Pine Canyon development team supports the concept of maximizing the efficiency and effectiveness of transmission and distribution systems as they impact the Pine Canyon property.

- *Principle CS-18: Minimization of Aesthetic and Environmental Impacts: Minimize the aesthetic and environmental impacts of utility transmission and distribution systems.*

Response: The Pine Canyon development team fully anticipates that new utilities constructed within the Pine Canyon property will be underground, thereby minimizing the aesthetic and environmental impacts associated with the utility and transmission distribution systems.

- *Principle CS-19: Evaluation of new communication technologies: New communication technologies shall accommodate the needs of the community.*

Response: We do not anticipate major technology communication facilities being located on the property.

- *Principle CS-20: Locational Criteria: Ensure appropriate siting of wireless communication facilities.*

Response: There are no wireless communication facilities currently anticipated for the property; however, if a facility wishes to locate to the property the Pine Canyon Development team will make sure that any facility is located to minimize any adverse impacts.

- Chapter 8: Parks, Recreation, trails and open space

- *Principle OS-1: General: Develop recreation resources to preserve open space in an environmentally sensitive way.*

Response: Approximately 33% of the Pine Canyon Property will be publically accessible open space, parks or a school site. These areas include highly vegetated areas, drainage ways, ridges, and flatter areas that can be developed with the desired higher impact recreation amenities by the Town of Castle Rock.

○ *Principle OS-2: Distribution of Open Space: Provide convenient access to recreation resources and open space through-out the Town.*

Response: Extensive open space is provided evenly throughout the property. Trail corridors within the property are provided so that they connect the internal open space and parks and also provide opportunities to connect to off-site trail corridors. All residents will be within a ¼ mile of a proposed park or natural open space area. The PDP indicates trails and illustrates the connectivity provided to the seven proposed park areas in the community.

○ *Principle OS-3: Development of Recreation Resources to Keep Pace with Growth: Development of recreation resources shall keep pace with population growth and demands.*

Response: With 33% of the property provided as publically accessible open space, parks and a school site, the Pine Canyon Property is providing more open space than is required to meet Town standards. This open space will provide ample opportunity for active and passive recreation. The applicant is committed to working with the Town's Park's Department to ensure these open space areas are programmed to meet the Town's needs and timing.

○ *Principle OS-4: Open Space Preservation: The Town's uniqueness is defined and contributed to by preservation of open space properties.*

Response: The amount and character of the publicly dedicated open space and parks provided with this application is unique and provides high value as open space for the Town of Castle Rock. Among the areas preserved are major ridgelines within the property, a natural forested area, and a significant area along Plum Creek that can be a combination of a future Regional Park, and a continuation of the Town of Castle Rock open space and trail system that is currently both north and south of this dedication area. These areas are preserved in open space tracts and will help continue the tradition of preserving important and unique areas within the Town.

○ *Principle OS-5: Tourism: Recreational opportunities and supporting commercial facilities shall accommodate tourism as well as community use.*

Response: Pine Canyon has located a potential future Hotel/Spa centrally on the property where it will not have an impact on adjacent properties. The Hotel/Spa will certainly support tourism, and the site is located along the trail system internal to Pine Canyon which will in turn will also support recreational opportunities.

▪ Chapter 9: Community Character and Design Principles and Policies

○ *Principle CC-1: Historic Preservation: Historic Preservation of our heritage shall occur to enhance the quality of life, enrich our community identity, and preserve our small town atmosphere.*

Response: The Pine Canyon property is largely undeveloped with a couple of existing small structures on the Cramer property, none of which are of historic significance, and the property is located away from the more historic areas of Castle Rock and its downtown.

○ *Principle CC-2: Community Design Elements: Thoughtful design shall involve all aspects of our community image and environment.*

Response: Even at the early planning and zoning stages a significant amount of thought and consideration was given to the overall design and layout of the community. Consideration was made to appropriately locate the planning areas, parks, and open space so that the whole Castle Rock community could benefit from all these unique elements. Connectivity provided through streets and trails makes sure that development of the Pine Canyon Property, while still unique and clearly its own, feels like an extension of the Town of Castle Rock and a part of the overall community. Common design elements are anticipated throughout the property in terms of planting character, site furniture, lighting and signage.

