



January 31, 2025

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Re: Pine Canyon Annexation

Request

The owners of Pine Canyon ("JRW") are seeking annexation of the property known as Pine Canyon (the "Property") into the Town of Castle Rock. Following the required Substantial Compliance and Eligibility hearings, the owners anticipate submitting a request to rezone the Property through a PD application, as outlined in the Pre-Annexation Agreement signed by the owners and the Town Council in December 2024. The following narrative describes key characteristics of our conceptual plan for the Property, and compliance with the Town's 2030 Vision and Comprehensive Master Plan. The narrative also begins to outline the significant public benefits that will come from the realization of the conceptual development plan (the "Plan"). Greater details as to specific zoning, design, layouts, commitments, dedications, etc. will be included as part of the forthcoming PD application, as required.

Location

The Property is located generally adjacent to the north-central areas of Castle Rock, between Founders Parkway on the East and the BNSF Railway on the West. The Property is South of Black Feather Trail and North of Scott Boulevard, spanning across both sides of I-25. Specifically, the Property is located in part of Section 1 of Township 8 South, Range 67 West of the 6th Principal Meridian together with parts of Section 36, 35, and 34 of Township 7 South, Range 67 West of the 6th Principal Meridian. This location makes the Property very suitable for annexation into the Town as identified in the Town's guiding documents.

The Property is mostly bordered by other properties in the Town's jurisdiction, including the Escavera and Woodlands neighborhoods and Bluffs apartment complexes to the South and the Terrain master planned community to the East. General Industrial and Commercial uses are located on the borders of the Property West side of I-25. To the North, the property is bordered by a separate, large, agricultural parcel which is in Unincorporated Douglas County.

All these existing land uses around the Property have been thoroughly analyzed by the owners and their team, and the Plan has been crafted to seamlessly mirror and integrate with them.

Existing Conditions

The topography of the Property varies greatly as the elevation generally, gradually rises from the West to the East. To the West, East Plum Creek traverses through the Property, where it is flanked by riparian areas on both banks. This entire area, and the adjacent flat uplands will be preserved and maintained as it is now, as a working agricultural operation. The rest of the acreage West of I-25 is flatter grassland. East of the highway, the Property begins off Front Street with more flat pastureland, before slowly rising in elevation, where it is marked first by large clusters of Gamble Oak (scrub oak brush), and then Ponderosa Pine groupings. This more forested area, at the center of the Property's East side, is also home to some more distinct topographic changes. These areas of noteworthy Ponderosas and rockier terrain are not only where the property gained its namesake but are carefully planned to be integrated into the Plan, with local parks and open spaces crisscrossing throughout the region. Finally, on the Easternmost section, the Property significantly flattens back out into more grassland before reaching Founders Parkway.

VISION FOR PINE CANYON

Pine Canyon is a property consisting of approximately 530 acres, centrally located in the northern portion of Castle Rock. The property is bisected by I-25 and flanked on the west by Founder's Parkway and on the east by Plum Creek. The majority of the property is currently zoned Agricultural (A-1), and the ownership seeks rezoning along with the Annexation application. The rezoning proposal embraces multiple varied land uses including a maximum of 1,800 Residential units, which are anticipated to be a healthy mixture of Single Family detached and attached homes, and multi-family units. The plan also proposes Commercial uses such as an allowance for a hotel/ resort anticipating 175 rooms, and up to 600,000 square feet of business/industrial uses. In addition to the Residential and Commercial uses, the proposal highlights a robust assortment of amenities. A third of the entire property – over 170 acres – will be reserved as Parks and Open Spaces. An interconnected network of public pedestrian and bicycle trails traverse the property and connect to regional trail systems. Discussions with the Douglas County School District resulted in locating a 12-acre Elementary school site adjacent to a local park which is planned to include a free-to-use outdoor fitness facility open to the public regardless of their age, skill, or recreational ability.

Providing the highest quality, innovative infrastructure for future residents and businesses has been a top priority throughout the planning process.

Transportation

Due to its unique location, Pine Canyon creates multiple new roadway connections to the existing public regional transportation network. New connections provide much

needed alternatives to the crowded existing roadways for current and future residents of the region.

Natural Resources

Another priority in planning has been preserving, maintaining, and improving Pine Canyon's beautiful, unique natural resources. The 170+ acres reserved as Parks and Open Spaces are designed as an interconnected network. The areas have been selected to highlight and preserve the varied terrains throughout Pine Canyon. Some parks and open spaces will preserve the native Ponderosa Pine forest areas. Others are located to take advantage of the stunning Rocky Mountain views. A unique preserve is set to be established along the East Plum Creek corridor to conserve the Creekside environment, the wildlife movement corridor, threatened species habitat, and an award-winning agricultural legacy.

