

CANYONS FAR SOUTH

SDP PROJECT NARRATIVE

1. VISION

This project consists of an approximately 362-acre site located at 2525 Founders PKWY, which is located south of the intersection of Founders Parkway and Crowfoot Valley RD and on the east side of Founders Pkwy. Originally, an additional 47 AC parcel was a part of the property to bring the total acreage to 409 AC, but the 47 AC parcel has been deeded to the Town of Castle Rock.

The Canyons Far South community will be bisected by a proposed 72' width right-of-way that will feature a collector road connecting Castle Oaks Dr to the existing Macanta community and Founders Pkwy. Per the developer's agreement, intersection improvements are required with roundabouts at major intersections to connect from Founders Pkwy to the ultimate alignment of Castle Oaks Drive. This road alignment will be a continuation of Macanta Blvd.

Planning areas 1, 2, and 3 are located to the north of the Macanta Blvd. continuation, and planning areas 4 and 5 are located to the south. Planning areas 1-4 will consist of single-family detached residential lots, a total of (3) park spaces are being planned in planning areas 1, 2, and 4, with an additional town park that will be central to the site. Planning area 5 will feature future commercial development but is not included in this SDP submittal. To bring the several planning areas together, a series of differing sized trails will traverse through the open space and planning areas that ultimately will connect this project site to the planned Town of Castle Rock open space trail system. The goal of the trails and open space opportunities is to provide community wide access for outdoor recreation possibilities.

The vision is to establish a high-quality neighborhood in the Town of Castle Rock. Given the location and setting of this property, which provides excellent existing open space and outstanding views of the front range, this site can deliver a residential community that fits with the Town's vision and will maintain and complement the character of the adjacent residential communities.

The topography and a unique design make for an attractive and unique community for the future and surrounding residents. The site plan design has been situated mainly on the ridge lines of existing topography to alleviate mass excavation and reduce impact of established vegetation.

A defining character of this site will be to create a residential community which provides future residents an extensive pedestrian trail system that connects outdoor open areas to the Town's regional trail system. In addition, the residential lots are located to minimize disturbance of existing trees and vegetation to preserve the existing open space. A tree survey has been conducted and guided the design process to minimize vegetation disturbance. Preservation and connectivity to the existing landscape will complement the character of the existing adjacent residential communities.

2. PROJECT DETAILS

474 residential lots will vary in size from 50'x110' to 65'x125'. The layout is positioned to preserve existing vegetation and embrace the existing ridge line topography to create expansive view corridors.

Centrally located in most planning areas, there will be three (3) park spaces. These parks are distributed

evenly throughout the project site to provide future residences with equal opportunities to utilize the park amenities. The private park areas in PA1 and PA4 will feature standard park amenities such as a shade shelter, seating areas, trails, turf areas, and playgrounds. The private park in PA-2 features a playground and a central pool amenity for residents. A trail system is designed around this amenity to assist with connectivity around the site. The proposed 13.8 acre Town Park along Macanta Boulevard includes a parking area, public bathrooms, and an ADA concrete trail will lead from this parking up to the top rock outcrop area that includes a shelter. A soft scape trail system that will connect the Town Park to the regional Town trail system.

Varying hardscape and softscape pathways as well as several vehicular access points will connect the planning areas. There will be a total of three (3) different pathway surfaces (Sidewalks, Concrete & Soft Surface Trails) that connect each planning area for pedestrians. Vehicles will have access to these planning areas at multiple entry points from Macanta Blvd.

3. POTENTIAL IMPACTS

Based on the PD for Canyons Far South, the proposed site development plan still maintains the 300' buffer that will include vegetation and berming along the southern boundary.

A tree survey was conducted to influence design decisions with a goal to keep as many existing trees as possible.

4. INFRASTRUCTURE

The community's roadway and utility infrastructure will be designed in conformance with the Town's design Standards and approved PD. A traffic impact analysis has been provided with the SDP submittal.

6. COMP PLAN 2030 RESPONSES

Town Statement:

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.

Response: Canyons Far South will emphasize the views from the existing ridgelines and connecting to the enhanced open spaces and public and private parks within the community and the Town of Castle Rock.

- Diversify the local economy through job creation and economic development.