○ *Principle CC-3: Community Identification: Community identification shall incorporate design elements, landscaping, and signage that greets and directs the public and enhances the Town image.*

Response: Future design considerations shall be given to creating a community that enhances the Town image with its own unique identification that welcomes visitors and residents alike.

○ *Principle CC-4: Free Standing Community: Castle Rock shall remain a free standing community that is visually and physically separated from adjacent municipalities.*

Response: The Pine Canyon Property is located centrally to the Town. The east portion of the property is bordered by adjacent Town residential properties on the southern edges, and the northern edge is the Scott property that is currently in Douglas County, although it is anticipated that this property will annex to the Town of Castle Rock in the future. Given the infill location of Pine Canyon, the development of this property will not negatively impact the free standing community principle.

○ *Principle CC-5: Full-Level of Community Services: The Town shall provide an appropriate level of community services and strive to become a self-sufficient community.*

Response: Pine Canyon is positioning the property to allow for a reasonable balance of jobs to housing, which will give the residents and citizens of Castle Rock the opportunity to live close to work.

○ *Principle CC-6: Cultural Resources: Foster Castle Rock's sense of community by promoting the importance of the arts and community heritage and broad mix of cultural opportunities for its residents.*

Response: The development team for Pine Canyon, along with the Castle Rock Economic Development Council will continue to pursue finding a higher education user to move to this property. We anticipate that some form of cultural facility will be included with a higher educational user if we are successful in attracting that type of user to the property.

▪ Chapter 10: Economic Development

○ *Principle ED-1: Freestanding, Self-sustaining Community: Attract a variety of businesses, industries and employment opportunities to provide a balance in the community between jobs and workers, and to diversify the Town's economic base.*

Response: Pine Canyon is being proposed as a community with a mix of uses including approximately 50% of the site being non-residential economic generating uses. We have devoted large areas of the property for economic generating uses, and will continue to work closely with the Castle Rock Economic Development Council to attract a variety of businesses, industries and employment opportunities that will provide a balance between jobs and workers, and will both diversify and grow the Town's economic base.

- Chapter 11: Natural Resources Principles

- *Principle NR-1: Protect natural resources to sustain high quality of life: The quality of life offered by natural resources within the Town shall be protected and improved.*

Response: During the initial planning stages, consideration was made to preserve drainageways, heavily vegetated areas, and ridges that are located within the Pine Canyon Property. These areas are integrated into the overall plan to create and connect an expansive area of active and passive recreational opportunities. The Pine Canyon Property will provide a trail and open space connection to the Castle Rock Recreation Center, as well as an internal trail network that connects the passive and active park areas. Additionally, a trail segment of the Plum Creek regional trail is already located in the area to be dedicated as a combination of Regional Park and Open Space running along the west edge of the property. Trail connections are also anticipated to the Scott Property when that property develops. The Pine Canyon Property clearly maximizes the natural resources on-site and provides key connections to adjacent off-site natural resources.

- *Principle NR-2: Environmentally sensitive development: Land uses shall be respectful of and sensitive to the environment.*

Response: The road network and planning areas are designed to respect the natural topography of the site and avoid significant drainage ways and heavily vegetated areas to be as respectful as possible to the existing environment. Care was taken to create natural trail corridors that will enhance the living experience of future residents and also provide for wildlife habitat and corridors.

- *Principle NR-3: Scenic Resources: The Community's scenic resources shall be protected.*

Response: The primary road network is primarily located along a ridgeline, with the development areas being generally lower than the ridgeline we believe that we are protecting the view on to the property from offsite. In addition we are proposing an approximately 23 acre area of the more significant treed area as open space. Finally, the more intensive land use areas are located adjacent to I-25, Front Street or Founders Parkway – all of these areas are generally already heavily developed and as such we feel that it is appropriate to locate our more intensive development adjacent to the areas already similarly developed, and to locate the less intensive development areas in the more scenic areas of the property.