RELATION TO EXISTING AND ADJACENT LAND USES

The Pine Canyon rezoning proposal includes buffer areas on its borders to transition to older, existing adjacent land uses. Residential land uses are all planned to mirror the residential uses of neighboring communities. This includes a commitment to match or exceed the lot size with 300' of any existing adjacent Single Family Dwelling Unit along the southern property line.

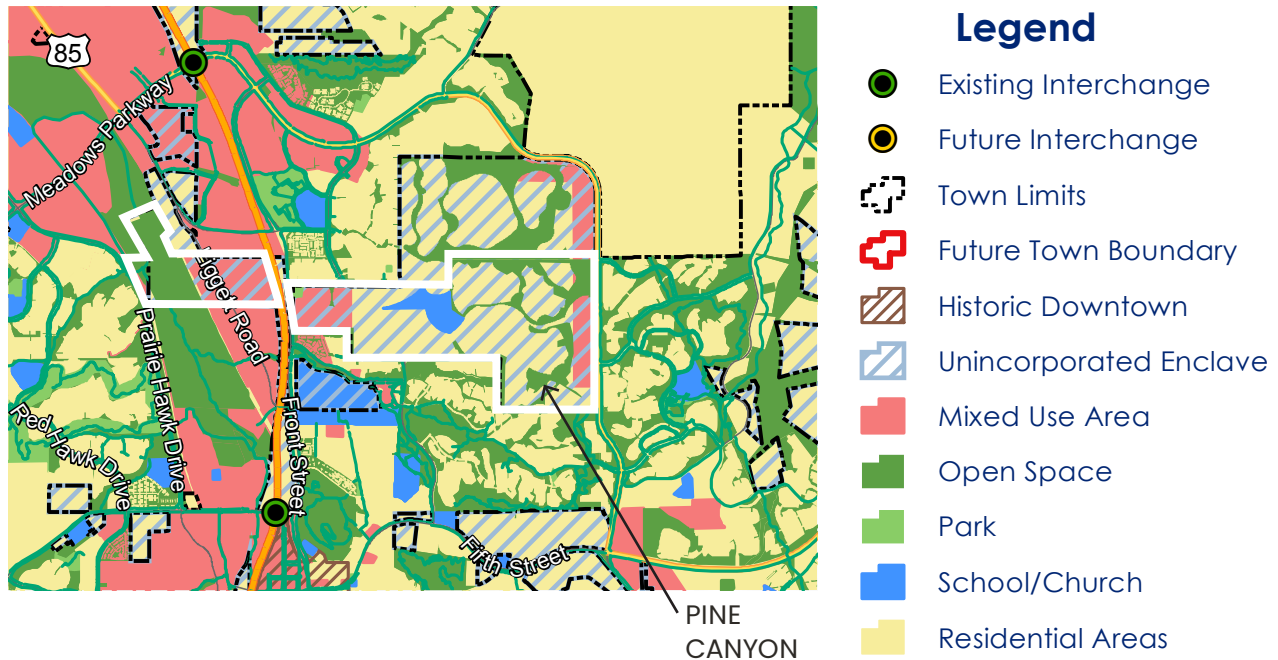
The PD includes notation of the adjacent properties zoning and platted densities to further ensure compatibility with older neighboring communities.

Pine Canyon will connect into the regional transportation network with multiple public roadway improvements. These include connections to Founders Parkway at Crimson Sky Drive and Rising Sun Drive, an extension of Woodlands Boulevard through the property, a shared connection to Front Street at the border of Pine Canyon and the Scott Ranch property, a new underpass connection under I-25 from Front Street on the east to Liggett Road on the west. Pine Canyon anticipates providing both monetary and physical road improvements to multiple, various roadways, as determined in the Traffic Impact Study and coordinated with government agencies through the review process, at timings specified in the Traffic Impact Study.

TOWN OF CASTLE ROCK FUTURE LAND USE PLAN

The Pine Canyon PD reflects the Future Land Use Plan (FLUP) of the Town of Castle Rock. The western portions of the property lie within a mixed-use area, except for the large open space area near Plum Creek, on the Future Land Use Plan. The Pine Canyon PD plans for several planning areas that are a combination of mixed-use, business/light industrial, multi-family, and open space. The riparian portion of the site lies within the open space use area along Plum Creek which will remain as a working agricultural ranch to honor the history of the land. The eastern portion of the property is mostly residential and open space which is reflected in the Pine Canyon PD. A slight difference in land use

is approximately 21 acres within the western portion of the site that has the potential to be a resort/spa with residential cottages or will be maintained as solely a residential area. Another area to notate a difference between the FLUP and the Pine Canyon PD is the mixed-use designation along Founder's Parkway, the Pine Canyon PD felt that this area was better suited as residential uses consistent with the adjacent residences. A school site is also included to match the location designated on the FLUP.



