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January 28, 2026

Town of Castle Rock
Development Services Department
100 N. Wilcox Street
Castle Rock, CO 80109

RE: Project Narrative – Site Development Plan (SDP)
Dawson Trails – KeyBank
Planning Area E-2 – Dawson Trails PDP
Proposed Lot 4, Dawson Trails Filing No. 2, Amendment No. 4

Dear Staff:

On behalf of the landowner of the subject property, ACM Dawson Trails VIII LLC ("Owner/Landlord"), who is under contract with KeyBank ("Tenant"), Galloway and Company, LLC ("Galloway") is acting as Agent for Application of a Site Development Plan (SDP) submittal package for a proposed 3,035 financial institution.

The proposed development project is located within the Dawson Trials Planned Development (PD) Planning Area E-2 zoning document. The subject property is part of the proposed Dawson Trials Filing No. 2, Amendment No. 4 subdivision plat application (PL25-0019) that is currently under review with Town staff. The referenced subdivision plat document will create six (6) lots and one (1) tract for purposes of a commercial development shopping center. This SDP application will be on Lot 4 which will be approximately 0.91 acres, or 39,461 square feet in area. The proposed financial institution would be categorized under the PD a "Services, Commercial" land use, which is a Permitted Use by right as reviewed Administratively. The SDP application for a proposed 3,035 square foot financial institution with three (3) drive up lanes and one (1) bypass lane; along with nineteen (19) on-site parking spaces and variety of landscaping to cover approximately 43% of the total site.

The contemporary design of the building incorporates design features and materials that complement each other providing visual relief both vertically and horizontally. Building materials consist of modern, lasting materials fiber cement siding, steel and metal-clad canopies, aluminum storefronts with glazing. Concrete block material demonstrates a base to visually anchor the building with the articulating design elements around the building.

<u>Compliance:</u>

The proposed financial institution land use is intended to fully comply with the Town of Castle Rock's governing documents, to include Vision 2030 and Comprehensive Master Plan, Municipal Code, Dawson Trails PD as well as related Town technical documents and standards. One of the four building blocks of the Town's Vision is to provide a Thriving Economy to ensure Castle Rock is a self-sufficient community where people can work, live and play. To further support this Vision of a Thriving Economy, a cornerstone Principle is to emphasize development of business and industry along the I-25 corridor as part of a primary employment activity center(s). The proposed development of an financial institution that can create 10-15 high paying salaried employment positions satisfies the Principles of a Thriving Economy by aligning with EC-1.1 as located in an emerging Regional Center along I-25 and EC-1.3 attracting Business Development that will contribute to the local economy.

The subject property is located within the Dawson Trails Planned Development Plan zoning document and identified further within the East Character Area and the sub-E-2 Planning Area. Intended development within the East Character Area is a wide range of non-residential land uses, along with a mix of commercial uses within the sub-area. The proposed financial institution would comply with the allowed non-residential mix of land uses in the E-2 Planning Area where commercial services are encouraged.

Impacts:

The benefits of the proposed commercial development will be realized in the creation of new high paying salaried jobs with wages that will contribute to the local economy, while expanding the tax base of the Town of Castle Rock, which in turn provides further opportunities for current and future residents. The impacts of the proposed commercial development will be mitigated by being part of an overall development that will implement new public infrastructure improvements in compliance with Town regulations and standards. The development will connect to these new public infrastructure and services that have been evaluated for sustainable resources. The surrounding properties will be commercial and any impacts from the proposed development will be negligible in consideration of the future-built environment.

Infrastructure:

As mentioned above, the public infrastructure and roadways will be constructed as part of the overall development of the Dawson Trails Filing No. 2, Amendment No 4. The proposed development intends to connect with the adjoining ROW of Gambel Ridge Boulevard to the west and Dawson Trials Boulevard to the east via a Private Drive internal to the shopping center.

Public infrastructure for water, sanitary sewer and stormwater will be implemented as part of the overall development for Dawson Trails Filing No. 2, Amendment No. 4 infrastructure construction documents. Submitted with the SDP application are utility compliance letters that demonstrate a design that aligns with the overall objectives of the development.

Variances:

No variances are proposed with this development; however, should any arise as the iterative review process with the Town staff, the Project Team will work with stakeholders and staff to ensure that mitigating efforts can be achieved.

Sincerely,
Galloway & Company, Inc.