

RIDGEVIEW TOWNCENTER - PROPOSED RETAIL PROJECT

PROJECT NARRATIVE

1. VISION

Our goal with this project in the Town of Castle Rock is to rezone this site to allow neighborhood retail and associated services in this location. We believe that there is a need for these uses in the eastern part of Castle Rock, given the close-by residential neighborhoods and projected future growth of residential communities in the area.

Through previous review and discussions with the Town, we understand that Castle Rock is not looking for “more of the same” with proposed new commercial oriented developments, and in this instance, the preference would be for a more unique, destination type development. Given the location and setting of this property, with great vehicular access and proximity to King Soopers, as well as outstanding views of the front range, we believe that this site can deliver on that promise.

As shown in the proposed Planned Development Plan, the site is divided into Planning Area 1 (PA-1), Planning Area 2 (PA-2), and Public Land (PL-1), designated as OSD-1. Planning Area 1 consists of approximately 1.74 acres and is intended to accommodate general business uses. Planning Area 2 encompasses approximately 6.23 acres and will support additional general business uses, including a minimum of 6,000 square feet of full-service, sit-down restaurant space.

The plan also includes approximately 2.21 acres of open space, to be dedicated to the Town as municipally owned land. As illustrated in the PDP, this dedication exceeds the Town of Castle Rock’s 20% public land requirement.

The site does pose some constraints on layout given the configuration of the site and proximity to the existing natural bluffs, but at the same time, these attributes will also make this a unique development that will attract people from the Town of Castle Rock. In PA-2, we are proposing to create a centralized urban amenity plaza, providing pedestrian connectivity and attractive outdoor space that faces an east-west orientation to provide views of the mountains to the west. Additionally, we are proposing retail/commercial buildings on the west side of this plaza which will have outstanding views to the west, providing a spectacular setting for uses that can take advantage of the site with the incorporation of outdoor spaces. Similarly, we are envisioning a site for a standalone restaurant or brewpub on the northern part of the site, which can include a large outdoor space for seating and activities that will be sure to attract visitors to this spectacular setting.

Rounding out the development, we are proposing two flex office-type buildings on the southern part of the property within planning area 2. Currently, we are not certain of the exact uses that will occupy the buildings of this site, but we believe that this could be a desirable setting for small standalone service companies or medical offices looking for space close to home in eastern Castle Rock.

In addition to the beautiful setting of the site with expansive views to the west, and the centralized plaza focused on retail orientation, this site sets itself apart via the amount of open space that it will provide. We are striving to maintain approximately 50% of the site as open space, when the plazas and hardscapes are included. This destination will differentiate itself from many others within the Town. Included in the PLD-1

area, we are proposing to include a trail along the western portion of the property in conjunction with the bluffs, and by tying it into the adjacent community trail network. We believe this will be an attractive feature for users who might want to grab a coffee from a local purveyor and go for a walk on a beautiful morning; take a stroll while they wait for their takeout order to be ready for pick up; or perhaps get their steps in if their business calls one of these smaller flex office buildings home. We believe this will create a sense of place as a differentiator for this project and the adjacent community.

Additionally, the abundant open space, especially on the western side of the property will serve to preserve the existing bluffs and provide substantial buffering for the residential interface associated with anticipated future residential uses to the west. The natural colors, materials and the geology of the site will inform the Architectural style and material palette of the proposed buildings, creating a unique retail destination.

2. LOCATION AND EXISTING CONDITIONS

This retail project consists of an 10.18-acre site located at 895 N. Ridge Road, which is located to the south of the Ridge Road and Hwy. 86 intersection, and on the west side of N. Ridge Road, directly across the road from King Soopers that also contains other commercial pad sites. Further north from our site, at the intersection of Founders Parkway and Fifth street, are additional commercial pads under construction. The area to the east across N. Ridge Road is commercially zoned and partially developed, and the northern boundary has existing residential development.