PROJECT COMPLIANCE

Included in this General Intent statement is an analysis of how this proposal meets the criteria outlined in the Town of Castle Rock 2030 Comprehensive Master Plan (CMP) and, therefore, should be approved for Annexation. The **BLUE TEXT** is taken directly from the CMP.

I. Distinct Town Identity

- A. **PRINCIPLE ID-2:** A community comprised of master planned developments, small scale neighborhoods and historic areas that convey a unique identity within the larger Town character.
 1. **ID-2.1: MASTER PLANNED DEVELOPMENTS:** Encourage development of master planned communities that offer a diversity of housing options, mixed use development, transition zones, trail connections, open space buffers and community services and amenities. Apply Town design guidelines where appropriate, and coordinate location of public facilities such as schools or libraries, regional park sites and transit facilities. Coordinate regional and local transportation networks to ensure safe and reliable commuter routes.

COMPLIANCE: The proposed Pine Canyon PD is a well-planned, integrated community that will promote a unique identity within the Town of Castle Rock. It proposes a diversity of housing with large lot single family detached, smaller lot single family detached including patio homes, townhomes, duplexes, and multi-family/condominiums. It also contains areas of mixed-uses near the I-25 corridor and the potential for a resort/spa amenity. It contains an extensive trail system that connects to existing trails and plans for a pedestrian underpass to maintain connection across the I-25. It plans for over 170 acres of open space that consists of a riparian reserve, plus open space buffers and the trail system and three (3) local parks. Lastly, the Pine Canyon PD also plans for a 12-acre school site and a potential mobility hub near I-25.

- B. [PRINCIPLE ID-6: A community recognized for and enhanced by its natural environment and scenic vistas.](#)
1. [ID-6.1: NATURAL ENVIRONMENT PROTECTION: Identify and preserve important properties that offer unique natural and scenic vistas or other characteristics that distinguish Castle Rock from other communities, such as significant buttes, ridgelines, rock formations, agricultural lands, and water features. Apply these considerations to private development as well as to the design and construction of public facilities and infrastructure projects, encouraging design that is sensitive to community values.](#)
 - a. [IMPLEMENTATION: Preserve and protect natural floodplains by mitigating development impacts and establishing reasonable buffers for public safety and environmental enhancement.](#)

COMPLIANCE: The Pine Canyon PD seeks to preserve, maintain, and improve the site's beautiful, unique natural resources. The 170+ acres reserved as Parks and Open Spaces are designed as an interconnected network. The areas have been selected to highlight and preserve the varied terrains throughout Pine Canyon. Some parks and open spaces will preserve the native Ponderosa Pine forest areas. Others are located to take advantage of the stunning Rocky Mountain views. The East Plum Creek corridor's creekside environment, the wildlife movement corridor, threatened species habitat, and the property's award-winning agricultural legacy will be honored and maintained as the entire section of the property between the Union Pacific and Burlington Northern railroads will be preserved as a working agricultural ranch.

2. [ID-6.2: SKYLINE/RIDGELINE PROTECTION: Continue to enforce, and update as needed, the Town's skyline/ridgeline ordinance, to protect the Town's natural environment and scenic vistas.](#)

COMPLIANCE: The Applicant and the Town of Castle Rock created a Pre-Development Agreement that states "the Property will be exempt from the Skyline/Ridgeline Protection Regulations, as the PD Zoning will include alternative viewplane protections narrowly tailored to the Property." This exemption is due to the plan's commitment to its natural resources via its viewplane protection, fire mitigation, forest management, tree preservation, and other plans.

C. PRINCIPLE ID-7: A highly accessible and well-distributed system of parks, recreation facilities, open space and trails

1. ID-7.1: PARKS AND RECREATION FACILITIES: Provide a variety of indoor and outdoor spaces that encourage and facilitate active community recreation and celebration, are well-distributed throughout Town and that meet the community's unique needs.

COMPLIANCE: The Pine Canyon PD incorporates three (3) local parks and the local park near the school site is planned to include a free-to-use outdoor fitness facility open to the public regardless of their age, skill, or recreational ability.

2. ID-7.2: OPEN SPACE: Establish permanent open space and natural buffers to preserve fragile ecosystems, habitats and corridors. Provide opportunities for passive recreation. To help maintain the community's freestanding character, consider changes to the open space requirements to allow larger areas of usable open space and encourage clustering of denser residential development.

COMPLIANCE:: The 170+ acres reserved as Parks and Open Spaces are designed as an interconnected network and have been selected to highlight and preserve the varied terrains and native Ponderosa Forests throughout Pine Canyon. The East Plum Creek corridor's creekside environment, the wildlife movement corridor, threatened species habitat, and the property's award-winning agricultural legacy will be honored and maintained as the entire section of the property between the Union Pacific and Burlington Northern railroads will be preserved as a working agricultural ranch. The trail system throughout the site also allows wildlife movement.

3. ID-7.3: TRAILS: Continue to build a connected municipal trails system that meets the needs of a wide diversity of users, connects Castle Rock's neighborhoods and activity centers, and provides linkages to the regional trails system.

