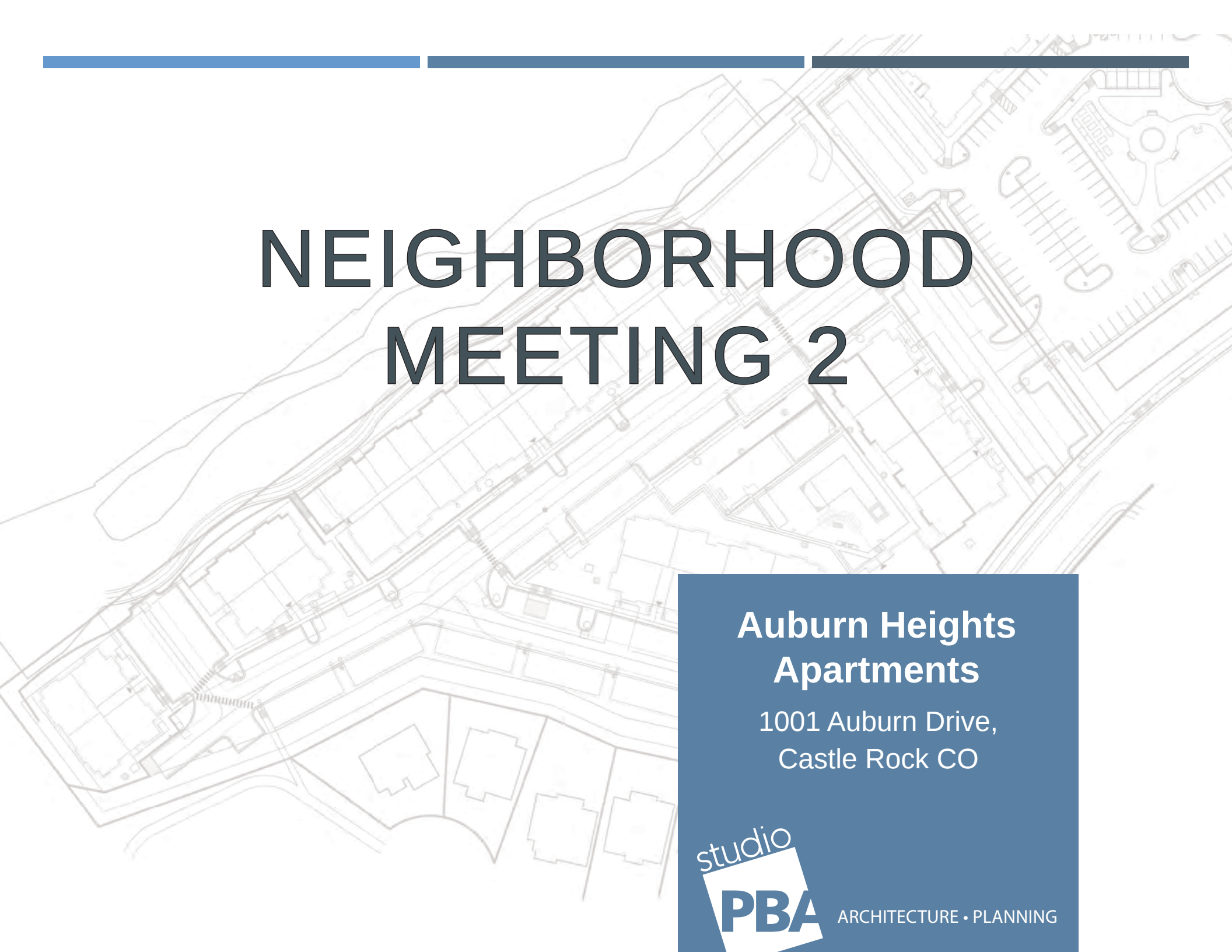




NEIGHBORHOOD MEETING 2

Auburn Heights Apartments

1001 Auburn Drive,
Castle Rock CO

studio

PBA

ARCHITECTURE • PLANNING

MEETING OBJECTIVES

- Team Presentation
- Please hold questions and comments until the end of the presentation.
- We will have more than enough time to hear and address all comments.
- Comment cards available at the front of the room next to sign in.

PURPOSE OF NEIGHBORHOOD MEETING

- To inform the neighborhood of an upcoming rezone application for **Aubrun Ridge Development Plan (DP) for lot (Phase 2)** and associated **Site Development Plan (SDP)**.
- To present the proposed amendments and discuss the proposed site plan for neighborhood feedback.

