



Canyons Far South Project Narrative

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Introduction

The vision for Canyons Far South was shaped with great care and respect for the beauty of the existing landscape and natural topography of the property. The proposed Planned Development Plan (“PDP”) has been designed to preserve a significant amount of the natural features of the site while also providing unique and accessible open space and trails for the northeast area of the Town of Castle Rock. The proposed residential planning areas on the 409 Acre site have been carefully laid-out with specific buffering consideration of the adjacent neighborhoods while creating more community wide accessible outdoor recreation and open space areas. Through a connected network of trails over 57% of the site is planned for highly connected open space and park areas. The natural open space areas of Canyons Far South consist of a variety of vegetation ranging from native grasslands to significant stands of oakbrush, and low-lying drainages featuring mature ponderosa pine trees. These vegetation patterns along with the natural topography features respect the significant changes in elevation and provide a variety of close-in and distant views and create a series of hidden outdoor experiences within and between the residential areas. While not the only feature of the property, the open space opportunities provide significant benefit to Town residents and establishes an appropriate transition between residential and open space areas. The vast majority of these open space areas, and connected trail system, will be dedicated to the Town and preserved as public open space for all Town residents to enjoy.

The vision for the property includes a variety of lot types and sizes which will result in an attractive mix of housing options for young families to empty nesters. Residential planning areas, and conceptual lotting, were developed to feature the open space and park areas. The plan provides the utmost Colorado lifestyle for outside living by orienting the majority of the homesites to natural open space or parks. For those lots which may back to another lot, the development team has planned for additional open space and park areas adjacent to the front yards in the site layout.

Key to the Canyons Far South PDP is the inclusion of a Water Efficiency Plan (“WEP”) which will significantly limit water demand throughout the community and will also require a low water use Colorado-scape planting approach which will result in unique landscaping that is both beautiful and maintainable.

Another feature of the proposed plan is the inclusion of neighborhood retail along the Founders Parkway corridor. The vision for this retail area is designed to attract small scale retailers and businesses that have a focus on the local neighborhood users. Multi-modal trails (biking, hiking and walking) within Canyons Far South will connect and provide alternative mobility options to access these businesses. In addition, retail sales generated by this new neighborhood will provide a strong tax stream to the Town.

Compliance with the Town's 2030 Comprehensive Plan

The Town of Castle Rock 2030 Vision and Comprehensive Master Plan ("Comp Plan") was developed to chart the course for the Town's growth and policy objectives for the next 10 years ahead. The Town's vision in the Comp Plan states, "the Town's built environment should enhance the Town's natural environment and achieve the community's overall vision of being a world class community with small-Town character". In shaping the vision for Canyons Far South, this PDP embraces this overall Town vision and the supporting four "Cornerstone" values of the 2030 Comp Plan to ensure Canyons Far South will be aligned with, provide multiple benefits to, and integrated with the larger Castle Rock community. Following are highlights of how the vision for Canyons Far South meet these four Cornerstone goals of Distinct Town Identity, Responsible Growth, Community Services and a Thriving Economy:

- Overall Planning Vision

Canyons Far South will offer the best in community design by embracing nature and Castle Rock's small-town charm. The preservation of the sites unique natural features and immediate access to connected open space for residents and the broader Castle Rock community will become a signature characteristic of this project. Residential neighborhoods will be grounded in quality community design through sustainable and healthy living features that provide for a socially rich and resilient community not only today but also into the future.

Distinct Town Identity - "Our goal is to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, distinct identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment, and family-friendly activities."

Applicant Response: In developing the overall plan for Canyons Far South, we have kept Town Identity key to all design. We believe Canyons Far South meets the Town's goal of "Distinct Town Identity" with a plan that:

- Creates an attractive neighborhood design that is sensitive to the scale of adjacent neighborhoods within the overall Castle Rock community and embodies Castle Rock's small-town character and feel through quality design.
- Provides nearly all homesites with 'backyard' living character that embraces open space and our unique Colorado lifestyle.
- Provides well-crafted social spaces creating opportunities for a multitude of family friendly activities that enrich both small and large community gatherings.
- Includes two mini village amenity centers, a characteristic of small-town design; one in the southeast corner centered around a community clubhouse with a pool, community gardens, recreational amenities and a community green and amphitheater. The other in the north central portion of the site focuses on a small 1-acre park with an open-air pavilion as a center piece. Both common area amenities will be connected by a sidewalk and trail network that allows for easy multi-modal connectivity.

- Offers a wide range of housing options including traditional homes, paired homes, and cottage homes to meet a broad demographic consistent with that of the Town.
- Incorporates the use of wide native landscape buffers and well-defined development areas that limit the amount of disturbed acreage and will ensure development is keenly focused on the preservation of open space, natural landscape, wildlife habitat and corridors, and protection of view sheds.