- *Principle NR-4: Environmental hazards and Constraints: Development shall be located in areas free of environmental hazards and constraints.*

Response: Development within this project has been focused into areas that provide the least amount of disturbance possible. Areas of steep slope and drainage ways were avoided to the extent possible. Avoiding these areas has resulted in 30% of the site being designated as open space. There have been numerous studies performed on the property, and we have utilized those studies to create the proposed PDP. In general there are not environmental hazards on the property, and the most significant constraint is the existing topography – which is virtually identical to the developed communities to the south of the property.

- *Principle NR-5: Air Quality: Air Quality shall be improved.*

Response: Development of the Pine Canyon property will follow all air quality requirements and standards.

- *Principle NR-6: Water quality: High water quality and protection of water resources shall be maintained.*

Response: In addition to the ultimate creation of a water conservation plan for the property we have included with this PDP application a Phase I drainage report outlining the basics of the property drainage. All water quality will meet the Town of Castle Rock standards.

- *Principle NR-7: Environmental Building Practices: Encourage environmental building practices.*

Response: As is consistent with the Pine Canyon development team's focus on water conservation, we also intend to utilize the most current technologies associated with environmental building practices with regards to energy efficiency, water efficiency, construction methodology, storm water management and erosion control.

- *Principle NR-8: Noise and Lighting: A healthy environment shall be provided through the limitation of excess noise and lighting levels.*

Response: Pine Canyon will follow Town standards with regards to noise and lighting for the property.

- *Principle NR-9: Habitat Protection: Preserve and protect significant natural areas that provide habitat essential for the conservation of plants, animals and their associated ecosystems.*

Response: The Pine Canyon Property is a unique property with a series of ridgelines and drainages ways. Care was taken during preparation of the plan to preserve the most environmentally sensitive areas. Heavily vegetated areas were avoided to the extent possible and large open space corridors were created to preserve the natural environment and provide habitat for plants and wildlife.

- *Principle NR-10: Forestry Standards: Preserve and promote forestry standards.*

Response: Pine Canyon has proposed an approximately 23 acre open space/park preserve area containing significant areas of existing woody vegetation, and it is anticipated that as has been depicted on the various planning documents that have been generated for the northern Scott Ranch property, that the Pine Canyon 23 acre preserve area is likely to be approximately mirrored on the Scott property – resulting in a significant forest park/preserve area. Furthermore, road design and planning area design takes into account the topography and vegetation of the property. Care was taken to locate the development areas in the less densely vegetated areas of the property. During development of the property, street trees, common area landscaping and residential lot landscaping will further enhance the overall forestry character of the community.

As evidenced by the above, this application for a PDP is in line with the applicable policies and principles as described within the Castle Rock 2020 Comprehensive Master Plan.

- *Douglas County/Castle Rock Land Use Intergovernmental Agreement*

The Douglas County/Castle Rock Land Use Intergovernmental Agreement (IGA) was created in order to jointly plan and regulate land use moving forward in the future. This IGA pertains to that property that is not currently annexed into the Town of Castle Rock.

- *Zoning Codes*

The Pine Canyon Project PDP application was created based on the Town of Castle Rock standards and regulations, including the zoning code. Every effort was made to meet and exceed these standards. Included with this application is the Planned Development (PD) Zoning Regulations that will guide future development. The applicant looks forward to working with Town Staff to ensure that the Town of Castle Rock's high standards for quality planning and design are met through this PDP application.

- *General Design Principles*

The Pine Canyon Property intends to meet the principles and guidelines of the *Castle Rock Design*. The following outlines the guidelines that are applicable at this stage in the development process and how this development meets the intent of those guidelines.