SUMMARY OF PROPOSED AUBURN RIDGE PDP REZONE & SDP

- To amend the allowable uses to include family/ multi-family residential uses to supplement the approved seniors uses.
- To amend the Auburn Ridge PDP to include housekeeping items such as updating the land area of Phase Two to match the current approved plat for the Auburn Ridge PDP. Planning areas A and B will be updated to match the proposed site plan showing 10 DU/Acre based on that plat acreage of the approved plat for the Auburn Ridge PDP and the original approved density.
- To update the site development plan to show changes in the site design. Based on meetings with the neighborhood and planning staff from 2019, it was noted that greater setbacks of the multi-family buildings to the homes to the South were desired, and that detached garages be used to screen these homes from the main drive. The following site plan demonstrates the new building placement vs the approved SDP site plan.
- We have shown site sections from the homes to the South and the proposed building placement which demonstrates the downward slope of the site and decreased building height from the neighbor's vantage point. See key plan for view orientation.
- As part of the site development, the developer will be improving Omni Gulch at their cost per the Town's Omni Tributary Channel Stabilization Project.

OWNER & DEVELOPER INTRODUCTION

For over 25 years, Atlantic Development & Investments, Inc. has been a leader in the development of quality housing communities. Atlantic has been applauded and recognized not only for the quality of housing development, but its continuing dedication to the ongoing operation and maintenance of its properties. Today, Atlantic is one of the nation's most successful housing developers.

At the threshold of the Twenty-First Century, America faces increasing housing challenges. Despite turbulent economic times, these challenges must be met with innovations and collaborative partnerships made up of community stakeholders, business leaders, and civic entrepreneurs, operating both locally and regionally.

We invite you to join us. (www.atlanticdev.com)

Mark D. Breen
President & CEO



Atlantic Development has invested in the Castle Rock Community by providing for senior and family housing projects since 2011.



ATLANTIC DEVELOPMENT & INVESTMENTS INC.

IN PARTNERSHIP WITH CELTIC PROPERTY MANAGEMENT

Atlantic Development & Investments is a long term real estate development company focused on building thoughtful, well-designed communities that fit and strengthen the neighborhoods around them. We work alongside our affiliated property management company, Celtic Property Management, to ensure our communities are cared for, well-maintained, and responsibly managed - not just at opening, but for decades to come. We are not short-term investors. We stay involved, remain accountable, and invest long-term in the places where we build.

- 39 communities owned & managed
- 4,383 homes under management
- Long-term ownership and operation
- Experienced in Colorado



Reserve at Westpark, AZ



Reserve at Thunderbird, AZ



Auburn Brook, CO



Ghost Ranch Lodge, AZ



Springle Mill, CT



Pines at Prescott, AZ



Sycamore Vista, AZ



Arbors on Fourth, GA

ATLANTIC DEVELOPMENT & INVESTMENTS INC.

IN PARTNERSHIP WITH CELTIC PROPERTY MANAGEMENT

- 2025 Arizona Department of Housing -
Brian Mickelson Hero Award
Urban Development of the Year - The Reserve at Thunderbird, Phoenix AZ
- 2025 AHF Readers Choice
Family Category Winner - The Reserve at Thunderbird, Phoenix AZ
- 2023 NAHMA Vanguard Award Winners
New Construction Category - Avalon Villas, Phoenix AZ
- 2015 National Development Council (NDC) Academy Award
Ghost Ranch Lodge, Tucson AZ
- 2012 Arizona Governor's Heritage Preservation Honor Award
Ghost Ranch Lodge, Tucson AZ
- 2011 HUD Secretary's Historic Preservation Award
Ghost Ranch Lodge, Tucson AZ



Grand Opening



Reserve at Thunderbird Mural



St. Mary Food Bank Partnership

ATLANTIC DEVELOPMENT & INVESTMENTS INC.