Response: Canyons Far South will encourage economic growth by providing additional housing for the Town of Castle Rock and the greater Denver metropolitan area and will contribute to job creation with the inclusion of a future 12.5 acre commercial development.

- Maintain a high quality of life as a safe, family-friendly community with a variety of recreational opportunities and community events.

Response: Canyons Far South will be a high-quality community that will provide various recreational opportunities through its complete trail system and park spaces to create a safe, family focused community.

- Plan for responsible growth that balances housing, services, and employment while preserving and enhancing surface transportation, open space, water and other natural resources.

Response: The community promotes responsible growth by working within the approved PDP, which includes a balance of housing and employment opportunities, through the integration of future commercial development, as well as an extensive open space system. Canyons Far South also enhances surface transportation via the important connection of Macanta Boulevard down

to Castle Oaks Drive, providing a much-anticipated life safety connection within the area.

- Ensure a safe community through outstanding community services including police, fire, emergency medical, parks, recreation, water and transportation.

Response: The Canyons Far South community will be integrated into the Town of Castle Rock's service planning as defined in the approved PDP and development agreement. As part of this commitment, the connection of Macanta Boulevard down to Castle Oaks Drive will provide an important life safety and emergency response connection from Crowfoot Valley Road down to Cobblestone Ranch and Terrain, improving connectivity and response times for those residents, in addition to the future residents of Canyons Far South.

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:

- Distinct freestanding community that maintains a buffered, non-urban development on its borders.

Response: All lotting has been located away from the borders of Canyons Far South, to maintain a well buffered, non-urban community.

- A community recognized for, and enhanced by, its natural environment and scenic vistas.

Response: Canyons Far South will preserve the unique scenic vistas along the bluffs and in the Public and Private Park areas which encompass part of its' extensive open space system.

- Highly accessible and well-distributed system of high-quality parks, recreation facilities, open space, and trails.

Response: The principle of a community recognized for, and enhanced by, its natural environment is exemplified at Canyons Far South through the inclusion of over 50% of the property in parks and connected open space. Canyons Far South will evenly distribute its several high-quality park areas connected by a complete trail-system to give residents equal access to recreational activities.

- Strong and compatible architectural character with new development and redevelopment projects.

Response: The architectural material palette of Canyons Far South will be consistent with or exceeding the surrounding communities.

ID-2.1 Master Planned Developments

Encourage development of master planned communities that offer a diversity of housing options, mixed use development, transition zones, trail connections, open space buffers and community services and amenities. Apply Town design guidelines where appropriate, and coordinate location of public facilities such as schools or libraries, regional park sites and transit facilities.

Response: This project will provide a master planned community with a variety of amenities and spaces for its residents. There will be residential and commercial development, and significant outdoor recreational opportunities including a pool amenity and extensive trail system. A 13.8 acre

Town Park with unique amenities and public facilities will be open to the public.

ID-4.1: PHYSICAL SEPARATION

Create and retain defined edges of the Town and maintain Castle Rock's community character by promoting physical separation from nearby development, including buffering areas of unincorporated Douglas County and other municipalities.

Response: Per the PD, a 300' landscape buffer is provided between Canyons Far South and Terrain. At the northern edge, there is a minimum buffer of 600' to Macanta.

ID-4.2: REGIONAL PLANNING EFFORTS

Continue to participate in ongoing regional planning efforts within the Denver Metropolitan area that help promote the Town of Castle Rock as a distinct and separate community through ongoing discussions with DRCOG, Douglas County and other jurisdictions within Douglas County.

Response: The connection of Macanta Blvd from the Macanta community through Canyons Far South to Castle Oaks Drive will connect to Crowfoot Valley RD which is critical for regional roadway connectivity and life safety.

ID-4.3: PRESERVATION OF EDGES

Use funding resources to purchase property that strategically maintains and/or creates separation from future development pressures.

Response: A southwestern portion (47 AC.) of the project boundary has been deeded by the developer to the Town which.

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: Streets and lotting have been designed along the buttes/ridgelines of the property. Most of the existing vegetation is in the valleys and the edges of the property. By locating the lots on the ridgelines, as much vegetation as reasonably possible will be preserved. Additionally, the dedicated Town Park features a natural rock outcropping that will be preserved in perpetuity.