COMPLIANCE: An interconnected network of public pedestrian and bicycle trails traverse the property and connect to regional trail systems.

D. PRINCIPLE ID-8: Strong and compatible architectural character with new development and redevelopment projects

1. ID-8.1: ARCHITECTURAL DESIGN: Ensure that all development complies with architectural design documents established by the Town. Ensure that any development within the Town meets the highest standards of design and material quality.
 - a. IMPLEMENTATION: Require strong architectural requirements. Use design guidelines in addition to codes, as amended and adopted by Town Council from time to time, for all new or renovation projects. Require new development to take architectural compatibility into consideration when designing or redeveloping properties.

COMPLIANCE: The Pine Canyon Development will include a set of Design Guidelines for the various aspects of the community to create an identifiable and cohesive character – Hillside Village (large lot and clustered homes within the natural terrain), Village Areas (mixed housing), Village Resort (informal mountain style resort), the Mobility Hub, and the Village Core which consists of the mixed-use, multifamily and business/light industrial areas.

II. Responsible Growth

- A. PRINCIPLE RG-2: Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner.
 - 1. RG-2.1: CASTLE ROCK ANNEXATION AREAS: Limit consideration of petitions for annexation to areas with the potential for growth in a fiscally and environmentally sound manner, as consistent with the goals and policies of this Master Plan. Creation of Area Plans will assist with clearly defining the need for annexation. Annexation requests must take into consideration the following items:
 - a. 2.1a – Is a logical extension or infill of Town boundaries. The pattern of proposed growth extends outward from the existing Town limits in an appropriately phased manner.

COMPLIANCE: The Pine Canyon PD is a logical area for annexation and potential growth for the Town of Castle Rock. It is already surrounded by development and lies within a donut hole of an unincorporated area. Approximately 75% of its perimeter border is surrounded by mostly developed portions within the Town of Castle Rock. It is centrally located in the northern portion of Castle Rock with a portion of I-25 that bisects the property and a portion of Founders Pkwy that runs along the western border. The proposed development of the Pine Canyon PD will easily blend with existing and future growth near the I-25 corridor on the west side of the site and the residential neighborhoods on the east side of the site.

- b. 2.1b – Has demonstrated a significant benefit to the Town. Tangible and intangible benefits may include: sales tax generation, employment base expansion, surplus water rights acquisition, public transportation opportunities, logical infill of properties already surrounded – or partially surrounded – by the Town boundary, unique open space or recreation amenities for the Town, housing opportunities for the elderly or other special populations, and utility or service upgrades of benefit to other areas of the Town.

COMPLIANCE: Pine Canyon will be of huge benefit to the Town for multiple reasons and will improve the quality of the Castle Rock community. As stated in the previous section, it is a logical infill property. The proposed PD contains a variety of housing options, a potential Resort/Spa that benefits not only as an amenity but also for employment opportunities. The western

portion of the site will contribute to the commercial/business/light industrial opportunities along the I-25 corridor.

- c. 2.1c – Will be provided with adequate urban services. Services must be capable of being integrated into the Town’s existing or planned utilities, renewable water resources, transportation, public safety, parks and recreation and general services systems in a financially responsible manner. Discourage urban development in areas outside Town boundaries that would require Town-financed capital improvements and/or urban service extensions unless a compelling benefit to the Town can be demonstrated.

COMPLIANCE: Pine Canyon is surrounded by an area that is already developed and would not require the Town to create extensions of services outside the Town boundaries.

- d. 2.1d – Is fiscally responsible. The fiscal impacts of extending and providing Town services over the life of the development should be weighed against the anticipated tax and other revenues generated from the proposed development. Infrastructure improvements should not be planned, constructed or funded in a manner that will impose an unreasonable level of public or private debt, relative to realistic build-out as based upon demographic and growth projections annually approved by the Town, or under terms which exceed the life cycle of the improvement(s).

The proportionate costs of all on- and off-site capital improvements needed to accommodate proposed development should be absorbed by the development. Phasing plans are required to mitigate service impacts to the Town. If necessary to offset service costs until an adequate tax base is in place, the developer is required to provide service fees and/or facility maintenance subsidies.

COMPLIANCE: The proposed residential and commercial project of Pine Canyon would enhance local municipal sales tax revenue by adding new residents, businesses and workers who would take part in the local economic opportunities and create a strong tax revenue base. The developer will work with the Town of Castle Rock to ensure that any infrastructure improvements will be fiscally responsible for the Town.

Pine Canyon anticipates providing both monetary and physical road improvements to multiple, various roadways, as determined in the Traffic Impact Study and coordinated with government agencies through the review process, at timings specified in the Traffic Impact Study.