IN PARTNERSHIP WITH CELTIC PROPERTY MANAGEMENT

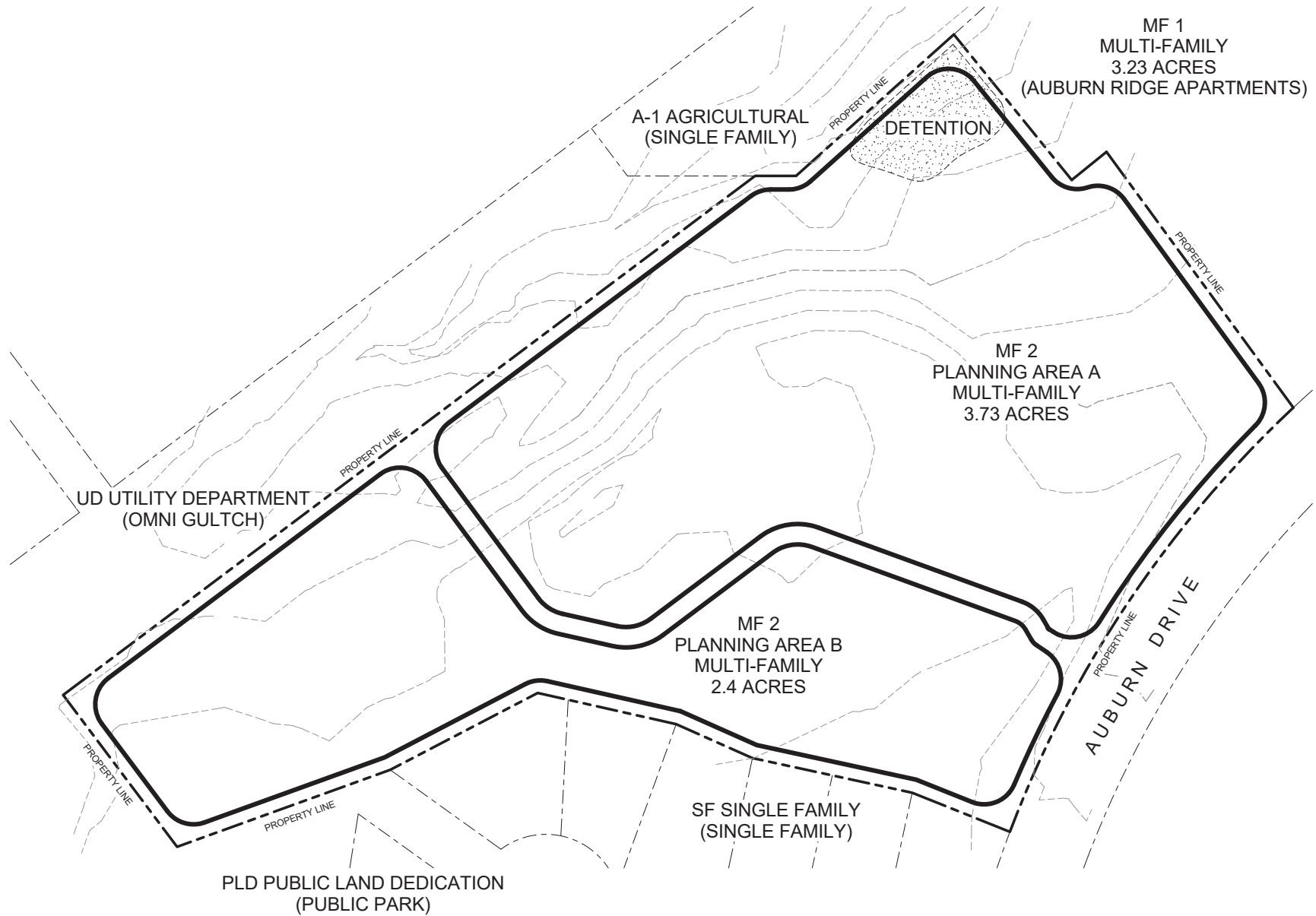
What this community will be

- A professionally designed and well maintained residential community
- Long-term ownership with on-site, responsive management
- Designed to complement the character of Castle Rock
- Built with safety, landscaping, and neighborhood integration in mind
- Managed with clear rules that promote a quiet, respectful environment
 - Quiet hours and noise standards enforced
 - Smoke-free community
 - Crime-free housing policy
 - Guest and parking rules
 - Fair housing and respectful conduct expectations



