Farnsworth GROUP

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June 10, 2024

Town of Castle Rock
Development Services
100 N. Wilcox Street
Castle Rock, CO 80104
Attn: Tina Close, P.E.

Re: Outlets at Castle Rock Pad B1

Dear Tina:
The intent of this project is to redevelop an existing parking lot area between Pads B and C and Pad A (Starbucks/Qdoba), in the southwest parking field adjacent to Factory Shops Blvd. The Outlets will develop this pad to make better use of the frontage along Factory Shops Blvd and to provide additional services at the Outlets for a more comprehensive one-stop-shop experience. The anticipated use for the pad is a 2,900 sf bank with three lanes of drive-through service.

Compliance: The project adheres with goals identified in the Vision 2030 Plan for Community Planning and Local Economy. The project is compatible infill development within the existing parking field of the Outlets and provides additional service opportunity in Town and within the existing shopping center.

The proposed pad aligns with the newly created north/south axial drive and has access from the both this axial drive and the existing ring road drive directly east that runs in front of the Outlet Shops. Careful attention has been paid to limiting potential conflicts with the existing Starbucks/Qdoba directly to the south.
The project provides required parking for the bank within the limits of the pad and does not compromise the overall parking requirements for the center as a whole. 15 parking spaces are provided for patrons and employees along with 9 stacking spaces for the 3 drive up window/kiosks. It is not anticipated that shared parking within the existing surrounding parking field will be required. Associated adjustments to the parking islands, landscaping, pedestrian connections, and utilities are also proposed as required by Code.

Impact: The project will provide financial services within the existing shopping center. This is not only a benefit to the local residents and businesses but also to patrons of the other businesses within the center being able to accomplish multiple tasks in a single location without having to drive around town. As discussed above, the layout and orientation of the bank has been carefully considered from both an ease of access view as well as to mitigate any negative impacts to the existing businesses. The layout as presented in the SDP accounts for these concerns while meeting the banks' operational requirements.

A Traffic Letter is included with this SDP submittal providing more detailed analysis of the circulation and traffic needs.

Infrastructure: Existing infrastructure is in place to support the new bank pad. Sanitary, water, and gas services are located to the east of the pad and existing storm infrastructure exists surrounding the pad. It is anticipated that the demands of the bank are minimal and can easily be accommodated by the existing infrastructure.

We look forward to working with the Town of Castle Rock. Let us know if you have any questions.

Sincerely,

FARNSWORTH GROUP, INC.

Jon Spencer, PLA
Sr. Landscape Architectural Manager