

Hillside at Castle Rock

Land Suitability Analysis

The vision for The Hillside Community has not changed in concept from the previously submitted "Annexation Narrative". However, since the annexation was approved, several additional lifestyle amenities have been added by the Developer to further enhance the livability and desirability of the Hillside community for the Castle Rock 55+ household demographic. The 120 homes in the first four phases of Hillside will be a combination of one- family and two-family dwellings interconnected by a series of walking passageways. The concepts of "Universal Design" and "Living in Place" have been incorporated into each of the housing types with the goal of making Hillside Castle Rock's "Age Restricted Community of Choice" from which homeowners "never have to move again" or want to.

Hillside compliance with the 2030 Comprehensive Master Plan by contributing to the key goals laid out by the Master Plan. Firstly, by contributing to the planned influx of residents within the community by 2030 with an estimated increased population of 90,000 residents. Secondly, by creating a quality development and encouraging great projects as well as a unique neighborhood character. The Hillside development plans to encourage community interaction and promote community space within the overall development. Hillside supplies a UNIQUE community experience that does not currently exist in the Town of Castle Rock, which provides age restricted 55+ living experience for both active and more passive 55+ homeowners who seek a social atmosphere enhancing the many subtleties of 55+ living. The Hillside housing concepts include a common desire for low maintenance lifestyles, high energy efficiency, and "easy living" home environments experienced best with single level living homes. The Hillside housing products and the neighborhood amenities are designed to complement each other with exceptional indoor and outdoor living environments, promoting homeowner interaction in nonwork-related endeavors.

Furthermore, Hillside community concept is to create a modern new urban village that promotes multiple housing types around pedestrian walkways interconnecting homes, community gardens, and Community Gathering Center (Clubhouse). The Gathering Center is designed to be a compact, comfortable, and inviting place that encourages homeowners to "meet and greet" and participate in multiple homeowner activities, both active and passive in nature. The Hillside Gathering Center facility contains casual indoor and outdoor amenities promoting homeowner camaraderie. A community dog park has been added to the site plan, and a possible gated security entry gate is being considered. The Hillside development, by its very name, will have plenty of topographic interest and relief if you will. The Hillside development will have several interconnecting trails as well as the Gathering Center as a prominent open space amenity. A "Town of Castle Rock Overlook Trail" will be built connecting the other Hillside pathways that ascends (and accentuates) the Grand Butte of the Santa Fe Quarry, which begins its dramatic rise on the south from this community.

The Hillside development has the following infrastructure proposed within the development. Site access has two separate locations along Wolfensberger Road. Sewer and water service would be provided by connecting to the Town of Castle Rock water lines within Wolfensberger Road and Coachline Road. A water loop will be constructed be from an existing 16" waterline which is located in Wolfensberger Road and a 12" waterline in Coachline Road. Currently, the 45- acre Hillside Parcel has adequate water rights for the development. Landscaping in the community will require water saving materials and drought resistant shrubs and trees. The common landscaping throughout the community will consist of several

community gardens and common areas seeded with low water usage grass species. In addition to the Gathering Center, the common areas will be maintained by the OWNER'S ASSOCIATION and will be comprised of the latest xeriscaping techniques. The community gardens will be managed by the OWNER'S ASSOCIATION and tended by interested residents. These areas will be irrigated with below grade "Weepy Pipe" irrigation and other water saving techniques, which will be outlined in the Construction Documents and further defined in the Owner's Association documents.

Sanitary sewer was extended to our eastern border by the Lutheran Church property improvements. There is a reimbursement agreement in place to provide access to the sanitary sewer owned and maintained by the Town of Castle Rock. The proposed wastewater collection system includes the construction of 8" PVC mains located within the street rights-of-way. Onsite flows will be discharged into proposed 8" PVC sanitary main located within the north side of Wolfensberger Road when this line is connecting into an existing sanitary manhole located near the eastern entrance of the site and extended to the west property line. There is also an existing 8" main line in Coachline Road, bordering the site to the west, but will not be utilized with this site design. There are no lift stations, shortcomings or bottlenecks associated with the proposed design.

Water quality and detention will be provided by two onsite extended detention facilities, Ponds A and B, respectively. These ponds will work in tandem to treat the developed runoff and restrict the flows to be at or below historic release runoff rates. These ponds will be designed in accordance with Mile High Flood District standards as well as the Town of Castle Rock Storm Drainage and Technical Criteria manual. The Hillside development imposes no adverse impacts to the surrounding developments. All roadways, utilities, facilities, and other infrastructure has been designed in accordance with Town of Castle Rock Standards. Except for six (6) approved variances from the standards due to site sloping constraints and developable area.

This development followed the recommendation of The Town of Castle Rock's Professionals' during the Annexation process, to conduct a comprehensive market analysis prior to the original approval of the SDP submission. This analysis focused on the Castle Rock and Northern Douglas County 55+ and Age Restricted Residential Submarkets.

The study included a supply and demand metric that addressed projected current and future housing supply for this 55+ demographic, and therefore the feasibility of creating a community as envisioned for Hillside. This study considered such factors as (1) Castle Rock mean average household income; (2) age tiered population make-up in Colorado, the Front Range, and the local Submarket; (3) macro and micro trends for this Submarket in all housing sectors; (4) and projected future 55+ housing needs over the next 2-4 years.

Our analysis supports the premise that there exists far more 55+ demand than supply over the next 2-4 years in the Castle Rock Submarket.

The revised Hillside Community Site Development Plan and housing product lines, both in design and price parameters, were developed from these findings and community development recommendations.