

Pioneer Ranch

Planned Development Plan Narrative

Nov 24th 2015



PARTS OF SECTION 34, 35 & 36, T 7S R67W AND PART OF SECTION 1, T8S R67W OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

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Planned Development Plan Amendment: Project Narrative

Objective:

To assist the Scott family, sixth generation descendants of Castle Rock pioneers, with the Annexation and Proposed PD Rezoning of 388 Acres into the Town Of Castle Rock.

Introduction

A. History

The Colorado gold rush of 1849 attracted a wave of people to the northern plains regions. Because of the sheer volume of fortune seekers to the area, this region of the State became the “cradle” of permanent Anglo settlement and the American government’s push for Colorado’s statehood. Unsuccessful miners tried their hand at farming the plains, and entrepreneurs chasing the growing population’s need for goods and services were integral to the establishment of Denver, Castle Rock, and the surrounding community. The Scott’s ancestors emigrated from Scotland to America in 1866 and settled in the area that would become Castle Rock. Alexander Scott, Sr. homesteaded 160 acres of this property and in 1891 Alexander Scott, Jr. homesteaded 160 acres adjacent to parent’s ranch. From there, more property was acquired in what Castle Rock knows as Scott Ranch (and now Pioneer Ranch).

Pioneer Ranch 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 were looked at as exclusively office/commercial, and several variations in between. The Pioneer Ranch property explored what both the Pioneer Ranch and Pine Canyon 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 Pioneer Ranch and Pine Canyon. At this time the ownership for the Pioneer Ranch property is moving forward with a refinement of the design concept that was presented at the Sketch Plan in 2012’s informal presentation and is focused on the northern portion of the property.



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B: Location

Pioneer Ranch is approximately a 388 acre parcel of ground located east of Interstate 25, west of Highway 86, and south of Founder's Parkway. More specifically, the parcel of ground is part of Section 34, 35 and 36 Township 7 South and Range 67 West of the 6th Principle Meridian of Douglas County Colorado. This is an infill site with existing development surrounding it on most of its perimeter, including the established neighborhoods of Metzler Ranch, The Haven, Siena, Pinon Soleil, Terrain, and Canyons South. Pine Canyon, a PD with a mix of residential and commercial uses is proposed to the South of the property and is a pending application within the Town.



C: Existing Conditions

Topography - Topography of the property consists of rolling hills along the western edge (mean elevation 6,200 feet) that slope eastward to form high bluffs in the northeastern portion of the property to the highest elevation point on the property (6,622 feet). The majority of the property drains east to west, at the south edge of the site, within the Plum Creek drainage system. The far eastern edge of the tract drains east into the Cherry Creek drainage system.

Vegetation - The property mostly consists of open grassy areas with some lowland and upland wooded areas. Vegetation on the property is classified into three main categories; open grasslands, shrub lands, and woodlands. Open grasslands are mainly found on the hills of the eastern and western edges of the property, though smaller grassy openings are interspersed throughout most of the property.

Upper slopes on the property are comprised of woodlands with an understory of Gambel Oak (or Scrub Oak). Scattered Rocky Mountain Juniper trees and Mountain Mahogany shrubs are also present in these areas. Small grassy openings are interspersed on these upper slopes as well. Vegetation along the rocky bluffs consists mainly of Gambel Oak, Rocky Mountain Juniper, Potentilla, and Mountain Mahogany.



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Geology – Pioneer Ranch is located on the eastern margin of the East Plum Creek valley where the bedrock consists of primarily Tertiary-aged, light tan, white, and yellow sandstone and conglomerate of the Dawson and Denver formation and the Castle Rock Conglomerate. The Castle Rock Conglomerate is a remnant of an ancient alluvial fan formed by the South Platte River. It is composed of coarse pebbles and sands that were fluvial transported from the mountains onto the plains by the South Platte River.

Soils - Surface soils in the project area consist primarily of brown, gravelly sandy loams formed in gravelly sand. Most of these soils are shallow to moderately deep and excessively drained. These soils are used mainly as woodland and pasture for cattle. There are several areas where sandstone bedrock outcrops on the surface, along the ridge tops and bluffs on the northern end of the property as well as typical top surface soil.

