

PROJECT NARRATIVE

Project Name: 512 North Wilcox Street

Project Address: 512 North Wilcox Street, Castle Rock, CO 80104

1. COMPLIANCE

The proposed ±10,000 square-foot, two-story office building has been designed to align with the Town of Castle Rock's Vision 2030 and the 2030 Comprehensive Master Plan by supporting economic development, expanding local employment opportunities, and reinforcing a high-quality built environment.

The project is consistent with the Town's goals of promoting well-designed, context-sensitive commercial development. The proposed office use is compatible with the surrounding area and supports the Town's vision of creating a balanced mix of residential, commercial, and employment centers.

The development complies with all applicable zoning requirements, including permitted use, building height, setbacks, and parking standards. The site layout reflects the Town's general design principles by incorporating efficient circulation, pedestrian connectivity, and a cohesive architectural character. Building materials, scale, and orientation have been selected to complement adjacent development and enhance the overall streetscape.

All aspects of the project have been designed in accordance with applicable Town of Castle Rock technical manuals and standards, including grading, drainage, access, and landscaping requirements, unless otherwise noted in the Variances section.

2. IMPACTS

The proposed development will provide positive economic and community benefits by introducing professional office space that supports local businesses and employment growth within Castle Rock. The project will enhance the visual quality of the site through high-quality architecture, contributing to the overall character of the area.

Potential impacts to surrounding properties have been evaluated and minimized through thoughtful site design. Traffic generated by the office use is expected to be moderate and consistent with typical daytime business operations. Site access and internal circulation have been designed to ensure safe and efficient vehicle movement.

Visual and operational impacts are mitigated through strategic building placement, landscape buffering, and appropriate site lighting designed to minimize spillover onto adjacent properties. The project is compatible with neighboring uses and is not anticipated to create significant adverse impacts.

3. INFRASTRUCTURE

The project demonstrates adequate infrastructure capacity to support the proposed development. Vehicular access is provided via [adjacent roadway], which is designed to accommodate projected traffic volumes. Internal circulation and parking areas are configured to meet Town standards and provide safe access for occupants, visitors, and emergency services.

Water and wastewater services will be provided by the Town of Castle Rock, and existing systems have sufficient capacity to serve the proposed office building. All connections and improvements will be designed and constructed in accordance with Town requirements.

Stormwater management facilities have been designed in compliance with Town criteria to ensure proper drainage, detention, and water quality treatment. The proposed system will effectively manage runoff and prevent adverse downstream impacts.

4. VARIANCES

No variances from the Town of Castle Rock Municipal Code, zoning regulations, or design standards are requested as part of this application.