- e. 2.1e – Conveys to the Town all water rights appurtenant to the ground at time of annexation. In accordance with existing Town ordinances and

policies in effect at time of annexation petition, the annexor shall convey to the Town the required water rights at time of annexation. All conveyed water rights must be of sufficient quantity and quality as determined by the Town.

COMPLIANCE: The developer will comply with this requirement, as outlined in the Pre-Annexation Agreement.

2. RG-2.2: ANNEXATION OF INFILL AREAS: Consider the annexation and development of areas surrounded, or partially surrounded, by the Town boundary that can demonstrate a benefit to the Town. Require infill areas annexed to the Town to connect to Town water and sewer utilities and upgrade to Town streets, drainage and other standards at time of development. Ensure the intensity of development for infill annexations can be accommodated in the most current version of the long-term renewable water plan. With the exception of life safety system upgrades, phasing of connections and upgrades may be allowed for partially or fully developed infill areas. The goal is to encourage compact development that creates a contiguous municipal boundary.

COMPLIANCE: Pine Canyon has been considered an infill area for many years due to its location. The project anticipates connecting into Town water and sewer utilities and will demonstrate these connections in a Concept Utility report to be provided when required by Town guidelines. Town streets, drainage, and other infrastructure shall be improved by the project as required to mitigate potential impacts at the appropriate time of development. Long-term water planning was discussed and negotiated throughout the Pre-Annexation phase of the process and all requirements shall be met. The plan anticipates phasing to ensure a seamless integration of the project into the greater community.

- B. PRINCIPLE RG-3: Cohesive neighborhoods, with a mix of land uses that offer a variety of lifestyle options for Castle Rock residents and meet the short- and long-term needs of the community while creating a place where people can live, work, and play.

1. RG-3.1: COMPLETE NEIGHBORHOODS: Encourage the development of complete residential neighborhoods that provide residents with a full range of services and amenities that include schools, parks or other recreation facilities, open space, community centers or neighborhood shopping.

COMPLIANCE: The Pine Canyon PD is designed as a “complete neighborhood”/ development and incorporates the full range of services and amenities outlined above and more.

2. RG-3.3: MIX OF HOUSING OPTIONS: Encourage a variety of housing options to provide a balanced mix of single family detached, single family attached and multifamily units with an increase in density within the Downtown Overlay District or in the Interchange Overlay Districts.

COMPLIANCE: The Pine Canyon PD is designed to create a mix of housing options by type and price points.

3. RG-3.5: PEDESTRIAN AND BICYCLE ORIENTATION: Encourage development patterns that create efficient and complimentary relationships between residential uses, transportation facilities, and public and private services. Provide pedestrian and bicycle trails that link neighborhood amenities to allow safe and convenient access for all residents.

COMPLIANCE: The Pine Canyon PD is designed for multi-modal transportation with an extensive trail system and the allowed use for a mobility hub.

4. RG-3.6: SCHOOL FACILITIES: Collaborate with the Douglas County School District to ensure that school facilities are designed to provide convenience, connectivity between neighborhoods, schools and community facilities and ensure maximum pedestrian safety and accessibility.

COMPLIANCE: The developer has worked with and will continue to work with Douglas County School District for the planning and implementation of the school site.

5. RG-3.7: COMMERCIAL AND INDUSTRIAL DEVELOPMENT: Encourage the development of commercial and industrial uses where:
 - Adequate transportation facilities exist, or are planned, to accommodate the activities expected on the site, and that distribute traffic impacts on more than one route.

COMPLIANCE: The Application helps develop a safe and improved regional transportation network mitigating traffic congestion and reducing commute times. Upgrades to existing road networks, as identified in the Traffic Impact Study, offer much needed roadway connections and improvements to the region's transportation network.

Transportation infrastructure will improve regional east/west and north/south connections. A new east/west connection connect Front Street and Founders Parkway. An extension of Woodlands Boulevard, north of Scott Boulevard, will create a critical safety connection for the region. Following rezoning approval, the Applicant will continue to work with CDOT and the Town on the design of the internal transportation network to ensure that safety, user access, and with cost effective operations and maintenance are prioritized.

- Proposed uses can be integrated with existing uses and would not create unacceptable nuisances due to the nature of the use or activity.

COMPLIANCE: All of the proposed commercial/industrial uses are meant to either mirror the existing surrounding uses or to integrate into the projects planned uses. The planed areas all include proper buffering and transitions to ensure there are not unacceptable nuisances from any commercial or industrial uses.

C. PRINCIPLE RG-4: Orderly, cost-effective, equitable and fiscally responsible growth.

1. RG-4.1: ADEQUATE PUBLIC FACILITIES: Locate urban development only in areas where basic services such as water, sewer, renewable water resources, emergency police and fire protection, transportation facilities and schools can be efficiently and economically provided. Work with Douglas County to ensure urban levels of public facilities occur within Town boundaries.