Climate - The Palmer Divide is a high upland divide that extends eastward from the mountains and separates the Arkansas and South Platte River drainages. The topographic feature is approximately 2,000 ft higher than other areas of the Colorado Piedmont to the north and south. Due to its topographic location, the Palmer Divide has a climate that is similar to the mountains located to the west. The area is subject to delayed warming in the spring,



lower summer temperatures, delayed cooling in the fall, and higher amounts of precipitation. The average high temperature in January between 6,000 and 8,000 ft is 45°F and the average low is 15° F; the average July high is 85° F and the average low is 56° F.

Views - The property offers broad and long-range views to the Front Range and within the property. The site plan has been designed to take advantage of these views and preserve significant view corridors by way of the design and the location of proposed lots and building envelopes.

Hazards - No natural or man-made hazards are known to exist on the site.

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D. Site Plan & Design

Pioneer Ranch is envisioned as a vibrant community with a very strong emphasis on public and private amenities, diverse housing options, commercial opportunities, and uniquely designed spaces preserving portions of the natural landscape. The proposal caters to a balanced range of uses and activities where people live, shop, reside and build their families.

Pioneer Ranch proposes a variety of residential and commercial uses. Catering to a wider demographic and market, the site plan accommodates an array of lot sizes and homes types, ranging from multi-family and paired homes, to patio, semi-custom, and custom homes. The proposed project aims to provide its residents with a sense of community, while creating individual neighborhoods within the project for their own unique sense of identity.

Much of the density transitions are dictated by the topography of the property. More intense uses are located on the perimeter of the property along Founders Parkway and Front Street and lessen as topography steepens internally to the site. As home sites are located within the natural terrain, residential life is more akin to an intimate setting within the native foothills, adding character and sense of place to the proposed community.

The site plan proposes to use a slightly modified local and collector road standards, based from the Town of Castle Rock's code selecting the minimum allowed ROW width in order to minimize the impact to the property. Roads are proposed to be located along existing ridges or cross slope, while siting lots within the natural character of the terrain and respecting vistas and the natural watershed. To reduce the impact on the terrain, a smaller right of way street section may be proposed in certain areas. This is justified within the areas of lower density and units, and therefore lower vehicular traffic.



Commercial uses are anticipated at the western and eastern entrances into the site in-between Front Street and the proposed Woodlands Boulevard and along Founders Parkway for ease of access and visual connectivity. With existing retail already situated along Founders Parkway further North, more local specialized services such as office, destination retail and boutique retail are anticipated for residents to meet and gather around food or other shared interests.

As the community grows over time, so will the demand for civic and commercial uses. Public Land Dedication including an area for a school site is located within property and compliments the Douglas County's need for

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future land. This location has good access from both Founders parkway and the entrance to Pioneer Ranch.

E. Open Space and Proposed Landscape Character

The property has elevation changes of approximately 455 vertical feet. This allows several key opportunities to experience the surrounding Castle Rock area while looking out at panoramic views. The layout and use of open space focuses on protecting and enhancing this existing natural environment while promoting the resident's opportunity to engage.

Different open space areas are proposed with passive uses that blend into the natural environment. These areas proposed have the appropriate interaction with residents while still preserving the natural habitat that defines them. Some of these areas are planned as unimproved natural landscaped areas while others will be either reclaimed open space or passive parks. In order to retain much of the natural landscape of the property, the goal is to preserve open space as unimproved. If the landscape is disturbed due to development, the intention is to restore the habitat back to its most natural state.



F. Trails, Park and Active Uses

Because of the properties steep and undulating terrain, parks and manicured active uses areas are proposed to be strategically located for ease of accessibility and integrated into the surrounding landscape engaging the natural topography. The overall character for Pioneer Ranch has been established to ensure visual preservation within the community.

At Pioneer Ranch there is a parallel intent to create a holistic community where our residents can live-work and play, in a community and homes that seem to be a natural extension of the landscape, enjoying the pleasures of a spectacular Colorado environment. Additional active amenities are anticipated to be supplemented as the future development of the property occurs.

A trail system is proposed to thread through the community, connecting neighborhoods and existing trail corridors. Both native and reclaimed landscape become a uniting factor of community theme with trails accessing passive and active open space areas. Signage will note wayfaring and distance markers along the pedestrian walks and trails using unique signage to highlight the passers-by with educational, historical and environmental opportunities. Areas of interest will also serve as pedestrian nodes and will be located at consistent distances in consideration of travel efforts as well as iconic views of the site, Castle Rock and the Front Range. Landscape

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character will stay consistent throughout the pedestrian experience.