The western and southern boundaries are adjacent to a residential zoned area that will have a natural buffer of the open space required along the bluffs between them and our property. This natural bluff along the western side of the perimeter that is part of the major and moderate skyline preservation area. The existing vegetation is mostly native and propagated grasses in a previously cleared field, native shrubs and trees are growing closer to the bluffs.

3. PROJECT DETAILS

As currently proposed on the concept plan associated with this Planned Development application, we are planning to include retail/commercial buildings located around a central plaza. We envision these buildings will consist of neighborhood retail and service-oriented businesses and potential restaurants. We are also proposing a standalone restaurant / brew pub type use, as well as flex office buildings. Given the horizontally mixed-use nature of the site, combined with its configuration, we anticipate integrating a parking easement over the entire site to facilitate shared parking and provide flexibility in this regard, since inevitably the various site users will have varying peak business times.

Vehicular access will be provided to the site at the stoplight associated with the current King Soopers entrance. Our current plan is showing an emergency vehicle access to the site, but we will obviously work with Town staff with life safety on whether this access is warranted and needed.

We understand that this property is impacted by the Skyline-Ridgeline Protection Ordinance and the Residential/Non-Residential Interface regulations and believe that compliance with both of which is attainable within this project. Included in this PDP there are sheets that include an overlay of the Skyline-Ridgeline Protection Ordinance relating to the site.

From a civil engineering perspective, we have looked at the site at a cursory level and believe that the site can be graded to function appropriately, and that adequate on-site detention can be provided in the northeast portion of the site, as necessary. Site utilities will be provided from utility mains with Ridge Road, and stub-outs will be designed such that disruptions to Ridge Road will be minimized.

The building architecture will harmonize with the natural beauty of the site and provide sheltered outdoor seating areas to enjoy the spectacular views to the west. Large expanses of glass on the west facade will draw the natural environment into the dining and retail experience. The architectural forms will flow from one building to the other, forming a natural undulating roofline that will blend into the ridge.

We understand that all groundwater associated with property needs to be dedicated to the Town with annexation. There are 16.6-acre feet of water available with this property that have been adjudicated and will be dedicated. This water comes from the Denver, Arapahoe, and Laramie-Fox Hills aquifers, as well as the Lower Dawson Basin.

Obviously, we are only at the outset of this project, so definitive users have not yet been identified. As we move forward with this project, we will be seeking input from commercial brokers, as experts in the field, as well as from the public in our neighborhood meeting(s) for insight as to what types of commercial uses will flourish here. This will provide us with the best opportunity to deliver a successful commercial project to the Town of Castle Rock that we can all be proud of.

4. POTENTIAL IMPACTS

The development of this project will bring much-needed neighborhood services that are currently not readily available to the surrounding community. The potential impacts to the community have been mitigated through a myriad of development practices. The largest concern is stress on the Town of Castle Rock's utility infrastructure, specifically water usage. As stated previously, the property resides on 16.6 acre-feet of water that shall be conveyed to the Town in the annexation process. The anticipated water demand for this development is significantly less than the supply being dedicated to the Town through annexation. The annexation and development of this property would be a net benefit to the Town of Castle Rock's water supply and support future development in the surrounding community.

The impact of additional traffic has, and will continue to be, closely analyzed during the development of this project. Traffic impact studies have been prepared and provided to delineate areas of potential congestion and how to mitigate traffic patterns. The development will take into consideration traffic patterns of the adjacent properties and align access, traffic signals, acceleration lanes, deceleration lanes, and turning lanes to suit the needs of the project and neighboring properties.

5. COMPLIANCE TO VISION 2030 AND COMPREHENSIVE MASTER PLAN 2030 PLAN

Below is a summary of how this site will demonstrate compliance with the vision 2030 and Comprehensive Master Plan 2030. The sections provided in blue are from the comprehensive plan and the text in red below the provided section is the response to that certain section of the comprehensive plan on how we're complying.

