

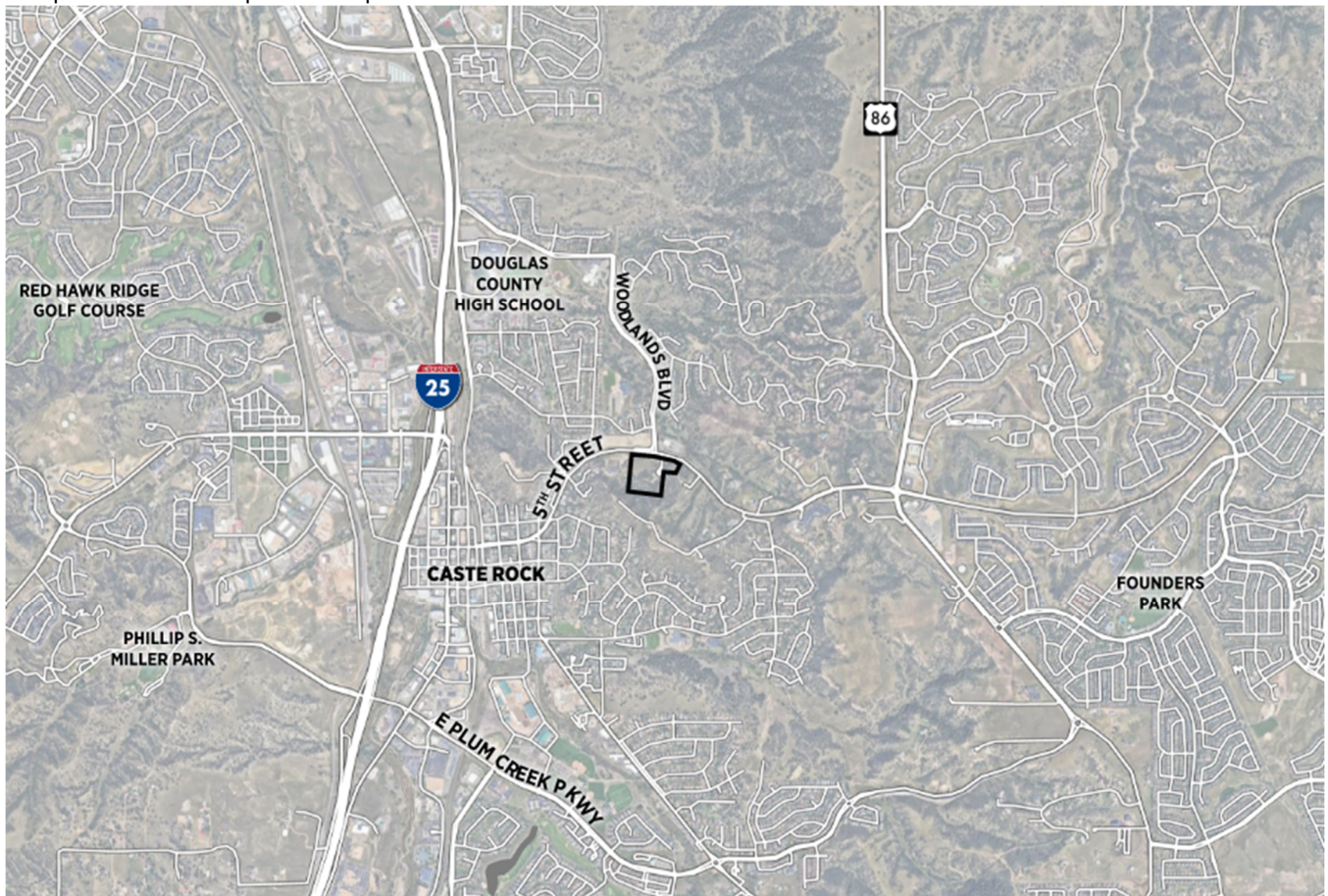


11/20/2025

Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

WOODLANDS CROSSING PRE-APPLICATION | PROJECT NARRATIVE

On behalf of Reuter Walton, we are pleased to submit a pre-application narrative and materials for a site totaling 12.5 acres, generally located to the east side of I-25, at the southernmost junction of Woodlands Boulevard and Fifth Street. There is also an approved Fifth Street improvements project which would add a roundabout to the intersection of Woodlands Boulevard and Fifth Street which has been incorporated into the provided conceptual site plan.



Based on the initial due diligence, the development team would like to rezone this parcel to R-3 to allow for multifamily development. This is consistent with the Castle Rock Future Land Use Plan designation of Residential Area.

This project proposes 176 total multifamily residential units resulting in a proposed density of 14 units per acre. Each building is two (2) stories and contains eight (8) units, ranging from two-bedrooms to four-bedrooms. Surface parking spaces are proposed across the site; 577 total spaces, an average of 3.3 spaces



per unit. Proposed community amenities will include a full-time and professionally managed clubhouse with a common gathering patio space, a dog park and a small playground.

Access is proposed off the future roundabout at Fifth Street and Woodlands Boulevard, with a second emergency access off Fifth Street. There is an existing 60' wide utility easement that surrounds the site on all sides. Team is in the process of determining which easements need to remain and if any easements can be relocated or vacated. Detention ponds are anticipated along the northern edge of the site.

We look forward to working closely with the Town during the review process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,
Norris Design

A handwritten signature in dark ink that reads "Leanne Vielehr".

Leanne Vielehr
Principal