- *A.1 Site Design – Intent: The goal is to encourage innovative designs for new subdivisions that enhance the neighborhood character, residents’ interaction, and create an environment oriented to pedestrians and bicyclists.*

- *A.1.1 Subdivisions should be designed to minimize disturbances to the natural environment and preserve natural areas and native vegetation.*

Response: The Pine Canyon Property is a unique property with a series of ridgelines and drainages ways. Care was taken during preparation of the plan to preserve the most environmentally sensitive areas. Heavily vegetated areas were avoided to the extent possible and open space corridors were created to preserve the natural environment and provide habitat for plants and wildlife.

- *A.1.2 Views of mountain peaks and other scenic resources should be considered in the design of projects by varying rooflines to preserve views and orienting and terracing buildings away from view corridors, where possible.*

Response: Pine Canyon does have excellent mountain views to the west. The natural topography will promote terracing of buildings and homes so the views are generally maintained. In addition, we have strategically anticipated the higher intensity of uses on the lowest portion of the property, so that the higher areas that are generally anticipated as residential maintain the views to the west.

- *A.1.3 Open space areas should be used to form a buffer between developed and natural areas, and could include trails, etc.*

Response: Open space buffers are proposed between the Pine Canyon property development and all existing adjacent residential uses, many of these areas include trails – or where appropriate provide trail connections to existing trails.

- *A.1.4 Recreational or natural open spaces, which occur on adjacent developments, should be connected together by a network of pathways in order to create an integrated, usable open space.*

Response: The proposed trail network in Pine Canyon connects to the existing trail along the southern border where appropriate, and the internal trail network connects to this southern trail, thereby providing access to the 6 park areas internal to Pine Canyon. In addition, Pine Canyon has a portion of the Regional Plum Creek trail along its western boundary, and we are proposing to dedicate a significant area of the western portion of the property as a combination of future Regional Park and Open Space.

- *A.1.5 The design and potential use of detention basins should be considered for open space use by grading to complement proposed uses, preserving vegetation or revegetating, and providing for safe access.*

Response: Every effort will be made to preserve the natural environment and utilize existing grades in creating the drainage plans. At this point in the Town of Castle Rock process, and without more detailed plans created, only preliminary drainage plans and reports are required and provided. During future submittals, every effort will be made to implement the least invasive drainage solutions as feasible.

○ *A.2 Intent - Vehicular and Pedestrian Circulation: Within new subdivisions, promote the most direct vehicular, pedestrian and bicycle circulation routes which allow for multiple connections to other neighborhoods.*

▪ *A.2.1 The walled appearance of collector roads, typically achieved by residences with privacy fences backing onto the roads, is discouraged. Alternatives such as frontage roads, fencing offsets or staggered fencing, and wide landscaped buffer areas with pedestrian circulation routes are encouraged.*

Response: At the PDP stage of the Town of Castle Rock development process, this kind of detail has not been determined. But, it is anticipated that elements such as large landscape buffers, staggered fencing, or the like will be utilized to minimize any perceived negative impacts.

▪ *A.2.2 Connectivity between neighborhoods is encouraged to create direct routes and connections to adjacent developments.*

Response: The Pine Canyon Property is planned to provide ample trail connections to adjacent neighborhoods and trail corridors. Careful consideration was made in making vehicular connections to adjacent residential uses. The most significant roadway connection improvements that are anticipated is the provision of a significant portion of ROW for the extension of Woodlands Boulevard, and the future construction of an east west road alignment that will provide another route for Town of Castle Rock residents to get from Front Street to Founders Parkway.

▪ *A.2.3 Long cul-de-sacs should be limited unless they are required due to topographical constraints.*

Response: While a final subdivision plan has not been developed for the property, it is anticipated that the use of cul-de-sacs will be used as a key tool to minimize grading impacts across the property. Any use of cul-de-sacs in the subdivision design shall meet all application Town standards.

▪ *A.2.4 Principal access roads into new developments should connect with streets of similar scale. Street patterns at the edges of new subdivisions should be extended into the adjacent residential areas. New local streets should connect with existing local streets and arterials.*

Response: The Pine Canyon Property is planned to provide street and road connections at similar scales as found in adjacent neighborhoods. Careful consideration was made in making vehicular connections to adjacent residential uses. The main entries into the Pine Canyon Property are located off of Front Street, Woodlands Boulevard, Founders Parkway, and Ligget Road.

