

Neighborhood Meeting Summary

Project: Dawson Trails Costco - Site Development Plan

Meeting #: 1

Date/Time: Monday, February 27, 2023, 6 p.m.

Meeting Location: Virtual and in-person at the Philip S. Miller Activity Center

Councilmember District: Tim Dietz

Meeting Adjourned: 7:00 p.m.

Proposal:

The applicant proposes a Costco, fuel station and car wash on approximately 19 acres, the remainder of the 29.6 acre parcel will be subdivided into commercial pads. .

Applicant Representatives:

- Larry Jacobson, Westside Investment Partners
- Jake Schroeder, Westside Investment Partners
- Terry Odle, Costco’s engineer
- Jeremy Lott, Norris Design
- Stacy Weeks, Norris Design
- Steve Tuttle, Fox Tuttle Transportation Group
- Blake Calvert, CORE Engineering

Public Attendees

In-person (17):

- | | | |
|-----------------------|----------------|-----------------|
| Joe Showers | Jerry & Carol | Hillary Everest |
| Diane & John Hollbers | Wrightsmen | Denny Ingram |
| Lawrence Jacobsen | Jake Schroeder | Peter Smith |
| Robert Worsena | Darrel LaCroix | Steve & Kathy |
| Douglas Hallmark | Dave Hammelman | Lockwood |
| Marie Hallmark | Heidi G. | |

Virtual (11):

- | | | |
|-----------------|---------------------|--------|
| 517-749-1719 | Kerstin | Val R. |
| 714-328-7269 | Mark Albright | |
| Arpad Ozsdolay | Robert Gundry | |
| Barb Letherby | Tracy Olson | |
| Carol Szajnecki | Twin Oaks Computing | |

Town Attendees:

- Dave Corliss, Town Manager
- Tim Dietz, Council member
- Tara Vargish, Development Services Director
- Sandy Vossler, Development Services Senior Planner

Applicant’s Presentation: The applicant gave a PowerPoint presentation with an overview of the project’s history, a map of the site location, a site plan and a map of the new Crystal Valley Interchange and a proposed roundabout at Crystal Valley Parkway and East Frontage Road. The applicant discussed access to the site and traffic circulation.

Questions presented to applicant:

Q: A question was asked about where the new roads and entry points would be located.

A: The applicant showed on the map all the new roads and how they interconnect. Ultimately, the bulk of the traffic will come from the new interchange. Another big access point will be the new Dawson Trails Blvd. which will eventually connect to Plum Creek Parkway to the north.

Q: A concern was expressed about the traffic coming from the interchange. How will you exit Costco and get to the interchange? What if I want to make a left turn?

A: The applicant pointed out egress points from the property and routes to the intersection of Dawson Trails Blvd and Crystal Valley, which will be signalized to allow left turn movements back to I-25.

Q: Will any of the construction traffic enter into the existing west Frontage Road?

A: Yes, until the interchange is complete and Dawson Trails Blvd is completed to Tomah Road and Plum Creek Parkway.

Q: A question was asked about construction trucks and how they would get to the site

A: Vertical construction on Costco can begin, but it can't open until Crystal Valley Interchange is complete. We are still developing the truck route plan with the Town and the planning of the Interchange. We don't have complete answers about that yet, but will be shared with the community once available.

Q: A question about the sales tax coming from the new store. If we abolish sales tax, what do we do then? Monument and Lone Tree doesn't have sales tax.

A: That is a speculative question that they cannot answer.

Q: A question was asked about the size of the main structure.

A: It will be about 160,000 square feet, including an enclosed entry canopy. It is the same size as other Costco's currently being built in Denver and similar to the one in Parker.

Q: Asked about what type of materials you'll be using in the architecture.

A: It will have a variety of textures to make sure it breaks up the overall building and its elevations.

Q: Concerned about water source. Will you build wells or tap into the Town's water supply?

A: All of Dawson Trails development will be on the Town's central water system. There are well sites dedicated to the Town within Dawson Trails, however the Town doesn't anticipate drilling wells onsite, at this time.

Q: How does the car wash use their water?

A: About 80-90% of the water in their car washes are recycled. It is very efficient system.

Q: Concern about the amount of parking spaces and light pollution

A: The Town has a "dark sky" ordinance which requires softer lights that must be facing downward. They are still determining the proposed height requirements of the light poles.