2030 Comprehensive Master Plan:

The Town of Castle Rock is a world-class community that embraces its history and heritage and small-town character. The Town will:

- Be physically freestanding, maintaining open spaces with mountain and prairie views.
- Preserve and enhance history and heritage through a vibrant Downtown.
- Diversify the local economy through job creation and economic development.
- Encourage retail and employment-based business at the interchange overlay districts along the

- Interstate 25 corridor and in other activity centers throughout the Town.
- Maintain a high quality of life as a safe, family-friendly community with a variety of recreational opportunities and community events.
- Plan for responsible growth that balances housing, services, and employment while preserving and enhancing surface transportation, open space, water, and other natural resources.
- Ensure a safe community through outstanding community services including police, fire, emergency medical, parks, recreation, water, and transportation.
- Continue to serve as the County seat and the center for governmental services.

Response: We believe that the proposed project is in line with the vision statement set forth in the 2030 Comprehensive Plan. The site will aim to include approximately 50% of the area to be maintained as open space which will preserve the views from the bluffs, provide a trail system, and host a series of plazas for community use. The development will encourage economic growth by providing jobs in the commercial area, providing space for future business with office buildings, and create a destination for, not only shopping and dining, but community outdoor events that will enhance the character of the neighborhood. The design encourages a safe, multi-modal, multi-use commercial space that aims to become a destination, complementing the existing and future commercial and residential developments adjacent to the site.

Principal 1: 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.

Principles to support this cornerstone:

- A community with a vibrant Downtown that values its history and heritage.
- Continued tradition of local community events, including art, cultural and entertainment opportunities.
- Distinct freestanding community that maintains a buffered, non-urban development on its borders.
- Continued recognition as the County seat of Douglas County.
- A community recognized for, and enhanced by, its natural environment and scenic vistas.
- Accessible and well-distributed system of high-quality parks, recreation facilities, open space and trails.
- Strong and compatible architectural character with new development and redevelopment projects.

Response: The development of this site intends on keeping with the town identity by preserving the unique scenic vistas in the Skyline/ Ridgeline Protection Area. The plan will also create responsible community recreation opportunities by providing a trail with buffer along the ridgeline and providing plazas as passive recreational areas within the site. The architectural character of the buildings is intended to keep with the town's character and give reference to the history of the town. The principles of preserving an environmentally sensitive part of the site while creating an open space linking other parks, trails and views throughout the town are also part of Principles CS 5.3 and our intention is to meet many of these principles in our design. See specific responses below.

ID-6.1: NATURAL ENVIRONMENT PROTECTION

Identify and preserve important properties that offer unique natural and scenic vistas or other

characteristics that distinguish Castle Rock from other communities, such as significant buttes, ridgelines, rock formations, agricultural lands, and water features. Apply these considerations to private development as well as to the design and construction of public facilities and infrastructure projects, encouraging design that is sensitive to community values.

Response: We have identified that the property does have major skyline and moderate skyline areas within the property. As the design develops, we intend on complying with the parameters as established in the skyline/ Ridgeline protection ordinance. The PDP currently includes an overlay of the major skyline and moderate skyline areas in relation to how it is affecting our site.

ID-6.2: SKYLINE/RIDGELINE PROTECTION

Continue to enforce, and update as needed, the Town's skyline/ridgeline ordinance, to protect the Town's natural environment and scenic vistas.

Response: We will abide by the building height restrictions of the skyline ordinance to protect the scenic vistas that help define this area of town. The buildings will be highly visible from many areas of the town. The architectural style and material palette will incorporate elements that will enhance the unique topographical features of the site, preserving views and the natural beauty of the ridgeline.

ID-7.1: PARKS AND RECREATION FACILITIES

Provide a variety of indoor and outdoor spaces that encourage and facilitate active community recreation and celebration, are well-distributed throughout Town and that meet the community's unique needs.

Response: The design of the commercial area does incorporate outdoor spaces and outdoor plazas for commercial, general business and community recreational use that can be utilized by the surrounding neighborhoods.

ID-7.2: OPEN SPACE

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

Response: Approximately 50% of the site will be preserved as open space, most of it along the ridgeline to preserve the scenic views and provide passive recreation. By preserving this ridgeline and creating corresponding plazas to take advantage of the views it maintains the community's character within the commercial development.