AUBURN VILLAS

ORIGINAL PHASING PLAN



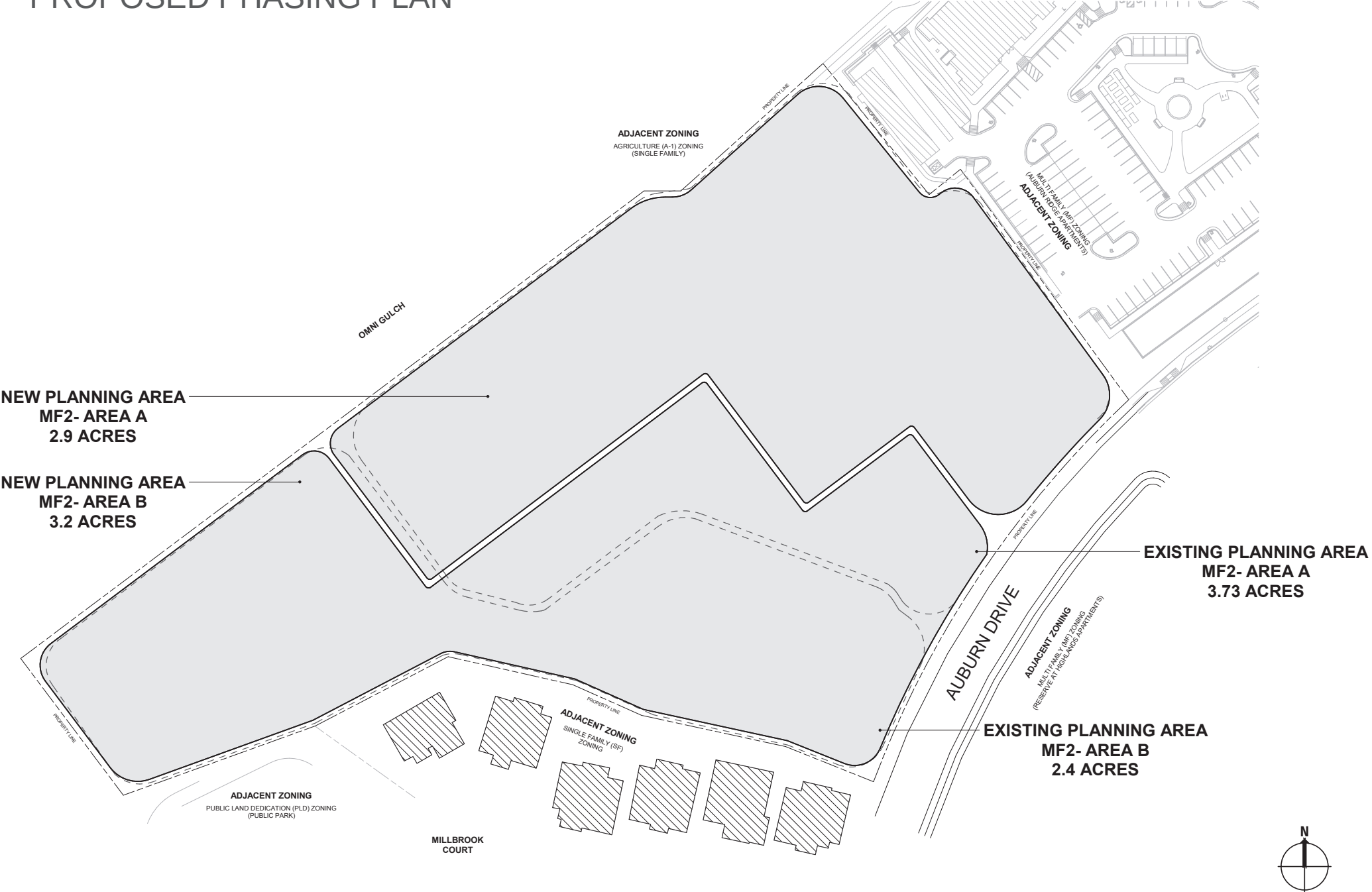
AUBURN VILLAS

ORIGINAL SITE PLAN



AUBURN HEIGHTS

PROPOSED PHASING PLAN



PROPOSED SITE PLAN



SITE PERSPECTIVE

WESTERN VIEW FROM AUBURN DRIVE ENTRANCE INTO PROJECT



SITE PERSPECTIVE

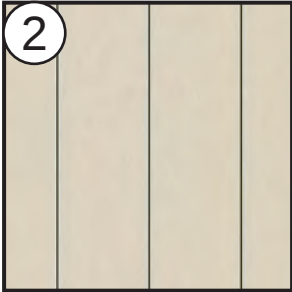
SOUTH WEST VIEW FROM AUBURN DRIVE AT NORTH PROPERTY LINE



