

Hillside at Castle Rock Amenity Area (Tract B)

CDs Project Narrative

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INTRODUCTION

Tucked away just south of the Redhawk Golf Course lies the Amenity Area, a part of the Hillside at Castle Rock. Nestled at the base of the Grand Butte of the Santa Fe Quarry which towers over 300’ above the project, this proposed amenity area is designed as a community engagement hub, backing onto natural open space to the northwest. It offers direct access to miles of trails through a spur that connects to the Ridgeline Trail, providing residents with abundant opportunities for outdoor recreation and



SITE LOCATION

For many identified as Tract B, The Hillside at Castle Rock Amenity Area is located west of Coachline Road and North of E. Wolfensberger Road, approximately half a mile west of Red Hawk Drive, encompassing approximately 0.947 acres.

VISION



The proposed project aims to enhance Tract B, a significant component of the Hillside at Castle Rock Site Development Plan, covering an area of 0.947 acres. Situated at the west end of the development, the site plan is bordered by Coachline Road to the east, Grayside Circle to the west, and E. Wolfensberger Road to the northwest, Tract B presents a unique opportunity for community development. Surrounded by single-family homes on three sides and open space on the remaining side, it is poised to become a focal point for residents within Hillside, an active adult community.

The vision for The Hillside at Castle Rock Amenity

Area is to create a vibrant and cohesive active open space amenity that fosters community engagement among residents. Positioned to showcase breathtaking views of the front range and overlooking downtown Castle Rock and its iconic rock formation, the topography of the site presents a canvas for a distinctive and attractive design. The sloping terrain adds to the site’s allure, offering residents a unique experience. Central to our vision is the belief that this amenity site will not only complement the town’s overarching vision but also uphold the character of the surrounding residential neighborhood. By providing residents with opportunities for physical wellness, social interaction, and a deeper sense of community, the proposed amenities aim to enrich the lives of residents within the Hillside Development and neighboring areas. The project proposes recreational and gathering spaces that cater to a diverse range of interests and activities. From walking trails and scenic overlooks to community gardens and event areas, each element is thoughtfully designed to encourage active lifestyles and foster meaningful connections among residents.

A Homeowners Association (HOA) will be entrusted with the responsibility of maintaining the amenity area. Through collaborative efforts and ongoing engagement with residents, we envision the Amenity Area evolving into a cherished asset that not only enhances the quality of life for current residents but also leaves a lasting legacy for generations to come. By leveraging the site's natural beauty, we aspire to cultivate a sense of belonging and pride among residents.



APPROVAL CRITERIA

Site Development Plans and amendments shall be evaluated on the following criteria (and the criteria set forth in Chapter 17.39 for a Site Development Plan) as applicable to the type of development proposed:

A. Community Vision/Land Use Entitlements

1. Generally conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitled use(s) and density.

The land plan follows the underlying Hillside PDP, as well as the associated zoning regulations. Furthermore, it complies with many of the principles set forth in the Town Vision / and Comprehensive Master Plan. The site plan validates many aspects of the Town's vision.

The proposed development is a vibrant testament to the principles of fostering a strong district town identity designed for the senior community. By integrating a diverse range of recreational activities, this space not only enhances community well-being but also reinforces the unique character of our town.

At the heart of this development are engaging amenities that cater to various interests. Residents can enjoy playing pickleball and utilizing the expansive active recreation turf area, all while promoting an active lifestyle. For those seeking tranquility, the charming overlook area offers comfortable seating for leisurely chess games, surrounded by a beautifully curated landscape of pollinator-friendly plants. This overlook not only boasts breathtaking views of the stunning rock formation but also serves as a vital link between the community and its distinct town identity.

Through thoughtful design and a focus on community engagement, this development exemplifies how we can create a cohesive district that celebrates its unique heritage while providing a welcoming space for all. Here, the Hillside community can thrive, forming lasting memories and strong bonds that reflect the spirit of our town.

Principle ID-3: Continued tradition of local community events, including arts, cultural and entertainment opportunities

The Amenity Area includes an area of open turf space, complemented by a shade shelter equipped with picnic tables. This inviting setting is ideally suited for hosting a diverse array of local community events. Whether it's a local arts festival, a cultural celebration, or an entertaining outdoor gathering, the amenity offers a welcoming atmosphere that fosters connection and creativity.

Principle ID-4: Freestanding community that maintains non-urban development on its borders & Principle ID-6: A community recognized for and enhanced by its natural environment and scenic vistas

The Amenity Area is situated at the base of the Grand Butte of the Santa Fe Quarry, a towering natural bluff and landmark rising over 300 feet above the project. This rural edge preserves a significant natural feature, creating a non-urban boundary that enhances the community's connection to the surrounding landscape and maintains the area's natural beauty.