They use LED lights. The majority of the lights will shut off after Costco closes (except for security lighting).

Q: A question was asked about the LED sign. What are the requirements?

A: LED signage is prohibited in Dawson Trails. The signage oriented to the highway can be up to 75-foot-tall sign and without LED lights.

Q: A question was asked about the order of construction and completion in respect to the new roads / interchange.

A: The Crystal Valley Interchange is scheduled to start construction on the east side of I-25 this summer. The west side involves all the other new roads, which will happen concurrently, including the bridge over I-25. The bridge alone will take several months. They don't have an answer as to when all of these tasks will be complete.

Q: A question was asked about operating days and hours.

A: Warehouse hours are M-F 10 a.m. to 8:30 p.m., Saturday 9:30 a.m. to 7:30 p.m., Sunday 10 a.m. to 6 p.m. The gas station will be open 5:30 a.m. to 9:30 p.m., 7 days a week. The car wash will be open dusk to dawn (normally).

Q: A question was asked about deliveries to the warehouse.

A: Costco tries to have deliveries come to the warehouse before they open in the morning to avoid traffic congestion with their patrons. Deliveries often occur between 2 a.m. and 10 a.m. Some delivery trucks will come during the day. But, it is minimal.

Q: A question was asked if they could create a map that shows all of the current roads as well as all the newly built roadways.

A: We'd be happy to make that for you.

Q: A question was asked about timelines for road construction and completion, and if the decision will be shared with the public.

A: They are working with the Town and hope to have a game plan within the next couple of months or so, which will be shared.

Q: A question was asked about the water supply coming from the Town of Castle Rock. Are you sure it will be from the Town water supply? Will we be guaranteed that it won't affect the water table in the surrounding areas for those on well water? Is the property within Town limits?

A: We turn our water rights over to the Town. The developer is required to construct the infrastructure necessary to connect to the Town's water distribution system. The Town has indicated that they do not intend to drill new wells in Dawson Trails. The property is within the Town of Castle Rock.

Q: Concern about wells around the property and if the developers will use them.

A: There are several old wells within Dawson Trails. If they use them at all, it may be to provide water to the construction site before the piped water is completed.

Q: A question was asked if the neighborhoods in the area can be the first to try out the car wash.

A: If the residents want it, maybe they can work something out.

Q: Any state highway money being given to the interchange and other roads?

A: No state funds are being used. They are trying to get CDOT to contribute but so far they are not.

Q: A question was asked about when Frontage Road will close.

A: Dawson Trails Boulevard needs to be completed from Tomah Road all the way to the development before the frontage road can be closed off. The next step after that is to build the road up to Plum Creek Parkway.

Q: A question was asked if there would be a separation wall backing up to Twin Oaks (facing west).

A: No, there will not be a screen wall.

Q: A question was asked about extending the Dawson Trails Boulevard to Plum Creek so that they can use it as an access road for construction.

A: They need to build infrastructure first in order to eventually use it as an access road.

Q: A question was asked about an entrance from Costco on the Twin Oaks side. They assume there isn't an entrance there to prevent people from walking to and from the property.

A: That is correct.

Q: A question was asked about how people will come in and out from Twin Oaks during construction.

A: There will be some disruption to the roads for those living in the Twin Oaks area for a little bit.

Q: A concern was raised by a resident who has the storm drainage going through his property. He has a 5-foot box on his property. Would like to know where the water is going to go and if he can get information on any retention pond they plan to build. He is stating this to put it on the record.

A: OK, concern noted.

Neighborhood Meeting Summary

Application: Dawson Trails – Costco, Site Development Plan

Property Owner: Westside Partners

Meeting #: 2

Date/Time: Tuesday, July 25, 2023, 6 pm, Adjourned at approximately 7:40 pm

Meeting Location: P.S. Miller Activity Center, Aspen Room

Councilmember District: Councilmember Dietz

Applicant's Proposal:

The applicant proposes a Site Development Plan to include a 161, 000 square foot Costco retail warehouse and an 8,000 square foot fueling station.