A unique Colorado event venue is proposed near the north entrance into the development off Founders Parkway. It will be located as an outlook into the community of Castle Rock. This venue is selected to provide a unique opportunity for the community and will serve as an architectural element inciting a sense of arrival to visitors. The space is planned to be multifunctional, serving events including weddings, banquets, fundraisers, and community gatherings. Outdoor and indoor space will direct attention to this feature while native rooms create a comfortable and unique front range Colorado experience. This engaging venue will allow the opportunity for residents and visitors to experience a cornerstone of the site: the grand panoramic into Castle Rock and the Mountain Range beyond.



G. Summary

This PDP application proposes permitting up to 1,123 residential units, with over 100 acres of the site designated as parks, trail corridors, open space, or public land dedications. This proposal includes many highlights and superior design elements, some of which include:

- Dedication of a significant and important area of open space that fills in a current undeveloped portion of the center of Castle Rock.
- A zoning proposal to allow for significant economic development opportunities, which include single family, multifamily and commercial opportunities.
- The dedication of ROW for Woodlands Boulevard, along with a unique road section for Woodlands Boulevard that will promote connectivity between neighborhoods and economic development along this corridor.
- A unique and exceptional community that is being planned for water conservation from the beginning stages of design.
- Building setbacks to further buffer existing residences along the West and North edges of the property.

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.



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TOWN COMPLIANCE

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 Pioneer Ranch 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, small-town atmosphere and natural character.

Response: The Pioneer Ranch Property is currently undeveloped with no existing structures on the property.

- 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 Pioneer Ranch anticipates an area along the I-25 Corridor and Founders Parkway of potential commercial that includes mixed use development which could include up to 400,000 sf total of commercial use. The intent for these planning areas and their associated zoning designations are to strengthen the range of uses within the community 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 design consideration to ensure development along the Western and Northern edge of the property is consistent with existing adjacent residential lots to provide appropriate neighborhood transition and scale sensitivity. Building setbacks are also proposed between the various neighborhoods, where appropriate, to provide adequate buffering 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

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meet Castle Rock standards and while integrated 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.

- 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 Pioneer Ranch property. As part of this application, over 100 acres of the site is designated as publically accessible parks, open space or school uses. The planning areas are designed to preserve many of the natural drainages, densely vegetated areas, and scenic views from, into and through the site.

The land dedications positively respond to The Town of Castle Rock's ridgeline ordinance which protects the natural character of the iconic bluffs, a landmark to Castle Rock's character. Lower density semi-custom housing is also located along the base of such bluffs, limiting density to reduce the potential of visual and construction disturbance on site.

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

Response: The anticipated land uses and planned development zoning promote a holistic community where residents can live, work, and play and potentially shop all within the newly planned community. The site plan proposes a mix of commercial and residential uses, promoting additional employment, more tax revenue, and new residents to Town. This infill parcel is designed with compact, responsible growth, promoting a walkable neighborhood within minutes of existing and proposed recreation, retail and commercial amenities. A quality community like Pioneer Ranch provides the opportunity for future and existing residents to enjoy all the amenities of living in the Town while enjoying the neighborhood's naturalistic setting.

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 Pioneer Ranch Property is surrounded by the Town of Castle Rock and as such is logical infill location for development.

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

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Town of Castle Rock Vision 2020:

Response: The Pioneer Ranch team has been working diligently to provide the Town with smart, and efficient planning as it relates to water usage. The property has adequate water that would be eligible for dedication with the inclusion of the property within the Town.

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

Response: The Pioneer Ranch Property PDP will permit and encourage a variety of residential uses, lot sizes, and housing types, which in turn will provide opportunity for a variety of home sizes and home prices. By mixing both residential and commercial uses with recreational opportunities, the intent of this PD Amendment is to create a social and economic balance not commonly found in typical new residential developments. This plan proposes to bring all of these ingredients together to create a scale and style of living which encourages residents to greet their neighbors from their front porches, walk their children to the nearby parks or retail that serves the surrounding residents. This plan hopes to foster in the community an unparalleled sense of pride in their neighborhood and the Town in which they live.

- Maintain a physical separation from surrounding communities.

Response: The Pioneer Ranch PDP proposes an open space areas and building restrictions adjacent to community's Northern and Western neighbors. The Pine Canyon property runs the full length of the Southern boundary of the property and is currently undeveloped and a pending application within the Town. Pioneer Ranch has coordinated with this proposed community to maintain access locations in the desired locations for vehicular and pedestrian accessibility.