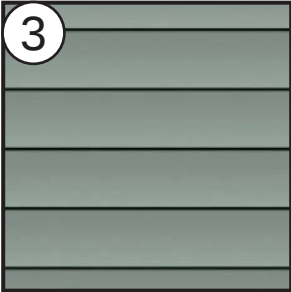
PROPOSED COLORS



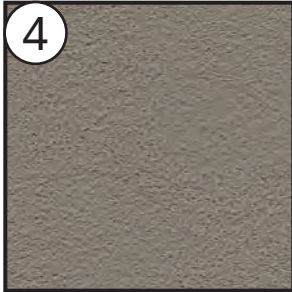
**STONE
VENEER**
SUNSET
STONE BLEND



**VERTICAL
SIDING**
SW NAVAJO
WHITE



**HORIZONTAL
SIDING**
SW HALYCON
GREEN



STUCCO
SW PEWTER
TANKARD

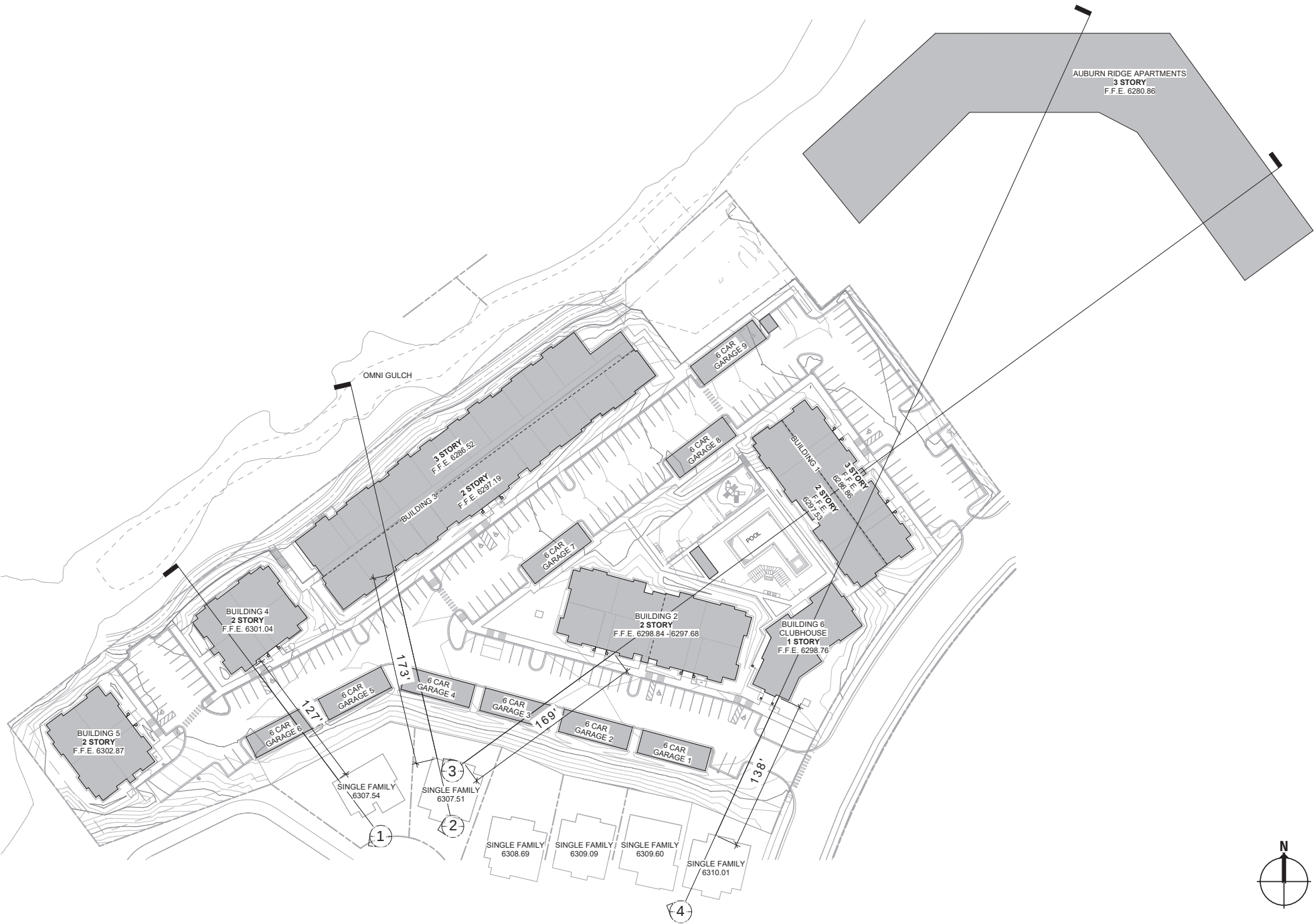


TRIM
SW IRON ORE

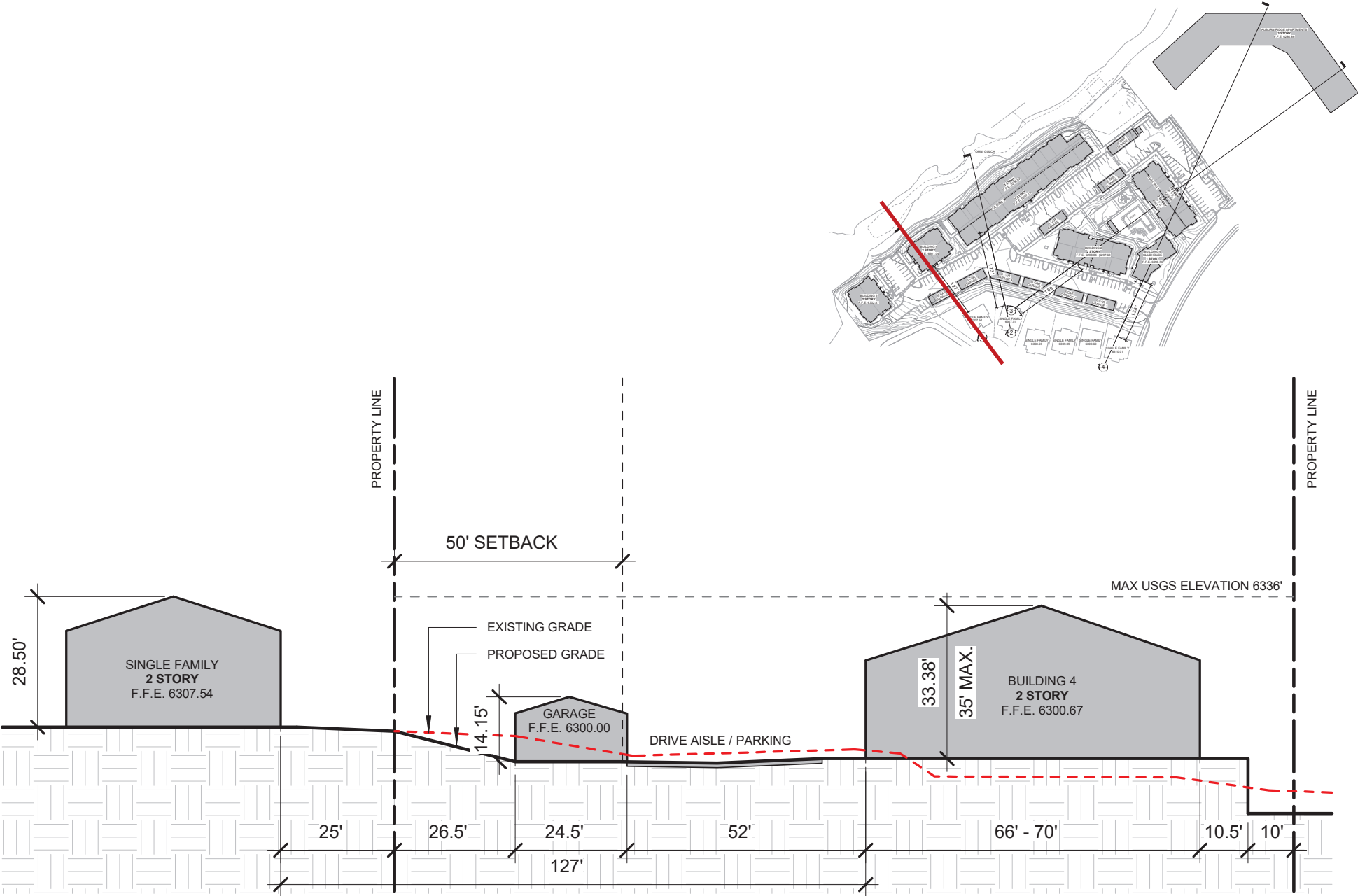


**ASPHALT
SHINGLES**
SLATE GRAY

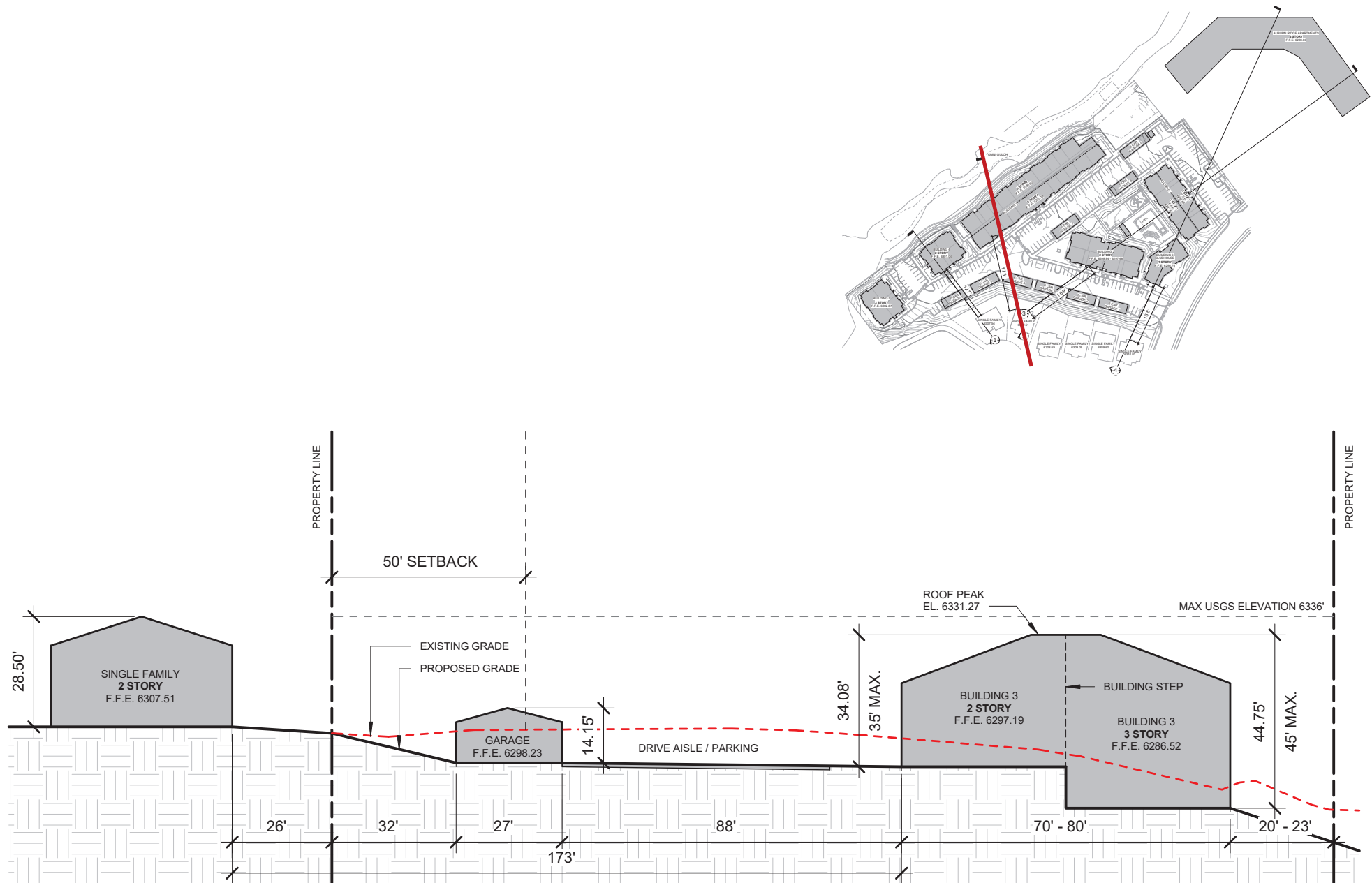