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: This community intends to meet this goal by providing four (4) park spaces throughout the community. There will be three (3) parks which can be utilized by residents and one (1) park centrally located that will be provided to the community as a Town of Castle Rock Park. These parks total over 22 acres within the community.

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: Over 50% of the site will be preserved as open space of which the majority will be preserved along edges of the community to provide scenic views of the surrounding area and

provide passive recreation. The proposed residential development will be clustered away from neighboring communities.

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: The extensive proposed trail system will feature multi-modal opportunities for its users through a variety of trail surfaces. This trail system will connect the Canyons Far South to adjacent communities and to the Town's regional trail system.

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: All residential lots will adhere to the architectural design standards as established in the approved PDP and Town regulations. The character and façade of the homes will complement the surrounding existing architecture of both Terrain and Macanta communities.

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:

- Annexation of areas with the potential to accommodate growth in a fiscally and environmentally sound manner.

Response: The Canyons Far South property has already been annexed into Castle Rock to accommodate growth in a fiscally and environmentally sound manner, and we are working within the standards established within the approved PDP.

- 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.

Response: Canyons Far South includes a mix of residential, commercial, parks and open space uses which will provide a high-quality neighborhood option for residents who wish to live on the east side of Castle Rock.

- Orderly, cost-effective, and fiscally responsible growth.

Response: Canyons Far South is logically situated, adjacent to Terrain and Founders Parkway, for fiscally responsible growth.

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

Response: Canyons Far South is consistent with the scale and character of the adjacent Macanta and Terrain neighborhoods, and sensitive to their adjacency through the inclusion of substantial buffers around the perimeter of the community.

- An integrated, multi-modal surface transportation system that allows for the safe and efficient movement of people and goods.

Response: In addition to the improved regional vehicular connectivity that comes with the

completion of Macanta Boulevard to Castle Oaks Drive, Canyons Far South will also include a comprehensive trail system to expand the multi-modal options for residents and visitors to the site.

- Protection and conservation of natural resources, sensitive areas, ridgelines and areas of open space throughout the Town.

Response: Canyons Far South is contributing to the conservation of natural resources and areas of open space within the Town through the dedication of substantial open space at over 50% of the property.

- 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 Canyons Far South community will be meeting the water supply requirements of the Town as memorialized in the development agreement that was approved with the PDP for the project.

RG-1.3: LAND USE AGREEMENTS

Consider reinstatement of the County / Town Intergovernmental Agreement, or a similar agreement to ensure the Town remains a physically separated urban-level community with buffers to surrounding land uses and to promote location of urban development only in areas designated for urban growth and served by Town services.

Response: As discussed earlier, significant buffers are proposed next to adjacent communities.

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.

Response: The community includes acreage for future commercial development that is not a part of this submittal, but future residents that will live within this community will have ample outdoor opportunities with a trail system that will connect them to the surrounding communities and commercial development. Future employment generated by commercial development will be within walking distance for the residents of Canyons Far South and will be accessible to other residents in this part of Castle Rock with its location off of Founders Parkway.

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 project features an extensive trail system that will connect to several internal parks, Town Park, and the Town regional trail system, as well as an internal amenity area and pool. In the future, commercial development is expected to be included within the overall project area as defined on the approved PDP.

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: The trail system will allow bikes and pedestrians to circumnavigate Canyons Far South.

The Macanta Blvd street section provides bike lanes to further assist with bike connectivity to the adjacent areas of our property and neighboring communities.

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 community will work with the adjacent communities to design safe and practical traffic patterns, which will be supported by a Traffic Impact Analysis. The use is consistent with the neighboring communities and signalization, roundabouts, and turn lanes are anticipated as part of this community.

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: The overall character of the surrounding neighborhoods for Canyons Far South features topographical opportunities. Lotting will be located on flat areas and the bluffs to prevent invasive grading practices which are consistent with neighboring communities Terrain and Macanta.

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: It will not be a part of this submittal, but the site will eventually feature commercial development within the project boundaries. Having commercial located in proximity will allow for future employment opportunities for the residents of Canyons Far South, and residents of this part of Castle Rock. Capital improvements and public services will be installed in conjunction with this project that will benefit existing and future residents in this area.