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

Response: Existing roads Such as Founders Parkway and Front Street are already constructed which supports the existing transportation system that the Town has in place. Since this is an infill parcel of ground, the proposal has made significant efforts to verify the development will not adversely affect the existing transportation network. Major roadways designed within the Pioneer Ranch Property efficiently move residents and guests throughout the site, while minimizing external impacts. Additionally, with the planned open space and parks, trail connections are made both internally and external to the site. Pioneer Ranch will provide a new east west pedestrian link from Front to Founders Parkway.

- 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

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for use and enjoyment by Town residents both onsite and offsite. Different park areas identified on the plan were coordinated with the Parks Department. These parks / Public Land Dedications locations have contiguous connectivity to the open space.

- 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, the proposed plan proposes a mix of uses, thereby creating a more complete community in which 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: This PDP application adheres to local plans, policies and regulations set forth in the standards 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 Pioneer Ranch Property is planned to be as efficient as possible since existing roads and neighborhoods within the Town already surround the property. Development of this property, as proposed, helps fund off site road improvements. On-site streets will generally be constructed to Town standards and in certain cases, will work with the Town on creative ways to minimize disturbance in native areas through alternative road standards. Additionally, given the infill location of this property there will be less offsite infrastructure required for the efficient development of this property with minimal impact to existing services.

- 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.

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Response: A great deal of attention has been paid to maintaining a human scale in everything from street widths and a pedestrian friendly environment, to the commercial and retail uses along Front Street. By mixing both residential and commercial uses with recreational opportunities, the intent of this PDP is to create a social and economic balance not commonly found in typical new residential developments. This plan proposes to bring all of these ingredients together to create a scale and style of living which encourages residents to greet their neighbors from their front porches, and walk their children to the nearby shops and parks that serve the surrounding residents.

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

Response: As mentioned previously, Town services are within close proximity to the property. Services such as land for schools are being dedicated to the district, and parks and recreation facilities are provided as part of the application. The public parks could provide 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 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: Several meetings with the Douglas County School District representative have occurred and at this time approximately 15 acres are proposed to be dedicated school site. The applicant has also had several meetings with Charter Schools that have expressed an interest in serving the property. The area set aside for a dedicated school site is highly accessible, with a variety of vehicular access points along Founders Parkway and connection to the trail corridor.

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: Pioneer Ranch is a mixed use property that proposes both single family detached, as well as multi family living for different socioeconomic demographics within Castle Rock. Proposed within this community are mixed use areas with retail opportunities integrated with residential living to provide a locally stimulated economy

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

Response: A financial impact study was commissioned to evaluate the anticipated economic benefit of the proposed community and identifies two large planning areas MU-1/MU-2 as a potential commercial and employment area further diversifying the Town's local economy.

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

Response: Currently, the site plan does not anticipate a higher education facility.

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

Response: The community has mixed use parcels, which propose commercial uses, however at this time, no current public/private partnerships have been formed. However, the development team for Pioneer Ranch has been working towards this goal in a number of other ways including a team of natural resource specialists and licensed engineers and hydrologists which are currently working with Town staff on furthering standards for water conservation that can be implemented within the project. The goal is consistent with the Town's desire for water conservation as well as the water conservation objectives of Pioneer Ranch. In addition the team is working to resolve potential drainage issues that have arisen from undersized existing facilities

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

Response: The development of the Pioneer Ranch 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.

Pioneer Ranch used The Town of Castle Rocks Comprehensive Plan as a guide. The Comprehensive Plan provides a strong vision for the future of Castle Rock, and has a set of principles that help to ensure that the Town's vision is carried forward as development progresses. The Pioneer Ranch proposal is in compliance with the principles for the Town of Castle Rocks Comprehensive Plan and an analysis is provided below:

Growth Management

o 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: Pioneer Ranch is designed to provide a variety of single and multifamily housing choices as well

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as commercial opportunity within an infill parcel of ground. The plan proposes logical transitions of uses to the adjacent neighbors while providing pedestrian connections to neighborhood amenities. The property is planned to serve the future residents of the new neighborhood, and the Town of Castle Rock residents as a whole. The publicly accessible open space and parks dedications will provide connections to local trails. The parks will also serve as local and regional gathering spaces for active and passive recreation. The project plans to be constructed logically in conjunction with the other residential neighborhoods in the area. By building near existing development, impacts to install infrastructure are reduced and existing infrastructure is maximized in this area of Town.

o 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: This PDP application includes an anticipated phasing plan / development timeline and is dependent on project approvals and market conditions. Phasing of this project will occur in a logical and cost-conscious manner that ensures that infrastructure is provided to new residents both capably and efficiently. Levels of service, as required by the Town, standards will be met throughout development of the property and associated improvements.

