



Landscape Architecture • Planning • Entitlements

November 24, 2025

***RE: Pre-application Narrative-ALEXANDER PLACE
Parcel Nos. 2351-262-12-001 (Cooper-Hook PD)
2351-262-00-003 (Alexander Place PD)***

To Whom it May Concern:

The Henry Design Group, Inc., on behalf of the applicant Alexander Place LLC, is pleased to submit this narrative and plan for consideration and dialogue in a pre-application meeting.

This proposal lowers the density of two development parcels totaling 15.51 acres into a combined PD that reflects current growth patterns and market conditions. The proposed new Alexander Place PD is designed to blend seamlessly with the adjacent Soleana PD to create a refined master plan for a key town enclave area.

The 8.365-acre parcel located at 382 Alexander Place was annexed and zoned for up to 26 single-family and 99 multi-family homes in 2020. A dilapidated house, barn and assorted out-structures remain on site.

The 7.147-acre parcel located at 379 Alexander Place was part of a larger project annexed and zoned for integrated business uses in 1988. It later became Lot 4 in the Cooper Hook/ Main Place Filing No. 1 subdivision in 2001 (CH-Lot 4) when the commercial center anchored by Home Depot was developed.

Both 382 Alexander Place and CH-Lot 4 have remained undeveloped while market conditions have changed. Growth patterns and adjacent land uses and influences are now clearly defined, warranting a reevaluation of the best use for this infill location.

A variety of uses surround the proposed project, including the Metzler Family Open Space to the south, commercial uses to the west, open space, Douglas County agricultural zoning to the east, and the Soleana PD to the north.

The proposal limits development over the combined parcels to 51 single-family homes on a mix of typical lot sizes of 60' x 120' and 70' x 120'. The plan is designed as a thoughtful transition of densities that support a vibrant base of consumers for

the nearby commercial uses and fold into the fabric of a pocket of Castle Rock poised for completion and placemaking.

The primary focus of this neighborhood is to provide homes for Town residents who want to downsize because of generational changes but wish to stay in close proximity to friends and family, and the lifestyle with which they are familiar.

The single-family homes will be a maximum of 35-feet in height in comparison to the current zoning for 382 Alexander Place which would permit a four (4) story apartment building. The homes will be front-loaded from the adjacent public street. Parking will be provided for residents with two-car garages internal to their homes and a two-car driveway. Guest parking is available on the public streets.

A 45-foot right-of-way extension of Alexander Place road will extend through the site. Five-foot-wide attached sidewalks along the streets and an internal trail connection will connect to the regional trail along the northern property line and tie into the Metzler Family Open Space and Trail System.

Drainage facilities, water looping systems, sanitary sewer, street infrastructure, access, and park amenities can be planned comprehensively instead of on a site-by-site basis.

OPEN SPACE: A total of 5.498 acres (35.45%) of open space (OS) is proposed for the 15.51-acre site as follows:

- Total OS of 1.48 acres associated with 382 Alexander Place:
 - Open space along the realigned Alexander Place road right-of-way
 - The western 10-feet of the required 30-foot dissimilar buffer on the western side of the property.
 - A central open space/park corridor with trail connections
 - A 10-foot-wide buffer along the eastern property line
 - Trail connections to the Soleana pocket park and the Metzler Family trail system, and trails located in the 30' tract along Soleana.
- Total OS of 4.018 acres associated with Lot 4 based on the Cooper Hook/ Main Place Filing No.1 PD:
 - $\text{Tract A public OS (7.178 acres) + Tract B private OS (12.9 OS) = 20.08}$
 $20.08 \text{ of the total PD size of } 63.853 \text{ acres divided by } 7.147 \text{ acres}$
 $= 2.248$
- 1.77 Acres Open Space/transitional buffer/wildlife area/detention
- Total Open Space for new Alexander Place PD
 - Required: $15.51 \times 20\% = 3.10 \text{ Acres}$
 - Provided: $4.018 + 1.48 = 5.498 \text{ Acres}$

WATER RIGHTS: Per Section 7 of the Cooper-Hook/ Main Place Filing No. 1 Development Agreement (DA), water rights under the Home Depot (HD) properties,

which includes Lot 4, were conveyed to the Town in 2001, and the Town established a water bank for the HD properties as they were developed. In addition, all water rights associated with 382 Alexander Place were conveyed to the Town, and \$96,900 was paid to the Town in 2021 to create a water bank of 23.18 SFEs. Given the amounts in these two water banks, no additional water fees are anticipated for the proposal.

TRAFFIC IMPACT FEES:

Section 12 of the DA states that Home Depot's \$14,700 payment to the Town and signalization of the Allen Street & Founders intersection fulfilled any obligation to contribute to future transportation needs.

The Alexander Place PD traffic impact analysis (TIA) showed an average daily trip count of 438 for the 125 units approved in the 2020 plan. The Town assessed a \$19,650 traffic impact fee of \$19,650, which was paid to the Town in 2021.

This proposal includes the 7.147 acres of Lot 4 of the Cooper Hook/Main place Subdivision Filing No. 1 (CH-Lot 4) and the 8.365 acres within the 382 Alexander Place site.

For The attached traffic generation analysis from SM Rocha shows 481 daily trips for 51 homes spread over the combined parcels (17 homes on CH-Lot 4 and 34 homes on 382 Alexander Place) as the preferred Option 1.

For comparison purposes, the analysis shows a daily traffic count of 710 if CH-Lot 4 were developed for office uses as zoned using a .25 FAR (389 daily trips), combined with the 34 single family dwellings (321 daily trips) as shown on the 382 Alexander Place parcel.

If the plans were developed as previously zoned and approved, the total trip count would be 438 daily trips for 382 Alexander Place and 389 daily trips for office uses on CH-Lot 4 for a total of 827 daily trips. Traffic generated from the proposed combined plan in Option 1 as indicated in the TIA, is a total of 481 daily trips, which is less than the traffic generated by the previous plans for the two parcels.

The Town's Transportation Manual states a Traffic Impact Analysis (TIA) is required to determine off-site impacts if daily project trips exceed 200. Clearly that requirement is not applicable for this application. The applicant requests staff confirmation that no TIA is needed to determine traffic impacts that have already been assessed and paid for both CH - Lot 4 and 382 Alexander Place.

Castle Rock's 2030 Comprehensive Master Plan envisions homes supported by neighborhood commercial centers, small offices, and open space that offer residents the opportunity to find a home in Castle Rock in all phases of life. The

homes proposed for this neighborhood will help home buyers achieve a diversity of choice that helps ensure life-long Castle Rock residents.

Thank you for your time and efforts in reviewing a re-imagined Alexander Place and we look forward to working with the Town to see this neighborhood to fruition. Please schedule this request for a pre-application review at the next available date.

Best Regards,

A handwritten signature in black ink, appearing to read "Karen Z. Henry". The signature is fluid and cursive, with a large loop at the end of the last name.

Karen Z. Henry, Principal