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

The Amenity Area connects seamlessly to The Hillside at Castle Rock, forming a unified community that shares active and passive open space amenities and a network of internal and external pedestrian connections. These pathways link directly to the Ridgeline Trail system and Phillip S. Miller Park, enhancing accessibility and providing residents with ample opportunities for outdoor recreation and connectivity.

Principle RG-8: Protection and conservation of natural resources, sensitive areas, ridgelines and areas of open space throughout the Town

The Amenity Area serves as a welcoming gateway to the adjacent trail head parking, designed to prioritize the preservation of natural resources and sensitive habitats within the adjacent open spaces. To enhance accessibility, convenient guest parking is provided near the trailhead, ensuring that all can easily access adjacent natural resources while respecting the integrity of this cherished environment.

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

The Amenity Area takes water conservation into account and is effectively achieved through strategic landscape planting, with the introduction of pollinator species, and habitat revitalization. By incorporating native and drought-resistant plants into the landscape, water usage is significantly reduced while promoting a more sustainable environment. Plants proposed are well-adapted to local conditions and require less irrigation, thus conserving water resources. Additionally, fostering habitats for pollinator species such as bees and butterflies enhances biodiversity and ensures the health of our ecosystems. Revitalizing natural habitats not only supports these vital pollinators but also restores the ecological balance, creating resilient landscapes that thrive with minimal water input. Through these combined efforts, Hillside Amenity can create greener, water-efficient communities that support both human and environmental health.

2. Complies with existing Intergovernmental Agreements applicable to the development proposed.

Currently, the site is situated in a location where it does not border a county or city, so no intergovernmental agreements are applicable, streamlining the development processes without the need for coordination with multiple governmental entities.

3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations

The site plan falls outside of the Skyline/Ridgeline regulations and is not subject to the associated building height restrictions. Additionally, there are no zoning overlay regulations that apply to the property, providing greater flexibility in the development and design of the community.

4. Complies with the approved Planned Development Plan and Zoning Regulations

The site plan adheres to the PDP (Planned Development Plan) zoning regulations associated with the Amenity Area and aligns with the open space dedications outlined on the approved zoning map.

5. Complies with all other relevant requirements of the CRMC.

The site plan complies with the zoning requirements of the Planned Development Plan (PDP) and the Castle Rock Municipal Code, with the exception of one requested variance related to square footage of active turf. This variance is detailed in Section F of this narrative.

B. Site Layout.

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.

The property adjacent to the Amenity Area is the Hillside at Castle Rock Planned Development, which includes residential uses. The Amenity Area enhances the visual appeal and provides amenities for the residents of Hillside at Castle Rock, which is entitled for residential use. Since there are no developments to the west of Hillside at Castle Rock, where the Amenity Area is situated, the buffer zone regulations do not apply in this case.

2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.

The Amenity Area is designed to meet all applicable road and alley standards as defined in the Town of Castle Rock's technical standards. This ensures that life safety services can effectively and safely service the site without compromising their own safety or the safety of others.

3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.

The Amenity Area provides ten parking spaces, two of which are designated for trail head users. Additionally, the site features pedestrian trail connectivity to adjacent open spaces and communities. This layout enhances accessibility and also facilitates easy on-site circulation to a variety of amenities.

4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.

While most of the criteria do not apply to The Amenity Area, individual trash and recycle pickup will be located on site, screened from Grayside Circle. This ensures that waste management is both convenient and discreet, maintaining the aesthetic appeal of the community.

5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

The Amenity Area serves as a continuation of the Hillside at Castle Rock, thoughtfully designed as a dedicated space for site amenities. This location takes advantage of the hillside's topography in the southwest section to create a scenic overlook, complete with ample seating and beautifully arranged plant beds, offering direct views of the iconic rocks that define the Town.

Moreover, the site preserves natural lands in rural Douglas County, ensuring these areas remain

available for agricultural and scenic purposes. By utilizing land adjacent to existing development and infrastructure, we effectively support the preservation of surrounding drainageways in rural areas, while also enhancing opportunities for both active and passive pedestrian recreation.

C. Circulation and Connectivity.

1. Complies with all Castle Rock Municipal Code and technical criteria associated with circulation and connectivity.

The parking alley area will follow the Town's technical criteria including slope, cross slope, and width. Grayside Circle is planned to be a public street maintained by a Homeowners District.

2. Complies with all Fire regulations associated with land development.

The Amenity Area site plan will be reviewed by the Castle Rock Fire and Rescue Department to verify compliance with the most current edition of the International Fire Code. This review will ensure that the parking area meets the appropriate width and height requirements, are accessible, and are correctly signed. This process is crucial for ensuring the safety and accessibility of the development of emergency services.

3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.