▪ *A.2.5 Traffic calming devices such as traffic circles, sidewalks extending into the street at intersections (e.g., bulb-outs), and narrower street widths should be used to reduce vehicular speeds and encourage street safety.*

Response: Traffic calming devices shall be utilized as appropriate within the development and will be designed at the SDP and Final Plat application stage.

▪ *A.2.6 Gateways and entrance parkways into new developments should promote landscape and street improvements that feature native and low water use plant material.*

Response: Landscape and street improvements that feature native and low water plant material will be promoted in future gateways and entrance areas of the property. These details will be provided during the SDP and Final Plat application stage.

▪ *A.2.7 The type and placement of landscaping should be designed so as to not obstruct required line-of-sight at driveways and intersections.*

Response: Landscaping shall be designed to meet Town requirements.

○ *A.3 Subdivision Streetscape – Intent: The massing and scale of new development should be varied to add visual interest and character to the streetscape. Develop attractive streetscapes to encourage pedestrian-oriented activity on sidewalks and walkways, thereby making the neighborhood safer and more appealing.*

▪ *A.3.1 Lot sizes, setbacks, building orientation and form, and the orientation of porches and garages can all be varied to add interest and character to the subdivision.*

Response: This PDP Amendment application includes PD Zoning Regulations that indicates the minimum setback standards for residential development. The ultimate look and feel of the development will be created later in the subdivision development process. It is anticipated that future development will meet or exceed this guideline.

▪ *A.3.2 All the streets in the neighborhood should include an interconnected system of sidewalks. Where possible, a traditional sidewalk design is preferred, with sidewalks, regularly spaced street trees in a tree lawn, pedestrian scale light standards, and clearly delineated crosswalks.*

Response: Streets will meet the intent of the Town of Castle Rock standards for sidewalks and landscaping, however, given the unique nature of the site we may request future variances or waiver to mitigate impacts to the more natural character of some of the areas of the property.

• *Technical Manuals*

The intent is for this Planned Development Plan Amendment application to meet Town technical manual requirements for those items that are applicable at this stage of the Town of Castle Rock development process, unless specifically agreed upon by the applicant and the Town of Castle Rock. Among those standards followed are roadway and infrastructure design, both of which meet Town minimum standards.

• *Interchange Overlay District*

The Pine Canyon Property is not part of the Interchange Overlay District.

• *Infrastructure*

The Pine Canyon Property infrastructure will be designed and constructed to meet Town of Castle Rock standards. At this time, no deviations from standard design principles or practices are anticipated. Additionally, infrastructure will be phased in a logical and efficient manner, meaning that all infrastructure will be implemented and constructed to create the minimum amount of impacts to the existing network.

○ *Roadways – All roadways, including collectors and local streets, will be designed per Town standards, or per the alternative road standards as anticipated with this PDP application.*

○ *Water & Wastewater – Will be provided by the Town. All water and wastewater will be designed to Town standards, and the Pine Canyon team remains committed to working with the Town on the development of new standards for a water efficient community.*

- Utilities – The design and implementation of other utilities (electricity, gas, cable, etc.) will meet the requirements of the Town as well as the standards set forth by the individual service providers. Additional detail about how this will occur will be provided during later phases in the development process as required.

- *Impacts*

Throughout the design development process, impacts within the Pine Canyon Property itself and to other offsite conditions were considered, and efforts mitigating negative impacts have been taken. The following potential impacts were identified and considered during the creation of this PDP Amendment application:

- *The Pine Canyon Property* – Given the infill location and natural beauty of the property, with its undulating topography and heavily vegetated areas, the Pine Canyon Property is a likely candidate for near-term development in the Town. It was with this in mind that the PDP plan was developed to utilize these features as assets for future development while minimizing negative impacts within the property. Care was taken to avoid significant drainageways, steeply sloped areas, and heavily vegetated areas to the extent possible. By providing more 30% of the property as open space and parks located within corridors and buffers, significant areas of the natural beauty and wildlife habit is preserved for future generations. Finally, by proposing a truly mixed use community (almost 50% of the property is anticipated for non-residential uses), we believe that we are proposing a sustainable community for the future residents of the Town of Castle Rock. While any development has impacts on the land, efforts were made to balance preservation with creating a feasible series of neighborhoods in this ideally located infill property. The applicant believes this PDP successfully achieves this balance.