COMPLIANCE: The Application has been carefully reviewed by multiple federal, state, and local agencies throughout the planning process. Many community services will be provided by the community itself (via metro districts or HOAs). Other services, such as emergency services and educational facilities, will be coordinated to ensure that providers are not overwhelmed.

Pine Canyon anticipates providing both monetary and physical road improvements to multiple, various roadways, as determined in the Traffic Impact Study and coordinated with government agencies through the review process, at timings specified in the Traffic Impact Study.

2. RG-4.2: EFFICIENT GROWTH: Build future capital improvements and public services to benefit existing and future residents in the most effective manner, and provide the greatest opportunity for immediate and near-term commercial and employment development.

COMPLIANCE: The Application's public road alignments create logical extensions of existing off-site public roads and connections to neighborhoods, and commercial and employment areas. Pine Canyon anticipates an eventual connection under I-25 which will serve not only to connect the primarily residential areas of the property to the potential Mobility Hub and the associated potential commercial and employment uses, but will also serve as an integral regional east-west connection. From this roadway, the Application includes roadway connections to Founders Parkway to the east. The public road known as Woodlands Boulevard will be extended through the property and connected into the proposed east-west roadway.

D. PRINCIPLE RG-5: Infill development that is sensitive to the scale and character of the surrounding neighborhoods.

1. RG-5.1: SCALE AND CHARACTER: Infill development in new and existing neighborhoods shall ensure compatibility with the surrounding neighborhoods, including the maintenance of the predominant existing setbacks and the use of complimentary building materials, colors, and forms, while allowing flexibility for innovative design solutions.

COMPLIANCE: The Application includes imagery and design intent statements that will be utilized in the creation of architectural Design Guidelines that will ensure a cohesive and unique high-quality design for the community. Additionally, specific design standards have been included within the PD documents. The design will complement existing neighborhoods and the natural aesthetic of the environment.

- E. PRINCIPLE RG-7: An integrated multi-modal transportation system that allows for the safe and efficient movement of people and goods.
1. RG-7.1: CONNECTIVITY: Minimize transportation network barriers for all modes including cars, bicycles, pedestrians, freight rail and future transit to enhance connectivity both within Castle Rock and to other parts of the region. Minimize congestion through the balanced distribution of traffic on Town streets.
- a. IMPLEMENTATION:
- Implement multi-modal infrastructure and services for high-congestion areas.
 - Identify and construct Park-n-Ride locations in cooperation with the regional development of transit facilities.
 - Create opportunities for coordination on regional transportation issues.
 - Define key roadways, parking locations, transit corridors, transit stops and Park-n-Rides, railroad crossings and corridors and bicycle/pedestrian facilities, for both existing and proposed future conditions.

COMPLIANCE: The Application helps develop a safe and improved regional transportation network, including allowing for the location of a CDOT sponsored multi-modal Mobility Hub. A potential Mobility Hub would facilitate greater access to transit options for current and future residents and businesses, mitigate traffic congestion and reduce commute times. Upgrades to existing road networks, as identified in the Traffic Impact Study, offer much needed roadway connections and improvements to the region's transportation network.

Transportation infrastructure will improve regional east/west and north/south connections. A new east/west connection connects Front Street and Founders Parkway. An extension of Woodlands Boulevard, north of Scott Boulevard, will create a critical safety connection for the region. Following rezoning approval, the Applicant will continue to work with CDOT and the Town on the design of the internal transportation network to ensure that safety, user access, and with cost effective operations and maintenance are prioritized.

- F. PRINCIPLE RG-8: Protection and conservation of natural resources, sensitive areas, ridgelines and areas of open space throughout the Town.
1. RG-8.1: DEVELOPMENT PRACTICES: Encourage the use of environmentally sensitive site planning and building practices in new construction, redevelopment projects and the retrofitting of existing structures. Unique topographic features, significant vegetation, and key view sheds shall be maintained wherever possible. Promote design, construction and engineering

practices that minimize pollution of water resources from non-point sources (pavement and agricultural land water run-off) and point sources (discharge linked to a specific source). Restrict land uses and activities where a significant risk to life and property exist, as in areas of floodplain, geologic hazard, excessively steep slopes, and along protected ridgeline/skyline areas.

COMPLIANCE: Pine Canyon is keen to ensure the conservation of its resources. A Forest Management Plan was commissioned which has already been used, and will continue to be used, to ensure the health and vitality of the forested parts of the Property, while mitigating the risk of potential devastating wildfires. A tree preservation plan is incorporated in the Forest Management Plan. The entirety of the riparian area and wildlife movement corridor within the property is going to be preserved as Open Space. Pine Canyon will continually be searching for new ways to conserve resources, and additional details will be addressed after rezoning approval.

2. RG-8.2: OPEN SPACE AND NATURAL AREAS: Plan and provide for high-quality open space areas to accommodate community events, active and passive recreation, trail linkages and natural buffers.