The Amenity Area site plan ensures safe and convenient pedestrian and bicycle access to all site amenities. It features an ADA-compliant route that accommodates seniors in the overlook and trellis areas, along with options for staircases. Located just 1.5 miles from downtown Castle Rock, the proposed bike racks make it easy for cyclists to stop and enjoy both active and passive activities in the area. The proximity of the Amenity Area to the trailhead encourages pedestrian and bicycle traffic, promoting a healthier lifestyle and fostering a more vibrant, active community.

4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space, and commercial areas.

There are few commercial areas and schools within walking distance of Hillside Amenity with Castle Rock Elementary School being the closest in proximity and approximately two miles away. However, the site plan provides internal pedestrian connections within itself and to the neighboring Hillside Development community. It also offers connectivity to the Ridgeline Open Space and Philip S. Miller Park. Additionally, it is in close proximity to the Philip S. Miller Park bike connection, just 0.75 miles from the site. These connections enhance the walkability and accessibility of the area, promoting a more integrated and active community.

D. Services, Phasing, and Off-site Impacts

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.

The Amenity Area is anticipated to be built in a single phase of construction, with improvements underway as the Hillside at Castle Rock is currently being built. This ensures an efficient construction process that will benefit the Hillside community.

2. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.

The Amenity Area fits within the existing Hillside at Castle Rock's PD, and has convenient access from Grayside Circle directly to the parking area. There will be no street expansion to the west, as that land is owned by the town. The existing utilities will adequately serve the Hillside at Castle Rock community.

E. Open Space, Public Lands, and Recreation Amenities.

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.

The Amenity Area provides internal pedestrian connections within itself and to the neighboring Hillside Development community. It also offers connectivity to the Ridgeline Open Space and Philip S. Miller Park. Additionally, it is in close proximity to the Philip S. Miller Park bike connection, just 0.75 miles from the site. These connections enhance the walkability and accessibility of the area, promoting a more integrated and active community.

2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.

The Amenity Area offers various options for functional open spaces, ranging from active turf space to the scenic overlook and the shade shelter area. This design promotes accessibility, convenience, and community interaction for the adjacent communities. These common areas offer attractive communal spaces where residents can gather and enjoy the unique landscape, enhancing the functionality of the site. Additionally, they contribute to its aesthetic and social value, fostering a strong sense of community within the Hillside at Castle development.

F. Technical Criteria Variance

DEVELOPMENT: CANYONS FAR SOUTH – PLANNED DEVELOPMENT
VARIANCE REQUESTED #1: TURF AREA FOR ACTIVE RECREATION USE
CODE SECTION: (TOCR LICM Section 10.2.1.1.b.ii)
Describe the Variance Requested:

We request the installation of over 3,000 square feet of turf to create an active recreation area for the Hillside at Castle Rock and Arbors communities. We are proposing 5,805 square feet of turf area.

1. Describe the exceptional situation or condition that exists.

There was a comment on our plans from TOCR Water regarding the requirement for privately owned and managed passive use areas to maintain no more than 3,000 square feet of irrigated turf presents a challenge. Although this space is privately owned, it serves a broader purpose for the Hillside at Castle Rock community and their guests. The turf area is designed as an active space for activities like volleyball, playing catch, kicking a soccer ball, frisbee, and other games suited for open spaces, ideal for residents and their grandchildren.

Limiting the turf area to less than 3,000 square feet restricts opportunities for active recreation for both community residents and hiking enthusiasts who utilize the adjacent trails. This limitation could diminish the overall enjoyment and accessibility of the amenity area, which is crucial for fostering community engagement and promoting outdoor activities.

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code.

Limiting the turf area to less than 3,000 square feet renders it unsuitable for active recreation, which is essential for the physical wellness of community residents and other users. Our design proposes a turf area large enough to accommodate a volleyball court, which would create a vibrant space for physical activity and social interaction.

This larger area would not only support active recreation but also enhance the surrounding amenities, such as the shelter area, cornhole courts, and overlook space, making them more engaging for all users.

To provide these benefits to the residents and enhance the overall community experience, we will need to request a deviation from the landscape code section. This adjustment is vital for ensuring that the amenity area truly serves its intended purpose.

3. Describe why there would not be any adverse impact on public health, safety and welfare.

We believe that providing an active recreation turf area will have no adverse impact on public health, safety, and welfare; in fact, it will positively benefit the community's health. In addition to popular activities like pickleball, many seniors enjoy kicking soccer, passing baseballs, and tossing footballs with each other. This focus on physical activity is especially valued by residents who choose to live in Castle Rock, as they prioritize wellness and an active lifestyle.

By creating a space that accommodates these activities, we are supporting the community's overall health and well-being while fostering social connections among residents. This design not only enhances physical fitness but also contributes to a vibrant, engaged community.