- *Adjacent Neighbors* – The Pine Canyon Property is surrounded on the south portion of the property by the developed Woodlands and Escaverra neighborhoods. In order to understand the perspective and concerns of adjacent neighbors the applicant reached out to homeowners and conducted a several of neighborhood meetings and individual meetings to present the proposed plan for the Pine Canyon Property and address questions. At these meetings the applicant described the vision that included open space and buffering from existing residential uses. As part of these conversations and meetings two main impacts/concerns were identified, they are as follows:

- *Setbacks/Buffering*: Residents expressed concerns in regards to building, lot setbacks and buffering from their properties. Most of the concern stemmed from worries about home values, aesthetics of the new development and proximity of any proposed future homes. This PDP application proposes multiple standards to help mitigate these concerns. First, it is proposed that Pine Canyon lots located immediately adjacent to existing lots in these neighborhoods will have an open space buffer on the Pine Canyon side of the property boundary. Secondly, it is proposed that there be a 150' two story height limit established on the Pine Canyon Property located immediately adjacent to the southern boundary of the property adjacent to the Woodlands and Escaverra neighborhoods. Both of these proposed standards will effectively create the desired level of density transition and consistency that is appropriate for this specific area. In addition a no retail zone has been created and identified in the PDP at the south east corner of the property to mitigate concerns of having potential future retail uses adjacent to the southern neighbors.

- *Traffic*: Traffic impacts were a significant concern heard from the adjacent residents. Pine Canyon has commissioned a traffic study as part of this application, and we anticipate continuing to work with the Town of Castle Rock throughout this process to mitigate traffic impacts to the extent possible. We anticipate that the future extension of Woodlands Boulevard (of which Pine Canyon is dedicating a significant portion of the missing link of ROW, and has proposed a unique road section that will promote economic development along this roadway while also creating a safer roadway), will alleviate some traffic congestion in the area. In addition the provision of an additional east west roadway from Front Street to Founders Parkway will alleviate some of the traffic for our neighbors.

The applicant is aware that impacts affecting the adjacent residents cannot be fully mitigated to the extent the neighbors would desire and create a feasible development in the Pine Canyon Property. But it is believed that good faith efforts to mitigate the impacts as much as possible have been made and are reflected within this PDP application. It should also be noted that not all impacts of the Pine Canyon Property development are negative. As noted previously, extensive publically accessible park and open space areas (30% of the property) are provided, as well as approximately 50% of the development could be non-residential uses that will serve the residents of the Pine Canyon community the adjacent neighborhoods and Town residents in general.

- *The Town of Castle Rock* – The applicant understands that any development is not without impact to the jurisdiction in which it is proposed. Understanding that impacts occur, the applicant is committed to minimizing negative impacts and maximizing positive impacts. The infrastructure design and phasing is planned to maximum efficiency and cost effectiveness, which are achieved through every stage of the development. Roadways and access are provided per Town standards and provide appropriate levels of access throughout the property. As presented in the Fiscal Impact study the proposed Pine Canyon development provides a balanced and significantly positive financial impact to the Town of Castle Rock.

As evidenced above, great consideration was given during the development of this application to minimize negative impacts and create a considerable number of positive impacts. The applicant truly believes that approval of this application will be a positive business decision for the Town as a whole.

- *Phasing*

The phasing of the Pine Canyon Property will occur in a logical manner that is based on current and future anticipated market conditions and the extension of infrastructure. A phasing plan is included as part of the PDP Amendment plan set.