COMPLIANCE: The Pine Canyon PD proposes the preservation of over 10% of the property as a working agricultural ranch to honor one of Douglas County's most prominent ranching families. As part of the Reserve, the historic homestead may be used to facilitate cultural and agricultural experiences. The PD outlines an extensive system of trail linkages and natural buffers. With future planning efforts, community event facilities and active/passive recreational components will be integrated into local park and open space planning.

- G. Principle RG-9: Continue to secure a renewable water supply to serve the long-term needs of the community.

COMPLIANCE: We will work with the Town per the Pre-annexation Agreement.

III. Community Services

- A. PRINCIPLE CS-2: Superior community facilities and levels of customer service.
 1. CS-2.1: SERVICE AREAS: Direct development where it can be efficiently served by transportation, water, wastewater, storm drainage, parks and recreation, police and fire emergency services and any other public facilities and services required by the Town.

COMPLIANCE: The Pine Canyon property is located in area that can be efficiently serviced by the Town.

- B. PRINCIPLE CS-5: Outstanding education, health and parks and recreation facilities to further a healthy lifestyle.
 1. CS-5.1: SUPPORT EDUCATION FACILITIES AND SERVICE: Continue to coordinate

efforts with Douglas County School District in building new schools and aiding in improving existing schools. Encourage the creation of higher education facilities to offer Town residents opportunity for professional advancement. Strive to develop joint school/park facilities when feasible. Work with the Douglas County Libraries on opportunities to encourage literacy and lifelong learning.

a. IMPLEMENTATION:

- ii. Continue to require dedication of school sites or payment of cash-in-lieu of land from all development as part of the development approval process.
- iii. New residential growth shall continue to pay for its proportionate share of capital costs of new school site acquisition and construction through land dedication impact fee charges or other financing mechanisms as appropriate.

COMPLIANCE: The developer has worked with and will continue to work with Douglas County School District for the planning and implementation of the school site.

2. CS-5.3: PARKS AND RECREATION FACILITIES: Provide convenient access to recreation resources and open space throughout Town by locating neighborhood parks within walking distance of residents and convenient access to trails. Create sufficient passive open space corridors that are contiguous and integrated into Town and County local and regional trail systems that encourage an active and healthy lifestyle. Provide recreational facilities and programs for Town residents that meet a variety of athletic interests.

a. IMPLEMENTATION:

- ii. Ensure that planning areas for park and recreation sites are designated on all new developments that meet the needs of all users.

COMPLIANCE: The application includes over 170 acres of Open Space/Park uses, a portion of which will complete an important link of Open Space along the Plum Creek corridor. The design and locations of open spaces and park areas were carefully chosen to harmonize with existing regional recreational systems. A comprehensive, integrated trail system connects the 170+ acres of parks and open space. The three (3) planned local parks are all sited within a ½ mile radius from each other. We anticipate having a robust system of HOAs and Metro Districts which can encourage community efforts that provide healthy lifestyle choices through community events, trail and park maintenance, etc.

IV. Thriving Economy

- A. PRINCIPLE EC-1: Diversification of the local economy through proactive business attraction and retention
1. EC-1.1: REGIONAL CENTER: Continue to establish Castle Rock as a regional

economic center that serves the local population, central Douglas County and I-25 travelers by promoting primary employment and retail and service centers in accordance with the Council-approved Economic Partnership Goals and Policies.

COMPLIANCE: Pine Canyon looks forward to bringing economic development to the region by adding 600,000 square feet of commercial and industrial uses which could be enhanced and optimized by the allowed use of a potential Mobility Hub. Additionally, the Resort Spa area will offer a unique, welcoming amenity that will both provide and attract economic development. Finally, the design and construction efforts for the entire project will all stimulate economic development for the region.

2. [EC-1.2: JOBS/HOUSING BALANCE:](#) Promote a balance of jobs to housing to provide residents the opportunity to live close to where they work. Accommodate a mix of land uses that will allow a full spectrum of service and primary employment opportunities for its residents.

COMPLIANCE: The Pine Canyon PD incorporates a mix of land uses for commercial/business opportunities and residential components.

3. [EC-1.3: BUSINESS DEVELOPMENT:](#) Support proactive efforts to attract and retain businesses and target industries that contribute to local economic base diversification and promote the desired quality of life for Castle Rock residents.

COMPLIANCE: Pine Canyon is very interested in fostering the vitality and growth of existing businesses throughout the region, and we look forward to deepening local business relationships as we continue through the design and development processes. The PD also plans for a diversification of business opportunities with the Resort/Spa, the Mobility Hub, and 600,000 square feet of commercial and industrial uses.

4. [EC-1.5: HOUSING DIVERSITY:](#) Encourage a mix of housing consistent with the Town's labor and non-labor force populations, recognizing that an imbalance may have adverse economic and long-term fiscal impacts.