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

Response: The Pioneer Ranch site is proposing annexation into the Town of Castle Rock as required by the IGA with Douglas County,

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

Response: This is not applicable for this proposal.

o 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: This proposal is an infill parcel site surrounded by existing development within the Town on the North, East and West property lines and proposed development on the South property. Therefore, the plan proposes compatible adjacent land uses and logical transitions of densities to the adjacent neighbors while providing pedestrian connections to neighborhood amenities. Services are either on the perimeter of the property or within very close proximity.

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

Response: A portion of the fiscal responsibility is identified through the use of a proposed Metro District which will be used as a vehicle for financing and funding public infrastructure and capital improvements.

A proposed service plan is identified 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 Pioneer Ranch 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 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. .

o 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 Planned Development to remain flexible in nature so that builders within the confines of the parcels, as well as through the future entitlement efforts, will be able to meet both current and future market demands.

Residential Principles and Policies

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

Response: Pioneer Ranch is a highly attractive community with large open park space corridors, parks, and gathering areas. Multiple lot sizes, and housing types are proposed to provide variety for builders and future residents. Extensive publically accessible open space is provided for the Pioneer Ranch community and Castle Rock residents as a whole. The overall plan utilizes the existing topography to create unique neighborhood pockets within the community. The proposed streetscape design is an additional element that promotes safety, cohesiveness and consistent character through landscape. Other elements proposed such as lighting, meandering sidewalks or trails and other identifiable signage and design elements will tie the neighborhoods together creating a cohesive and accessible community.

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

Response: Pioneer Ranch will dedicate a significant addition of ROW for the Woodlands Boulevard extension, in addition to providing an east west route from Front Street to Founders Parkway. Furthermore, open space corridors will accommodate a proposed trail that connect Metzler Ranch to Founders Parkway / Terrain.

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

Response: During the design of Pioneer Ranch, extensive efforts are made to assure compatibility with existing, adjacent neighborhoods. The plan proposes logical transitions of uses to the adjacent neighbors while providing open space corridors that host pedestrian connections to neighborhood amenities. The publicly accessible open space corridors provide connections to local trails. 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.

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

Response: Planning areas are designed to minimize impacts to drainage ways and ridges since the Pioneer Ranch Property features a mix of ridges and drainages. Additionally, care was taken to ensure that a vast majority of homes will be placed to minimize negative grading and visual impacts looking both onto the site and off the site.

o 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 Pioneer Ranch PD includes an area of mixed use/ commercial opportunities along the western portion of the property along Front Street / I-25 and the eastern portion of the property along Founders Parkway.

o 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 mixed use development are adjacent to Front Street and I-25 and Founders Parkway. This area has been strategically located to take advantage of the major movement corridors while minimizing traffic impacts through the proposed development.

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

Response: Mineral extraction is not anticipated for the property nor is a part of this application.

o Principle LU-8: Interchange Districts.

Response: The property is not included within this district.

- Chapter 6: Transportation Principles and Policies

o Principle T-1: Integrated Transportation System: A well planned and integrated transportation system moves

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people and goods in a safe and efficient manner.

Response: The road network within the Pioneer Ranch Property efficiently move people throughout the site keeping multi modal transit in mind, and accommodating pedestrians, bicyclists as well as vehicles. A great deal of attention has been paid to maintaining a human scale in everything from street widths and a pedestrian friendly environment. The streets were designed to provide a much needed east west vehicular and pedestrian connection from Front Street to Founders Parkway, and will provide ROW for a significant portion of the missing section of Woodlands Boulevard.

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

Response: The alignment of the Pioneer Ranch collector road network included in the proposal is designed to work with the existing contours and minimize grading impacts to every extent possible. Additionally, local streets are proposed to 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

o 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 adequate water that is eligible for dedication to the Town at the time of zoning approval.

o 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 regional benefits have little influence on Pioneer Ranch, the project supports the goals of a renewable water supply. Through the continuing dialogue on furthering water conservation, the proposal for the community hopes to play an important role in the future of efficient water use in proposed communities.

o Principle CS-3: Integrated Water System

Response: The Pioneer Ranch Properly will utilize the Town of Castle Rock water system designed to Castle Rock standards and specifications.