Attendees

Applicant Representatives:

Larry Jacobson, Westside Partners

Jake Schroeder, Westside Partners

Terry Odle, Costco, Architect

Mitch Black, Norris Design

Jeremy Lott, Norris Design

Stacey Weaks, Norris Design

Blake Calvert, CORE Engineering

Steve Tuttle, Fox-Tuttle Traffic Engineers

Public Attendees:

In-person Attendees:

Nancy Johnson

Lucy Block

Amy Fauls

Robert Parkhurst

Hillery ?

Derek Rolliziger

Jeffery Marten

Lisa Skidmore

Richard Block

Joe Showers

Caryn Johnson

Laurie and Jim Scherman

Denny and Gina Ingram

Carol and Jerry ?

Tim Dietz

Online/Phone Attendees:

Brenda

Diane Hollberg

Lorelei
Rene Ramos
Sally Lewis
Mark C.

Town Staff Attendees:

Sandy Vossler, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant provided background information about the Dawson Trails Planned Development (PD) that was approved in September 2022. Anticipated construction and opening dates for the Crystal Valley Interchange and Costco were provided. The Costco site is approximately 19.6 acres, and the site plan includes a 161,000 square foot retail warehouse, a fueling station with 16 pumps, 899 parking spaces and primary access from Dawson Trails Boulevard. Secondary access will be from Collector Road B to the east and two access drives from Collector A to the north. Delivery circulation through the site was described and the detention pond was pointed out.

Questions Presented to Applicant:

Q: What is the purpose of the detention pond in the southeast corner?

A: All drainage coming off of the property needs to have detention.

Q: What happens to water once it crosses to the east side of I25?

A: A culvert system is designed to direct the flow under I25 and to Plum Creek. Stabilization of Plum Creek is planned. The detention pond on the Costco site is designed to release water flows at the historic rate.

Q: The properties on the other side of the interstate will flood with all the additional runoff.

A: The detention pond is designed for water quality and to detain flows so that water leaving the property is released at the same rate as before development. The CVI interchange will also have a separate detention ponds on the east side of I-25.

Q: What is the basis for water control?

A: Detention ponds have different stage releases. Usually, they're designed for 10-year stage for release, but also have a 100-year component.

Q: Are the submittal documents available for the public to review?

A: The submittal documents are available on the Town's website, click on the Development Activity Map.

Q: What is the timeline for drainage updates?

A: The first staff review is 5.5 weeks. The documents will be revised per staff's comments and resubmitted. The revised and resubmitted documents will also be available on the Town's website. The project number associated with Costco is SDP23-0020.

Q: How many pumps will the gas station have, and will they carry diesel?

A. There will be 16 pumps and no diesel.

Q: Will Costco carry alcohol inside of the store?

A: At some point, that is the hope.

Q: Will there be any EV chargers?

A. None are planned at this time, and none are required by the Town.

Q: What is the anticipated start of construction date for Costco?

A: The anticipated start date is Spring 2025.

Q: Will Costco construction begin before the interchange is built?

A. Yes, Costco construction can begin before the interchange is open to the public, however a Certificate of Occupancy will not be issued until the interchange is opened.

Q: Construction traffic is happening on the County gravel/dirt road through Twin Oaks.

A. The demo work has begun on site and the haul route is to be via the Frontage Road. Westside committed to look into what is happening and take corrective action.

Q: What roads and routes will be used for construction of Costco?

A. That has not been fully determined yet. Construction access is going to be included in a further Construction Document submittal.

Q: Why didn't you wait for construction until after the permit?

A: We are operating under a demolition permit now.

Q: Why are they using our roads in Twin Oaks?

A: Construction traffic should not be using the County roads; however, the roads are public roads. As noted, Westside will find out why the County roads are being used. (It was later determined that trucks hauling grading equipment could not clear the RR tracks at the Territorial Road crossing and therefore were rerouted via the County roads. Demo traffic will be able to cross the tracks and utilize the Frontage Road).

Q: Costco sells a lot of stuff, a lot of big stuff. Are they going to have delivery trucks and what is the circulation plan?

A. The intention is that the trucks will enter on CVI, turn right on Dawson Trails Boulevard. When trucks leave, the route is to use the Collector B between Costco and the Interstate and loop back around to Dawson Trails Boulevard.

Q: Twin Oaks and Castle Mesa – you say they are public roads, but there are private road signs. Why the signs then?