ID-7.3: TRAILS

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

Response: There is trail located between the ridgeline and commercial area providing a link to

the surrounding residential neighborhood to the south and west as well as a multimodal pathway connecting to Ridge Road that allows traversing the perimeter the site and into the plaza areas.

ID-8.1: ARCHITECTURAL DESIGN

Ensure that all development complies with architectural design documents established by the Town. Ensure that any development within the Town meets the highest standards of design and material quality.

Response: As the project develops, we intend further to establish architectural standards that will be developed for the commercial buildings that will comply with and complement the existing town character and building standards and design intent. The architecture's distinct character will enhance the natural environment and provide unique indoor and outdoor experiences with spectacular scenic vistas from the ridgeline. Buildings will have a strong architectural character on all four sides. Each façade will be designed to enhance the pedestrian experience and take advantage of the views from the ridge. The material palette will be derived from the natural vegetation and geological formations throughout the site.

Principle 2: 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. Principles to support this cornerstone:

- Active participation in local and regional discussions surrounding growth and development.
- Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner.
- Cohesive neighborhoods, with a mix of land uses, which offer a variety of lifestyle options for Castle Rock residents and meet the short- and long-term needs of the community.
- Orderly, cost-effective, and fiscally responsible growth.
- Infill development that is sensitive to the scale and character of the surrounding neighborhoods
- Promotion of compatible Downtown development.
- An integrated, multimodal surface transportation system that allows for the safe and efficient movement of people and goods.
- Protection and conservation of natural resources, sensitive areas, ridgelines, and areas of open space throughout the Town.
- Secure a renewable water supply to serve the long-term needs of the community and ensure.
- a renewable supply is available for new annexations beyond enclaves or minor infills prior to proceeding.

Response: The PDP of this site meets the goal of Responsible Growth for the Town of Castle Rock. Not only will the logical infill of the site bring fiscal growth, additional trails, open spaces, and preservation of ridgeline areas that help define Castle Rock, the scale of the development plans to match the current character of the surrounding neighborhood which includes commercial and residential areas. The project will be providing water rights to the Town of Castle Rock which shall be a net benefit to the long-term needs of the community.

RG-2.1: CASTLE ROCK ANNEXATION AREAS

Limit consideration of petitions for annexation to areas with the potential for growth in a fiscally and environmentally sound manner, as consistent with the goals and policies of this Master Plan. Creation of

Area Plans will assist with clearly defining the need for annexation. Annexation requests must take into consideration the following items:

2.1a - Is a logical extension or infill of Town boundaries.

The pattern of proposed growth extends outward from the existing Town limits in an appropriately phased manner.

Response: This PDP will fill in a space that is already surrounded by town boundaries and has existing commercial development to the east and religious institution to the north. Residential development has been approved to the south and west of the site, effectively surrounding the site and making this a logical development for infill within the town boundaries. The addition of this annexation and development will expand the commercial uses to provide the surrounding neighborhood with proximity commercial services.

2.1b - Has demonstrated a significant benefit to the Town.

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

Response: The site will be a benefit by producing employment and business through commercial development, preserving, creating open spaces, and providing water rights to the Town.

2.1c - Will be provided with adequate urban services.

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

Response: Capital improvements to provide services to the subject property shall not be required and all construction in the right-of-way for service connections shall be funded by the developer. In addition, the Town has already provided service stubs for water and sewer to the site as part of the Ridge Road widening project. With the project dedicating water rights to the town, the available water supply in the aquifer surpasses the needs of the development, thereby contributing a net positive to the Town's water supply.

2.1d - Is fiscally responsible.

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

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

Response: We intend to conduct a gap analysis report that will study the surrounding commercial uses and what would be economically viable for the community. During this analysis, we will compile a list of potential uses for the property that can be used to anticipate future taxes and other revenues.

2.1e - Conveys to the Town all water rights appurtenant to the ground at time of annexation.

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

Response: The development is prepared to convey all water rights to the Town as part of the annexation.