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

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

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

Response: A proposed water storage facility has been requested on a portion of the property to accommodate anticipated water pressure. The proposed design for water facilities takes into account the potential maximum buildout of the project for the Pioneer Ranch and will be provided in an efficient manner consistent with the phasing plan included within this PDP Amendment application.

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

Response: The design of wastewater infrastructure for water facilities takes into account the potential maximum buildout of the project for Pioneer Ranch and provided in a logical and efficient manner consistent with the phasing plan included within this PDP Amendment application.

o 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 Preliminary Development Plan application. The existing swale that runs in an East / West direction proposes to remain and meet per Town standards.

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

Response: No known floodplain areas are located on the property. Proposed development will avoid floodplain areas located within Pioneer Ranch, unless an applied CLOMOR or LOMOR is submitted that remaps the boundary.

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

Response: The Pioneer Ranch application plans includes multiple points of access into the property with roadways that are designed to meet the intent of the Towns standards. This infrastructure shall comply to meet emergency needs as defined by Town standards.

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

Response: Pioneer Ranch anticipates working with the Town as the site plan becomes more defined through detailed planning efforts for the property. As proposed, Pioneer Ranch provides residential and commercial uses

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to the Town supporting the potential for construction and staffing of additional fire and emergency services as warranted through the phases of development.

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

Response: There are no other emergency services providers for the property besides the Town's services anticipated.

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

Response: As the Pioneer Ranch site plan continues to progress through more detailed phases of development, more specific design standards and requirements to mitigate the risk of wildfire on the property shall be explored as necessary.

o 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: A portion of the project is zoned mixed use with a maximum of 400,000 sf of commercial use, generating tax dollars and requiring less law enforcement. As part of the planning process for Pioneer Ranch, a fiscal impact study commissioned anticipated that a completion the project will generate tax revenue to the Town of Castle Rock that will help facilitate additional law enforcement resources as warranted. As the project is constructed to completion, additional law enforcement added as warranted through the phases of development will occur.

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

Response: Pioneer Ranch does not currently propose any land uses with Health Care facilities within the boundary. The Adventist Hospital/Centura Health facility within the Town of Castle Rock has a new major health care option for Town residents, including those who will reside in Pioneer Ranch.

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

Response: Pioneer Ranch has had several meetings with both the Parks department and met with Douglas County School District representatives. At this time, the application is proposing a 15 acre dedicated school site. The proposed school location is adjacent to a park at the entrance of the community off Founders Parkway.

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

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Response: A Master Utility study as part of this application has been prepared to evaluate the major storm water and utility demands and likely routes for the ultimate development of the Pioneer Ranch property. The study evaluated at the developments maximum buildout helps facilitate discussions with the various utility providers as the proposal moves through the referral process and more detailed phases of design

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

Response: Currently, a transmission line bisects the Eastern portion of the property that runs North South connecting to an electrical sub-station across Founders Parkway which is planned to remain. Design efforts have ensued to acknowledge these electrical lines with the annexation and zoning efforts for Pioneer Ranch by routing roads and open space adjacent to the easement. The proposed development supports the concept of maximizing the efficiency and effectiveness of transmission and distribution systems as the proposed community grow to full build-out.

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

Response: The community anticipates that any proposed transmission lines during the construction of the property fully will be underground, thereby minimizing the aesthetic and environmental impacts associated with the utility and transmission distribution systems and most likely following the proposed street layout.

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

Response: At this time Pioneer Ranch does not anticipate major technology communication facilities proposed on the property.

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

Response: Currently, there are no anticipated wireless communication facilities proposed within Pioneer Ranch.

Chapter 8: Parks, Recreation, trails and open space

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

Response: Several meetings coordinated with the Parks Department to review suitable open space and park areas and the potential program that could arrive from these locations have ensued. Open space uses are anticipated to be more passive in nature.

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

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

o 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 over 100 acres of the property provided as publically accessible open space, parks and a school site, the Pioneer Ranch Property is providing quality open space to meet Town standards. This open space provides ample opportunity for active and passive recreation. Pioneer Ranch has met numerous times with the Town's Park's Department to ensure these open space areas are located to be programmed to meet the Town's future needs.