GRADING PLAN



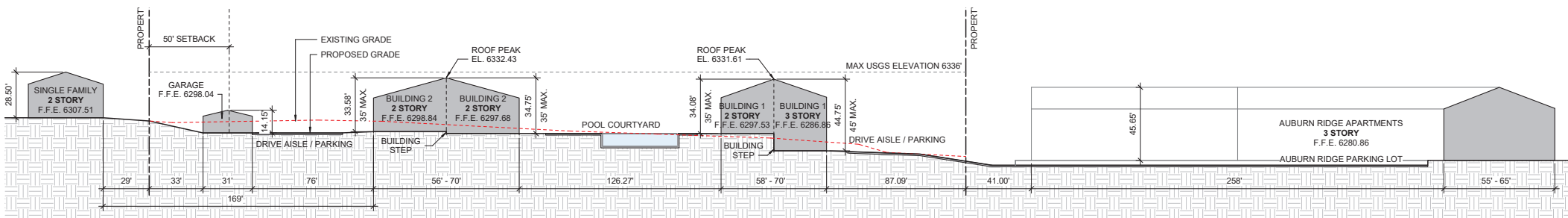
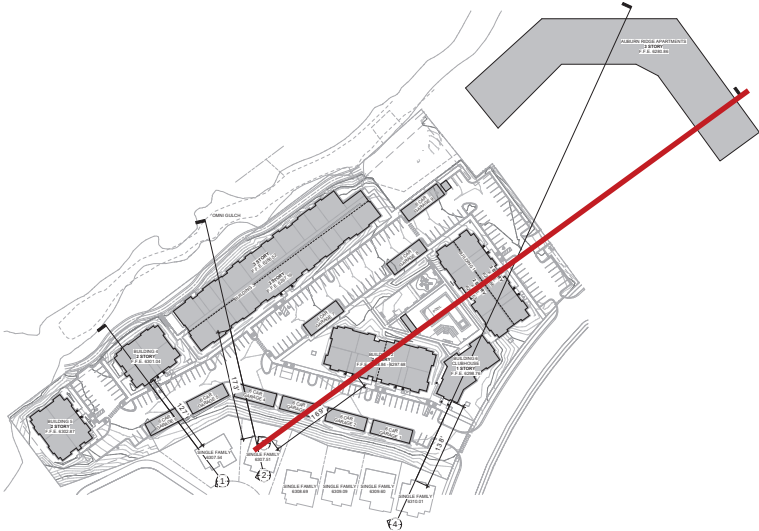
SITE SECTION 1



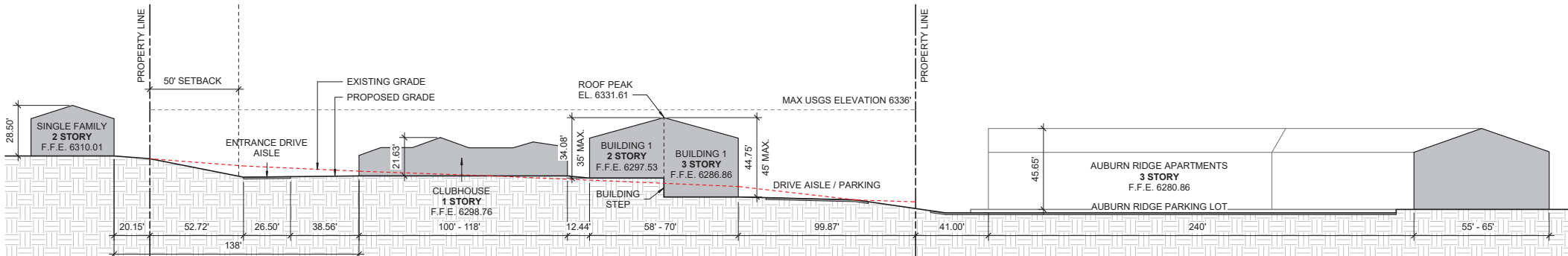
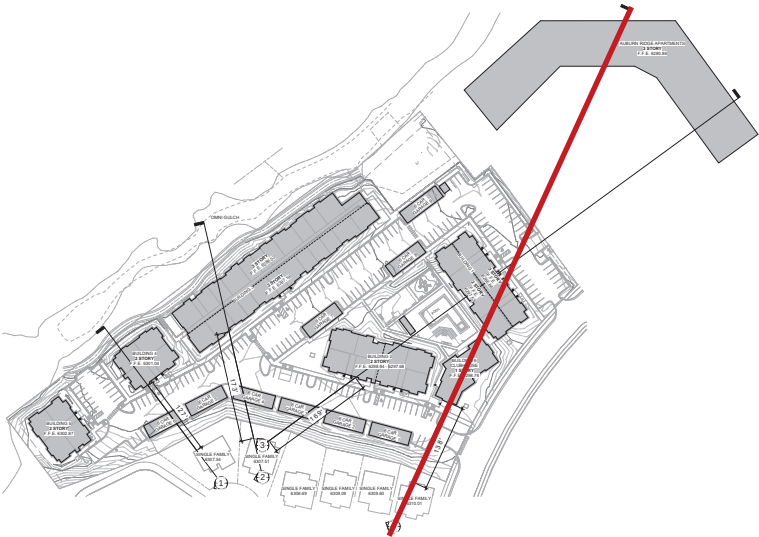
SITE SECTION 2



SITE SECTION 3



SITE SECTION 4



CONTACT INFORMATION

COMMENTS OR QUESTIONS REGARDING THE
PROPOSED PROJECT MAY BE DIRECTED AS FOLLOWS:

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