Responsible Growth - *“Colorado is growing, which means Castle Rock is too. Our goal is to ensure Castle Rock plans for responsible development that accommodates the needs of existing and future residents while enhancing the Town’s own character, maintaining a distinct identity and ensuring we remain a vibrant freestanding community within the region.”*

Applicant Response: Canyons Far South was developed with the small-town characteristics in mind. The use of buffering, open space, trails, and lower density all contribute to the uniqueness and responsible development while bringing a high-quality, high-design neighborhood to the Town. Specific design considerations and attributes include:

- Creating a plan that is responsive to the physical patterns of the site by defining clear areas for a wide range of homesite and lifestyle options.
- Protecting the unique natural landscape features including rock outcrops, mature vegetation, habitat, and drainage way corridors while also ensuring development does not occur in areas of steep slopes.
- Identifying very clear and logical developable areas which are sensitive to the topography and slopes, drainageways and vegetation patterns.
- Encouraging healthy living and decrease local traffic trips through the development of miles of interconnected multi-modal trails.
- Conserving water through a WEP that minimizes water usage and incorporations sensitive landscape design, plant selection and irrigation criteria.
- Adopting a WEP that limits irrigated areas and turf lawn areas. Specific definition of irrigation and landscape design for each lot type will be included in community landscape guidelines.
- Enhancing and protecting internal and off-site views by the careful siting of lots and homes.
- Incorporating residential design guidelines to define architectural housing styles and character appropriate to be compatible with adjacent neighborhoods and in keeping with Castle Rock’s small-town character.
- Instituting sustainable green building technologies and materials in design and construction will be encouraged for use with all home builder programs and through an adopted set of Design Guidelines.

Community Services – *“Our goal is to ensure quality community services and infrastructure are provided in an efficient manner to support public health, safety and welfare to maintain a high quality of life for Castle Rock residents and business owners.”*

Applicant Reponses: Providing infrastructure and recreation opportunities are key for Canyons Far South. Considerations in our PDP include:

- Easy access to connected open space, recreational facilities, schools and community amenities both for residents and the broader Castle Rock community through multiple trail access points as well as future close by school sites.
- Healthy-living lifestyle community amenity features such as a mountain bike trail park located on the west side of the site between Founders Parkway and the Xcel power easement, a mini neighborhood park (Big Rock Park) centered around existing rock outcrop features that will be preserved.
- Perimeter buffering and setbacks will further enhance the community design.
- Utilization and enhancement to existing infrastructure to provide high quality services ensuring the prioritization of public health, safety and welfare.

Thriving Economy – *“Our goal is to ensure Castle Rock is a self-sufficient community where people can work, live and play. This includes a business environment that offers a broad range of primary employment opportunities for residents and maintains a healthy tax base.”*

Applicant Response: Providing opportunities for the community to work, gather and connect within this community is a key goal for Canyons Far South. Considerations in our PDP include:

- The proposed PDP will provide an opportunity for smaller-scale retail and commercial space, providing services, shopping and restaurant opportunities to residents and helping grow the tax base for the Town.
- The Canyons Far South vision and PDP will support a broad range of simple healthy living housing options that will appeal to a wide demographic cross section of residents through a variety of resilient lot sizes, home types and price points.
- The PDP and project annexation augments the Town assets with minimal fiscal burden through utilizing existing infrastructure investments and renewable water resources.
- The proposed PDP, through its use of clustering and lot layout, will provide for more cost-effective lot development costs, efficient operations and maintenance of shared infrastructure, and increases the Town’s tax base revenue.

Canyons Far South is consistent with the four Cornerstone goals, policies and intent of the Town’s 2030 Vision and Comprehensive Master Plan and embodies unique characteristics and special attributes that will differentiate these future neighborhoods from other communities in the Town.

In summary the proposed PDP merits strong consideration for approval by providing immense public benefits including the significant increase in undisturbed open space, the preservation of the natural

landscape and wildlife habitat, an extensive and accessible connected trail system, the enhancement of water quality and conservation, and dedication of new water rights all of which will benefit the Town of Castle Rock for generations to come.

Zoning Codes

The proposed PDP for the property proposes a mix of uses that are consistent with the Town's PDP requirements. Future applications (SDPs and plats) for the property will be consistent with the Planned Development Plan and the applicable Town zoning codes.

General Design Principles

Future applications for the property will meet the PDP design standards and applicable Town design standards. Any variances to the Town standards will be coordinated with the Town and documented appropriately. In addition, Canyons Far South will have comprehensive architectural and landscape design guidelines that will ensure the high-quality, high design, of the community. These guidelines will be managed by a community Architectural Control Committee (ACC).

Infrastructure

Infrastructure will be designed to be in conformance with the Town's standards, or other applicable standards approved by the Town, including any applicable standards in this PDP. Initial analysis of adequacy of supply/demand is included in the Conceptual Utility Plan. A transportation impact analysis has been provided with this PDP application.

Development Agreement

Review and approval of the Development Agreement for Canyons Far South will track concurrent with the review and approval process of the Annexation and PDP land use application.