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

Response: The design proposed intends to development in a responsible and sensible manner preserving unique land and features. The amount and character of the publicly dedicated open space and parks land provided with this application provides high value for the Town of Castle Rock as much of the land offers pedestrian corridors bisecting the property. These areas preserved are proposed to be platted into tracts with Pioneer Ranch continuing the tradition of conserving important and unique areas within the Town.

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

Response: Pioneer Ranch has proposed future park and trail areas that serve as a connection from a regional connection to the West of the property, supporting connections to other commercial facilities within the Town of Castle Rock. Planned areas also provide opportunities for programed design such as an event venue at a key location on the site. This venue could potentially provide a unique opportunity for the community. The space is planned to be multifunctional, serving events including weddings, banquets, fundraisers, and community gatherings.

Chapter 9: Community Character and Design Principles and Policies

o 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.

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Response: No significant features have been identified on the site, however, some of the steeper rock outcroppings have been highlighted in open space corridors. The intent is to preserving these natural features which also will lend themselves to the identity of the community and theme of Castle Rock.

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

Response: Careful design consideration was made when appropriately locating the road, planning areas, parks, and open space so that adjacent communities could benefit from the property. A significant amount of time was take to strengthen the connectivity between communities and embrace the relationships and links to walks and trails. Furthermore, establishing a kit of parts to define furnishings, lights, and other site details will reinforce the relationship of the overall community identity.

o 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: The event venue is placed at the apex of the northern proposed entrance points. This architectural note compliments the stunning vistas over the community creating a true sense of arrival and orientation. Below, the community and circulation is orientated along the southern drainage corridor. Future design considerations will be given as the site plan moves through more detailed design, establishing an architectural theme of the community, and complementing the Town's image with its own unique identification.

o 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 infill location of Pioneer Ranch and development of this property does not impact the free standing community principle. The property has existing development surrounding it on most of its perimeter. Existing residential uses including the established neighborhoods of Metzler Ranch, The Haven, Siena, Pinon Soleil, and Terrain, Canyons South are all adjacent to the site. Pine Canyon, a PD with a mix of residential and commercial uses is proposed to the South of the property and is a pending annexation application within the Town.

o 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: Pioneer Ranch proposes a mix of uses and allows for potential places to work and play outdoors, which will give the residents and citizens of Castle Rock the opportunity to live and play in close proximity to their jobs.

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o 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: Currently there are no cultural arts or community heritage facilities being proposed at this time on the property. However, one of the program elements for the different open space areas are proposed points of interest on the site within the public land dedications that highlighted some of the history of the property as it related to geology and previous land uses.

- Chapter 10: Economic Development

o 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: A portion of the property within Pioneer Ranch is being proposed as a Mixed Use containing tax generating uses for the Town. The project provides a combination of jobs, workers, and will both diversify and grow the Town's economic base once the community is constructed.

- Chapter 11: Natural Resources Principles

o 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: Careful design consideration was made when appropriately locating the road, planning areas, parks, and open space so that adjacent communities could benefit from the unique terrain. During the initial planning stages, consideration was made to preserve drainage ways and ridges that are located within the Pioneer Ranch Property. The Pioneer Ranch Property will provide a trail and open space connections internally and to surrounding neighborhoods as well that connects the passive and active park areas. Trail connections are also anticipated to connect to Pine Canyon once that property develops and maximizes the natural resources on-site to provide a high quality of life.

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

Response: Because the topography changes significantly on site, the road network and planning areas are designed to respect the natural topography of the property. Care was taken to create natural trail corridors that will enhance the living experience of future residents.

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

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Response: One of the entrances proposed within Pioneer Ranch directs the visitor or resident at one of the highest points of the property with stunning vistas and proposed architecture. As the resident or visitor continues down into the site, the different open space areas are programed for passive uses preserving areas of steep terrain. These open space areas are proposed to have points of interest on the site that highlighted some of the history of the property providing new ways for patrons to engage the site

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

Response: Areas of steep slope and drainage ways were avoided whenever possible. Avoiding these areas has informed over 100 acres of the site as open space or public land dedication. 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. The most significant constraint is the existing topography/bluff to the north..

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

Response: Development of the Pioneer Ranch property will follow all air quality requirements and standards.

o 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.

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

Response: As is consistent with the Pioneer Ranch 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.

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

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

o 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: Care was taken during preparation of the plan to preserve the most environmentally sensitive areas. The primary East/West access borders and protects the historical drainage habitat along the southern border of the property. Adjacent to this, large open space corridors were created to preserve the natural environment.