A. That is a question for Douglas County. It's possible that someone else put them up.

Q: Is Dawson Trails Boulevard North going to be completed northbound when Costco opens?

A. It's possible, we are designing the roadway now and a submittal has been made to the Town and County for review/approval. Right now, it's a function of market conditions whether there will be enough capacity to build that piece of infrastructure. When the interchange is at 25,000 cars per day, the road is required to be constructed. Prior to then, it will be partially completed to the roundabout. Estimated for 2025.

Q: The permit for construction in the south, who is that permit for?

A: The property owners in that area (Area of the Lowell property) have an access permit.

Q: Do we know any other businesses or restaurants besides Costco?

A. We only have Costco under contract. We have a lot of interest in a variety of retailers, restaurants, and banks. Nothing official at this time.

Q: I only saw one neighborhood meeting sign, why weren't there more?

A. Town staff explained the noticing requirements. Two signs were posted on Territorial Road. Owners were noticed 500' from the project boundaries. The notice was posted on the Town's website, Public Notice page. The public can subscribe to the Public Notice page and received an alert when there are updates. The resident indicated that is how she found out about this meeting.

Q: Is there a contingency on Costco opening that correlates with residential housing being developed?

A: No

Q: Has the funding to build CVI been secured?

A: Mostly

Neighborhood Meeting Summary

Property Owner: ACM Dawson Trails VIII JV LLC

Date/Time: Wednesday, August 21, 2024 @ 6 pm (Adjourned at 7:30 pm)

Meeting Location: Miller Activity Center, Aspen Room

Councilmember District: Councilmember Dietz

Application: Costco Site Development Plan - **Meeting #3**

Application: Residential Neighborhood D Site Development Plan - **Meeting #2**

Application: Territorial Rd Annexation and Major PD Amendment - **Meeting #1**

Applicant's Proposal:

The applicant's presentation included information and discussion on three applications. Questions and comments were taken at the conclusion of each project presentation.

Costco Site Development Plan (SDP) – 3rd and Final Neighborhood Meeting

The Costco site is approximately 19.7 acres and the SDP proposes a retail warehouse of approximately 160,981 s.f., a fueling station for 32 vehicles, and a total of 886 parking spaces. All proposed uses are allowed under the Dawson Trails PD zoning. There are four points of access to this site; one from the west via Dawson Trails Blvd, two from the north via Costco Way, and one from the east via Ike Drive. Given that the property is larger than 10 acres and the commercial square footage exceeds 100,000 s.f., this commercial SDP requires public hearings before the Planning Commission and Town Council. The tentative public hearing dates are: Planning Commission on 9-26-24, and Town Council on 10-15-24.

Residential Neighborhood D Site Development Plan (SDP) – 2nd Neighborhood Meeting

Planning Area D, 53.7-acres, will be located west of Dawson Trails Blvd., approximately a half mile south of the new interchange. The SDP proposes 268 single-family detached units, a pocket park, and open space areas. Three Public Land (PLD) areas, which total an area of approximately 56 acres and will be dedicated to the Town of Castle Rock with the Plat for this subdivision.

Territorial Road Annexation and Major PD Amendment – 1st Neighborhood Meeting

This proposal includes two land use applications; the annexation of Territorial Road, and the zoning of Territorial Road. ACM Dawson Trails VIII JV LLC (ACM Dawson Trails) and the Town of Castle will be co-petitioners on the annexation of Territorial Road right-of way that is being vacated with the alignment and construction of the Crystal Valley Interchange, and other adjacent Town-owned parcels.

In conjunction with the annexation, the parcels will be incorporated into the Dawson Trails Planned Development (PD) through a Major PD Amendment. The Town-owned parcels will be zoned PL-1. The ACM Dawson Trails parcels will be zoned consistent with the Planning Area to which they are adjacent. These zoning designations will be accomplished via an amendment to the Dawson Trails PD Plan.

Additionally, ACM Dawson Trails is proposing a sign plan for the commercial and residential areas of Dawson Trails. The addition of the sign plan requires an amendment to the PD Zoning Regulations. The Town is not an applicant in the amendment to the zoning regulations.