2.1f - Secures renewable water to 100 percent of the expected development on the annexed area.

In accordance with existing Town ordinances and policies in effect at the time of annexation petition, the annex or will work with the Town to identify and secure funding for a renewable water supply capable of providing renewable water for 100 percent of the expected development.

Response: The development is prepared to work with the Town as ordinance dictates.

RG-2.2: ANNEXATION OF INFILL AREAS

Consider the annexation and development of areas surrounded, or partially surrounded, by the Town boundary that can demonstrate a benefit to the Town.

Require infill areas annexed to the Town to connect to Town water and sewer utilities and upgrade to Town streets, drainage, and other standards at time of development. Ensure the intensity of development for infill annexations can be accommodated in the most current version of the long-term renewable water plan. Apart from life safety system upgrades, phasing of connections and upgrades may be allowed for partially or fully developed infill areas. The goal is to encourage compact development that creates a contiguous municipal boundary.

Response: The developer will work with the Town to provide ROW and utility upgrades to the extent possible and as required for this infill annexation.

Principle RG-3:

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

RG-3.1: COMPLETE NEIGHBORHOODS

Encourage the development of complete residential neighborhoods that provide residents with a full range of services and amenities that include schools, parks or other recreation facilities, open space,

community centers or neighborhood shopping.

Response: The infill of this site with general business development, restaurants, open spaces, and multimodal trails will help continue to establish the neighborhood by providing amenities for the current and future residents while complimenting the existing services adjacent to the site.

RG-3.5: PEDESTRIAN AND BICYCLE ORIENTATION

Encourage development patterns that create efficient and complimentary relationships between residential uses, transportation facilities, and public and private services. Provide pedestrian and bicycle trails that link neighborhood amenities to allow safe and convenient access for all residents.

Response: Pedestrian and bicycle modes of transportation and areas for people using public and private methods of transportation will be integrated into the site to provide safe and convenient access to and from the development.

RG-3.7: COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Encourage the development of commercial and industrial uses where:

- Adequate transportation facilities exist, or are planned, to accommodate the activities expected on the site, and that distribute traffic impacts on more than one route.
- Proposed uses can be integrated with existing uses and would not create unacceptable nuisances due to the nature of the use or activity.
- Conflicts between truck traffic and pedestrians can be minimized.
- New development can be integrated with adjacent sites using common access points, unified architectural design, and signage.

Response: The development will work with the surrounding commercial developments to facilitate safe and practical traffic patterns which shall be supported by a Traffic Impact Analysis. The use is consistent with the neighboring properties and improvements to access, signalization, and turn lanes are anticipated as part of this development.

RG-3.8: AREA/CHARACTER PLANS

Create a series of area plans to reflect the diversity of our community and the variety of environmental, topographical, and unique neighborhood characteristics. Encourage infill development that is sensitive to the scale and character of the surrounding neighborhoods. Please see Character Areas map on the opposite page.

Response: We acknowledge that this area is within the Southeastern Character Area near Founders Village. The characterization of this project will aim to fit in with and enhance the existing conditions and architecture of the adjacent neighborhood, and commercial developments, and natural elements along the ridgeline. Design standards that will describe the character of this site will be provided during the PD and Zoning submittals.

Principle RG-4:

Orderly, cost-effective, equitable and fiscally responsible growth

RG-4.2: EFFICIENT GROWTH

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

Response: As this site is intended to be a mix of commercial and office services, the site will benefit the nearby residents with opportunities with employment opportunities.

RG-4.4: FISCAL RESPONSIBILITY

Continue to require that new development pay its fair and proportionate share of the cost of services or infrastructure, or renewable water resources needed to support the development to ensure that development pays for development.

Response: The developer is prepared to pay its fair share of the cost of services for infrastructure associated with services for this project.

Principle RG-5:

Infill development that is sensitive to the scale and character of the surrounding neighborhoods

RG-5.1: SCALE AND CHARACTER

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

Response: As this project progresses consideration of existing neighborhood character and setbacks will be written into the standards for the commercial development to assure the building materials, colors, and forms will match be innovative and compatible with the existing character of the neighborhood and ridgeline, while still allowing creative flexibility for use and solutions to any issues that may arise on the site in the future.