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

Response: Pioneer Ranch has proposed over 100 acres of open space/park preservation areas containing significant areas of existing vegetation which has been mirrored by the property to the south of Pioneer Ranch, resulting in a significant open space dedication. During development of the property, street trees, common area landscaping and residential lot landscaping will further enhance the overall forestry character of the community.

- 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 property that is not currently annexed into the Town of Castle Rock.

- Zoning Codes

Every effort was made to meet the standards of the Town's Zoning Code with regard to the proposed Pioneer Ranch PDP application which was based from the Town of Castle Rock standards and regulations. Included with this application is the Planned Development (PD) Zoning Regulations that will guide future development.

- General Design Principles

The Pioneer Ranch Preliminary Development Plan intends to meet the principles and guidelines of the Castle Rock. The following summary outlines the guidelines that are applicable at this stage in the development process and how this application meets the intent of those guidelines.

o 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, by utilizing the unique natural environment found on site.

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

Response: The terrain was evaluated and care was taken during preparation of the plan to preserve natural areas. Natural areas and open space corridors were created to preserve the natural environment.

- 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: Pioneer Ranch's natural topography will promote terracing of buildings and homes so the views generally

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maintained to western mountain views. In addition, the design has strategically anticipated the higher intensity of uses on flatter portions of the property so that the elevated areas that are generally anticipated as lower density residential uses maintain these western view sheds.

- 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 areas are shown on the plan and used to distinguish buffer areas between neighborhoods and other properties. Extensive effort was given to creating transitions between proposed neighborhoods and open space/park areas.

- 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 Pioneer Ranch connects to the existing trail along Front Street through the property along the southern border of the site, providing connection for Metzler Ranch and the future development of Pine Canyon. A proposed internal trail network connects individual neighborhoods to this main trail, thereby providing access to the different pocket parks within the areas of Pioneer Ranch.

- 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: Preliminary drainage plans and reports are required and have been provided with this application. Every effort will be made to preserve the natural environment and use existing grades in creating the drainage plans moving forward. At this point in the Town of Castle Rock process, more detailed plans will be created and efforts will be made to implement the least invasive drainage solution feasible.

o 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: Respecting the natural topography of the site, the main collector road will attempt to create little natural disturbance with direct and smooth ascension. With designated ROW and adjacent open space, there is opportunity for separate pedestrian/bicycle separation for safety and aesthetic. It is anticipated that elements such as large landscape buffers, staggered fencing, and berms will be used to minimize impacts to the vehicular circulation within Pioneer Ranch. However, these details have not been defined at this stage within the Preliminary Development Plan and the Town of Castle Rock development process.

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

Response: Pioneer Ranch 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 Pioneer Ranch 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 Pioneer Ranch Property are located off of Front Street, Woodlands Boulevard, and Founders Parkway.

- 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.

- o A.3 Subdivision Streetscape – Intent: The massing and scale of new development should be varied to add visual

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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 Pioneer Ranch Property is not part of the Interchange Overlay District.

- Infrastructure

The Pioneer Ranch 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.

- o 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.

- o Water & Wastewater – Will be provided by the Town. All water and wastewater will be designed to be as efficient as possible.

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o 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 Pioneer Ranch 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:

Given the infill location and natural beauty of the property, with its undulating topography and heavily vegetated areas, the Pioneer Ranch 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 drainage ways, steeply sloped areas, and heavily vegetated areas to the extent possible. By providing approximately over 100 acres of the property as open space and parks and corridors buffers, significant areas of the natural beauty and wildlife habitat is preserved for future generations. Finally, by proposing a truly mixed use community, 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.

o Adjacent Neighbors – The Pioneer Ranch Property is surrounded on the north west portion of the property by the developed KB Homes (Siena), US Homes (The Haven), Metzler Ranch, and Pinon Soleil neighborhoods. In order to understand the perspective and concerns of adjacent neighbors the applicant will reach out to homeowners and conduct neighborhood meetings and individual meetings to present the proposed plan for the Pioneer Ranch Property and address questions. At these meetings the applicant will describe the vision for the project that includes open space and buffering from existing residential uses. As part of these conversations discussions will ensue pertaining to setbacks, uses, traffic and density. We believe that good faith efforts to mitigate the impacts as much as possible will be made and are reflected within this PDP application

o 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 Pioneer Ranch 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.

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- Phasing

The phasing of the Pioneer Ranch 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.