COMPLIANCE: The mix of housing product types that are planned in the Pine Canyon PD encourages opportunities for labor and non-labor force populations.

5. [EC-1.6: TRANSIT SUPPORTIVE USES:](#) Encourage and locate workforce and senior housing opportunities and other uses where they may be readily served by future transit.

COMPLIANCE: The mixed-use and multi-family residences are located close to the area planned with an allowed use of a transportation mobility hub.

- B. PRINCIPLE EC-2: An emphasis on business and industry development efforts along the I-25 corridor and in other activity centers.

1. EC-2.1: I-25 CORRIDOR PLAN: Develop and implement an I-25 Corridor Plan to encourage mixed use development with employment- and retail-based development adjacent to the corridor.

COMPLIANCE: The Pine Canyon PD locates mixed-use development along the I-25 corridor.

2. EC-2.2: MIXTURE OF USES: Continue to encourage new development and infill/ redevelopment within the Town's I-25 Interchange Overlay Districts and in other activity centers that include a mix of higher intensity employment as well as commercial and residential uses to serve the local community and region.

COMPLIANCE: The Pine Canyon PD locates mixed-use and business/light industrial development along the I-25 corridor.

4. EC-2.4: TRANSIT SUPPORTIVE USES: Encourage the development of mixed-use transit-oriented development, including promotion of workforce and senior housing options and other mixed use development that will conveniently serve transit facilities.

COMPLIANCE: The mixed-use and multi-family residential areas have been specifically designed to promote transit-oriented development to serve the entire community.

- C. PRINCIPLE EC-6: Mixed use neighborhoods that provide a variety of complimentary and compatible land uses.

1. EC-6.1: EFFICIENT AND COST EFFECTIVE URBAN DEVELOPMENT: Accommodate a mix of land uses that encourage vehicular and bike access, a greater overall level of public services, and are more central in the community while maintaining efficiency and cost effectiveness. A blend of higher density residential along with commercial, employment, and industrial uses are preferred in these areas.

COMPLIANCE: With adjacency to each other, the Pine Canyon PD contains a little over 35 acres of mixed-use development, 11 acres of business/light industrial and 15 acres of multi-family. The mixed-use development allows for up to 775 dwelling units and an additional 225 dwelling units as part of a multi-family area. Both vehicle and bicycle access and connections are proposed within and around these areas.

PROJECT IMPACTS

While any new development will have impacts, the Plan is designed to mitigate impacts in the following categories:

Infrastructure

The Property is surrounded by existing infrastructure and Town utilities. Primary roadways and access will be provided by Liggett Road on the westside of I-25, by Front Street on the eastside of I-25, and by a connection to – and extension of Woodlands Boulevard in the center of the property. Additionally, the property will be accessed off Founders Parkway at both the Crimson Sky Drive and Rising Sun Drive intersection points. The Plan's Traffic Impact Analysis studied over 20 intersections throughout the area surrounding the property. As a result of the study's findings, the Plan anticipates that Pine Canyon will construct improvements for approximately 12 of those intersections.

The Town has potable water lines and sanitary sewer under Liggett Road to which it is anticipated that the Property will connect. The Town operates additional water and sewer lines throughout the neighboring communities around the property where additional connections can be made. A large wastewater interceptor line runs through the Property which serves the Town. A connection to this interceptor line is contemplated to service the Property. A Concept Utility report will be provided as part of the PD application, as required per Town guidelines.

Parks, Recreation, and Open Space

The Property's owners have engaged the Town in discussions regarding park land dedication and development. It is anticipated that further refinement of the plans for open space and park development will occur during the PD application review and discussion process. It is currently anticipated that the park and open space areas will, in total, exceed the Town's dedication requirement (per Town Code), and when developed, should mitigate any impact upon nearby parks. There are approximately 72 acres of Open Space planned west of I-25 and 103 acres of Open Space and Parks planned east of I-25. These Open Space and Park areas will all be connected by approximately 8.5 miles of trails. The conceptual plans include local parks which will include both active and passive uses. The more active uses will include play structures, outdoor fitness facilities, and other features that will more than adequately provide park areas to meet the potential demand within the community.

Wildlife and Natural Resources

The Property's owners and land planners designed the Plan with specific consideration for preserving and maintaining wildlife movement corridors and habitat. The only designated movement corridor on the Property is set specifically within a designated open space area along East Plum Creek. All other open space areas have been designed to not only follow the natural drainage patterns from East to West, but also to provide contiguity for wildlife use, as well as to afford a substantial buffer and trail connectivity throughout the Property. To preserve natural site features, vegetation, topography, and view planes, Planning Areas that are designated as "View Plane Protection Areas" do not allow overlot grading, and require a 35' building height limit.

Neighboring Communities

As a means of reflecting the communities around Pine Canyon, the Plan commits to matching or exceeding the lot size of any existing adjacent single family dwelling property within 300 feet of the southern property border.