RG-5.2: BUFFERS AND MITIGATION MEASURES

Incorporate appropriate buffers or other mitigation measures such as, but not limited to, landscape screening, fencing or walls between residential areas and other land use activities to minimize noise, traffic or other conditions that may pose a nuisance or danger to residents.

Response: The open space area along the ridgeline will serve as a visual and landscape buffer to the potential future residential development to the south and west. There is also a landscape buffer between North Ridge Road and the buildings and parking areas in this current site design.

RG-6.1: INTEGRATION WITH EXISTING CHARACTER

Honor Castle Rock's multitude of existing historic structures and historic street grid pattern while introducing new infill projects that offer retail, office, residential, and civic uses that promote current design elements. The mixture of uses will encourage continued vitality in the Downtown core.

Response: The design standards for the infill of commercial, office, open spaces, and trails within a 3 miles radius of downtown will reflect attention to resilient design elements that encourage continuity of character founded in the rich history of Castle Rock, cultivating vitality for the neighborhood.

Principle RG-7:

An integrated multimodal transportation system that allows for the safe and efficient movement of people and goods

Response: The site will provide a connection to North Ridge Road, to the interior commercial area and the open space area along the perimeter of the site. There is also accommodation for vehicular traffic to traverse the site allowing for a variety of transportation methods that will be able to utilize the services and amenities.

RG-7.1: CONNECTIVITY

Minimize transportation network barriers for all modes including cars, bicycles, pedestrians, freight rail and future transit to enhance connectivity both within Castle Rock and to other parts of the region. Minimize congestion through the balanced distribution of traffic on Town streets.

Response: With the project site abutting existing and future residential uses, we plan to incorporate connectivity to our site that not only takes into consideration vehicular traffic but keeps in mind the connectivity of the site at a pedestrian scale.

RG-8.1: DEVELOPMENT PRACTICES

Encourage the use of environmentally sensitive site planning and building practices in new construction, redevelopment projects and the retrofitting of existing structures. Unique topographic features, significant vegetation, and key view sheds shall be maintained wherever possible.

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

Response: A Land Suitability Analysis Report (LSAR) was conducted and provided with this PDP and Rezoning application that highlights the ecologically sensitive flora and fauna of the site to keep in consideration as the project develops. For the LSAR report, we analyzed slope, geologic hazards and soil conditions for potential issues that could be considered harmful to the environment during development.

Best Management Practices shall be implemented during construction to mitigate any sediment pollution to waterways because of this development. Construction near protected ridgeline and skyline areas shall be closely monitored, and the design shall work with existing topography to minimize land disturbance, where possible.

RG-8.2: OPEN SPACE AND NATURAL AREAS

Plan and provide high-quality open space areas to accommodate community events, active and passive recreation, trail linkages and natural buffers.

Response: The central buildings center around two public plazas that will provide a passive use area, and a visual and pedestrian connection for the space. The plazas also take advantage of the views along the ridgeline that are preserved by the open space buffer, while also connecting to the multi-modal trail that traverses the perimeter of the site providing active recreation.

RG-8.6: HABITAT MANAGEMENT

Work closely with Colorado Parks & Wildlife to identify and protect the habitats of threatened and endangered species in and around Castle Rock, using open space as a tool to connect wildlife habitat and movement corridors where appropriate.

Response: Through the zoning process, the developer will be required to conduct a land suitability analysis report (LSAR) to establish any habitats that could potentially be threatened or endangered to be considered during the development process.

Principle RG-9:

Continue to secure a renewable water supply to serve the long-term needs of the community.

Response: Applicant will carefully evaluate the renewable water supply for long term needs of the community.