RG-4.3: AGREEMENTS WITH DEVELOPERS

Honor the Town's existing contractual obligations regarding development. Where necessary, pursue modifications to these contracts that more effectively implement the Master Plan.

Response: All obligations that were previously agreed upon in the PDP will be adhered to.

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: This community will pay its fair share per the approved Development Agreement and Water Efficiency Plan (WEP). Utility infrastructure improvements identified in the PD will be constructed with the development of 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: The material and color palette selections for Canyons Far South community will be chosen to complement the surrounding neighborhoods and homes will reflect this existing color and material palette. The intent will be to have a material palette consistent or exceeding of the surrounding communities.

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: A 300' minimum buffer with berming and vegetation will be located between Terrain and Canyons Far South as defined in the approved PDP, and larger buffers are included on the northern side of the property adjacent to the existing Macanta community.

Principle RG-7:

An integrated multi-modal transportation system that allows for the safe and efficient movement of people and goods

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: An extensive pedestrian/bicycle trail system along the main roadway will feature bike lanes within its section, and additional off-street trails are also included within the community are proposed. This multi-modal connectivity aims to mitigate congestion and provide people with options of various transportation styles.

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.

Response: Design and engineering practices 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) as well as restricted land uses and activities where a significant risk to life and property exist, as in areas of floodplain, geologic hazard, and excessively steep slopes. With this development pattern, unique topographic and geologic features are being preserved, and significant vegetation is also being preserved within the community's open space areas.

RG-8.2: OPEN SPACE AND NATURAL AREAS

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

Response: An extensive trail system will traverse the community which will connect the 22+ acres of parks located within the community. The trail and park system, combined with the abundant open space will give the future residents opportunities to have community events within active and passive spaces.

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: An LSAR report will be provided with this SDP submittal which will discuss endangered species that could be living on the site. Appropriate measures will be taken to alleviate the endangerment of any species found endangered. However, none have been found on this site at this time. The site will have over 50% open space with large areas of vegetation to be preserved which affords for wildlife corridors through the property to be maintained.

Principle RG-9:

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

Response: This community will pay its fair share per the approved Development Agreement and Water Efficiency Plan (WEP).

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: This community will pay its fair share per the approved Development Agreement and Water Efficiency Plan (WEP).

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: All of the landscape and irrigation are designed to meet the Town of Castle Rock xeric low water use plant material which encourages a water-efficient landscape. Through the combination of utilizing a water efficient landscape, the goal is to meet the Town's Water Use Management Plan.

G-9.4: WATER CONSERVATION

Implement water conservation principles related to landscape design and installation. Continue to manage peak demands in accordance with the Town's Water Use Management Plan.

Response: The landscape and irrigation designs for this community have been designed to follow all the requirements as established by the Landscape and Irrigation Criteria Manual and Town's Water Use Management Plan.

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: This community will not only provide the residents of the community with healthy lifestyle services with private park areas and extensive open space, but the development will also meet the greater Town of Castle rock needs by providing a +/- 13.8 AC Town Park.

CS-1.6: ENVIRONMENTAL DESIGN

Seek a balance between safety concerns and design amenities such as landscaping, buffering, fencing, lighting and related visual and use issues to help ensure proper emergency response times.

Response: The community will balance safety and design concerns to alleviate any safety concerns that could arise to help ensure smoother emergency response times. Additionally, with the extension of Macanta Blvd., the emergency response time will increase significantly to Castle Oaks Blvd.

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: The dry utility designs will be coordinated with the appropriate service provider as well as the Town for wet utility designs.

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: The parks have been designed to be centrally located within each planning area. The goal is to have the parks equally located throughout the community so that all the future residents will have equal access opportunities to an outdoor recreational area. A trail system is planned to connect each park to the adjacent residences for walkability purposes.

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: The community will consist of residents that will provide the greater Town of Castle Rock high quality residential products. In addition, the future commercial development will attract businesses to the area, to contribute to the Town's growing economy.

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: There will be a mix of land uses to include residential, commercial development, multiple parks, and a Town Park. The community will be connected by a trail system that will allow pedestrians to navigate the site to the adjacent neighborhoods, various parks, and the future commercial development. The commercial development will provide future employment opportunities.