Attendees

Applicant Representatives:

Larry Jacobson, Westside Investments

Harrison Cohen, Westside Investments

Terry Odle, MG2
Pari Holliday, Costco
Blake Calvert, CORE Consultants
Eric McDaniel, EMK Engineers
Gary Walter, EMK Engineers
Jeremy Lott, Norris Design Group
Stacey Weaks, Norris Design Group
Cassie Slade, Fox Tuttle Transportation Group

Public Attendees:

In-person Attendees: 13 people attended in person. The majority of people were from unincorporated Douglas County; Twin Oaks and Keene Ranch Subdivisions. One couple were from Red Hawk Subdivision.

Online/Phone Attendees: There were 5 online attendees.

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock
Aaron Monks, Engineering Manager, Public Works, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented a PowerPoint that included detail on the projects discussed at this combined neighborhood meeting. The Dawson Trails PD Plan was displayed with the location of each project highlighted. A brief summary of the history of the PD was presented, along with a project schedule citing submittal of applications and Town processing in 2023, with infrastructure construction beginning in early 2024, and home construction in 2023. An update on the Crystal Valley Interchange (CVI) noted that design is complete, construction is underway, and it is scheduled to open Spring, 2027. Aaron Monks was present to answer any questions about the realignment of the east and west Frontage Roads and the CVI schedule.

Costco

The location and Planning Area (F-2) were pointed out. The site is approximately 19.7 acres. The site plan proposes the retail warehouse, and fueling station. Main access will be from Dawson Trails Boulevard, and drives connecting to Costco Lane to the north and Ike Drive to the east. Renderings of the site and elevations were shown. Employee benefits were summarized, and community involvement includes a commitment of 1% pretax profit contribution annually toward charitable organizations. Changes since the last neighborhood meeting include minor plan refinements such as the configuration of the onsite detention area, and the parking in the southeast corner of the site.

Questions Presented to Applicant:

Q: The rendering shows extensive trees, how is this consistent with low water use?

A: Dawson Trails must abide by a Water Efficiency Plan (WEP) that does not allow irrigated turf on commercial sites. The landscape plan meets the WEP criteria. The shade canopy provided by the trees reduces the heat island of the parking lot.

Q: Is the watering done to reduce dust during construction use water from the wells on the site?

A: Yes, the dust mitigation water is coming from the wells, however when the wells are abandoned, the water trucks will fill up elsewhere and will continue to water down dust on the site.

Q: What's timing for opening?

A: Costco will open shortly after CVI is opened for full use in the Spring of 2027. Prior to that site construction will take place, and interior finishes and stocking will occur 6 months prior to opening.

Q: Is there a car wash proposed on the site? Will the gas tanks be underground?

A: No, there is no car wash included in the SDP. Yes, the tanks will be underground.

Q: The rendering shows extensive trees, how is this consistent with low water use?

A: Dawson Trails must abide by a Water Efficiency Plan (WEP) that does not allow irrigated turf on commercial sites. The landscape plan meets the WEP criteria. The shade canopy provided by the trees reduces the heat island of the parking lot.

Q: Will the Town regulate the hours of operation? When will deliveries occur?

A: No, the Town does not regulate the hours of operation. The retail warehouse will be open from 10 am through 8 pm. The fueling station will operate from 6 am through 10 pm. Fuel deliveries will occur 4 to 5 times a day. Deliveries to the retail warehouse will occur generally from 1 am through 10 am, however, delivery of perishable items such as bread, will occur throughout the day. The loading docks on the east side of the building were pointed out.

Q: Will the site lights be turned off at night?

A: All lighting, except security lighting, will be turned off one hour after the close of business, and turned on one hour before opening.

Q: Will there be sales tax charged? What did the Town give Costco to get them here?

A: Yes, standard sales tax will be charged, plus a .25% PIF. The financial incentive was \$10 million dollars.

Residential Neighborhood – Planning Area D

This neighborhood will be accessible from Dawson Trails Boulevard and Blanca Peak Parkway. The site is approximately 54-acres, and is the northern half of Planning Area D. The SDP is proposing 256 single-family detached lots, 90 of which will be alley loaded. The SDP also includes a neighborhood park and approximately 56-acres of public land (PL) that will be dedicated with Plat. The neighborhood is adjacent to a future pedestrian oriented commercial area. Changes since the last neighborhood meeting include lot adjustments based on grading refinements, addition of an emergency vehicle access to the lots located north of Blanca Peak Parkway, and addition of the PL areas to the SDP boundary. A rendering of the site plan was presented and discussed.