RG-9.1: WATER RIGHTS

Fully develop and use the Town's water rights. Carefully evaluate water rights dedication and renewable water resources (both actual conveyances and contract provisions) in conjunction with any new or amended planned development to ensure renewable water supply for existing community and entitlements and 100 percent renewable water for new annexations and entitlements, and enclaves consistent with the Water Resources Strategic Master plans.

Response: Applicant will continue to carefully evaluate water rights conveyance in conjunction with the planned development and proposed uses.

RG-9.2: DEMAND MANAGEMENT

Reduce peak demand through encouraging water-efficient use of resources and managing time of use. Identify and plan for infrastructure investments needed to manage demand during peak usage periods. Response: Developer will work with engineers to manage water resources in the most efficient way possible, specific to irrigation and peak usage periods.

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.

Principles to support this cornerstone:

- Outstanding community police and fire services.

- Superior community facilities and levels of customer service.
- Efficient high-quality water, wastewater, and stormwater systems, and adequate renewable water resources.
- Enhanced access to health and human services.
- Outstanding education, health and parks and recreation facilities to further a healthy lifestyle.
- Efficient operation and maintenance of Town facilities.

Response: Applicant will ensure and has provided high quality site design standards and provide a positive resource to the community.

CS-2.4: UTILITY PLANNING.

Coordinate the location of gas, electric, communication lines, water, wastewater, stormwater utility locations and Internet fiber with partner agencies and service providers to ensure proper location with respect to long-range planning efforts and alignment with existing and future rights-of-way.

Response: Applicant will coordinate with long range planning on any infrastructure required to support the development including future right-of-way.

CS-5.3: PARKS AND RECREATION FACILITIES

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

Response: During the development process, the applicant intends to incorporate pedestrian circulation in the site to the different amenity features. The pedestrian circulation will circumnavigate the site which will provide areas for users of the commercial development walking paths.

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. Principles to support this cornerstone:

- Diversification of the local economy through proactive business attraction and retention.
- An emphasis on business and industry development efforts along the I-25 corridor and in other activity centers.
- A vibrant Downtown that enriches Castle Rock's sense of community.
- Educational opportunities that meet the changing needs of Castle Rock's residents and business community.
- Strong partnerships and collaboration locally and within the region, including working with the Castle Rock Economic Development Council and Downtown Alliance.
- Mixed-use neighborhoods that provide a mix of complimentary and compatible land uses.

Response: As stated before, we intend to conduct a gap analysis to study the existing surrounding commercial oriented uses. Through this report, we intend to find what will be needed for the community to help facilitate a thriving economy with a broad range of successful businesses and services.

Furthermore, our site will provide the community with further employment opportunities.

EC-1.3: BUSINESS DEVELOPMENT

Support proactive efforts to attract and retain businesses and target industries that contribute to local economic base diversification and promote the desired quality of life for Castle Rock residents.

Response: A gap analysis will be performed to determine target business and retailers for commercial development that is missing in the nearby area. This will help facilitate the diversification of the local economy.

EC-1.4: BUSINESS INFRASTRUCTURE

Facilitate the provision of critical business infrastructure such as Internet fiber, roads, and utilities necessary to promote economic development.

Response: Applicant will facilitate critical infrastructure to support the proposed businesses associated with the proposed used.

EC-5.1: ECONOMIC DEVELOPMENT

Collaborate with economic development partners at all levels to actively promote Castle Rock and bring business prospects to the State, region, County and Town.

Response: The developer intends to continue to work in conjunction with the town to determine a list of varying allowable uses that would be considered for this site.

EC-6.1: EFFICIENT AND COST-EFFECTIVE URBAN DEVELOPMENT

Accommodate a mix of land uses that encourage vehicular and bike access, a greater overall level of public services, and are more central in the community while maintaining efficiency and cost effectiveness. A blend of higher density residential along with commercial, employment, and industrial uses are preferred in these areas.

Response: The overall intent of this project is to create a centrally located mix of commercial uses to complement and serve the adjacent residential neighborhoods; uses that will consist of general business uses, office, and restaurants. This site will be connected via vehicular, bike and pedestrian access points to the abutting neighborhoods in an efficient and cost-effective manner.