Questions Presented to Applicant:

Q: Where is multi-family development planned in relation to this neighborhood?

A: Multi-family units are planned to the east of this neighborhood, adjacent to Dawson Trails Boulevard.

Q: Where is the dominant ridgeline in relation to this neighborhood? Will the ridgeline be preserved?

A: The applicant pointed out the ridgeline on the PD map, and explained that the ridgeline was purposely preserved for passive uses, such as trails, in PL-2.05 and PL-1.05, totaling 43.2 acres.

Q: When will this neighborhood, and the neighborhood adjacent to the Twin Oaks Subdivision be developed?

A: The neighborhood adjacent to Twin Oaks is in the B-1 planning area. The eastern portion of B1 and this northern portion of planning area D will develop concurrently.

Territorial Road Annexation and Dawson PD Amendment

The applicant displayed a map showing the parcels to be annexed, and explained that the Town would be a co-applicant on the annexation since some of the parcels are owned by the Town. The Dawson Trails PD Plan will be amended to incorporate the annexed parcels. The Town parcels will be zoned PL-1, an active open space designation, and the applicant owned parcels will be zoned to match the adjacent planning areas; specifically, E-2 and F-3. In addition, the Dawson Trails zoning regulations will be amended to incorporate a sign plan for interior commercial and residential freestanding signs.

Questions Presented to Applicant:

Q: What's the difference between this sign plan and the highway-oriented sign plan?

A: The standards for the highway-oriented signs are already included in the PD Zoning Regulations. What's being proposed is a sign plan for signage interior to the site. Standards for both neighborhood identification signs and commercial signs are included in the proposed sign plan.

Q: Are the highway-oriented signs subject to the Dark Skies lighting restrictions?

A: The highway-oriented signs will not be up lit or downlit. They may have internal lighting.

Frontage Road and Crystal Valley Interchange

After the presentation and the Q and A for the projects summarized above, the Town took questions on the recent closing of the West Frontage Road from Tomah Road to Territorial Road, and on the status of the CVI project. Aaron Monks, Public Works Engineering Manager, presented slides of the interchange configuration, and walked through the phases and anticipated dates of construction. An email addressed was provided for future questions. The following information was provided.

East Frontage Road Realignment: Under construction, new lanes and new roundabout anticipated completion end of 2024. Aaron detailed the following information:

- East Frontage Road Realignment: The East Frontage Road will be realigned in phase one to allow work on the embankments, bridge and ramps to begin. Realignment is expected to be complete by the end of 2024.
- Bridge and Ramps: Work on embankment begins after East Frontage Road shift is completed.
- West Frontage Road Realignment: The West Frontage Road was closed Monday, 8-19-24, from Territorial Road south to Tomah Road. Traffic from west of I-25 (Keene Ranch) will be detoured on the West Frontage Road south to Bear Dance Drive, to Sky View Lane, at which point I-25 or East Frontage Road can be accessed. This detour condition is expected to last approximately 18 months.
- West Frontage Road: The frontage road from Territorial Road north to Plum Creek Parkway will remain open until approximately summer 2026, at which time it will be closed from Territorial Road to Yucca Road to allow for construction of the I-25 southbound off and on ramps.

- Dawson Trails Boulevard (realigned West Frontage Road): Dawson Trails Boulevard will be constructed from CVI to Tomah Road and completed Summer 2025. Douglas County will construct the connection from the southern boundary of Dawson Trails PD to Tomah Road.
- CVI Bridge: The bridge over I-25 connecting Dawson Trails Boulevard to the East Frontage Road is anticipated to be finished summer 2026
- CVI Fully Operational: The CVI project is anticipated to be completed and open to the public for full use spring 2027

Q: General questions were asked about the West Frontage Road closure, realignment and necessary detour to northbound I-25 or East Frontage Road?

A: Staff pointed out the detour route on the CVI configuration map and rendering. The bullet pointed information above was explained.

Q: Some Keene Ranch residents stated that Dawson Trails Boulevard connection north to Plum Creek Parkway should be Phase 1 and completed before the interchange.

A: Staff and the applicant referenced the approved phasing plan and Development Agreement obligations.